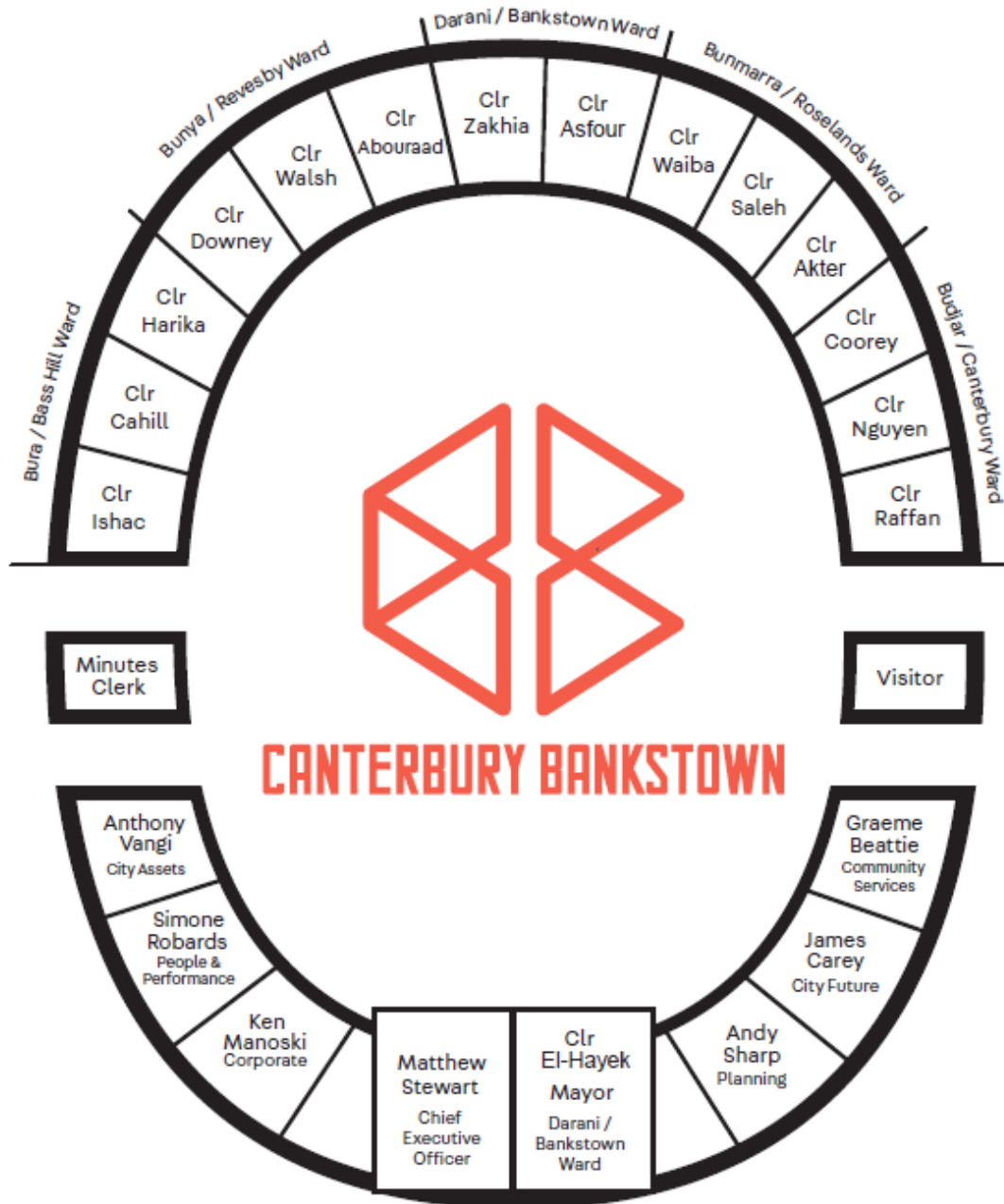




AGENDA FOR THE ORDINARY MEETING

27 June 2023

Gallery



Statement of Ethical Obligations

Oath or Affirmation of Office

In taking the Oath or Affirmation of Office, each Councillor has made a commitment to undertake the duties of the office of councillor in the best interests of the people of Canterbury Bankstown and Canterbury Bankstown Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

Conflicts of Interest

A councillor who has a conflict of interest in any matter with which the council is concerned, and who is present at a meeting of the council when the matter is being considered, must disclose the interest and the nature of the interest to the meeting as soon as practicable. Both the disclosure and the nature of the interest must be recorded in the minutes of the Council meeting where the conflict of interest arises. Councillors should ensure that they are familiar with Parts 4 and 5 of the Code of Conduct in relation to their obligations to declare and manage conflicts of interests.

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1 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

The following minutes are submitted for confirmation -

1.1	Minutes of the Ordinary Meeting of Council of 23 May 2023	9
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CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 23 MAY 2023

PRESENT: Mayor, Councillor El-Hayek
Councillors Abouraad, Asfour, Cahill, Coorey, Downey, Harika, Ishac, Nguyen,
Raffan, Saleh OAM, Walsh and Zakhia

APOLOGIES Councillors Akter and Waiba

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.58PM.

ACKNOWLEDGEMENT OF COUNTRY

THE MAYOR, ACKNOWLEDGED THE TRADITIONAL OWNERS OF THE LAND WHERE WE ARE MEETING TODAY THE DARUG (DARAG, DHARUG, DARUK AND DHARUK) AND THE EORA PEOPLES, AND PAID RESPECT TO THEIR ANCIENT CULTURE AND THEIR ELDERS PAST AND PRESENT.

SECTION 1: CONFIRMATION OF MINUTES

(419)

CLR. ASFOUR:/CLR. ZAKHIA

RESOLVED that the minutes of the Ordinary Council Meeting held on 18 April 2023 be adopted.

- CARRIED

(420)

CLR. ASFOUR:/CLR. ZAKHIA

RESOLVED that the minutes of the Extraordinary Council Meeting held on 11 May 2023 be adopted.

- CARRIED

SECTION 2: LEAVE OF ABSENCE

(421)

CLR. SALEH OAM:/CLR. ISHAC

RESOLVED that Leave of Absence be granted to Clr Akter and Clr Waiba due to personal reasons.

- CARRIED

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SECTION 3: DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST

In respect of Item 10.2 - "A True Heart, The Fights of My Life", By Billy Dib, Clr El-Hayek declared a Non-significant, Non Pecuniary Conflict of Interest given that he knows Mr Dibb, and as such and as a matter of precaution, he will vacate the chamber taking no part in debate.

In respect of Item 11.1 - Unsolicited Proposal - Greenacre Community Place, Clr El-Hayek declared a Significant, Non Pecuniary Conflict of Interest due to a reportable donation being made to his election campaign by a person associated with the United Muslims Australia, and as such, he will vacate the chamber taking no part in debate.

In respect of Item 11.1 - Unsolicited Proposal - Greenacre Community Place, Clr Asfour declared a Significant, Non Pecuniary Conflict of Interest due to a reportable donation being made to his election campaign by a person associated with the United Muslims Australia, and as such, he will vacate the chamber taking no part in debate.

In respect of Item 10.2 - A True Heart, The Fights of My Life", By Billy Dib, Clr Saleh OAM declared a Non-significant, Non Pecuniary Conflict of Interest given that he knows Mr Dibb. Clr Saleh OAM advised that it will not affect his consideration of the item and he will remain in the Chamber.

In respect of Item 11.1 - Unsolicited Proposal - Greenacre Community Place, Clr Saleh OAM declared a Non-significant, Non Pecuniary Conflict of Interest due to his relationship with the United Muslims Australia, and as such, he will vacate the chamber taking no part in debate.

In respect of Item 10.9 – Federal Pharmacy Changes, Clr Zahkia declared a Significant, Non Pecuniary Conflict of Interest given the nature of his commercial holdings, and as such, he will vacate the chamber taking no part in debate.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 EMERGENCY SERVICES LEVY (ESL)
(422) CLR. EL-HAYEK

RESOLVED that Council write to the Treasurer, The Hon. Daniel Mookhey MLC, the Minister for Emergency Services, The Hon. Jihad Dib MP and the Minister for Local Government, The Hon. Ron Hoenig MP to

1. Review and restore the Emergency Services Levy subsidy for 2023/24 and

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2. Request them to consider legislation which will separate the Emergency Services Levy from the rate peg, and to explore other options to meet the levy, and establish a fairer system, without putting a further burden on local councils.

- CARRIED

ITEM 4.2
(423) **WESTINVEST FUNDING ALLOCATIONS - REVIEW**
CLR. EL-HAYEK

RESOLVED that Council write to the NSW Treasurer, The Hon. Daniel Mookhey MLC, urging him to back calls by his colleagues for a review into the allocation of funding, and to ensure our City is fairly treated when the final allocation is dispensed.

- CARRIED

ITEM 4.3
(424) **DEAMALGAMATION - UPDATE**
CLR. EL-HAYEK

RESOLVED that

1. Council writes to the Minister for Local Government The Hon. Ron Hoenig MP to meet with him to discuss this matter. The outcome, and his clear direction from the meeting, will come back to Councillors at a workshop.
2. Council invite the Deputy Secretary of the Office of Local Government to attend that Councillor workshop to provide an update on OLG's approach to supporting de-amalgamations in NSW.

- CARRIED

ITEM 4.4
(425) **LOCAL COMMUNITY BASED DONATIONS**
CLR. EL-HAYEK

RESOLVED that

1. Council support Little Wings with the provision of 20 recycling bins at an estimated cost of \$1060.00.
2. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

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SECTION 5: PLANNING MATTERS

ITEM 5.1 **REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE THIRD QUARTER OF THE 2022/23 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE THIRD QUARTER OF THE 2022/23 FINANCIAL YEAR, PLANNING RELATED LEGAL APPEALS, AND THE STATUS OF CURRENT PLANNING PROPOSALS**

(426) **CLR. ISHAC:/CLR. DOWNEY**

RESOLVED that the report be noted.

- CARRIED

ITEM 5.2 **HERITAGE GRANT FUND**

(427) **CLR. DOWNEY:/CLR. NGUYEN**

RESOLVED that

1. Council endorse the recommendations as provided in Attachment A and grants be allocated in accordance with Council's Heritage Incentives Policy.
2. Council notify its decision to owners who submitted applications.

- CARRIED

ITEM 5.3 **POST EXHIBITION OF PLANNING PROPOSAL, DRAFT DEVELOPMENT CONTROL PLAN AND DRAFT PLANNING AGREEMENT: 445 CANTERBURY ROAD, CAMPSIE**

(428) **CLR. ASFOUR:/CLR. ABOURAAD**

RESOLVED that

1. Council adopts the planning proposal, as shown in Attachment A, and submits it to the NSW Department of Planning and Environment for finalisation.
2. Council endorses the draft site specific Development Control Plan for 445 Canterbury Road, Campsie as shown in Attachment B to amend the Canterbury DCP 2012 and the subsequent draft Consolidated DCP and that it

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be brought into effect once the LEP amendment is finalised and published on the NSW Legislation website.

3. Council endorses the draft Planning Agreement, as provided in Attachment C, and authorises the Chief Executive Officer to enter into the Planning Agreement.

- CARRIED

For:- Clrs Abouraad, Asfour, Cahill, Downey, El-Hayek, Harika, Ishac, Saleh OAM, Nguyen, Raffan, Walsh and Zakhia

Against:- Clr Coorey

**ITEM 5.4 POST-EXHIBITION FOR PROPOSED AMENDMENT TO PLANNING AGREEMENT -
PALMS HOTEL PLANNING PROPOSAL 165-185 HUME HIGHWAY, GREENACRE**

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.53PM.

(429) CLR. ASFOUR:/CLR. ZAKHIA

RESOLVED that

1. Council endorse the updated Planning Agreement and authorise the Chief Executive Officer to execute the agreement on behalf of Council, including any other administrative changes that does not alter the intent.
2. Once executed, Council write to the Department of Planning and Environment to advise that Council nominates itself as the relevant public acquisition authority for the RE1 zoned land and submit the land reservation acquisition map to the Department.

- CARRIED

For:- Clrs Abouraad, Asfour, Cahill, Coorey, Downey, El-Hayek, Harika, Ishac, Saleh OAM, Nguyen, Walsh and Zakhia

Against:- Nil

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SECTION 6: POLICY MATTERS

ITEM 6.1 RESILIENT CBCITY STRATEGY

CLR RAFFAN RETURNED TO THE CHAMBER AT 7.55PM.

(430) CLR. WALSH:/CLR. ABOURAAD

RESOLVED that

1. Council adopts the Resilient CBCity Strategy.
2. A Resilient CBCity Action Plan be prepared to support the strategy's implementation.

- CARRIED

CLR COOREY REQUESTED THAT HER NAME BE RECORDED AS HAVING VOTED AGAINST THIS RESOLUTION.

SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 7.1 INTEGRATED PLANNING AND REPORTING - REVISED DELIVERY PROGRAM (2022-25), DRAFT OPERATIONAL PLAN (2023/24), AND REVISED RESOURCING STRATEGIES FOR ASSETS AND FINANCE

CLR ABOURAAD TEMPORARILY VACATED THE CHAMBER AT 8.05PM AND RETURNED AT 8.09PM.

(431) CLR. HARIKA:/CLR. ZAKHIA

RESOLVED that

1. In accordance with Section 406 of the *Local Government Act 1993*, the following Integrated Planning and Reporting Documents be placed on public exhibition:
 - Revised Delivery Program 2022-25 incorporating draft 2023/24 Operational Plan, 2023/24 Budget, Revenue Policy, Pricing Policy and 2023/24 Schedule Fees and Charges;
 - Revised 2023-33 Asset Management Strategy; and
 - Revised 2023-33 Financial Management Strategy.
2. Council notes the Rates Harmonisation path for both former Council rating structures, as outlined in this report.

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3. The proposed Rating and Annual Charges for 2023/24 as outlined in Annexures F and G (forming part of Attachment A to this report) be exhibited. The proposal is based on the following:
- (i) Council's ordinary rates for 2023/24 making provision for an ad valorem structure and an increase to Council's general income equivalent to the percentage of 7.8%, being a 2.5% rate peg increase plus a 5.3% special rate variation increase as determined by the Independent Pricing and Regulatory Tribunal (IPART).
 - (ii) A Minimum Ordinary Residential Rate of \$990.00 in respect of each separate parcel of rateable land in the City categorised as Residential land as specified by the Independent Pricing and Regulatory Tribunal (IPART).
 - (iii) A Minimum Ordinary Business Rate of \$990.00 for each parcel of rateable land in the City categorised as Business as specified by the Independent Pricing and Regulatory Tribunal (IPART).
 - (iv) Council notes its earlier decision regarding Business Sub-Categories, and adjustments to the business ad valorem rates as outlined in this report.
 - (v) Annual charges from Domestic Waste collection be set at \$605.00 for all Residential properties.
 - (vi) Annual charges from Trade Waste collection be set at \$605.00 for all Business properties in the former City of Canterbury
 - (vii) The maximum mandatory pensioner rebate of \$250.00 per annum. In addition, Council continue to provide a further voluntary rebate, which equates to \$40.00 per annum in accordance with Council's 'Rates and Charges Debt Recovery and Hardship Assistance Policy'.
 - (viii) Annual Charges for Stormwater Management Services as follows:
 - Residential Properties
 - Annual Residential Charge of \$25.00 per property.
 - Annual Residential Strata Charge of \$12.50 per property.
 - Business Properties
 - Annual Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square

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metres by which the area of the parcel of land exceeds 350 square metres.

- Mixed Development
 - Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property.
 - In the event that a mixed development is 50% residential and 50% business, Council will apply a residential charge.

- Exemptions

In addition to the exemptions stipulated in the *Local Government Act 1993* and the *Local Government (General) Regulation 2021*, the following exemptions will also apply in managing the service:

- Council-owned land;
- Bowling and Golf Clubs - where the dominant use is open space;
- Properties zoned:
 - Open space 6(a);
 - Private Recreation 6(b); and
 - Rural

4. A maximum rate of interest on overdue rates and charges as specified by the Minister for Local Government be applied.

- CARRIED

AT THIS STAGE OF THE MEETING (8.18PM), IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING TO CLR COOREY FOR AN ACT OF DISORDER.

ITEM 7.2

CASH AND INVESTMENT REPORT AS AT 30 APRIL 2023

CLR ISHAC TEMPORARILY VACATED THE CHAMBER AT 8.29PM.

(432)

CLR. DOWNEY:/CLR. ABOURAAD

RESOLVED that

1. The Cash and Investment Report as at 30 April 2023 be received and noted.

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2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

ITEM 7.3 **INTEGRATED PLANNING AND REPORTING - QUARTERLY PROGRESS OF THE 2022/23 OPERATIONAL PLAN AND BUDGET TO 31 MARCH 2023**

(433) **CLR. WALSH:/CLR. CAHILL**

RESOLVED that

1. Council note the quarterly review of the 2022/23 Operational Plan to 31 March 2023, as outlined in the report.
2. Council adopt the March 2023 Quarterly Budget Review, as outlined in this report.
3. Council note the revised Administrative Guidelines Debt Management and Recovery of Rates and Annual Charges as outlined in this report.

- CARRIED

ITEM 7.4 **LOCAL GOVERNMENT REMUNERATION TRIBUNAL - DETERMINATION OF MAYOR AND COUNCILLOR FEES 2023/2024**

(434) **CLR. DOWNEY:/CLR. ZAKHIA**

RESOLVED that

1. Council note the Local Government Remuneration Tribunal decision to re-categorise Council from *Metropolitan Large* to the newly established *Metropolitan Major* category for the purposes of fees paid to Councillors and Mayors.
2. Effective from 1 July 2023, Council continues to apply the maximum fees structure for the Mayor and Councillors, as determined by the Local Government Remuneration Tribunal, being:
 - Mayoral Additional Fee \$106,960 p.a.
 - Councillor Annual Fee \$34,590 p.a.

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3. The current Additional Fee for the Deputy Mayor, being 15% of the Mayors Additional Fee, be confirmed.

- CARRIED

ITEM 7.5 ALCOHOL FREE ZONE'S (AFZ) AND ALCOHOL PROHIBITED AREA'S (APAS)

CLR ISHAC RETURNED TO THE CHAMBER AT 8.31PM.

(435) CLR. NGUYEN:/CLR. COOREY

RESOLVED that Council endorse that the proposed Alcohol-Free Zones and Alcohol Prohibited Areas are placed on Public Exhibition.

- CARRIED

ITEM 7.6 REQUEST FOR NEW LEASE AGREEMENT FOR 82 BRIGHTON AVENUE, CROYDON PARK (FORMER CROYDON PARK BOWLING CLUB)

(436) CLR. RAFFAN:/CLR. NGUYEN

RESOLVED that

1. Council agree in-principle to offer the KSS the opportunity to enter into a new five year lease, with a further five year option, with similar terms and conditions as in their current agreement with Council, as outlined in the report.
2. Council publicly exhibit the proposed lease in accordance with the requirements of the *Local Government Act 1993*.
3. At the conclusion of the public exhibition period, a further report be provided to Council for consideration.

- CARRIED

SECTION 8: SERVICE AND OPERATIONAL MATTERS

Nil

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SECTION 9: COMMITTEE REPORTS

ITEM 9.1 MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 9 MAY 2023
(437) CLR. HARIKA:/CLR. SALEH OAM

RESOLVED that the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 9 May 2023, be adopted.

- CARRIED

SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 10.1 STATUS OF PREVIOUS NOTICES OF MOTION - MAY 2023
(438) CLR. ASFOUR:/CLR. WALSH

RESOLVED that the information be noted.

- CARRIED

ITEM 10.2 "A TRUE HEART, THE FIGHTS OF MY LIFE", BY BILLY DIB

IN RESPECT OF ITEM 10.2 - "A TRUE HEART, THE FIGHTS OF MY LIFE", BY BILLY DIB, CLR SALEH OAM DECLARED A NON-SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST GIVEN THAT HE KNOWS MR DIBB. CLR SALEH OAM ADVISED THAT IT WILL NOT AFFECT HIS CONSIDERATION OF THE ITEM AND HE REMAINED IN THE CHAMBER.

IN RESPECT OF ITEM 10.2 - "A TRUE HEART, THE FIGHTS OF MY LIFE", BY BILLY DIB, CLR EL-HAYEK DECLARED A NON-SIGNIFICANT, NON PECUNIARY, CONFLICT OF INTEREST GIVEN THAT HE KNOWS MR DIBB, AND AS SUCH AND AS A MATTER OF PRECAUTION, HE VACATED THE CHAMBER TAKING NO PART IN DEBATE.

HIS WORSHIP THE MAYOR CLR EL-HAYEK TEMPORARILY VACATED THE CHAMBER AT 8.38PM.

THE DEPUTY MAYOR CLR RAFFAN ASSUMED THE CHAIR.

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(439) CLR. ASFOUR:/CLR. ABOURAAD

RESOLVED that Council purchases nine copies of boxing champion Billy Dib's inspirational book, "A True Heart, The Fights of My Life" and makes them available in our library and knowledge centres across the City.

- CARRIED

HIS WORSHIP THE MAYOR CLR EL-HAYEK RETURNED TO THE CHAMBER AT 8.42PM.

HIS WORSHIP THE MAYOR RESUMED THE CHAIR.

ITEM 10.3 UNDERREPRESENTATION OF WOMEN IN LOCAL GOVERNMENT

(440) CLR. RAFFAN:/CLR. COOREY

RESOLVED that Council write to The Hon. Jodie Harrison MP, Minister for Women, The Hon. Ron Hoenig MP, Minister for Local Government and The Hon. Steve Kamper MP, Minister for Multiculturalism, to alert them to the underrepresentation of women, especially Culturally and Racially Marginalised women, in local government, and request they consult with stakeholders, seeking feedback on the impediments women face in the local government sector.

- CARRIED

ITEM 10.4 CULTURAL PRECINCTS IN CANTERBURY BANKSTOWN COUNCIL

(441) CLR. RAFFAN:/CLR. ASFOUR

RESOLVED that

1. Council undertake community consultation on their thoughts on identifying, developing and promoting specific Cultural Precincts throughout the city.
2. A report be brought back to Council on the findings of the engagement.

- CARRIED

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ITEM 10.5 **ELECTRIC VEHICLE CHARGING STATIONS IN CANTERBURY BANKSTOWN - REQUEST FOR AN UPDATE**

(442) **CLR. DOWNEY:/CLR. RAFFAN**

RESOLVED that Councillors receive an updated report on the status of establishing EV charging stations in our City, and any potential implications.

- CARRIED

ITEM 10.6 **INVESTIGATION FOR A NEW BRIDGE IN PARRY PARK**

(443) **CLR. SALEH OAM:/CLR. ASFOUR**

RESOLVED that Council investigate a potential location and estimated cost for constructing a pedestrian bridge over the Sydney Water Chanel in Parry Park to provide improved access to the new playground recreation area.

- CARRIED

ITEM 10.7 **REVIEW OF WESTINVEST**

(444) **CLR. SALEH OAM:/CLR. ABOURAAD**

RESOLVED that Council write to the NSW Government calling for a public review of the application selection process for all WestInvest projects under the Competitive Community Project Round.

- CARRIED

ITEM 10.8 **REINSTATEMENT OF THE UPFRONT HECS DISCOUNT**

MOTION **CLR. ISHAC:/CLR. NGUYEN**

That Council write to the Federal Education Minister, The Hon Jason Clare MP, requesting the urgent reinstatement of the upfront HECS payment discount.

AMENDMENT **CLR. ASFOUR:/CLR. HARIKA**

That Council write to the Federal Education Minister, The Hon Jason Clare MP, requesting information on the upfront HECS payment discount.

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THE AMENDMENT WAS ACCEPTED BY THE MOVER AND SECONDER.

(445)

CLR. ISHAC:/CLR. NGUYEN

RESOLVED that Council write to the Federal Education Minister, The Hon Jason Clare MP, requesting information on the upfront HECS payment discount.

- CARRIED

ITEM 10.9

FEDERAL PHARMACY CHANGES

IN RESPECT OF ITEM 10.9 – FEDERAL PHARMACY CHANGES, CLR ZAKHKIA DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST GIVEN THE NATURE OF HIS COMMERCIAL HOLDINGS, AND AS SUCH, HE VACATED THE CHAMBER TAKING NO PART IN DEBATE.

CLR ZAKHKIA TEMPORARILY VACATED THE CHAMBER AT 9.05PM.

MOTION

CLR. ISHAC:/CLR. COOREY

That Council writes to the Federal Health Minister, The Hon Mark Butler, calling on him to urgently review the 60-day dispensing policy for pharmacists which will come into effect from 1 September 2023.

AMENDMENT

CLR. CAHILL:/CLR. WALSH

That Council writes to the Federal Health Minister, The Hon Mark Butler, for reassurances the new changes to the Pharmaceutical Benefits Scheme announced in this month's budget, whilst benefiting millions of Australians, will not cause drug supply shortages or be to the detriment of local pharmacies.

THE AMENDMENT ON BEING PUT WAS CARRIED AND BECAME THE MOTION.

THE MOTION WAS THEN PUT.

(446)

CLR. CAHILL:/CLR. WALSH

RESOLVED that Council writes to the Federal Health Minister, The Hon Mark Butler, for reassurances the new changes to the Pharmaceutical Benefits Scheme announced in this month's budget, whilst benefiting millions of Australians, will not cause drug supply shortages or be to the detriment of local pharmacies.

- CARRIED

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ITEM 10.10 **CANTERBURY TOWN CENTRE**

CLR ZAKHIA RETURNED TO THE CHAMBER AT 9.27PM.

(447) **CLR. COOREY:/CLR. ABOURAAD**

RESOLVED that Council be briefed on the matter and subsequently prepare an urgent report to be presented at the June Ordinary Meeting of Council regarding the Canterbury Town Centre Upgrade to include the following:

- Program and scope of works;
- Proper and committed timeline for the program and scope of works; and
- Budget and source of funding for the works.

- CARRIED

ITEM 10.11 **JUDY FINLAYSON MEMORIAL**

(448) **CLR. COOREY:/CLR. ISHAC**

RESOLVED that Council liaise with the Wolli Creek Preservation Society and the family of the late Judy Finlayson to provide an appropriate memorial for the late Judy Finlayson.

- CARRIED

SECTION 11: **CONFIDENTIAL SESSION**

(449) **CLR. ISHAC:/CLR. ABOURAAD**

RESOLVED that, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1, 11.2, 11.3 and 11.4 in confidential session for the reasons indicated:

Item 11.1 Unsolicited Proposal - Greenacre Community Place

This report is considered to be confidential in accordance with Section 10A(2)(f) of the Local Government Act, 1993, as it relates to matters affecting the security of the Council, Councillors, Council staff or Council property.

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 23 MAY 2023

Item 11.2 Property Matter - Canterbury Golf Course

This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 11.3 Canterbury Leisure and Aquatic Centre Redevelopment

This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 11.4 Recycling contract

This report is considered to be confidential in accordance with Section 10A(2)(d)(i) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

- CARRIED

COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 9.38PM AND REVERTED BACK TO OPEN COUNCIL AT 9.43PM.

ITEM 11.1

UNSOLICITED PROPOSAL - GREENACRE COMMUNITY PLACE

IN RESPECT OF ITEM 11.1 - UNSOLICITED PROPOSAL - GREENACRE COMMUNITY PLACE, CLR EL-HAYEK DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO A REPORTABLE DONATION BEING MADE TO HIS ELECTION CAMPAIGN BY A PERSON ASSOCIATED WITH THE UNITED MUSLIMS AUSTRALIA, AND AS SUCH, HE VACATED THE CHAMBER TAKING NO PART IN DEBATE.

IN RESPECT OF ITEM 11.1 - UNSOLICITED PROPOSAL - GREENACRE COMMUNITY PLACE, CLR ASFOUR DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO A REPORTABLE DONATION BEING MADE TO HIS ELECTION CAMPAIGN BY A PERSON ASSOCIATED WITH THE UNITED MUSLIMS AUSTRALIA, AND AS SUCH, HE VACATED THE CHAMBER TAKING NO PART IN DEBATE.

IN RESPECT OF ITEM 11.1 - UNSOLICITED PROPOSAL - GREENACRE COMMUNITY PLACE, CLR SALEH OAM DECLARED A NON-SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST DUE TO HIS RELATIONSHIP WITH THE UNITED MUSLIMS AUSTRALIA, AND AS SUCH, HE VACATED THE CHAMBER TAKING NO PART IN DEBATE.

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HIS WORSHIP THE MAYOR CLR EL-HAYEK, CLR ASFOUR AND CLR SALEH OAM TEMPORARILY VACATED THE CHAMBER AT 9.43PM.

THE DEPUTY MAYOR CLR RAFFAN ASSUMED THE CHAIR.

(450)

CLR. WALSH:/CLR. ZAKHIA

RESOLVED that

1. Council note the outcomes of the assessment of the USP submitted for the future use of Council's land at Greenacre Community Place (33 Banksia Road, Greenacre).
2. Council undertake a community facilities and open space planning process for the Greenacre Place Precinct.
3. A further report be provided on the matter, as required.

- CARRIED

HIS WORSHIP THE MAYOR CLR EL-HAYEK, CLR ASFOUR AND CLR SALEH OAM RETURNED TO THE CHAMBER AT 9.45PM.

HIS WORSHIP THE MAYOR RESUMED THE CHAIR.

ITEM 11.2

PROPERTY MATTER - CANTERBURY GOLF COURSE

(451)

CLR. ISHAC:/CLR. ABOURAAD

RESOLVED that

1. Council agrees to apply the extenuating circumstances associated with the agreement in accordance with section 55(3) (i) of the Local Government Act 1993, and as outlined in the report.
2. Subject to Council's endorsement of recommendation 1, Council agree to proceed to enter into a Management Agreement with Stacey Holdings Pty Ltd for a further five-year term to operate Canterbury Golf Course, as outlined in the report.
3. The Chief Executive Officer be delegated authority to prepare and sign all relevant documentation, as required.

- CARRIED

CANTERBURY BANKSTOWN
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ITEM 11.3
(452)

CANTERBURY LEISURE AND AQUATIC CENTRE REDEVELOPMENT

CLR. DOWNEY:/CLR. RAFFAN

RESOLVED that

1. Council endorses the option to redevelop the Canterbury Leisure and Aquatic Centre, being Option 3, as outlined in the report.
2. Subject to it endorsing Recommendation 1, Council agree to enter into a contract with Lipman for the redevelopment of the Centre.
3. The Chief Executive Officer be authorised to finalise the negotiations and terms of the contract, and sign all documentation in accordance with Council's resolution, as outlined in the report.
4. Council notifies the unsuccessful tenderer in writing and thank them for tendering.
5. Subject to item 1, Council's 2023/24 Draft Operational Plan and Budget be updated to reflect the required funding for the project, and in turn consider it at its Ordinary Meeting in June 2023 - following its exhibition.

- CARRIED

AT THIS STAGE OF THE MEETING (10.04PM), IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A FIRST WARNING TO CLR ASFOUR FOR AN ACT OF DISORDER.

AT THIS STAGE OF THE MEETING (10.04PM), IN ACCORDANCE WITH CLAUSE 15.4 OF THE CODE OF MEETING PRACTICE, HIS WORSHIP THE MAYOR ISSUED A SECOND WARNING TO CLR COOREY FOR AN ACT OF DISORDER.

CLR COOREY REQUESTED THAT HER NAME BE RECORDED AS HAVING VOTED AGAINST THIS RESOLUTION.

ITEM 11.4
(453)

RECYCLING CONTRACT

CLR. HARIKA:/CLR. CAHILL

RESOLVED that

1. Council agrees to apply the extenuating circumstances associated with the agreement in accordance with section 55(3) (i) of the Local Government Act 1993, and as outlined in the report.

CANTERBURY BANKSTOWN
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2. Subject to Council endorsing recommendation 1, Council to enter into a month-by-month commercial arrangement with Visy Recycling for processing of recyclables, for up to six months, as outlined in the report.
3. The Chief Executive Officer be authorised to finalise the matter, as required.
- CARRIED

THE MEETING CLOSED AT 10.18PM.

Minutes confirmed 27 JUNE 2023

.....
Mayor

2 LEAVE OF ABSENCE

**3 DECLARATIONS OF PECUNIARY INTEREST OR NON-
PECUNIARY CONFLICT OF INTEREST**

4 MAYORAL MINUTES

The following items are submitted for consideration -

4.1	The Voice to Parliament Referendum	35
4.2	Mayor's Sleepout 2023	37
4.3	Bankstown-Lidcombe Hospital Location	39
4.4	Mayoral Certificates of Recognition	41
4.5	Local Community Based Donations	43

Mayoral Minutes - 27 June 2023

ITEM 4.1 The Voice to Parliament Referendum

Councillors,

I have borrowed a popular Australian song, recorded by The Seekers, to preface my next Mayoral Minute. . . .

Its lyrics include the lines. . . . I came from the dreamtime. . . . I came upon the prison ship. .
I'm the daughter of a digger.

And the chorus most of us know:

*We are one
But we are many
And from all the lands on earth we come
We'll share a dream
And sing with one voice
I am, you are, we are Australian*

Councillors, singing with one voice. . . . That is the intention of the 2023 Australian Voice referendum . . . to unite, not divide.

A lot has been written about the “yes” and “no” cases, and I’m sure you will hear a lot more before the referendum, which is expected to be held between October and December this year.

Put simply, the question Australians will need to vote on is: A Proposed Law: to alter the Constitution to recognise First Peoples of Australia by establishing an Aboriginal and Torres Islander Voice.

And judging by the latest news polls and research, Australians are split, with 51 per cent indicating they would be voting NO. . . and that vote is even higher in states like Queensland, Western Australia and South Australia.

Councillors, it is very clear a huge number of Australians are confused and don’t fully understand what they are voting for.

In fact, Council’s own advisory group, which consists of local Torres Strait and Islander people are very much of the same opinion and have recommended Council educates the community on these issues

- The Voice – what it means
- The Constitution

- The Referendum
- What the vote is about
- Historical background

Councillors, I know all of you will have your own views, but from my point of view, I will be voting Yes, and I am very grateful to Aunty Jennifer who provided staff and Councillors with a briefing and gave some context to historical facts which helped me make an informed choice.

On the back of that briefing, and to ensure our residents are properly informed, I propose Council establishes a Your Choice, Your Voice information page on our corporate and social media sites, and to utilise the Federal Government's Yes and No referendum material to present a balanced and unbiased coverage.

I further propose Council facilitates information sessions across our City, which includes distributing the Federal Government material.

As mentioned earlier, my intention is to unite our community, and deplore people being labelled racists for simply wanting to express their views.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 June 2023

ITEM 4.2

Mayor's Sleepout 2023

Councillors,

The stark reality is that while we are sitting here tonight, as many as 120 thousand Australians are homeless, and many more living in sub-standard housing.

And that reality bites harder as the cold winter nights take hold over the coming months.

According to the latest census data, homelessness in our City has nearly doubled since 2011, and the main issues which contributed to the increase included a lack of affordable housing, drug and alcohol abuse and a rise in people seeking refuge from domestic and family violence.

We have all heard the stories about young mothers sleeping in cars, or others sleeping rough in our parks. You don't have to go far, just the other morning staff told me of a homeless man taking refuge under an alcove at the bus stop outside Hoyts at Bankstown.

A heart-breaking situation that is hard to comprehend in an affluent country like ours.

Councillors, there are many voices and organisations speaking out about the issue of homelessness.

In the past few weeks, the NSW Government announced that from 1 July 2023 people in temporary accommodation will no longer be required to complete diaries to show they are actively looking for housing, we've also heard the Premier actively encouraging more affordable housing and only last week we saw CEOs participate in the St Vinnies annual sleepout to raise funds.

Councillors, I too want to raise awareness about the plight of the homeless in our city and propose to hold a Mayor's sleepout on 11 August 2023, aptly during homelessness week (6-12 August 2023). I expect community leaders and business CEOs will join me as we raise funds through Mission Australia.

I propose Council staff identify a suitable location and coordinate the event, including promoting it through the community.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 June 2023

ITEM 4.3

Bankstown-Lidcombe Hospital Location

Councillors,

With a new Labor Government at the helm, a Government committed to building hospitals and schools, it's time to revisit the location of the new Bankstown-Lidcombe hospital.

If you recall, our City was promised a new \$1.3billion hospital by the previous Government, but four years and three months later, not a sod of soil turned.

What we have had instead are countless meetings, reports around site suitability and quite frankly a lot of hot air. In fact, go to the NSW Health, or indeed NSW Health Infrastructure websites and check out what they are reporting about the hospital's progress.

The best you will get is: It is an exciting time for the local community with the planning underway for the New Bankstown Hospital.

What planning are they referring to? And I can assure you there is no excitement as that fizzled with the lack of inaction.

Councillors, during the NSW election in March 2023, the former member for East Hills Wendy Lindsay announced on her Facebook page, the site of the new hospital would be adjacent to the toxic site, across the road from the current hospital.

An announcement which took most of us by surprise, and quite bizarrely not shared by NSW Health on any of its social media platforms, or by the Health Minister.

But here's the clincher, my information is that documentation before the Government does not support the toxic site, instead nominating the Bankstown CBD as the preferred location for the new hospital.

Councillors, I propose to write to the NSW Health Minister the Hon. Mr Ryan Park MP asking him to clear up the ambiguity around the location of the new hospital and to update us on a timeline to build it.

Councillors, I put the Mayoral Minute.

Mayoral Minutes - 27 June 2023

ITEM 4.4

Mayoral Certificates of Recognition

Councillors,

During my inaugural speech when elected Mayor, I spoke not only of my community service but the selfless contribution of many other like-minded people and organisations in our city.

People like our volunteers, teachers, community leaders, mums and dads and grandparents . . . every day Australians, going the extra yard to improve the lives of others.

People who are not seeking any recognition or fanfare, but simply doing what they do out of a sense of love and giving back . . . and they do it from their hearts!

Councillors, I know there are any number of awards which recognise these people, people who are nominated and put forward by various groups. . . . I want the community to know, as a Council, we appreciate the work they do, and that we care.

Tonight, I propose to introduce Mayoral Certificates of Recognition, certificates awarded to individuals, organisations and school children . . . and not based on any popular vote but merit.

The first certificate will be a Mayoral award bestowed to locals who contribute to our city. This recognition could be a certificate of letter to those I encounter, or am told about, during my visits across our City.

The second certificate will acknowledge the school children in our City by introducing the Mayor's Merit Award. This non-academic award will be given to a student/s, nominated by their school, as someone who has contributed to making a real difference. It could be through volunteering, through creative and innovative thinking or maybe mentoring other students.

Councillors, I put my Mayoral Minute.

Mayoral Minutes - 27 June 2023

ITEM 4.5

Local Community Based Donations

In accordance with Clause 5.1.5 of Council's Community Grants and Event Sponsorship Policy, the following community-based organisations have approached Council for financial assistance.

Association for the Development of the Arabic Folk Poetry in Australia and the Arab World

The Association for the Development of the Arabic Folk Poetry in Australia and the Arab World Incorporation, T/A Association for Poetry and Heritage, are hosting the 'Grand Music Festival'.

This festival revolves around community work which is highly regarded and encouraged in Australia. The Festival is open to the Wider Australian Communities including various Ethnic communities within which English is not the First Language. The Concert will be attended by large groups and members from such communities at large.

The Grand Music Festival function was held on the 23 June 2023 at the Bryan Brown Theatre.

The Association for the Development of the Arabic Folk Poetry in Australia and the Arab World Incorporation, are seeking Council's support by way of a fee waiver towards the hire of the Bryan Brown Theatre of \$500.00.

Recreation Sports and Aquatics Club (RSAC)

RSAC is an unfunded community based organisation that provides sport, recreation, social activities and opportunities for people with a disability.

The RSAC All Abilities program hosted a regional all abilities cricket challenge in Bankstown on Sunday 18 June 2023 at Grahame Thomas Oval.

The RSAC are seeking Council's support by way of a fee waiver towards the hire of Grahame Thomas Oval of \$500.00

East Hills Charity Car Show

The East Hills Charity Car Show is an annual community-based event held at Kelso Park which attracts car lovers from all over NSW. It is a great family day out with the goal of the event to support a different charity each year. The event was held on the 18 June 2023.

The event beneficiary for 2023 is "MS Australia".

The East Hills Charity Car Show is a registered incorporated organisation and not for profit with 98% of what is raised each year going directly to the event beneficiary.

Council support a park hire fee waiver of \$574.00 and a donation of \$400.00 for works in kind (electrical services) towards this event.

Padstow Community Care Winter Appeal 2023

Many households across our community are facing a difficult Winter. With rising costs of living, unexpected job losses, family breakdowns and significant health issues, many people are struggling just to stay afloat. They are desperately trying to make ends meet in the face of growing financial and emotional hurdles, as well as the many other issues Winter can bring.

Padstow Community Care is committed to supporting the most vulnerable people in our communities. Every winter, we help hundreds of families and individuals with everyday essential needs. We are there when people need help the most.

Council support a donation of \$1,000.00 to support Padstow Community Care Winter Appeal.

Riverwood Community Centre Family Festival

Riverwood Community Centre hosted a Family Festival on Saturday 17 June 2023.

This event was attended by more than 2000 local community members and families. The event featured free children's rides and activities, family entertainment, multicultural food stores and entertainment.

This event was a fantastic opportunity for the community to come together to get to know other people in the community.

Council support a park hire fee waiver of \$643.00 towards the hire of Salt Pan Creek Reserve.

RECOMMENDATION

1. Council support a fee waiver for The Association for the Development of the Arabic Folk Poetry in Australia and the Arab World Incorporation towards the hire of the Bryan Brown Theatre of \$500.00.
2. Council support a fee waiver for the Recreation Sports and Aquatics Club towards the hire of Grahame Thomas Oval of \$500.00.
3. Council support a fee waiver of \$574.00 and \$400.00 Works in Kind donation to The East Hills Charity Car Show.
4. Council support a donation of \$1,000.00 to support the Padstow Community Care 2023 Winter Appeal.
5. Council support a fee waiver for Riverwood Community Centre towards the hire of Salt Pan Creek Reserve of \$643.00.

Councillors, I put the Mayoral Minute.

5 PLANNING MATTERS

The following items are submitted for consideration -

- | | | |
|-----|--|----|
| 5.1 | St Paul's Anglican Church – 459 Chapel Road, Bankstown | 47 |
| 5.2 | Planning Proposal - 30 Trevenar Street, Ashbury | 55 |

ITEM 5.1 St Paul's Anglican Church – 459 Chapel Road, Bankstown

AUTHOR Planning

PURPOSE AND BACKGROUND

This report addresses a Notice of Motion raised at the Ordinary Meeting of 18 April 2023 regarding placing an Interim Heritage Order on the St Paul's Anglican Church site at 459 Chapel Road, Bankstown.

Council cannot place an Interim Heritage Order on this site, Council is only able to do this once – which it did previously.

Ultimately, Council deferred the decision on the Interim Heritage Order for the St Paul's Anglican Church site to conduct a site inspection. The site's inclusion in the Bankstown City Centre Master Plan underscores its importance. Council aims to assess its significance through a heritage study and subsequently incorporate the findings into the Bankstown City Centre planning proposal. Public input will be sought and considered before the finalisation of potential heritage listings.

ISSUE

Council considered a Notice of Motion to place an Interim Heritage Order on the St Paul's Anglican Church site at 459 Chapel Road, Bankstown. Council is not able to place an Interim Heritage Order, given it has already done so in the past. Accordingly, Council deferred the decision in order to conduct a site inspection and briefing. This inspection and briefing took place on 6 June 2023, providing additional information for further consideration.

The St Paul's Anglican Church site is a part of the Bankstown City Centre Master Plan, which Council has been implementing since its adoption in 2021. As part of this process, the Council is preparing a heritage study to explore potential items for heritage listing within the Bankstown City Centre precinct. Additionally, Council has submitted the Bankstown City Centre planning proposal to the Department of Planning and Environment for a Gateway determination.

Based on the information available, it is recommended that the significance of the St Paul's Anglican Church site be thoroughly investigated as part of the proposed heritage study which is under preparation. Furthermore, it is suggested that the Bankstown City Centre planning proposal be amended to incorporate the recommendations arising from this study. Following the exhibition of the planning proposal, Council will review and consider public submissions before finalising the heritage listing of potential items.

RECOMMENDATION That -

1. Council notes that under Council's delegation for making an Interim Heritage Order, it cannot apply for an Interim Heritage Order for a second time.
2. Council notes that the Heritage Office of the Department of Planning and Environment has noted it would not place an Interim Heritage Order on the St Paul's Anglican Church site, and recommended Council consider heritage as part of the Bankstown City Centre Master Plan.
3. Council investigate the significance of the St Paul's Anglican Church site at 459 Chapel Road, Bankstown as part of a heritage study (in accordance with recommendation 2).
4. Council request the Department of Planning and Environment to exhibit the heritage study together with the Bankstown City Centre planning proposal post-Gateway.
5. The matter be reported to Council following the exhibition of the Bankstown City Centre planning proposal, including a response to proposed heritage listings.

ATTACHMENTS [Click here for attachment](#)

- A. Letter from Heritage Office of Department of Planning and Environment

POLICY IMPACT

Council's Local Strategic Planning Statement '*Connective City 2036*' and the Bankstown City Centre Master Plan identify the need to celebrate the City's distinctive history while it experiences growth and change. A key action is to prepare planning controls that conserve heritage items and enable new development to complement heritage items in a modern context.

The process outlined in this report is consistent with the Bankstown City Centre Master Plan (Action 8.2.1, page 111) as it requires an investigation of potential items for heritage listing. In this regard, it is proposed to:

- Include the investigation of the St Paul's Anglican Church as part of a heritage study.
- Following public exhibition, consider amendment of the Bankstown City Centre planning proposal to recommend items for heritage listings based on the heritage study and community feedback.

FINANCIAL IMPACT

This matter has no financial implications for Council.

COMMUNITY IMPACT

A key action of Council's Community Strategic Plan '*CBCity 2036*' (page 44) is to have a well-designed, attractive city which preserves the identity and character of local villages. The process outlined in this report is consistent with the Community Strategic Plan as it addresses community feedback to consider heritage in the master planning process.

DETAILED INFORMATION

Site and locality

The St Paul's Anglican Church site at 459 Chapel Road, Bankstown (the site) has an area of 2,168 square metres (see Figure 1). The site is within the Bankstown City Centre and is approximately 500 metres from the Bankstown railway station. Nearby uses are predominantly commercial and mixed use, with some high-density residential development.

The site contains a church building and other related buildings including a rectory, hall, vestry and outbuildings (see Figure 2). There is also off-street car parking, and private open space at the corner of Chapel Road and French Avenue.

Site history

The site history is largely derived from the Supplementary Heritage Report prepared by Sue Rosen Associates in February 2016. A brief history of key development phases is as follows:

Date	Phase
1914	Site acquired by Anglican Church.
c1914-1920	Original timber church constructed (now part of hall).
1926	Timber church extended.
1938	Foundation stone of new brick church laid.
1945	Rectory (Minister's residence) completed.
1961	Extensions to brick church completed.
1961	Alterations to hall including new brick front, lowering of roof pitch, and removal of bell tower.
1970	Rectory extended to accommodate meetings and Sunday School classes.
2010	DA approved to demolish toilet, hall, and vestry; and build new amenities block and hall.
2013	New amenities block completed, and occupation certificate issued. The approved demolition of hall and vestry, and construction of a new hall have not been carried out.

It is suggested (but remains unconfirmed) that the 1938 church and rectory were designed by architect N W McPherson, and the 1961 extension by McPherson and his partner D A W Harrison (Sue Rosen Associates, February 2016). McPherson is also noted as the architect for other churches in Sydney, Newcastle, and country NSW. According to the Sue Rosen Associates report, three of his designed churches have been heritage listed.



Figure 1: Locality



Figure 2: Site layout (Source: Supplementary Heritage Report, Sue Rosen Associates, February 2016)

Interim Heritage Order

At its Ordinary Meeting of 24 March 2015, the former Bankstown City Council considered a Notice of Motion to place an Interim Heritage Order (IHO) on the site.

Council commissioned Sue Rosen Associates to prepare a heritage assessment, which concluded that the church complex is of local heritage significance.

At its Ordinary Meeting of 22 September 2015, the former Bankstown City Council resolved to proceed with the making of an IHO, which was made in November 2015 using Council's delegation under the Heritage Act 1977.

While the IHO was in effect, three heritage reports were prepared dealing with the heritage significance of the site:

- GBA Heritage (on behalf of owner) – This report concluded that the church complex should not be listed based on its current fabric, condition and integrity. The listing would unnecessarily freeze the evolutionary development of the church complex and would prevent the Church from using its assets in an orderly and sustainable way to service its local community.
- Sue Rosen Associates (on behalf of Council) – This supplementary report concluded that the church complex has local historic associative significance as documented on the walls, windows and fittings within the church complex.
- Ashley Built Heritage (on behalf of Council) – This peer review report recommended proceeding with listing the church complex as it met certain heritage significance criteria.

At its Ordinary Meeting of 26 April 2016, Council considered the above reports and resolved not to proceed with a planning proposal to heritage list the site. The IHO subsequently lapsed in May 2016.

Heritage NSW

Council's delegation under the Heritage Act 1977 does not permit it to make a further IHO for the same site, however, the Minister may make an IHO if found to have State or local heritage significance.

In July 2022, Heritage NSW wrote to Council in response to a community request to place an IHO on the site. Heritage NSW determined not to recommend the making of an IHO in this instance. Heritage NSW recommended that Council consider the heritage significance as part of the Bankstown City Centre Master Plan.

Bankstown City Centre Master Plan and Planning Proposal

In 2021, Council exhibited the Draft Bankstown City Centre Master Plan. The intended outcomes are:

- New public green and urban spaces on public and private land
- New community facilities provided by Council and the private/non-profit sector
- Increase in job-generating floor space for long term employment growth
- Facilitate the development of a health, academic, research and training precinct
- Deliver genuine affordable housing
- Celebrate areas of special Character, particularly around Memorial Oval/Vimy Street, Saigon Place (Chapel Road South)
- Commitment to achieving design excellence in new development
- Uplift contingent on achieving community benefits.

Some of the key recommendations relevant to the site are:

- The site has the potential to provide ongoing community infrastructure through the provision of a multi-purpose community facility.
- The site would not receive significant uplift of more than 1:1 without providing community infrastructure. The recommended uplift is from 11 to 18 storeys (5.5:1 FSR) subject to the provision of a multi-purpose community facility and achieving higher sustainability standards, otherwise, current controls continue to apply.



Figure 3: Proposed heights of the site (edged in red) and surrounding properties

The proposed height and floor space controls for the site are based on:

- Requirement to provide a multi-purpose facility within the new development.

- Ensuring appropriate transition to surrounding development.
- Not impacting on solar access to open space, in particular Paul Keating Park.
- Being capable of accommodating a small public plaza/forecourt at the corner of Chapel Road and French Avenue.

The landowner of the site made submissions during the engagement process, reiterating their commitment to the ongoing use of the site as a church and community facility for activities such as language classes, counselling services, play groups, youth programs, school holiday programs. The facilities would also be made available to the public/non-Church users.

The landowner and parishioners made representation to the Local Planning Panel, both in support and in objection to the proposed master plan provisions for the site. In considering the submissions, the Local Planning Panel advised that the site should be redeveloped.

The recommendations/advice of the Local Planning Panel were reported to the Ordinary Meeting of 28 September 2021. Council adopted the Bankstown City Centre Master Plan and resolved to submit the Bankstown City Centre planning proposal to the Department of Planning and Environment for a Gateway determination.

At this juncture, the planning proposal is with the Department of Planning and Environment awaiting a Gateway determination to enable Council to exhibit the planning proposal.

Current planning controls

Under the current planning controls, the subject site is zoned B4 Mixed Use, allowing for a range of commercial, retail, community and residential land uses. The controls allow for development of up to 11 storeys. There is currently no heritage affectation on the site. The site is currently capable of redevelopment under these controls.

Next Steps

In relation to next steps, it is proposed to:

- Investigate the significance of the St Paul's Anglican Church site as part of a heritage study, consistent with the process set out in the Bankstown City Centre Master Plan and the Heritage NSW letter dated July 2022. The intended outcome of the study is to inform the Bankstown City Centre planning proposal by identifying potential items for heritage listing.
- Request the Department of Planning and Environment to exhibit the heritage study together with the Bankstown City Centre planning proposal post-Gateway.
- The matter be reported to Council following the exhibition of the Bankstown City Centre planning proposal, including a response to proposed heritage listings.

ITEM 5.2 Planning Proposal - 30 Trevenar Street, Ashbury

AUTHOR Planning

PURPOSE AND BACKGROUND

In August 2022, the Council resolved to endorse and advance a planning proposal for the rezoning of the subject site located at 30 Trevenar Street, Ashbury. The proposal aimed to rezone the site from R2 Low Density Residential to RE1 Public Recreation for finalisation. However, finalisation was contingent upon the NSW Government providing funding for the land and designating a relevant State agency as the public acquisition authority.

On 4 August 2022, the then Mayor met with the Minister for Planning and Homes, who indicated that the site would be considered for WestInvest funding. However, no announcement has been made regarding WestInvest funding for this project. Subsequently, in October 2022, Council wrote to the Department of Planning and Environment, seeking confirmation of the funding to proceed with the Planning Proposal. The Department, in their letter dated 4 May 2023, conveyed that they will not provide funding for the acquisition of the site.

The purpose of this report is to present Council with the option to finalise the planning proposal, including considering the nomination of Council as the public acquisition authority for the site.

If Council chooses to nominate itself as the public acquisition authority and the LEP Amendment is finalised accordingly, it is anticipated that the private landowner will request Council to purchase the site. Therefore, Council must carefully assess the funding implications associated with its potential role as the acquisition authority.

It is important to note that the Gateway determination does not grant Council the authority of the Local Plan Making Authority for this planning proposal. The decision on whether to approve the proposed Local Environmental Plan amendment will rest with the Minister for Planning and Public Spaces.

ISSUE

The Gateway determination for the planning proposal stipulates that Council must nominate an acquisition authority to acquire the land from the current private landowner. To facilitate this acquisition, Council sent letters to the then Minister for Planning and Public Spaces in June 2021 and to the then Minister for Planning and Homes in January 2022, requesting funding from the NSW Government for the land acquisition. However, the Department has confirmed that the NSW Government will not act as the acquisition authority (see Attachment A).

Council faces limitations in funding an unplanned land acquisition. Without a dedicated funding source, acquiring the land will have a significant impact on Council's financial position for the 2023/24 financial year. This concern was previously highlighted in Council reports from June and August 2022 (see Attachment B).

While recognising the strategic and site-specific merits of the planning proposal, it is crucial to consider the substantial costs associated with acquiring the land. This must be weighed against the broader implications for Council's ability to deliver essential infrastructure, services, and facilities throughout the City.

RECOMMENDATION That -

1. Council resolves not to proceed with acquisition of this property, and therefore requests to withdraw this planning proposal.
2. Council writes to all submitters to inform of them of Council's decision.

ATTACHMENTS [Click here for attachments](#)

- A. Letter from the Department of Planning and Environment - 4 May 2023
- B. Council Report - June 2022 and August 2022
- C. Mayoral Minutes and Council Resolution of 25 May 2021
- D. Gateway Determination - January 2022

POLICY IMPACT

At the citywide level, the planning proposal is consistent with the relevant objectives and Planning Priorities outlined within the Greater Sydney Region Plan, the South District Plan and the Local Strategic Planning Statement: Connective City 2036. In the local context, Council's existing open space, playground and place-based strategies do not identify this site as being required for acquisition. The site has not been identified in Council's 7.11 contributions plan for acquisition, given higher priorities for open space acquisition in other parts of the City.

Should Council resolve to proceed with finalising the planning proposal, the proposal will make changes to the Canterbury Local Environmental Plan 2012 (CLEP 2012) including identifying an acquisition authority for the land.

FINANCIAL IMPACT

In the absence of any funding assistance from the NSW Government, Council is constrained in its ability to fund land acquisition. This is particularly the case for multiple residentially zoned properties as a single transaction. For completeness, Council sought an independent valuation of the land. The total financial cost to Council of acquisition would be many millions of dollars. Further detail has been confidentially provided to councillors on the anticipated cost but it must be noted that this is currently unbudgeted.

Open space acquisitions are generally funded through development contributions that provide for an increase in open space correlating to the forecast increased population density. In order to be funded through development contributions, the proposed properties for acquisition must be listed in the Development Contributions Plan. Council is unable to fund the potential acquisition from s7.11 developer contributions as the land is not identified in the Canterbury Bankstown Local Infrastructure Contributions Plan 2022. It is also important to note that under legislation, the use of contributions funds must be for projects with a clear nexus with population growth. It would not be possible to fund the full cost of purchase of this site from contributions given the limited growth in Ashbury, and higher growth occurring elsewhere in the City.

For Council to fund the acquisition of the land, alternative sources of funding are required. Alternative sources may include reprioritisation of significant capital works scheduled for FY2023/24 and/or discontinuing Council services and redirecting these funds toward land acquisition or borrowing.

COMMUNITY IMPACT

The exhibition of the planning proposal from 23 March 2022 to 22 April 2022 clearly demonstrated community support for the proposed rezoning of the land. The majority of submissions received during the exhibition period expressed support for the intent of the planning proposal.

Peace Park currently serves as a district-level public open space, spanning approximately 49,820m². If Council decides not to proceed with the acquisition of the land, a future master plan for the park could be developed to ensure coordinated management and address community expectations by providing new and enhanced park facilities, even without an expansion.

It is worth noting that a significant number of community concerns received could be addressed through a future master plan for Peace Park, if the planning proposal does not proceed to finalisation. Some of these concerns focused on the overall benefit to the park's function and use, rather than solely emphasising the need for expansion.

DETAILED INFORMATION

Subject Site

The subject site is located at 30 Trevenar Street, Ashbury as identified in Figure 1 below.

Table 1: Subject site details

Property Addresses	Legal Descriptions	Site Area (m ²)	Current Zone
30 Trevenar Street, Ashbury	Lot 1 DP 566982	6,700m ²	R2 Low Density Residential

The land is currently vacant and has been fenced with no public access. It has dual street frontages along King Street and Trevenar Street. The land adjoins Peace Park to the north and east and sits in a low scale established residential area. King Street is located to the west and residential properties fronting Fifth Street are located to the south of the site.



Figure 1. Site and its surrounding locality. Subject site outlined in blue (Source: Nearmap, 2023)

The site was previously owned by Ausgrid and in May 2021 the site was sold to a private entity. The landowner lodged a Development Application (DA-703/2021) with Council in September 2021 to subdivide the land into seven residential allotments and the construct driveways and services. This matter was refused by the Land and Environment Court on 7 December 2022 due to an unsatisfactory On-Site Detention design, as well as issues regarding flooding and stormwater management. No further DAs have been lodged at the time of this report.

Planning Proposal Gateway Determination

On 20 January 2022, Council received Gateway determination from the Department. The Gateway determination requires that prior to the finalisation of the planning proposal, Council would need to nominate an acquisition authority for the purposes of satisfying the Minister's Local Planning *Direction 6.2 Reserving Land for Public Purposes*.

The Gateway determination does not grant delegation to Council to finalise this planning proposal. As Council is not nominated as the Local Plan Making Authority in this instance, the Minister for Planning and Public Spaces determines whether or not to make the proposed local environmental plan amendment, notwithstanding Council's decision. A copy of the Gateway determination can be found in Attachment E.

The Need for Public Open Space

The Canterbury Open Space Strategy 2017 serves as a guiding document for Council in making informed decisions regarding open space within the former City of Canterbury area. Figure 2 in the strategy highlights suburbs within the former City of Canterbury LGA that have a higher need for open space. Rightly, Ashbury is not identified as an area of 'higher needs,' indicating that land purchases for open space in other areas take priority.

Suburbs with a Higher Need for Open Space

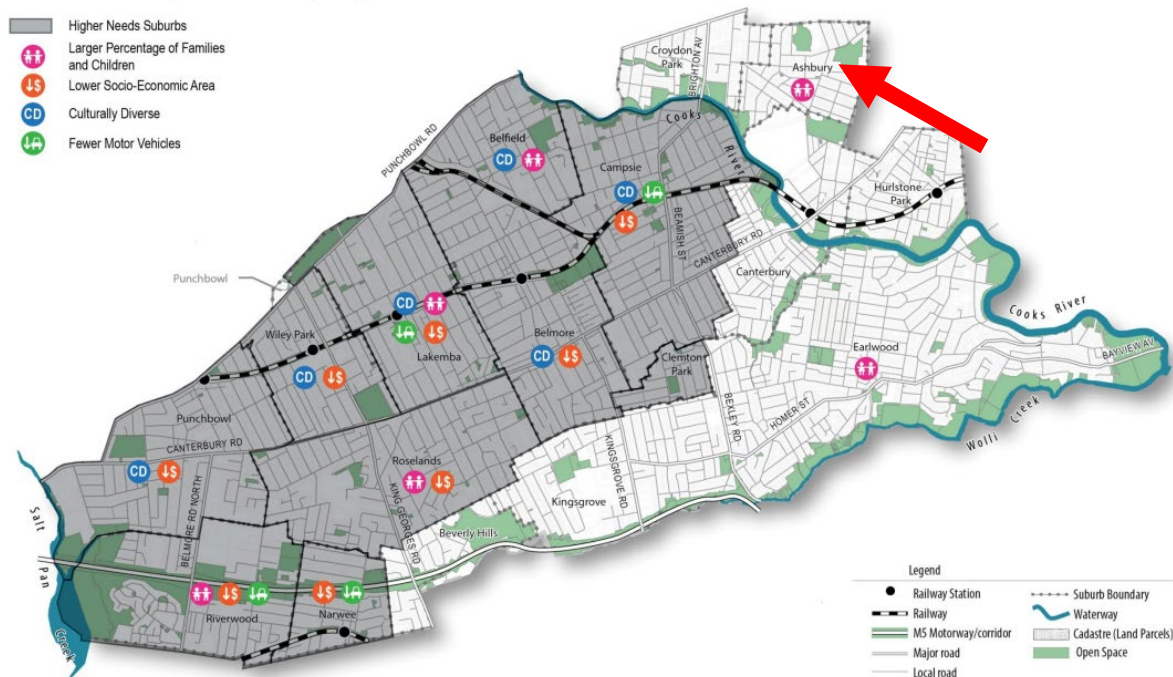


Figure 2. Extract from the Canterbury Open Space Strategy 2017. The site is marked with a red arrow.

Ashbury currently has four parks, with three of them conveniently situated within a 400m walking radius for residents. These parks include Peace Park and Whitfield Reserve/WH Wagener Oval, which are adjacent to each other. Additionally, there are adjoining parks in nearby suburbs such as Campbell and Blick Oval in Canterbury, Rosedale Reserve in Croydon Park, and Pratten Park in the neighbouring Inner West LGA. Ashbury already enjoys a high provision of open space, surpassing other suburbs within the LGA in terms of open space availability, regardless of whether the site is rezoned to RE1 Public Recreation.

If Council decides not to proceed with the planning proposal, ample access to open space will still be available. However, it's worth noting that previous exhibitions of the proposal have received positive community feedback. Further information regarding the exhibitions and submission contents can be found in Attachment B.

Financial implications of acquiring the land

The Mayoral Minute of 25 May 2021 notes Council's concern regarding the loss of potential public open space as a result of the sale of the land by Ausgrid without proper consultation with Council and/or the community. The Minute notes that the land is vacant which presents a rare opportunity to expand Peace Park and provide access from King Street to the west which is currently not permitted. The Mayoral Minute also notes the following as Council's current financial position towards the purchase of the land:

"...we simply don't have the funds to purchase more land to add to our open spaces to meet the growing need and demands of our community..."

Council is estimated to require many millions to acquire the land, subject to negotiation through a process established by the Just Terms Act. Any funding will need to be sourced outside of the funds collected via Section 7.11/7.12 Development Contribution because the site was not included in the former Canterbury Contributions Plan 2013 or the current Canterbury Bankstown Local Infrastructure Contributions Plan 2022. Further detail on anticipated costs have been confidentially provided to councillors for their information.

Implications of Council not nominating an acquisition authority

Should Council decide not to nominate itself as an acquisition authority and not proceed with the planning proposal, Council would have to advise the Department of its decision. The Department may proceed to make the Local Environmental Plan Amendment in the terms it considers appropriate or decide not to make the proposed Local Environmental Plan amendment.

Implications of Council nominating itself as an acquisition authority

Should Council nominate itself to be the acquisition authority, it would be liable for the financial impact of purchasing the land, plus any compensation required under the Just Terms Act. This is considered to be in the many millions and it is noted that this is currently unbudgeted.

Open space acquisitions are generally funded through development contributions that provide for an increase in open space correlating to the forecast increased population density. In order to be funded through development contributions, the proposed properties for acquisition must be listed in the Development Contributions Plan, and there must be a demonstrated nexus to growth – which means it would not be possible for contributions to be capable of funding the full cost of purchase. This was never a priority for acquisition as it was in State Government ownership. Council has other priority acquisitions in the current plan.

For Council to fund the acquisition of the land, alternative sources of funding would be required. Alternative sources may include reprioritisation of capital works scheduled for FY2023/24 and/or discontinuing Council services and redirecting these funds toward land acquisition or borrowing. The re-allocation of the significant funds required (subject to negotiation) will result in abandoning other major projects and/or services across the City.

Can Council nominate a State agency as the acquisition authority?

It is important to note that Council is unable to appoint a public agency as the acquisition authority without their agreement. The NSW Government has not provided its consent to acquire the land.

Recommended next steps

Council officers will write to the NSW Department of Planning and Environment, advising them that Council will not proceed with the acquisition of this property, and therefore requests to withdraw the Planning Proposal. Following Council's decision on this matter, Council will write to submitters to inform them of Council's decision.

6 POLICY MATTERS

The following items are submitted for consideration -

6.1 Environmental Sustainability Policy	65
6.2 Mobile Food Vending Vehicles Policy	71
6.3 Councillor Expenses and Facilities Policy	75

Policy Matters - 27 June 2023

ITEM 6.1 Environmental Sustainability Policy

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to provide a summary of the feedback received on the draft Environmental Sustainability Policy and present the policy for adoption and implementation.

ISSUE

At the Ordinary Meeting on 28 February 2023, Council resolved to place the draft Environmental Sustainability Policy on public exhibition and that a further report be brought to Council at the conclusion of the exhibition period to consider any submissions received.

The draft Environmental Sustainability Policy was placed on public exhibition from 14 March to 16 April 2023. A total of twelve submissions were received.

RECOMMENDATION

That Council adopts the updated Environmental Sustainability Policy .

ATTACHMENTS [Click here for attachment](#)

- A. Draft Environmental Sustainability Policy

POLICY IMPACT

The Environmental Sustainability Policy demonstrates Council's commitment to integrating sustainable practices into all local government functions and services. The Policy supports state and federal government commitments to reducing greenhouse gases, reducing waste to landfill, protecting local biodiversity and managing aquatic and terrestrial ecosystems. This Policy will replace the former Bankstown Council Environment Policy.

FINANCIAL IMPACT

There are no immediate financial implications related to the adoption of this Policy.

COMMUNITY IMPACT

The Policy articulates Council's commitment to leadership and accountability in environmental and sustainability performance.

The Policy confirms Council's commitment to environmental and sustainability action and enhances Council's reputation as a Local Government Leader.

DETAILED INFORMATION

The Environmental Sustainability Policy aims to ensure that Council actively reduces greenhouse gas emissions, reduces waste, and manages aquatic and terrestrial ecosystems, to achieve a clean, green, and sustainable city.

The Policy aims to influence the actions of many areas of Council. This includes a change to practices in order to achieve improved performance and accountability for environmental and sustainability outcomes of council operations.

Considering ecological sustainable development is a requirement of the *Local Government Act 1993* and embedding sustainability into all functions and services is necessary for the long-term protection of the environment. To achieve this Council will:

- adopt an evidence-based approach to decision making processes and ensure regular review of plans, strategies, targets and benchmarks to ensure they remain consistent with the most recent knowledge and best available science regarding sustainability opportunities and challenges.
- comply with legislation, ensuring sustainability principles are applied to the planning, design and decision-making process. Innovation and continuous improvement are encouraged with a risk managed approach.
- support procurement practices across the whole organisation to procure goods and services that minimise environmental risk and maximise positive sustainable opportunities and benefits for the environment and circular economy.
- work to improve the sustainability awareness of Council staff, Councillors and contractors through regular communication.

The Draft Environmental Sustainability Policy was placed on public exhibition from 14 March to 16 April 2023. The exhibition period and community consultation included:

- Have your say website and
- Councils Clean & Green e-Newsletter

Exhibition Result

Feedback was generally supportive of the Environmental Sustainability Policy.

The 'Have Your Say' page received:

- 241 views with 170 unique visitors
- 65 downloads of the Draft Policy and
- 24 downloads of the Council Report

Twelve responses were received following the exhibition; nine through the Have Your Say page and three responses via direct email.

Community Feedback

Community feedback was generally not related to the Policy's specific purpose and scope and more a broad reflection of the need for more specific actions overall including:

- the need to bring forward target dates in relation to habitat restoration and reducing greenhouse emissions and landfill
- the need for Council to provide more clear and measurable targets and practices that will deliver environmentally sustainable local government functions and services and
- offering recommendations for development controls, tree protection, naturalisation of waterways, waste management and circular economy.

A summary of the top three issues raised in the community feedback are shown below, together with comment.

	Community Feedback	Comment
1	<p><u>Climate Change / Emissions Reductions</u></p> <p>Council should have more ambitious targets for addressing climate change. Demonstrating leadership would be adopting Net Zero emissions by 2040 or earlier.</p> <p>Commitment to active transport and planning and infrastructure should be included in the policy.</p>	<p>Connective City 2036 Targets were adopted after extensive community consultation and are in-line with State targets for example the Target of Net Zero Emissions by 2050.</p> <p>Strategies in development will identify further targets and measures based on an understanding of what is achievable. This includes:</p> <ul style="list-style-type: none"> • Net Zero Action Plan • Transport Strategic Plan <p>While the Policy is not explicit in relation to Active Transport this is incorporated as part of the goal to reduce our carbon footprint. Council has also adopted an Active Transport Action Plan in April 2021.</p>
2	<p><u>Canopy Cover</u></p> <p>How will council deliver on increasing tree canopy cover across the city ?</p> <p>Mature trees should be protected, and community should be consulted before trees are removed.</p>	<p>Connective City 2036 Target to increase native vegetation and tree canopy cover across the city to 40% by 2036.</p> <p>The Policy is not designed to set out specific actions. This will be addressed in Council's Urban Forest Strategy and Action Plan under development.</p> <p>Council has a Tree Management Order prohibiting a range of activities relating to tree removal and destruction.</p>
3	<p><u>Waste, Recycling and Circular Economy</u></p> <p>Council should have data and metrics to encourage better waste management.</p>	<p>Council's waste and recycling services are aligned with State Government targets and timeframes. This will include Food and Organics recycling by 2030.</p>

Changes to the Draft Environmental Sustainability Policy:

The framework of the Policy is high level and principles-based by design. It does not go into specific actions which are addressed as part of separate Strategic Plans, policies and guidelines.

As a result of the community feedback and further internal review, the Environmental Sustainability Policy, Purpose 1.0 (as attached) has been expanded to note:

- *The Policy aims to provide the guiding criteria and principles that will underpin Council plans, policies and procedures to ensure that Council actively reduces greenhouse gas emissions, reduces waste and manages aquatic and terrestrial ecosystems, to achieve a clean, green and sustainable city.*

This expanded purpose allays concerns regarding the Policy's lack of specific targets, and protocols and procedures to achieve these targets, as it provides these will be addressed in related and more granular Council strategies, plans, policies and guidelines.

Conclusion

Having considered the submissions, and making the changes noted above, it is recommended that the amended Draft Environmental Sustainability Policy as attached be adopted.

ITEM 6.2 Mobile Food Vending Vehicles Policy

AUTHOR Corporate

PURPOSE AND BACKGROUND

The Mobile Food Vending Vehicles Policy provides the framework for the operation of mobile food vending vehicles on Council-owned roads within the Canterbury-Bankstown Local Government Area (LGA).

It is designed to ensure safe operations in accordance with relevant legislation and regulations and provide mobile food vehicle vendors with clear information on operations, legislative compliance, sale of goods, as well as approval pathway.

The purpose of this report is to seek Council's in principle support of the Mobile Food Vending Vehicles Policy and it to be placed on public exhibition.

ISSUE

All mobile food vending vehicles require an approval prior to operating on Council-owned roads. As such, there is a need to provide a consistent approach to and guidance for the operation of mobile food vending vehicles in the Canterbury-Bankstown LGA.

RECOMMENDATION That -

1. Council endorse the Mobile Food Vending Vehicles Policy, and the Policy to be placed on public exhibition.
2. A further report be brought back to Council, following public exhibition.

ATTACHMENTS [Click here for attachment](#)

- A. DRAFT Mobile Food Vending Vehicles Policy

POLICY IMPACT

The Mobile Food Vending Vehicles Policy is a local approvals policy that applies to certain activities listed under section 68 of the *Local Government Act 1993*.

The Policy aims to ensure that mobile food vending vehicles operate in accordance with relevant legislative instruments and best practice in all aspects of food safety. The Policy provides a consistent approach and guidance for the operation of mobile food vending vehicles, as per relevant legislation and in accordance with the NSW Food Authority's Guidelines for Mobile Food Vending Vehicles.

FINANCIAL IMPACT

Fees apply for the assessment and approval of mobile food vending vehicles in accordance with Council's Schedule of Fees and Charges.

COMMUNITY IMPACT

The Mobile Food Vending Vehicles Policy provides mobile food vendors with key information on operations, sales of goods and legislative compliance, an outline of the approval application process and fee information and Council approved trading locations.

The Policy reaffirms Council's position on mobile food vending vehicles across the Canterbury-Bankstown Local Government Area, and Council's commitment to managing its open space to provide for the community's cultural and social needs.

DETAILED INFORMATION

Mobile Food Vending Vehicles Policy

The Mobile Food Vending Vehicles Policy provides the framework for the operation of mobile food vending vehicles on Council-owned roads within the Canterbury Bankstown Local Government Area (LGA). It provides a consistent approach and guidance for the operation of mobile food vending vehicles in accordance with the *Local Government Act 1993* (Act) and the accompanying NSW Food Authority's '*Guidelines for Mobile Food Vending Vehicles*'.

The Policy aims to ensure that mobile food vending vehicles operate in accordance with relevant legislative instruments and best practice in all aspects of food safety. It also attempts to minimise potential negative impacts on the community, including but not limited to waste, pollution, and on other local businesses.

The document provides guidance on:

- The approval application process
- Mobile food vending vehicles construction requirements
- Trading locations and restrictions
- Hours of operation, including stopping times

This Policy does not apply to mobile food vending vehicles:

- Trading in accordance with a development consent or the provisions of the *State Environmental Planning Policy (Exempt and Complying Development Codes)* 2008 on private land;
- Trading on public land in accordance with an approved temporary event; or
- Not operating as a food business.

Generally, mobile food vending vehicles will not be permitted to operate in other public places such as public car parks, reserves/parks and sporting fields, unless approved and licenced by Council.

NEXT STEPS

Subject to endorsement of the Mobile Food Vending Vehicles Policy, the policy document will be placed on public exhibition.

Following the exhibition period, submissions will be considered and where relevant, incorporated into the document before a report is submitted to Council.

ITEM 6.3 Councillor Expenses and Facilities Policy

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council is required under Section 252 of the *NSW Local Government Act 1993*, to adopt a Policy for the payment of any expenses and provision of any facilities for the Mayor and Councillors.

By way background, Councillors would be aware that the recent Parliamentary Inquiry included an examination of matters concerning Council's existing Policy.

Pleasingly, the Office of Local Government's (OLG) have confirmed that Council's Policy in essence, accords with their applicable template/guideline regarding the matter.

Further, Council's Audit, Risk and Improvement Committee – as part of their audit program - has also:

- review Council's Policy and concluded that it is largely consistent with the suggested policy template and guidelines issued by OLG and complies with regulatory requirements; and
- notwithstanding the above, the Committee had made some recommendations and/or suggestions to strengthen the efficiency and effectiveness of the Policy.

ISSUE

Given the above, ideally, Council would wait for OLG to again review their guidelines on the matter before proposing any changes. That said, it is understood that their review is not a priority at present.

Notwithstanding this - and following discussions at the Audit, Risk and Improvement Committee – it was agreed that a review should be completed this calendar year by Council rather than await OLG's review.

On that basis, this report has been prepared, having regard to:

- the recommendations and/or suggestions put forward by the Audit, Risk and Improvement Committee; and
- Feedback provided by Councillors, following their consideration of the recent Briefing Note circulated regarding the matter.

RECOMMENDATION That -

1. In accordance with Section 252(4) of the *Local Government Act 1993*, Council, in principle, agree to the amendments proposed to Council's Councillor Expenses and Facilities Policy, as outlined in this report.
2. Council's proposed Councillor Expenses and Facilities Policy be placed on public exhibition in accordance with the requirements of the Local Government Act 1993.
3. Subsequently, a further report be submitted to Council at the conclusion of the public exhibition period, for Council's consideration.

ATTACHMENTS [Click here for attachment](#)

- A. Draft Councillor Expenses and Facilities Policy

POLICY IMPACT

Adoption of this Policy ensures Council abides by good governance practices and meets its legislative obligations.

FINANCIAL IMPACT

The draft Policy will not result in any significant change to the budget requirements. A budget allocation for Councillor expenses has been provided for in the 2022/23 and 2023/24 financial years.

COMMUNITY IMPACT

This report is seeking Council endorsement to place the draft Councillor Expenses and Facilities Policy on public exhibition, allowing members of the public to make submissions for the consideration of Council.

The adoption of these policies provides our community the assurance that relevant policies and practices are in place to ensure that Council meets its obligations under the *NSW Local Government Act 1993* and its Corporate Governance Framework.

DETAILED INFORMATION

BACKGROUND

Despite recent issues/comments raised in a recent Parliamentary Inquiry regarding matters concerning Council's existing Policy, in the main, both OLG and Council's Audit, Risk and Improvement Committee have confirmed that Council's Policy, accords with their applicable template/guideline regarding the matter.

Nevertheless, a review of the Policy was carried out, having regard to matters raised by the Audit Committee – in terms of providing further clarity, consistency and strengthening the efficiency and effectiveness of the Policy – having regard to OLG's suggested template/guideline for NSW Council's.

Ordinarily, Council would not make changes to its Policy unless and/or until such time that OLG required all councils to reflect any updates and/or changes with regards to the matter.

That said, it was agreed in discussions at its recent Audit, Risk and Improvement Committee meeting that Council should proceed to review its Policy by the end of this calendar year.

DRAFT POLICY

Having regard to the above – and feedback received from Councillors following its consideration of a recent Briefing Note distributed on the matter – Council's existing Policy has been modified in certain parts to streamline certain sections/clauses of the Policy and/or remove particular clauses not suggested by the OLG template.

Whilst the financial impact of the changes is quite minor and/or immaterial, they do reflect and/or better accord with the essence and/or intent that OLG expected when formulating its guidelines for all councils.

LOCAL GOVERNMENT ACT 1993

The legislative requirements concerning Council's Policy are governed by Section 252 and 253 of the *Local Government Act 1993* (the Act).

Indeed, Section 252(5) specifically requires that *"...a policy under this section must comply with the provisions of this Act, the regulations and any relevant guidelines issued under section 23A."*

Importantly, Council's Draft Policy accords with the relevant provisions of Section 252 of the Act.

In progressing the amendment to Council's Policy (Section 253 of the Act), Council is required to:

- Give public notice of its intention to adopt or amend a policy for the payment of expenses or provision of facilities allowing at least 28 days for the making of public submissions;

- Consider any submissions made within the time allowed for submissions and make any appropriate changes to the draft policy or amendment, before adopting or amending the policy;
- Despite the above points, a Council need not give public notice of a proposed amendment to its policy for the payment of expenses or provision of facilities if the council is of the opinion that the proposed amendment is not substantial.

Whilst the amendments may be minor from a financial perspective, they do depart from our current policy and as such – as a precaution – should be exhibited for the purposes of transparency and good governance.

7 GOVERNANCE AND ADMINISTRATION MATTERS

The following items are submitted for consideration -

7.1	Integrated Planning and Reporting - adoption of revised CBCity 2025 (incorporating the Delivery Program 2022-25 and Operational Plan 2023/24), Asset Management Strategy 2023-33 and Financial Management Strategy 2023-33	83
7.2	Griffith Park Precinct Plan	101
7.3	Cash and Investment Report as at 31 May 2023	105
7.4	2023-2027 Community Safety & Crime Prevention Plan	111
7.5	Code of Meeting Practice - Amendment to 2023 Schedule of Meetings	115

Governance and Administration Matters - 27 June 2023

ITEM 7.1 **Integrated Planning and Reporting - adoption of revised CBCity 2025 (incorporating the Delivery Program 2022-25 and Operational Plan 2023/24), Asset Management Strategy 2023-33 and Financial Management Strategy 2023-33**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

Section 406 of the *Local Government Act 1993* requires all councils to prepare a suite of integrated planning and reporting (IPR) documents comprising:

- Community Strategic Plan for the City (minimum ten-years);
- Delivery Program for the Council (Council term);
- Operational Plan for the Council (prepared annually);
- Resourcing Strategy for Council covering Asset Management (ten-years), Financial Management (ten-years) and Workforce Planning (Council term); and
- Community Engagement Framework, Policy and Toolkit.

The suite was first adopted by Council in 2022 following the December 2021 Local Government elections.

ISSUE

The IPR documents are important because they set out a vision, priorities and goals, and the strategies and actions to achieve them. The IPR Framework provides a reporting structure to communicate progress to the community and documents must be reviewed regularly to ensure goals and actions are still relevant.

As Council's Budget and Schedule of Fees and Charges form part of the Operational Plan, this must be reviewed/prepared, exhibited and adopted on an annual basis.

The IPR suite of documents has been reviewed in accordance with legislative requirements and exhibited for stakeholder and community comment from 24 May to 21 June 2023. This report presents revised IPR documents for adoption and provides a detailed breakdown of Council's finances to support the plans.

RECOMMENDATION That -

1. In accordance with ss402-406 of the *Local Government Act 1993*, Council's revised Integrated Planning and Reporting documents, including Council's Delivery Program 2022-25 and Operational Plan 2023/24 incorporating the Budget and Schedule of Fees and Charges (collectively known as CBCity 2025); Asset Management Strategy 2023-33; and Financial Management Strategy 2023-33 be adopted.

2. Those members of the community that provided formal submissions be thanked and advised of Council's responses in this report.
3. In accordance with the relevant sections of the *Local Government Act 1993*, Council makes the following Rates and Charges – Former Bankstown City Council:

3.1 Rating

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2023 to 30 June 2024 upon the land value of all rateable land within the former Bankstown City Council categorised as Residential or Business as detailed in the following table:

Category / Sub-Category	Ad-Valorem Rate	Minimum Rate
Residential – Ordinary	0.00126660	\$990.00
Business – Commercial Large	0.00424311	\$990.00
Business – Commercial General	0.00360981	\$990.00
Business – Industrial Large	0.00424311	\$990.00
Business – Industrial General	0.00360981	\$990.00
Business – Ordinary	0.00297651	\$990.00

The residential and business ad valorem rates in the table above have been adjusted to account for year 3 (2023/24) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

3.1.1 Bankstown Airport

For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an equivalent ad-valorem rate or minimum charge that applies to the Business – Industrial General sub-category.

3.2 Domestic Waste Management Service Charges

Subject to provision of Sections 496, 501, 502 and 504 of the *Local Government Act 1993*, annual Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2023 to 30 June 2024, as follows:

Type of Charge	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic – Waste Management	\$605.00
Each additional service in respect of single dwelling premises.	Domestic Waste Extra Service	\$335.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$369.00

Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$1015.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,667.00
Each additional service in respect of recycling.	Extra Recycling Service	\$94.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$153.00
Rateable Vacant Land	Domestic Waste Vacant Land	\$159.00
Each additional service in respect of multi residential unit - single bins	Domestic Waste Extra Service Strata single bin	\$166.00

3.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2023 to 30 June 2024 as follows:

Description of Charge	Charge
Annual residential property charge	\$25.00
Annual residential strata property charge	\$12.50
Annual business property charge per 350 square metres or part there-of for non-vacant business land	\$25.00
Annual business property charge per 350 square metres or part there of surface land area for strata business unit (proportioned to each lot based on unit entitlement) not less than \$5.00.	\$25.00
Mixed Developments – see below	

3.3.1 Mixed Developments

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property; and
- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential stormwater management charge.

3.3.2 Bankstown Airport

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply an annual Stormwater Management Charge of \$25.00 per property plus an additional \$25.00 for each 350 square metres or part of 350 square metres by which the area of the parcel of land exceeds 350 square metres.

3.3.3 Exemptions

- Bowling and Golf Clubs - where the dominant use is open space;
- Council-owned land;
- Properties zoned: Open space 6(a); Private Recreation 6(b); and Rural.

3.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 (inclusive) will be 9.0% per annum.

3.5 Voluntary Pensioner Rebate

In addition to the current maximum pensioner rebate of \$250.00 per annum, Council continue to provide a further voluntary rebate, totalling \$40.00 per annum in accordance with Council's 'Rates and Charges, debt recovery and Hardship Assistance Policy'.

4. In accordance with the relevant sections of the *Local Government Act 1993*, Council makes the following Rates and Charges – former Canterbury City Council:

4.1 Rating

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2023 to 30 June 2024 upon the land value of all rateable land within the former Canterbury City Council categorised as Residential or Business as detailed in the following table:

Category / Sub-Category	Ad-Valorem Rate	Minimum Rate
Residential – Ordinary	0.00129942	\$990.00
Business – Commercial Large	0.00435306	\$990.00
Business – Commercial General	0.00370335	\$990.00
Business – Industrial Large	0.00435306	\$990.00
Business – Industrial General	0.00370335	\$990.00
Business – Ordinary	0.00305364	\$990.00

The residential and business ad valorem rates in the table above have been adjusted to account for year 3 (2023/24) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

4.2 Domestic Waste Management Service Charges

Subject to the provisions of Sections 496, 501, 502 and 504 of the *Local Government Act 1993*, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2023 to 30 June 2024, as follows:

Type of Premises	Short Name	Annual Charge
An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available.	Domestic Waste Service	\$605.00
Properties categorised as Business (with or without residential accommodation)	Waste Management – Business	\$605.00
Each additional service.	Domestic Waste Extra Service	\$335.00
Each additional service in respect of multi residential units - 240L.	Domestic Waste Extra Strata Service	\$369.00
Each additional service in respect of multi residential units - 660L.	Domestic Waste Extra Strata Service	\$1,015.00
Each additional service in respect of multi residential units - 1100L.	Domestic Waste Extra Strata Service	\$1,667.00
Each additional service in respect of recycling.	Extra Recycling Service	\$94.00
Each additional service in respect of Greenwaste.	Extra Green Waste Service	\$153.00
Rateable Vacant Land	Domestic Waste - Vacant	\$159.00

4.3 Stormwater Management Charges

Council make and levy an annual stormwater management service charge for the year 1 July 2023 to 30 June 2024 as follows:

Description of Charge	Charge
Annual residential property charge	\$25.00
Annual residential strata property charge	\$12.50
Annual business property charge per 350 square metres or part there-of for non-vacant business land	\$25.00
Annual business property charge per 350 square metres or part there of surface land area for strata business unit (proportioned to each lot based on unit entitlement) not less than \$5.00.	\$25.00
Mixed Developments – see below	

4.3.1 Mixed Developments

- Adopt the dominant Rating category as applied to the parcel of land as determined by the Valuer General and apply to each relevant property; and
- In the event that a mixed development is 50% residential and 50% business, Council will apply a residential stormwater management charge.

4.3.2 Exemptions

- Bowling and Golf Clubs - where the dominant use is open space;
- Council-owned land;
- Properties zoned: Open space 6(a); Private Recreation 6(b); and Rural.

4.4 Interest Rate on Overdue Rates & Charges

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2023 to 30 June 2024 (inclusive) will be 9.0% per annum.

4.5 Voluntary Pensioner Rebate

In addition to the current maximum pensioner rebate of \$250.00 per annum, Council continue to provide a further voluntary rebate, totalling \$40.00 per annum, in accordance with Council's 'Rates and Charges, Debt Recovery and Hardship Assistance Policy.

5. Council endorse the adjustment to Council's full-time equivalent employee resources, as outlined in the report.
6. Council adopt the proposed Financial Management and Asset Management Strategies and actions, as outlined in the report.
7. Council adopt the use of Ward Funds, as outlined in the report.

ATTACHMENTS

[Click here for attachments](#)

- A. CBCity 2025
- B. Financial Management Strategy 2023-33
- C. Asset Management Strategy 2023-33
- D. Submissions Table

POLICY IMPACT

The IPR suite of documents have been prepared in accordance with the Office of Local Government's IPR Framework including the IPR Guidelines and Handbook for Local Government in NSW (September 2021).

FINANCIAL IMPACT

The 2023/24 Operational Plan sets out Council's Revenue Policy, Budget and Schedule of Fees and Charges for the 2023/24 financial year. Budgets are reviewed regularly for amendment to maintain currency and to ensure they reflect Council decisions.

The Long Term Financial Plan further details financial forecasts for the next decade. The Asset Management Strategy outlines costs to maintain Council assets over the next decade.

COMMUNITY IMPACT

The IPR Framework including the Community Strategic Plan, Delivery Program, Operational Plan and Resourcing Strategies ensure that Council continues to focus the priorities identified by the community and that resources are properly allocated to address them.

DETAILED INFORMATION

Under the *Local Government Act 1993*, councils are required to develop a hierarchy of plans known as the Integrated Planning and Reporting (IPR) Framework. The plans focus on short and long-term issues facing the City and aim to anticipate the needs and expectations of current and future communities.

All documents are based on ongoing and specific community engagement activities to ensure that they continue to reflect community and stakeholder priorities and aspirations.

Format

The IPR documents are structured around seven Destinations or key themes.

1. Safe and Strong;
2. Clean and Green;
3. Prosperous and Innovative;
4. Moving and Integrated;
5. Healthy and Active;
6. Liveable and Distinctive; and
7. Leading and Engaged.

CBCity 2025 - DELIVERY PROGRAM 2022-25 AND OPERATIONAL PLAN 2023/24

The Delivery Program examines the important issues facing the Council and outlines the priorities for the Council term to ensure that services continue to meet community expectations in terms of quality and value for money. The 2022-25 revised Delivery Program will focus on a range of priorities including:

- Leading the way to create a cool, clean and green city by increasing the tree canopy and progressing a new Community Recycling Facility at Kelso Park;
- Taking a more customer-centric approach to service delivery, aligning services with community expectations, and using data and technology to improve service provision (e.g. using artificial intelligence and cameras on trucks to monitor and maintain the road conditions);
- Being a good corporate citizen by promoting sustainability, resilience, safety, compliance, accountability, volunteerism and open government;
- Improving road and footpath conditions, and building active transport corridors;
- Advocating for the community and our City, especially ensuring better outcomes from NSW Government planning and infrastructure initiatives (e.g. transforming Canterbury and Bankstown-Lidcombe Hospitals into state- of-the-art facilities);
- Master planning for our local and village centres i.e. Belfield, Belmore, Canterbury, Lakemba, Punchbowl and Wiley Park; and
- Marketing the City, promoting investment, and providing for the creative and cultural needs of our community (e.g. Campsie Cultural Hub, night time economy, destination events).

A full list of priorities are set out in the Delivery Program.

Annual Operational Plans expand on the priorities in the Delivery Program by identifying the specific services and projects Council will provide in that financial year. The draft Operational Plan 2023/24 will see Council spending \$114.9M* on capital works across the City including:

- \$60.3 million for upgrades at community buildings and leisure and aquatic facilities;
- \$13.9 million for road, car park, bridge and traffic upgrades;
- \$9.6 million for our parks, playgrounds and sporting facilities;
- \$2 million for water quality improvements; and
- \$4.2 million for town centres.

**Figure represents revised capital works budget for 2023/24 and excludes projects that will be carried over from current financial year for delivery during 2023/24.*

Key highlights of the 2023/24 Operational Plan include:

- Commencing construction on a new leisure and aquatic centre at Canterbury, Council's largest capital works project;
- Keeping the city and cool with more tree planting and a Towards Net Zero Emissions Plan;
- Delivering an annual calendar of events, including Ramadan Nights Lakemba, Lunar New Year and Bankstown Bites;
- Commencing engagement and planning for new Campsie Cultural Hub, Panania Library and Knowledge Centre and the Roberts Park Community Hub;
- Designing new community facilities at Griffith Park, Bankstown, and constructing a new community facility at Thurina Park;
- Commencing planning for future upgrades at Belmore and Lakemba town centres;
- Upgrading playgrounds at Bennett Park, Croydon Park, Deverall Park, Ewen Park, Roma Reserve, The Crest and exercise equipment at Cairds Avenue Reserve;
- Constructing a BMX track;
- City-wide road rehabilitation including Edgar Street at Condell Park, Urana Road at Villawood, Loch Street at Campsie, Bishop Street at Revesby, and The Boulevard at Punchbowl; and
- Sporting facility upgrades at The Crest, Bass Hill, and Croydon Park.

The revised Delivery Program 2022-25 and the 2023/24 Operational Plan, 2023/24 Budget, Revenue Policy, Pricing Policy and 2023/24 Schedule Fees and Charges is Attachment A to this report.

RESOURCING STRATEGY

The Resourcing Strategy ensures that Council has all the resources it needs to deliver on its commitment to the community. It comprises a 10-year Asset Management Plan, 10-year Long Term Financial Plan (both revised and attached for adoption) and a three-year Workforce Strategy (adopted in 2022).

Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP) – 10 years

Council's current financial position and performance (from a cashflow perspective) is considered sound and stable. That said, Council's long-term financial plan forecasts a number of financial challenges, particularly in adequately funding Council's required asset maintenance and backlog requirements.

In the main, Council's LTFP:

- Identifies some of the financial pressures Council continues to face, in terms of escalating non-discretionary costs, cost-shifting, increasing replacement cost and depreciation of Council's infrastructure assets and reduction in government grants, particularly allocations made to Council under the Financial Assistance Grant program;
- Reflects Council's approach to managing growth, throughout the local government area, particularly from a financial perspective; and
- Addresses funding under several scenarios to meet Council's ongoing asset maintenance, asset renewal and backlog estimates.

Council's LTFP and associated financial management strategies have been updated to reflect Council's financial forecasts and strategies to maintain cash reserves in ensuring the prudent management of Council's financial obligations.

The document is Attachment B to this report.

Asset Management Strategy – 10 years

Council has one of the most advanced and well-populated asset management systems in NSW Local Government to manage its asset base of roads, buildings, parks, drainage infrastructure and other community assets (with a total gross replacement cost in excess of \$5.6 billion). In relation to these existing assets, there are three critical issues:

1. The cost of maintenance and renewal is going up;
2. There is a gap between the funding available for ongoing maintenance and renewal of our assets and what should be spent to keep assets in reasonable condition; and
3. Some assets are beyond maintenance and need to be replaced.

The Asset Management Strategy is a ten-year plan to address both the Renewal Gap and to manage the Asset Backlog in a reasonable timeframe. It contains a funding strategy which has been aligned with the LTFP and provides for all Council assets to have a current Asset Management Plan detailing the whole lifecycle of the asset including responsibilities and accountabilities for the delivery, routine maintenance, partial capital renewal and (as required) the disposal or renewal of the asset.

The document is Attachment C to this report.

POST EXHIBITION - FINANCIAL BUDGET CHANGES

Throughout the exhibition period, Council's 2023/24 budget has been adjusted to reflect items not known at the time of preparing the draft Budget. The net financial impact of those changes is reflected in the tables and/or information below:

Item	Exhibited Budget \$'000	Revised Budget \$'000	Change \$'000
INCOME			
User Fees and Charges	20,753	20,403	(350)
Interest and Investment Revenue	11,303	11,300	(3)
Other Revenues	14,654	14,850	196
Grants & Contributions - Operating	21,242	20,192	(1,050)
Grants & Contributions - Capital	21,740	25,167	3,427
	387,412	389,633	2,221
EXPENDITURE			
Employment Costs	170,111	168,909	(1,202)
Borrowing Costs	1,415	2,492	1,077
Materials & Services	120,898	121,104	206
Other Expenses	13,782	13,762	(20)
	396,307	396,369	61
NET CHANGE			1,310

By way of summary, some of the more notable changes were made as a result of the following issues:

- A decrease in Operating Grants of \$1.0M as a result of the Sydney Regional Illegal Dumping Squad (RID), a service which Council operated on behalf of the EPA and participating Councils being wound up effective 30 June 2023;
- An increase in Capital Grants as a result of approvals for new capital grants received during the exhibition period;
- Employment costs have been reduced by \$1.2M, being the 10 FTE positions engaged in the RID service which is being wound up effective 30 June 2023;
- Based on rising interest rates, a \$1.1M increase in Borrowing Costs relating to the \$44.3M loan for the Canterbury Leisure and Aquatic Centre; and

Council's full-time equivalent (FTE) employee numbers (organisational structure) for the 2023/24 financial year is set at 1,484 being 1,473 permanent FTEs and 11 temporary FTEs (including 10 grant-funded FTEs and the new two-year fixed-term FTE for Studioventure). This includes a reduction of 10 permanent FTEs as a result of the Sydney Regional Illegal Dumping Squad, a service which Council operated on behalf of the EPA and participating councils being wound up effective 30 June 2023.

Capital Works (CAPEX)

A summary of the capital budget adjustments are as follows;

Item	Exhibited Budget \$'000	Revised Budget \$'000	Changes \$'000
Bridges	-	500	500
Buildings	7,970	60,302	52,332
Carparks	260	560	300
Drainage Conduits	1,980	1,980	-
Waste Management	16,000	16,000	-
Town Centres	3,965	4,215	250
Open Space	7,300	9,190	1,890
Park/Street Furniture	400	435	35
Park Lighting	-	-	-
Pathways and Boardwalks	80	971	891
Road Pavement	10,628	10,788	160
Traffic Management Devices	-	1,119	1,119
Water Courses and water quality devices	-	-	-
Operational Assets	8,622	8,872	250
TOTAL CAPEX	57,205	114,931	57,727

The above table incorporates the following changes:

- Addition of \$52.0M for the construction of Canterbury Leisure and Aquatic Centre;
- Addition of approximately \$3.4M for grant funded capital projects approved during the exhibition period including:
 - Active Transport improvements - planning and design of new pedestrian/bike bridges to cross the Cooks River at Charles Street, Canterbury and Bayview Avenue, Earlwood; construction of Phillips Avenue Canterbury shared path, and construction of pedestrian / bike crossings at Fore Street and Wardell Road; and
 - Renewal of Lakemba War Memorial;
- Increase to the Goondah Reserve Embellishment budget to enable the commencement of early works; and
- Minor alterations to project budgets.

A number of carryovers from the 2022/23 capital works program are anticipated to be rolled over into the 2023/24 program to enable completion of these important community projects. The current environment, namely current economic conditions has had an impact on the delivery of Council's program of works. Supply chain issues, resourcing, market conditions and the ability to attract contractors has led to delays with capital projects.

Use of Councillor Ward Funds

In addition, requests to allocate the following Ward Funds for specific projects have been received and reflected as part of this budget process.

Project	Councillor	Allocation \$
Installation of sign at James Folster Reserve, Ashbury	Nguyen	600

Fees and Charges

As noted, Council has varied certain fees and charges to reflect certain adjustments, particularly statutory fees advised during the exhibition period, administrative/text changes made to the content and formatting, alignment of certain fees and reducing, where appropriate, certain fees applied by Council.

A summary of the changes is as follows:

Fee or Charge	Exhibited Fee (excl. GST)	Revised/New Fee (excl. GST)	Reason for Change
	\$	\$	
PROPERTY & RATING INFORMATION RATING ENQUIRY & PROCESSING			
Interest on Overdue Rates - (Office of Local Government to advise)	6.00%	9.00%	Rate applicable for 2023/24 as advised by the Office of Local Government
PROPERTY & RATING INFORMATION MOBILE TELECOMMUNICATION TOWERS			
Investigation Fee	3077.14	3077.15	Administrative change
LIBRARY SERVICES AUSTRALIAN INTERLIBRARY RESOURCE SHARING			
Express - (delivery within 2 hours), as set by the State Library of NSW. Copy: Electronic Delivery	55.63	55.54	Fees set by the Australian Library and Information Association for 2023/24
Express - (delivery within 2 hours), as set by the State Library of NSW. Loan: Postal delivery or courier equivalent included in the loan Fee	70.64	70.50	
Rush -(delivery within 24 hours), as set by the State Library of NSW. Copy: Electronic delivery	37.09	37.00	
Rush -(delivery within 24 hours), as set by the State Library of NSW. Loan: Postal delivery or courier equivalent included in the loan Fee	52.14	52.05	
Core - (delivery within 4 working days), to special, university and charging libraries. Copy: Electronic Delivery	18.59	18.55	
Core - (delivery within 4 working days), to special, university and charging libraries. Loan: Postal delivery or courier equivalent included in the loan Fee	28.55	28.55	
LIBRARY SERVICES FAX CHARGES			
Sending Charges (NSW) - First Page	0.00	-	Library Services no longer offers Faxing
a) Each additional page	0.00	-	
Receiving Charges (NSW) - First Page	0.00	-	
Sending Charges (Other Aust. States) - First Page	0.00	-	
b) Each additional page	0.00	-	
Receiving Charges (Other Aust. States) - First Page	0.00	-	

Sending Charges (International) - First Page	0.00	-	
c) Each additional page	0.00	-	
Receiving Charges (International) - First Page	0.00	-	
LIBRARY SERVICES BOOKING FEE SPECIAL EVENTS			
Adult (18 yrs and over) - Per Person Per booking - Non-Refundable	4.54	4.55	Administrative change
Child (under 18yrs) / Senior (60+) - Per Person Per Booking - Non-Refundable	2.46	2.73	Administrative change
LIBRARY SERVICES MEETING ROOM HIRE (ALL LIBRARIES AND KNOWLEDGE CENTRES) Private / Commercial Groups / Government / Tutoring Groups			
Private / Commercial Groups / Government / Tutoring Groups - Per Hour - for Riverwood Library	13.64	22.73	Fee adjusted to be in line with other fees listed in the section
Private / Commercial Groups / Government / Tutoring Groups - Per Hour - for all Libraries	22.73	-	Removed as all library branches have been covered in other fees listed in the section
LIBRARY SERVICES MEETING ROOM HIRE (ALL LIBRARIES AND KNOWLEDGE CENTRES) Community & Local Community Groups			
Community & Local Community Groups - Per Hour - For all libraries	9.09	-	Removed as all library branches have been covered in other fees listed in the section
DEVELOPMENT SERVICES DEVELOPMENT APPLICATION - NEW DWELLING HOUSE			
No additions and/or alterations	Refer to Part 15 (Division 1) of Environmental Planning and Assessment Regulation 2000	Refer to Environmental Planning and Assessment Regulation 2021	Legislative references updated based on NSW Department of Planning
DEVELOPMENT SERVICES SUBDIVISION APPLICATIONS - CONSOLIDATIONS, STRATA TITLES AND BOUNDARY ADJUSTMENTS			
New Road - Base Fee	665.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
New Road - Per Additional Lot	65.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
No New Road - Base Fee	330.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee

No New Road - Per Additional Lot	53.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
Strata - Base Fee	330.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
Strata - Per Additional Lot	65.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
Certification of final plans of subdivision (subdivision certificate/linen plan release) per lot	100.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
DEVELOPMENT SERVICES SIGNS			
Signs - Base Charge	285.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee
Signs - Additional Charge for each extra Advertisement	93.00	Refer to Environmental Planning and Assessment Regulation 2021	Amended to accommodate any changes to the legislated fee

EXHIBITION

Council gave approval for public exhibition of the IPR documents at its meeting held on 23 May 2023. Exhibition occurred from 24 May to 21 June 2023. A number of strategies were used to ensure that the exhibition achieved good coverage of the City:

- Notices published in the electronic version of local papers – The Torch and translated in local Chinese, Vietnamese, Arabic and Greek newspapers;
- All documents made available at Customer Service Centres and on Council's website, including ability to submit comments directly via Haveyoursay;
- Documents available in hard copy on request (one resident requested a copy); and
- E-notifications sent to Council's contacts for community groups and business groups.

Exhibition in the digital environment indicated a very good awareness and 'informed' status of participants:

- 1,312 visitors initiated 1,718 sessions and accessed 2,502 "pages/units" of project information;
- Visitors viewed the project information on the Have Your Say digital platform of over 23 hours and on the document reader for over 42 hours;
- 489 project documents were downloaded, including:
 - Delivery Program - Operational Plan – 344;

- Financial Management Strategy – 84;
 - Asset Management Strategy – 61; and
- 10 feedback responses were received from the community (six on-line and four by direct email).

The matters raised in the submissions received are summarised in detail in Attachment D. Some of the general feelings and thoughts to come from the exhibition included:

- A desire for traffic management solutions to be implemented to support walking, cycling and micromobility across the City;
- A desire for Bankstown CBD to continue to evolve into a major hub for the City with a more cosmopolitan feel;
- Concerns about fee increases associated and payment/ membership options associated with the delivery of our leisure and aquatic services;
- Interest in the Masterplanning of local centres, in particular Punchbowl, to support revitalisation of local business and affordable housing;
- Various issues relating to Jensen Park as a football facility, including the need for recognition of the facility as a regional facility, the need for a site Masterplan, and field lighting requirements;
- A desire for Potts Park football field to be improved with drainage and sprinklers;
- A feeling that Council should review usage fees and charges and costs for lighting for community sporting facilities; and
- Concern about Council spending and anticipated income over the period, including how the additional funds raised via the SRV will be expended or absorbed by increasing Council costs.

The submitters will each receive a response from Council regarding their comments, though no amendments to plans were necessary as a result of the submissions received.

AMENDMENTS TO THE PLANS

CBCity 2025 (incorporating the Delivery Program and Operational Plan) and Financial Management Strategy (FMS) and Long-Term Financial Plan (LTFP) were amended to:

- Reflect the post exhibition changes to Council's schedule of fees and charges as outlined in this report; and
- Reflect the post exhibition financial budget changes as outlined in this report above including:
 - a decrease in Operating Grants of \$1.0M and in employment costs of \$1.2M as a result of the Sydney Regional Illegal Dumping Squad (RID), a service which Council operated on behalf of the EPA and participating councils, being wound up effective 30 June 2023;
 - addition of \$52.0M for the construction of Canterbury Leisure and Aquatic Centre;
 - a \$1.1M increase in Borrowing Costs based on rising interest rates, relating to the \$44.3M loan for the Canterbury Leisure and Aquatic Centre; and
 - addition of approximately \$3.4M for grant funded capital projects approved during the exhibition period for Active Transport projects and renewal of the Lakemba War Memorial; and
 - increase to the Goondah Reserve Embellishment budget to enable the commencement of early works.

There were also a number of administrative/textural changes made to the content and formatting of the IPR Suite, resulting from further internal review during the exhibition period. These did not result in substantive changes and do not impact on the substance of the documents, except where mentioned in this report.

CONCLUSION

Council's goal is to provide residents with high quality facilities and services and position the City to best capture future opportunities. Our integrated planning suite ensures sufficient attention is given to strategic decision-making at the local level. It details future direction, significant initiatives and projected budgets to guide progress and measure performance. Each annual operational plan is a further step towards achieving the broader goals outlined in IPR documents.

Governance and Administration Matters - 27 June 2023

ITEM 7.2 Griffith Park Precinct Plan

AUTHOR City Future

PURPOSE AND BACKGROUND

The purpose of this report is to update Council on planning for the Griffith Park Precinct. This project has been identified in CBCity 2025, incorporating the Delivery Program 2022-25 and Operational Plan 2022/23.

ISSUE

Planning for the Griffith Park Precinct has progressed to the stage where Council is ready to commence the design process. Given the significance of this Precinct in the Bankstown CBD, Council will be inviting eligible parties to participate in the Griffith Park Precinct Design Competition.

The purpose of the competition is to develop the Griffith Park Precinct Plan, including a concept design and detailed design and tender construction drawings to enable Council to deliver a new multipurpose community facility and associated public domain.

RECOMMENDATION

That Council commence the Griffith Park Precinct Design process.

ATTACHMENTS

Nil

POLICY IMPACT

This project delivers on, and is consistent with, the Bankstown City Centre Masterplan and Canterbury-Bankstown Local Infrastructure Contributions Plan 2022. It supports the aspirations of the Community Strategic Plan and contributes to the Safe and Strong destination.

The Design Competition is consistent with Council's Procurement Policy and complies with Section 55 of the *Local Government Act 1993*. The competition will deliver a two stage tender process, the first stage is the Expression of Interest (EOI) which is open to all parties. Following the EOI four tenders will be shortlisted to undertake the second stage Request For Tender (RFT). The successful tender will be commissioned to deliver the detailed designs and tender construction drawings.

FINANCIAL IMPACT

Funding for the design competition has been made available through the 2022/23 capital works program budget. Allocation of funding for the construction phase will be considered through Council's future annual budget and operational planning processes.

COMMUNITY IMPACT

The Community Strategic Plan highlights the community's aspiration to be a proud inclusive community that unites, celebrates and cares. It is therefore vital that the provision of high quality community infrastructure, such as community facilities is considered.

To help inform Council's planning for the Griffith Park Precinct, a needs analysis was undertaken in 2020. Through this process, the community had an opportunity to put forward their ideas for improvements to the park, streets and community spaces. An analysis of the information received during this time revealed the following priorities for the Precinct:

- Increased and enhanced green open space and recreational opportunities for diverse users;
- New and improved facilities for a community and cultural Precinct;
- Attractive, safe and comfortable public domain for people to stay and enjoy;
- Improved access and mobility to, within, and through the Precinct; and
- Day and night activation.

The development of the Griffith Park Precinct Plan and new multipurpose community facility will deliver on these aspirations.

DETAILED INFORMATION

In September 2021, Council endorsed the draft Bankstown City Centre Masterplan (Masterplan) which sets out mechanisms to improve the quality and sustainability of the city centre, and create a great place for the community.

The Masterplan identifies Griffith Park Precinct (Precinct) as significant open space on the western edge of the CBD. It sits between the commercial activities of the southern Bankstown CBD and residential neighbourhoods to its south and west and includes important community assets such as the Bankstown Arts Centre, Griffith Park and Brandon Street Carpark.

Given the significant population growth forecast within the Bankstown CBD, the Precinct presents an opportunity to provide improved and increased green space, play space, and community and cultural outcomes to support current and future residents, workers, students and businesses.

Accordingly, it is appropriate that Council prepare a Precinct Plan to strategically guide the future development and embellishment of the Precinct. The Plan will consider the existing park, playground, Bowling Club, Bankstown Arts Centre, Olympic Parade and associated car parking. Importantly, the Plan will deliver an integrated social, cultural and economic precinct and include the design of a new multipurpose community centre. It is envisioned that implementation of the Precinct Plan would be undertaken as a phased process, spanning approximately twenty years.

At the 22 November 2022 Ordinary Meeting, Council considered an Unsolicited Proposal (USP) by Bankstown District Sports Club, the owners of the Bankstown Bowling Club site adjoining Griffith Park. As part of the USP, the potential for Council to acquire the Bowling Club site through a land swap was proposed. This proposal has the potential to open up the Precinct and deliver greater place outcomes. While this matter has not yet been determined, it is appropriate that consolidation of the sites within Griffith Park be considered as part of Council's future planning for the Precinct if this ever eventuates.

Based on the Precinct Plan, concept designs and a detailed design and tender construction drawings will be prepared to enable Council to deliver the works as part of its future capital works program.

Approach

To optimise design excellence for both the built form and public domain, the Precinct Plan, and associated design of the multipurpose community centre, will be delivered through a Design Competition. This approach provides Council with a unique opportunity to seek a proposal delivering the following benefits:

- Offers Council an alternative way to seek high-quality design
- can generate the development of multiple ideas
- generates public interest in the project and supporting innovation.
- attracts a much broader range of quality entries
- It can help test assumptions, broaden outlook and maximise opportunities prior to implementing built work.

The deliverables of the Design Competition will be informed by Council's strategic planning for the Bankstown CBD and previous relevant works including community engagement, feasibility studies and needs analysis.

The Competition process is composed of the following stages:

- Stage 1A – Urban design and architectural specialists will be invited to submit an open Expression of Interest (EOI).
- Stage 1B – In accordance with the Probity Plan, four EOIs will be selected by the Competition Jury (see below) and approved to proceed to the next stage.
- Stage 2 - Design response stage. The four successful EOIs will be required to prepare a Precinct Plan, including concept design of a new multipurpose community facility and associated public domain. These 4 concepts will be placed on exhibition for the community to provide comment.
- Stage 3 – A winner will be selected by the Jury, with the outcome of the Jury's deliberations reported to Council for final approval. The winning concept design will then be placed on public exhibition, providing an opportunity for the community to provide further comment on the design. Following this process, the winner will be required to prepare detailed designs and tender construction drawings to enable Council to deliver the works as part of its future capital works program.

Council has engaged an independent Competition Advisor to oversee the development of the Competition consistent with the Australian Institute of Architects Guidelines for conducting competitions. The Competition Jury will be selected based on advice of the independent Competition Advisor specifically for this project and will be comprised of independent experts with experience in architecture and urban / landscape design, and a Council representative with relevant experience.

The Griffith Park Precinct Design Competition will commence on 18 July 2023, and it is anticipated that the winner will be announced in March 2024.

Governance and Administration Matters - 27 June 2023

ITEM 7.3 Cash and Investment Report as at 31 May 2023

AUTHOR Corporate

PURPOSE AND BACKGROUND

In accordance with Clause 212 of the *Local Government (General) Regulation 2021*, the Responsible Accounting Officer must provide the Council with a written report each month, which sets out the details of all money that council has invested under Section 625 of the Local Government Act 1993.

Council's investments are managed in accordance with Council's Investment policy. The report below provides a consolidated summary of Council's total cash investments.

ISSUE

This report details Council's cash and investments as at 31 May 2023.

RECOMMENDATION That -

1. The Cash and Investment Report as at 31 May 2023 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

ATTACHMENTS [Click here for attachment](#)

- A. Imperium Markets May 2023 Investment Report

POLICY IMPACT

Council's investments are maintained in accordance with legislative requirements and its Investment Policy.

FINANCIAL IMPACT

Interest earned for this period has been reflected in Council's financial operating result for this financial year. Council's annual budget will be reviewed, having regard to Council's actual returns, as required.

COMMUNITY IMPACT

There is no impact on the community, the environment and the reputation of Canterbury Bankstown.

DETAILED INFORMATION

Cash and investment summary – as at 31 May 2023

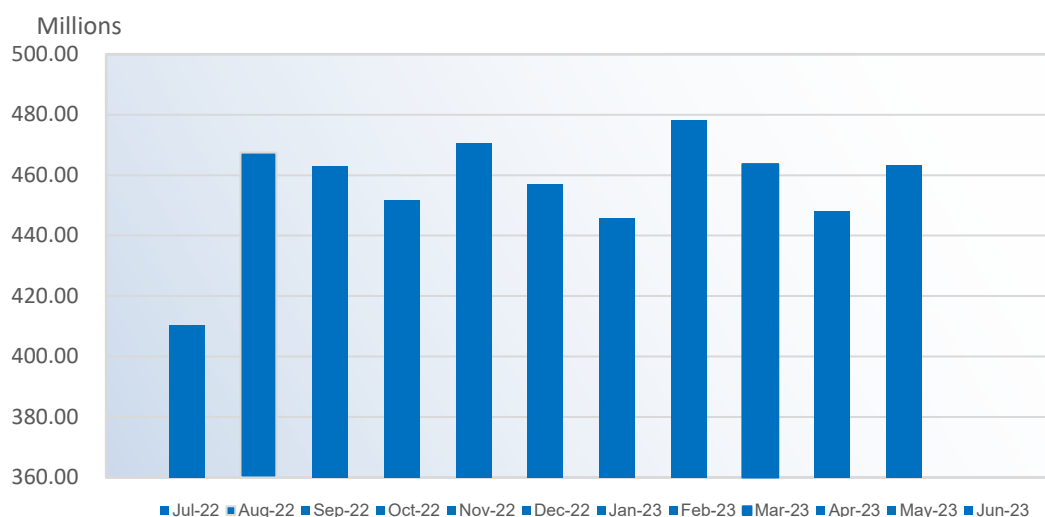
In total, Council's cash and investment holdings as at 31 May 2023 is as follows:

Cash and investments	\$
Cash at bank	6,959,102
Deposits at call	45,077,759
Term deposits	323,000,000
Floating Rate Notes	47,536,892
Workers compensation security deposit	4,686,000
Bonds	36,000,000
Total cash and investments	463,259,753

Council's level of cash and investments varies from month to month, particularly given the timing of Council's rates and collection cycle, its operations and carrying out its capital works program. The portfolio balances are made up of cash balances at month end held for external restrictions (e.g. unspent developer contributions, domestic waste reserves and unexpended grants), internal restrictions (e.g. infrastructure reserves, employee leave provisions, cash deposits and other reserves) and unrestricted cash (Council's working capital).

The following graph outlines Council's closing cash and investment balances from July 2022 to May 2023.

Cash and investments rolling monthly balance 2022-2023



Summary of Council's investment interest income earned for the period to 31 May 2023 is as follows:

Interest income	May 2023 \$	Year-to-date May 2023 \$
Budget	736,792	8,104,708
Actual interest	1,128,797	10,204,775
Variance	392,005	2,100,067
Variance (%)	53.20%	25.91%

Council is also required to ensure that its portfolio has an appropriate level of diversification and maturity profile. This is to ensure that funds are available when required and where possible to minimise any re-investment risk.

The tables below outline Council's portfolio by maturity limits and investment type:

Maturity profile		
	Actual % of portfolio	Policy limits %
Cash	12.2	100
Working capital funds (0-3 months)	3.5	100
Short term (3-12 months)	21.7	100
Short – medium (1-2 years)	29.0	70
Medium (2-5 years)	33.6	50
Long term (5-10 years)	0	5
Total cash and investments	100%	

Portfolio allocation	
	Actual % of portfolio
Cash at bank	1.5
Deposits at call	9.7
Term deposits	69.7
Floating Rate Notes	10.3
Workers compensation security deposit	1.0
Bonds	7.8
Total cash and investments	100%

Early Withdrawal of Term Deposits

Given the unexpected sharp rise in official interest rates, and Council's longer-term view when assessing its investment returns, a number of Council's current term deposits have been locked in at investment rates much lower than prevailing investment rates in the market. The terms and conditions on these term deposits provide that it is at the banks discretion as to whether they will 'break' a term deposit early or not.

Council has now approached the relevant banks to seek what options are available to it for the early withdrawal of some term deposits to then be able to reinvest those funds in term deposits yielding higher prevailing rates. From options provided by the banks, Council Officers have assessed the value of breaking existing term deposits, pay the banks 'break' costs and reinvest at the current prevailing higher rates.

Council has instructed a number of banks to early withdraw some of its currently lower yielding term deposits and provided those banks with the 31-day notice period required by the banking regulations set by the regulator (APRA). Reinvestment of these term deposits with higher prevailing interest rates will be reflected in the July Investment report to Council.

ITEM 7.4 2023-2027 Community Safety & Crime Prevention Plan

AUTHOR Community Services

PURPOSE AND BACKGROUND

For Council to endorse the draft 2023 – 2027 Community Safety & Crime Prevention Plan for public exhibition.

ISSUE

This will be the first Community Safety & Crime Prevention (CSCP) Plan developed as an amalgamated Council. The Plan outlines CBCity's commitment to improving community safety and addressing crime issues within the LGA. It provides actions that Council will implement over a four-year period.

Council will implement the community safety and crime priorities actions and focus areas of this Plan over a four-year period including targeted programs within each of Council's five Wards.

By implementing this Plan, Council will ensure the key community safety and crime areas outlined are addressed through effective actioning of the identified objectives. Council also will continue to strengthen partnerships between local Emergency Services, community organisations, local businesses and other safety and crime stakeholders as part of this implementation process.

The previous CSCP Plan expired in 2019 and there have been delays with the development of this Plan due to Covid-19 and limited opportunities for meaningful community engagement. Over the last 4 years, Council has undertaken extensive community consultation via a 'Have Your Say' survey, community safety outreach and forums, focus groups, workshops with local networks and inter-agencies and through social planning.

RECOMMENDATION That -

1. Council endorses the draft 2023 – 2027 Community Safety & Crime Prevention Plan for Public Exhibition.
2. A further report be brought back to Council following the Public Exhibition.

ATTACHMENTS [Click here for attachment](#)

- A. Draft 2023-2027 CBCity Community Safety & Crime Prevention (CSCP) Plan

POLICY IMPACT

The CSCP recommendations do not supersede or conflict with current Council policies.

FINANCIAL IMPACT

Plan will be implemented utilising Council's existing operational budget.

COMMUNITY IMPACT

The Projects/actions in the CSCP have been designed to increase perceived and actual safety and reduce incidences of crime.

The recommended actions of the CSCP will not have any direct impact on the environment or environmental footprint of Canterbury Bankstown such as waste, biodiversity, waterways, air quality etc.

The recommended actions of the CSCP will have an impact on the reputation of Canterbury Bankstown Council. The Projects/actions in the CSCP aim to improve perceptions of safety across CBCity for residents, visitors and businesses. Media can have a negative influence on this therefore to manage risks, positive media releases about decreases in crime rates will be regularly released.

DETAILED INFORMATION

The development of the CSCP Plan has involved the following:

- Project establishment and desktop research.
- Community engagement involving surveys, community outreach, focus groups, workshops, social planning.
- Collection of crime statistics and data obtained from the NSW Bureau of Crime Statistics and Research (BOCSAR) and input from our three local Police Area Commands (PACs).
- Analysis of crime data and community consultation to develop both safety and crime priorities.
- Development of actions to address priorities.
- Actions shared with relevant CBCity Managers.

Community Engagement

To ensure the Plan was strategically established, Council has liaised with a variety of stakeholders and conducted multiple engagement initiatives. The extensive consultation process involved holding local safety forums and outreach sessions, community perceptions surveys, safety audits, social planning workshops, as well as gathering safety and crime information from local residents, businesses, community organisations and Police. Council focused on aspects that impact our diverse community. It is worth noting that due to COVID-19, this community engagement process was undertaken 2019 – 2022.

Focus groups were also held including with key local Community Networks and Inter-agencies including Community Drug Action Teams, Canterbury-Bankstown Domestic Violence Liaison Committee, Canterbury-Bankstown Workers With Youth Network, Canterbury-Bankstown Multicultural Interagency, Inclusive Communities Network, Twilight Sports Youth Program and Villawood Network.

What we heard:

- Most people feel safe and comfortable in the community during the day, but only 55% of respondents feel safe at night.
- General feel is that crime is high and not changing.
- 88% had not been a victim of crime within the previous 12 months
- Over half feel perceptions of safety in Canterbury Bankstown is negative
- Top concerns reported were drugs & alcohol, domestic & family violence, personal safety and scams.

Crime statistics

Incidents of crime for most crime categories in CBCity have decreased or stayed stable over the last five years as detailed in the attached CSCP. This further highlights a gap between perceptions or perceived safety and actual risk.

Plan Priority and Focus areas

Safety Priorities	Crime Priorities
Alcohol & Other Drugs	Domestic & Family Violence
Social Cohesion	Scams & Fraud
Community Perceptions	Break & Enter (non-dwelling)
Online Safety	Motor Vehicle Theft & Steal from Motor Vehicle
Homelessness	

Actions

- There are 40 proposed actions to address all the identified safety & crime priorities.
- Council will work closely with NSW Police Force and local community organisations and networks to successfully implement the actions. Some will be delivered in partnership with local services/organisations and 18 actions with various Organisational Units within Council.

Governance and Administration Matters - 27 June 2023

ITEM 7.5 **Code of Meeting Practice - Amendment to 2023 Schedule of Meetings**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

To amend the adopted 2023 Schedule of Council Meetings.

ISSUE

Given a number of Councillors are unavailable for the Ordinary Council meeting on 22 August 2023, it is proposed that the August 2023 Ordinary Meeting be rescheduled to Tuesday 29 August 2023, to ensure the majority of Councillors can be in attendance to meet the requirements of a quorum as detailed in Council's Code of Meeting Practice.

All other administrative matters remain and or are consistent with Council's Code of Meeting Practice.

RECOMMENDATION

That the 2023 Schedule of Council Meetings be amended – whereby the August 2023 Ordinary Meeting of Council be rescheduled from Tuesday, 22 August 2023 to Tuesday, 29 August 2023.

ATTACHMENTS

Nil

POLICY IMPACT

The report presents no policy impacts.

FINANCIAL IMPACT

The report has no financial impacts.

COMMUNITY IMPACT

The report does not present any significant impacts for the community.

8 SERVICE AND OPERATIONAL MATTERS

The following items are submitted for consideration -

- | | | |
|-----|---|-----|
| 8.1 | Campsie Administration Building - Reactivation of Council Meetings in Former Chambers | 119 |
| 8.2 | Council Update Electric Vehicle Charging Stations | 129 |
| 8.3 | Studioventure Review | 137 |

Service and Operational Matters - 27 June 2023

ITEM 8.1 Campsie Administration Building - Reactivation of Council Meetings in Former Chambers

AUTHOR City Assets

PURPOSE AND BACKGROUND

At the February 2023 Ordinary Meeting Council resolved to:

prepare an updated report outlining the costs associated with reactivating 6 council meetings per calendar year in the former Canterbury Council Chamber Building at 137 Beamish Street Campsie and that Council ensure that level 2 former Chamber Room is fit for purpose.

This report provides information for consideration by Council in response to the above resolution.

ISSUE

The Council administration building at Campsie is 60 years old and does not meet current building code and accessibility standards and therefore community needs. To reactivate the former Campsie Council Chambers for Council meetings, in excess of \$1M is required however, accessibility and building compliance challenges would remain.

Council resolved in April 2023 to nominate the Campsie Community and Cultural Hub as a project to obtain funding through the non-competitive council allocated NSW WestInvest Program. The Hub, to be built in the Campsie Town Centre Precinct within the next five years, will provide a fully compliant multipurpose meeting space that could accommodate monthly Council meetings.

RECOMMENDATION

That Council does not proceed with any refurbishment of the former council chambers at Campsie, for the reasons as outlined in the report.

ATTACHMENTS

Nil

POLICY IMPACT

There are no direct policy impacts that result from this matter.

FINANCIAL IMPACT

As outlined in the report, on balance it is not considered financially responsible to implement any refurbishment to the former Campsie Council chambers as accessibility and building compliance challenges remain in a building which is reaching the end of life.

To extend the life of the building, the Facilities Asset Management Plan (FAMP) outlines the following expenditure required, which excludes the former council chambers and provides no improvement in compliance, accessibility or function.

Building life Extension	Amount (\$M)
5 Years	4.3
10 Years	8.3
17 Years (max)	14.1

Should Council resolve to carry out refurbishment works to the chambers, a minimum of a further \$1M will be required, in addition to the above figures, which would need to be prioritised against other Capital Works projects across the LGA.

Since 2018, \$1.65M in capital works has been spent on the building in order to keep it operating at its current service level.

COMMUNITY IMPACT

As outlined in the report, any refurbishment will result in a significant financial cost for Council and the community, which ultimately will cater for at most six Council meetings per annum, at the expense of other important capital works projects.

The community and/or residents can observe and participate in monthly Council meetings at the Bankstown Chambers which is accessible by public transport. Campsie and Bankstown are on the same train line with a travel time, including walking, of approximately 25 minutes from chamber to chamber. Travel by motor vehicles is less than 9km.

Council had previously made available to the community free bus transport from Campsie to the Bankstown Chambers however, after several years of non use this was discontinued.

DETAILED INFORMATION

Background – Considerations to-date

The Campsie Administration Building is located at 137 Beamish Street, Campsie. Construction of the building was completed in 1963 with major refurbishments in the late 1990's and 2018/19. The building has three above ground levels primarily used as office space, a Council Chambers and a basement level carpark with storage areas.

The Campsie Administration Building is interconnected to the adjacent building located at 147 Beamish Street, Campsie. The section of the adjacent building which is occupied by Council is referred to as the Annex.

At its Ordinary Meeting in November 2017, Council resolved that:

The City of Canterbury Bankstown prepares a feasibility report into holding a set number of Council meetings (to be determined) at Council's Administration Building in Beamish Street, Campsie. This report should contain the costs and logistics involved in holding said meetings.

In May 2018, Councillors were provided with an interim report regarding the matter, particularly resolving to:

- set the required scope/standard of what the new chambers would include (Needs Based Assessment);
- the need to consider the broader compliance issues associated with constructing and/or upgrading the current Campsie chambers (Compliance Based Assessment); and
- provide Councillors with relevant briefing(s) on the matter.

In August 2018, Councillors were provided an on-site briefing, which highlighted some of the more pertinent challenges and constraints of the existing building, including a broad assessment of the financial implications in carrying out the various options.

At the Ordinary Meeting of November 2018, a further report was provided to Councillors for consideration in response to the resolutions contained in the May 2018 report. Council resolved to continue holding Ordinary Meetings at the Bankstown Council Chambers as the costs involved to refurbish the former council chambers at Campsie administration building for five meetings per year was not seen as financially responsible.

At the July 2022 Ordinary Meeting a report was presented for Council's consideration, Item 7.3 Proposal to De-amalgamate. The report provided information on the merits of a proposal to de-amalgamate Canterbury Bankstown Council and reconstitute the former Canterbury City Council and Bankstown City Council. Section 5.8 of the report provided detailed information on the poor condition of the Campsie Administration Centre, the limitation to its functional performance and the unsuitability of holding public meetings of Council in the former chambers. It concluded that whilst the option to remediate the existing building may financially be the lowest/cheapest option compared to a new building, it did not present an ideal long-term return on investment for Council. There is an opportunity to provide the community a far greater and improved outcome on the current site/area.

Assessments to-date

In May 2018 Council engaged BCA Logic, a specialist building regulation, fire, access and energy consultant to conduct a visual (non-destructive) inspection of the building including the second floor, lower ground floor and entry foyer of the ground floor only as well as a high-level comment on the Disability (Access to Premises – Buildings) Standards 2010. The purpose of this report was to assess the level of compliance of the existing building against the relevant Deemed-to-Satisfy Provisions of BCA 2016 Amendment One and the Disability (Access to Premises – Buildings) Standards 2010 (as applicable).

From the BCA Logic report the hydrant booster and its respective pipe works were implemented. Other non-critical actions were paused given the excessive costs and the uncertain long-term future use of the building.

Condition Status of the Administration Building

The Administration Building's foundations, load bearing walls, and structural elements are in fair condition with moderate deterioration. Repairs have recently been completed to the roof, gutters and downpipes which have been effective in addressing water ingress to internal areas of the building. However, the roof cover will require replacement in the short to medium term. Internal electrical, plumbing, fire and mechanical services are operational and generally in fair condition. The Annex Building's external elements are generally in fair condition including the electrical, plumbing, fire and mechanical services which are in fair to good condition with signs of minor deterioration.

The buildings require substantial planned and responsive maintenance to retain its current commercial office building service level.

Compliance status of the Administration Building

The building is classified under the National Construction Code (NCC) as a Class 5 Office with a Part 9b Function Space. Although the building was compliant at the time of construction, the fire compartmentation does not meet the requirements of NCC 2023. The main risk relates to the lack of fire separation and the lack of fire resisting construction.

Further compliance issues include but are not limited to:

- Lack of an occupant warning system
- Travel distances to exits exceeding safe limits
- Egress via a fire isolated compartment discharging to a non-fire-isolated internal area
- Non-compliance with various Disability Discrimination Act (DDA) requirements including lift car accessibility requirements
- Commercial kitchen (L2) is non-compliant with Safe Food Australia Standard and AS 4674.

Maintenance and Capital works conducted in the Administration building

The total value of works carried out in the Campsie Administration Building (2 of 3 floors occupied) and Annex since 2018 is in excess of \$1.6M and includes the following:

- Continuous roof repairs and installation of new stormwater overflows
- Continuous AC repairs and replacement
- Carpet, painting, electrical, lighting
- Fire compliance works - installation of fire hydrant booster and pipe work
- Councillor Offices and additional office space
- Façade repairs

Facilities Asset Management Plan (FAMP)

In May 2023 Council commissioned an independent Facilities Asset Management Plan (FAMP) for the site. The plan outlines the current condition and compliance status of the asset as well as the maintenance strategies and a life cycle cost plan. The building's remaining life in its current state is estimated in the FAMP to be a maximum of 17 years provided regular maintenance and repairs are carried out.

For asset management purposes, Council applies a useful life of 40-60 years for building assets. The Campsie Administration building is currently 60 years old.

The FAMP indicates that asset condition, statutory compliance and accessibility are below the industry average requiring major remedial works in the short term to ensure they remain fit for purpose. A major component of the required remedial works is the replacement of the lift. Heating equipment and hydraulic services all have relatively low energy and water efficiency and performance and been subject to ongoing maintenance in recent years due to their age and condition.

The key points from FAMP are:

- The minimum cost to occupy the building for the next five years is **\$4.3M** (this includes defect repairs, minor reactive maintenance and fire compliance only).
- Lifecycle cost based on a 10 year program is **\$8.3M**
- Lifecycle cost for an additional seven years is estimated to be **\$5.8M**
- Total investment of **\$14.1M** is required to be invested in the building to provide a reasonable level of service for the next 17 years.
- The demolition cost of the building, including annex and carpark is estimated to be **\$3M**

The FAMP notes that recent upgrades of the fire suppression systems, in particular the installation of fire hydrants at both the Administration Building and Annex, have significantly improved safety. Additional compliance actions are included in the life cycle plan costings in the FAMP.

Reactivation of Former Council Chambers - Needs Based Assessment

At the February 2023 Ordinary Meeting Council resolved:

That Council prepare an updated report outlining the costs associated with reactivating six council meetings per calendar year in the former Canterbury Council Chamber Building at 137 Beamish Street Campsie and that Council ensure that level 2 former Chamber Room is fit for purpose.

The existing Council Chambers is located on the second floor of the Campsie Administration Building. It was designed to accommodate nine councillors on the floor (crescent shaped table) with the Mayor and up to eight members of the executive or senior staff at the raised head table.

The chambers furniture/desks which were once used by councillors, media and other staff, have reached their end of life, therefore no longer fit for purpose and need to be replaced. This is also necessary to accommodate of all councillors and other meeting participants.

The gallery area could originally accommodate up to 70 members of the public with an interlocking chair system however, there is no physical separation between Councillors and the public other than a mobile rope system. The existing seating is in good condition and can be retained. The reconfiguration of the Councillor's desks and construction of a suitable separation wall to improve security, will reduce the public gallery to approximately 48 seats.

The ceiling in the chambers is showing signs of water damage and staining that requires attention.

The existing IT equipment in the former chambers has reached end of life, modifications to the audio and video system need to be undertaken in order to comply with current legislative requirements and Council's Code of Meeting Practice for Council meetings. This includes items such as microphones, cameras, wi-fi, recording hardware, digital signage, speakers, screens and meeting management software.

Painting, carpet repairs and furniture would also be required to provide a committee room in the former General Manager's office and reinstatement of the Mayor's meeting room for councillors use.

All catering including cleaning of place settings would need to be prepared and completed off-site. The current kitchen area on Level 2 is not a commercial kitchen and is non-compliant with Safe Food Australia Standard and AS 4674. The finishes, fittings, and fixtures are in a deteriorated state, rendering the surfaces unsuitable for food preparation. Pre-meeting meals and refreshments would need to be served by a caterer in the existing function room which also requires maintenance and replacement of furniture. The cost to provide a new commercial kitchen has not been included in this investigation.

The Chambers can be accessed either from the basement at the rear of the building or the foyer of the Customer Service area on ground floor at the front of the building by climbing 2/3 flights of stairs or using the elevator lift. This provides several challenges as only staff, councillors and catering/support staff will be permitted access from the basement. During Council meetings which are held after normal office hours, the general public will require

several concierge staff on ground floor and Level 2 service. The assistance is to allow access for the building front foyer, lift, chambers and toilets and ensure access to the unauthorised office areas is prevented.

As highlighted, there are existing non-compliances with various Disability Discrimination Act (DDA) requirements including the elevator lift car. Also due to its age, the lift's availability for use is unreliable, exacerbated by the difficulty in sourcing replacement parts. Therefore, the lift will need to be fully replaced with a larger unit within the space available to achieve compliance and significantly improve reliability. The unisex accessible toilets on Level 2 can only be accessed via the female toilets and therefore will require a concierge service.

To reactivate the former Campsie Council chambers, the minimum requirements and costs are summarised below, which is addition to the \$14.1M required to maintain the building for another 17 years :

- New seating arrangement for 15 councillors and support staff
- A suitable public gallery with separation from councillors
- Upgraded IT equipment
- Accessibility upgrades
- Dining area suitable for meals and two meeting rooms
- Concierge/security support staff

The cost summary for the minimal reconfiguration option of the existing Council Chambers is as follows:

Description	Amount (\$)
Chamber Meeting Furniture	55,000
Audio and Video installation	300,000
Ceiling repairs	50,000
Painting, carpet cleaning/repairs, furniture replacement, cabinetry, branding, gallery partition (Chambers, Function Room, Committee Room, Mayor's room)	100,000
Miscellaneous maintenance items/Cleaning/security/concierge	15,000
Replace lift - DDA compliant lift	350,000
Contingencies* 25%	218,000
Total	1,088,000

*Note – A high contingency has been applied due to the high probability of latent conditions when working on a building of this age.

The ground floor Customer Service centre and first floor are currently occupied by Council staff. The second floor has no staff and is only occupied by IT equipment.

The building has remained occupied by Council staff since 1963. Risks are currently managed during normal working hours as staff are familiar with the building layout, routinely trained for fire emergencies and there is a presence of fire wardens. Also, the general public only need to access the ground floor. The building was compliant at the time of construction and remains fit for occupancy for its current level of service and function in line with the mentioned management procedures.

The existing non-compliances with today's standards must be accepted if re-establishing Council meetings in the building. This is based on bringing the public to the non-compliant building on an irregular basis and outside normal working hours.

Proposed development - Campsie Community and Cultural Hub

In reviewing the feasibility of returning Council meetings to the Campsie Administration Building at Campsie, the current proposal for major redevelopment of the civic precinct should be considered.

Campsie Town Centre is undergoing significant transformation. Sparking this transformation is the conversion of Campsie Station into a Metro Station, which will improve connectivity and position the centre as a central junction between the Sydney CBD and Western Sydney.

Council is proactively planning to strengthen the role of Campsie as a Strategic Centre by increasing housing, employment, recreation and cultural opportunities to create a true destination centre in line with NSW government mandates and Council's Local Strategic Planning Statement (LSPS) and Housing Strategy. The centre will have new and enhanced community, arts and cultural facilities complementing a growing night-time economy as a visitor destination.

The Community and Cultural Hub is proposed to be constructed within the Campsie Town Centre Precinct and undertaken on the Council land. The project is strongly driven by the growth of the town centre, community service needs, and strategic alignments. The *Campsie Town Centre Master Plan* identifies the site being underutilised and possessing the ability to play a greater role in meeting community needs and support the town centre growth.

To facilitate these objectives Council resolved in April 2023 to nominate the Campsie Community and Cultural Hub as a project to obtain funding through the non-competitive council allocated NSW WestInvest Program. Federal Government funding has been made available to contribute toward delivery of the new exemplar Community and Cultural Hub within the next five years. The planning phase has commenced and the detail design will be accelerated upon finalisation of various funding agreements.

The Hub will provide approximately 4,500 m² of floor space over four storeys and will include:

- 3,000m² new library incl. multipurpose meeting space, office space, complementary commercial/retail and back-of-house spaces
- 1,100 m² multimedia and cultural space
- 300 m² music hub integrated with Orion Theatre as a performance/ function space
- 1,500 m² civic plaza with employment- generating spaces of up to 150sqm
- 4,000 m² outdoor open spaces

- Demolition of the existing single-storey offices (Annex)

Therefore, it should be noted that the Hub will provide a compliant, accessible and fit for purpose multi-user meeting spaces than could accommodate monthly Ordinary Council meetings.

Council Considerations

To keep the administration building operating in its current state for a further 17 years a cost of \$14.1M is required, excluding lift upgrade, various accessibility issues and food preparation areas. To reactivate the former Council Chambers an additional cost in excess of \$1M is required.

Limitations of the building can be summarised as:

- The Building is 60 years old (useful life is 40-60 years) and is nearing the end of its useful life.
- Several limitations to the functional performance of the Building and non-compliances such as poor vertical transport (lifts) performance and water ingress.
- Public access to the customer service centre is poor due to the lack of accessible passageway from the car park to the main entry in the Building
- The current Council Chambers are not ideally suitable for holding public meetings of Council, significant works required.
- The air conditioning central plant is approaching the end of its useful life
- The bathrooms throughout the Building are largely inadequate
- Broadly, the Building Code of Australia non-compliance relate to major fire compartmentalisation and essential services coverage throughout the building.
- The external structure of the Building is in a fair to poor condition, remedial work is required
- The car park surface is in poor condition, with extensive cracking at stopping and transition points across the car park.

The Community and Cultural Hub development should be taken into considered when deciding on the future use of the Campsie Administration Building and therefore having regard to any further capital expenditure.

Recommendations

As evident from the figures and information above, the existing building requires significant investment in order to maintain a less than optimal accessibility, functionality and service levels and effectively reached end of life.

In excess of \$1M is required to re-activate Council meetings in the Campsie Administration building former chambers. This is not considered to be financially responsible based on:

- the limited number of Council meetings to be held at the site each year
- the remaining life of the building with less than optimal accessibility, functionality and service levels
- the Campsie Community and Cultural Hub which will be delivered within the next five years which could accommodate monthly Ordinary Council meetings

- the availability of an existing compliant Council chambers meeting space at Bankstown which is less than 9km from Campsie and accessible by public transport in 25 minutes.

It is recommended that the Bankstown Chambers should continue to be used for all Council meetings until the Campsie Community and Cultural Hub is completed and then meetings between the two locations be considered by Council.

Service and Operational Matters - 27 June 2023

ITEM 8.2

Council Update Electric Vehicle Charging Stations

AUTHOR

City Future

PURPOSE AND BACKGROUND

At the May 2023 Council meeting Council resolved that Councillors receive an updated report on the status of establishing EV charging stations in our City, and any potential implications. This report provides the response to this resolution.

ISSUE

The uptake of electric vehicles is increasing rapidly and there is an expectation from the NSW State Government and the community that council facilitate the availability of EV Charging infrastructure (EVC) across the city. However, at the same time, council needs to ensure that it does not take on additional responsibilities that are better undertaken by other parties and to limit the impact of EVC on the public domain whilst supporting residents without access to off-street charging.

Development of an Electric Vehicle Charging Strategic Plan will assist Council to prioritise actions to support our community with the uptake of EV's as we transition to zero-emission.

RECOMMENDATION

That Council develop an Electric Vehicle Charging Strategic Plan to support our community with the uptake of EV's as we transition to zero-emission.

ATTACHMENTS

Nil

POLICY IMPACT

The development of a CBCity Electric Vehicle (charging) Strategic Plan is consistent with several of Council's existing strategies including:

- Bankstown Complete Streets
- Connective City 2036
- Bankstown and Campsie Masterplans
- CBCity Resilience Strategy

It also delivers on the community aspirations set out in the Community Strategic Plan, in particular to reduce our carbon footprint and facilitate improved movement around the City for all users.

FINANCIAL IMPACT

The future development of a CBCity Electric Vehicle (charging) Strategic Plan will encourage and support our community with the uptake of electric vehicles as we transition to zero-emission.

COMMUNITY IMPACT

The future development of a CBCity Electric Vehicle (charging) Strategic Plan will encourage and support our community with the uptake of electric vehicles as we transition to zero-emission.

DETAILED INFORMATION

Background

The market for electric vehicles in Australia and around the world is growing. The Australian and NSW State Government have been slow to support electric vehicles (EV)'s, however new measures and funding are starting to create the policy environment that's needed. The NSW Government anticipates that 52% of new vehicle sales will be electric by 2030.

The NSW Government has policies and rebates to encourage EV uptake including rebates for EV purchases, fleet transition incentives and funding for progressive rollout of EV Fast Charging (EVC) infrastructure to support the NSW Electric Vehicle Strategy. Co-funding (up to 50%, through a competitive process) is available to private operators to install EVC across the whole state. The majority of funding to date has included EVC on private land (Ampol, BP, Tesla, Evie, NRMA, Zeus Renewables).

Range anxiety, once seen as the biggest obstacle to EV ownership is also one of the most widely misunderstood issues. The range of passenger EV's currently available in Australia averages around 400km per full charge. In a recent survey 90% of Tesla EV owners reported using public chargers less than once per week. <https://electricvehiclecouncil.com.au/wp-content/uploads/2022/09/EVownerinsights.pdf>

Home EVC potential in Canterbury Bankstown

The Electric Vehicle Council (*State of Electric Vehicles October 2022*) estimates that over 80% of EV charging will be done at homes with convenient access to an existing electrical supply that they are already paying for.

Away from home charging (in public or private spaces) will provide approximately 10% of EV charging servicing drivers on long journeys and those without ready access to charging at home.

According to the 2021 census for Canterbury Bankstown LGA:

- 83% of households have one or more vehicles and
- 11% of households do not own a car.
- 46% of dwellings are medium or high density - which may or may not have access to off street parking for at-home charging

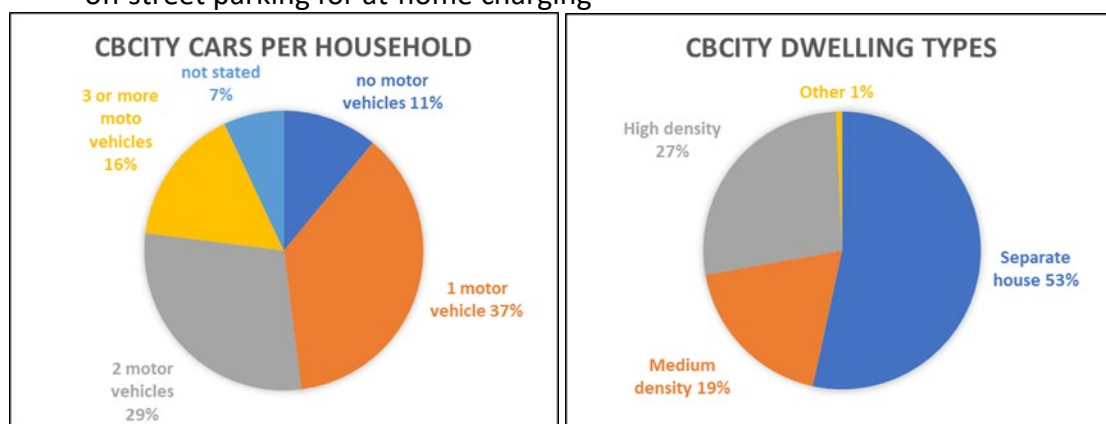


Fig 1. 2021 Canterbury Bankstown LGA Census data -cars/household and dwelling types.

<https://profile.id.com.au/canterbury-bankstown>

It is anticipated that the majority of strata complexes, both medium and high-density dwellings with off street parking, would currently have no provision for EVC, and retrofitting would be very expensive even where possible.

Understanding EVC

The following table provides an overview of the types and speed of different EVC's. Pricing charged per kWh of electricity varies from \$0.11/kWh to \$0.69/kWh.

Charger Level	Other name	KW	AC/ DC	Km added per hour	Approx. time to full charge	Typical use and estimated cost
Level 1	Trickle	1.4	AC	10-20	40-50 hours	Home charging domestic power outlet
Level 2		3.3 – 7.4	AC	20-40	10-20 hours	Domestic charging with charger installed Cost ~ \$1,000 - \$2,500 + installation*
Level 2	Fast	11-22	AC	50 -120	3-8 hours	3 Phase Power, typically installed in homes, apartment complexes, workplaces, shopping centres, clubs. Cost ~ \$6,000 + installation*
Level 3	Rapid	50+	DC	250-500	1-2 hours	Rapid charging usually found on major routes, commercial premises, petrol stations. Cost ~ \$40,000 - \$100,000 + installation**
Level 3	Ultra Rapid	350+	DC	1,000+	Less than 1 hour	Ultra Rapid usually found on major routes, commercial premises, petrol stations to provide for faster charging. Cost ~ \$100,000 - \$200,000 + installation**

Table 1. Typical Electric Vehicle Charger types, speeds and typical use.

*Costs based on <https://evse.com.au/blog/evchargercost/>

**Installation for Level 3 can be very expensive ranging between \$15,000-\$60,000 depending on the specific site requirements (i.e. requirement for new transformer, upgrade electrical supply, labour etc).

Current and Future EVC in CBC

The NSW government has held two rounds of co-funded grants for the installation of EVC.

- Round 1 \$39M (Oct 2022 – with 2 years to complete installation)
- Round 2 \$80M (to be announced June 2023 – with 18 months to complete installation)

All current EVC are listed on PlugShare, which is the most used on-line map for locating Public Charging station locations in Australia. Details of upcoming EVC installations are available on the NSW Electric Vehicle Fast Charging Infrastructure Master Plan.

EXISTING CBCity EVC SITES	Charger Type	No Bays
Wiley Park BP, King Georges Rd	Level 2 Fast	2
Revesby BP Milperra Rd & The River Rd	Level 2 Fast	2
Bankstown HomeCo Bankstown, 9-49 Chapel Rd	Level 2 Fast	2
Bankstown Sports Club	Level 2 Tesla	2
Roselands The Lantern Club, Roselands Ave,	Level 2 Fast	-
Padstow Middy's Fairford Road	Level 2 Customers	-
Campsie CBCity, 21 Shakespeare St car park	Level 2	2
Canterbury CBCity, Charles St	Level 2 Smart Pole	1
UPCOMING NSW Govt Co-funding Round 1 – Installation within 18-months		
Bankstown Central shopping Centre	Level 3 Rapid	4
	Level 3 Ultra-rapid	2
Ampol ,1285 Canterbury Road Punchbowl	Level 3 Rapid	4
Ampol, 81 Wangee Rd Lakemba	Level 3 Rapid	2

Ampol, 87-91 Roberts Road Greenacre	Level 3 Rapid	2
Tesla – North Terrace Bankstown - (6 bays)	Level 3 Rapid	4
	Level 3 Ultra-rapid	2
UPCOMING NSW Govt co-funding Round 2 – Installation within 18-months		
Sites to be announced mid-June 2023		

Table 2. Existing and Upcoming EVC in Canterbury Bankstown LGA

<https://www.plugshare.com/> <https://nswmaps.evenergi.com/>

Determining the role of Local Government in EVC

NSW local councils have several options in terms of engaging with how, or even if, EVC is deployed on council controlled public land (e.g. council carparks, on-street charging). There are significant differences between regional and metropolitan councils with regard to the benefits of EVC in the public domain. For example, promoting tourism or providing charging in residential areas with constrained private charging opportunities.

Recent amendments to the State Environmental Planning Policy (Transport & Infrastructure) 2021 (SEPP) facilitate the installation of EVC units on public land (discussed further below). Public authorities such as Ausgrid are exempt and are deploying EVC on a number of their street kiosk substations, including advertising, both with and without consultation with the local councils.

The pressure for the implementation of EVC, particularly in the public domain, is moving faster than the development of strategies, policy or guidelines. One of the biggest and most challenging decisions councils need to make is what role they want to play in owning and operating EVC infrastructure, partnering with 3rd party operators or just facilitation by providing kerbside parking spaces for EV's only. Alternatively, should the majority of publicly accessible EVC be provided on private land such as shopping centres, petrol stations, commercial recreational facilities and fast-food outlets.

Considering EVC on council controlled public land, each council is unique and must decide on the model(s) that best suit their individual characteristics including risks they are willing to bear, existing council policies and plans, as well as potential to achieve the best outcome based on local constraints, resources and community expectations.

Southern Regional Organisation of Councils (SSROC) EV Working Group

SSROC 12 member councils and North Sydney are developing a regional approach to guide EV Charging infrastructure on council lands. Membership of the group includes strategic planning, transport, property management and environmental sustainability professionals. Amongst SSROC member councils there is a wide range of recommended approaches to facilitating EVC in both off and on street locations including:

1. EVC Council Ownership

Council owned, installed and operated EVC. Involves high cost, high risk, liability, maintenance, upkeep, staff resources/capacity and reputational risk.

2. EVC Engagement / Enablement

Engage with relevant key partners including private providers to deliver EVC on council land and/or carparks. Involves risk, uncertainty over partners business model and implications for council, may include advertising, long term leasing of car spaces (on and off road), council may not have the internal expertise and resources to manage issues.

3. Non-proactive, acceptance of safe EVC proposals

Council has no active involvement in the EVC and only limited control in the process e.g. traffic committee approval. Risks include limited control over sites, potential for numerous competing networks, legal challenges, no control of visual impacts and potential locational clustering.

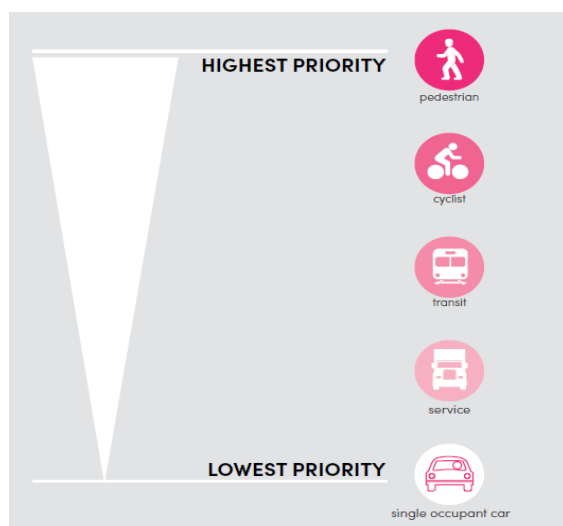
What is CBCity Doing?

Council EV Fleet Transition Plan

Council currently has 30 EV's in the pool fleet, and a similar number of EV chargers at council offices and depots. Staff have had a sharp learning experience over the past 4½ years, particularly with the installation and maintenance of EVC's including supply capacity and aging switchboard infrastructure, technology upgrades and data collection.

Additional challenges for fleet Management include limited approved panel shops authorised to repair EV's due to potential battery damage issues; the need to re-skill workshop staff to work on EV's; and providing sufficient support for ongoing electrification of the fleet.

Bankstown Complete Streets



A key component of Complete Streets (Bankstown CBD Transport and Place Plan) is the rebalancing the design of the street for all users.

Complete Streets prioritises the streetscape for people. It also recognises a growing need for the provision of EVC infrastructure in car parks and high-density developments, thus future proofing and avoiding expensive and potentially unaffordable retrofitting to accommodate electric vehicles.

Fig 2. Complete Streets Priorities

Similar recommendations are included in other Council planning strategies:

1. Connective City 2036

- Achieve Net Zero carbon emissions by 2050
- Increase EV parking capacity through Development Control Plan controls.

2. Bankstown and Campsie Masterplans

- Introduce a minimum requirement for private EVC facilities in residential development as a set ratio of all parking spaces provided
- Future proof 100% of new parking in private developments to have EV Ready Connections in the event that changing owner/occupant preferences require a private EV Connection.
- Require fast or rapid charging for all commercial developments

3. CBCity Resilience Strategy

- Implement planning controls that will ensure installation of EVC in high density development.

Ausgrid Pole Chargers

Ausgrid have commenced a program to deliver 30,000 pole mounted chargers across the Ausgrid Network by 2029. These have the potential to meet the needs of EV owners in areas with no access to off street charging. Current trials include Lake Macquarie and City of Sydney.

WestInvest Electrifying the City

In order to support the community uptake of EV's, council applied for NSW Government funding to install approximately fifteen Level 2 EVC's at council facilities across all wards. Sites will include Leisure and Aquatic Centres, Library and Knowledge Centres and Community Centres.

The WestInvest Grant is adequate to provide for the purchase, installation, maintenance and operation of 15

Level 2 EVC's with a life span of around 4-years.

Sale of electricity to be cost neutral to council.

Once funding is received, we can commence site investigations including availability of sufficient power, suitable adjacent off-street parking and likely usage by community members. It is anticipated that a tender will be held for installation, operation and maintenance of the EVC's for a period of up to four years. Before the end of the contract, we will consult with the community and evaluate actual usage of the EVC's and undertake a review to examine available options and/or the need to continue providing this service.

SEPP Amendments

To facilitate the installation EVC units (including on public land), the Department of Planning and Environment have amended the State Environmental Planning Policy (Transport & Infrastructure) 2021 as follows:

Exempt development	<ul style="list-style-type: none">• Bus Depot, car park, car washing facility, highway service centre, public administration building, road maintenance depot, service station• Existing electricity or lighting pole (public authority only)• Existing street furniture (public authority only)
Permitted without consent	<ul style="list-style-type: none">• Land owned or controlled by a public authority

Permitted consent	with	<ul style="list-style-type: none"> Public land if the unit is for the non-commercial use of an owner or occupier of the adjacent residential premises Any location provided it does not obstruct vehicular, cyclist or pedestrian access to or from a building or access to a fire hydrant (public authority only)
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Table 3. NSW SEPP Amendments February 2023.

The SEPP does not provide guidance on operational matters. Consideration will need to be given to the following issues:

- Ownership
- Liability
- Installation/maintenance costs
- Parking rights and charging times
- Advertising

Next Steps

The goal of council should be to increase EVC options in strategic locations for residents, organisations and businesses in anticipation of continued EV uptake.

Development of an Electric Vehicle Charging Strategic Plan for CBCity, will assist Council to prioritise actions to support our community with the uptake of EV's as we transition to zero-emission. Actions in the EVC Plan should include, but not be limited to:

- Prioritising active transport and public transport, with individual cars (even EV's) the least preferred
- Charging at home and work will be the priority
- There is an expectation for the market to do the heavy lifting on private land such as commercial service centres
- Protecting the public domain – public space is not the place for fuelling vehicles. The city has a role on facilitating residents who cannot charge on private property as a short-term transition
- Planning controls will facilitate the transition to EV's and are within the City's control
- New development (residential and commercial) should meet the future needs of building users and planning controls such as EV ready buildings can ensure this happens
- Explore options for working with service providers to deliver paid publicly accessible EVC in our off-street car parks at no or minimal cost to council
- Provide EVC on Council facilities / car parks (libraries, pools etc) through WestInvest grant.
- Review the need for paid on-street publicly accessible EVC in residential areas with constrained private EVC opportunities
- Limit the impact of EVC on the public domain, especially footpaths.

Service and Operational Matters - 27 June 2023

ITEM 8.3 Studioventure Review

AUTHOR City Future

PURPOSE AND BACKGROUND

In May 2022, Council resolved to support and promote the Studioventure as a trial in supporting local businesses. Studioventure has now been operating for almost 12 months.

At the March 2023 Ordinary meeting, Council resolved to prepare a report on the outcomes of the trial with a view of considering if there is continued benefit of the program for our local businesses and community organisations.

The purpose of this report is to update Council on the twelve-month trial.

ISSUE

Studioventure exists to help support small businesses create marketing content to better promote their goods and services at a discounted rate. Studioventure provides a valuable service to the business community who may not necessarily have funds to engage external professional services.

Studioventure supports businesses with their content production, particularly with videography, photography and podcasting. Marketing content production for small businesses plays a key role in supporting economic development at a local level.

RECOMMENDATION

Continue Studioventure for a further two years and continue to provide photography, videography and podcasting services to local businesses, local non-profit organisations and internal departments within Canterbury-Bankstown Council.

ATTACHMENTS

Nil

POLICY IMPACT

There are no policy implications.

FINANCIAL IMPACT

Costs for continuing Studioventure have been incorporated in the Draft 2023/24 Operational Plan and will be absorbed into Council's budgets and commitments.

The cost of operating the service has been largely offset by the costs associated with operating the previous Bankstown Business Advisory Service (BBAS) that was no longer meeting business needs. It has also freed up the former BBAS space for a commercial return as Studioventure is now operating out of the Bankstown Library and Knowledge Centre.

Currently a staff member is contracted through a recruitment agency. In order to bring down costs of resourcing, an FTE for a two-year temporary fixed term staff appointment is proposed.

COMMUNITY IMPACT

The trial has confirmed that Studioventure is a valuable service for new and small businesses in Canterbury Bankstown. This service provides a key role in supporting small and local businesses grow and the development of our local economy.

DETAILED INFORMATION

Canterbury Bankstown has more than 41,545 local businesses in the area, being the second highest number of small businesses in NSW. Over 98% of these businesses employ less than five people. They are small, lack the resources of bigger established companies and require support to grow and establish themselves in the market.

The first three years in starting a new business are critical for success. Data provided by Fundsquire (www.fundsquire.com.au) notes that 20% of businesses fail in their first year and around 60% will go bust within their first three years.

- 42% of start-up businesses fail because there's no market need for their services or products;
- 29% failed because they ran out of cash;
- 23% failed because they didn't have the right team running the business;
- 19% were outcompeted;
- 18% failed because of pricing and cost issues;
- 17% failed because of a poor product offering;
- 17% failed because they lacked a business model;
- 14% failed because of poor marketing;
- 14% failed because they ignored their customers.

Studioventure Service

Studioventure is a new 'enterprise', replacing the previous BBAS model which provided support and information to local businesses concerning the owning, operating and growing of their business.

BBAS was in decline prior to Covid with less than 10 enquiries per month. In March 2020, there was only one enquiry. During Covid, Council made the decision to close BBAS and instead create an engaging online hub, catering and connecting thousands of our local businesses to information on our website.

Studioventure opened in July 2022. It provides the following services:

- Photography;
- Videography;
- Photo editing;
- Video editing;
- Podcasting;
- Audio editing.

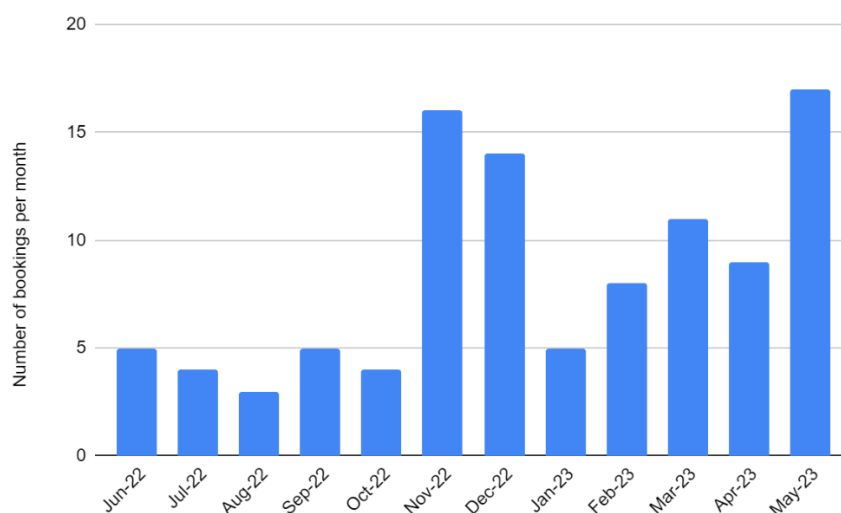
Studioventure has serviced clients from the Health disability care & support, fitness, E-Commerce and education sectors to name a few.

The most popular types of content produced include business introduction videos, staff photos, testimonials, video podcasts (for Spotify and Youtube), and we have produced content in English, Vietnamese and Arabic.

Review of Service

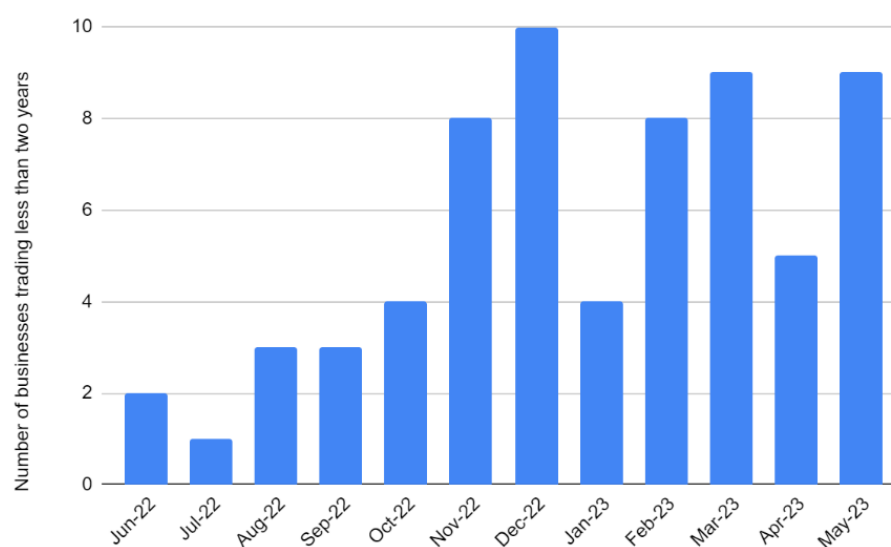
During its first year, Studioventure has had more than 130 customer bookings, helped more than 80 different businesses, and produced more than 320 hours of content for distribution on social media and online, helping drive stronger economic growth for local businesses and organisations.

Monthly number of bookings



More than 65% of Studioventure customers are businesses that have been trading less than 24 months. This indicates that the service we provide is much needed for new and small businesses that need support to help market their service.

Number of bookings from businesses trading less than two years



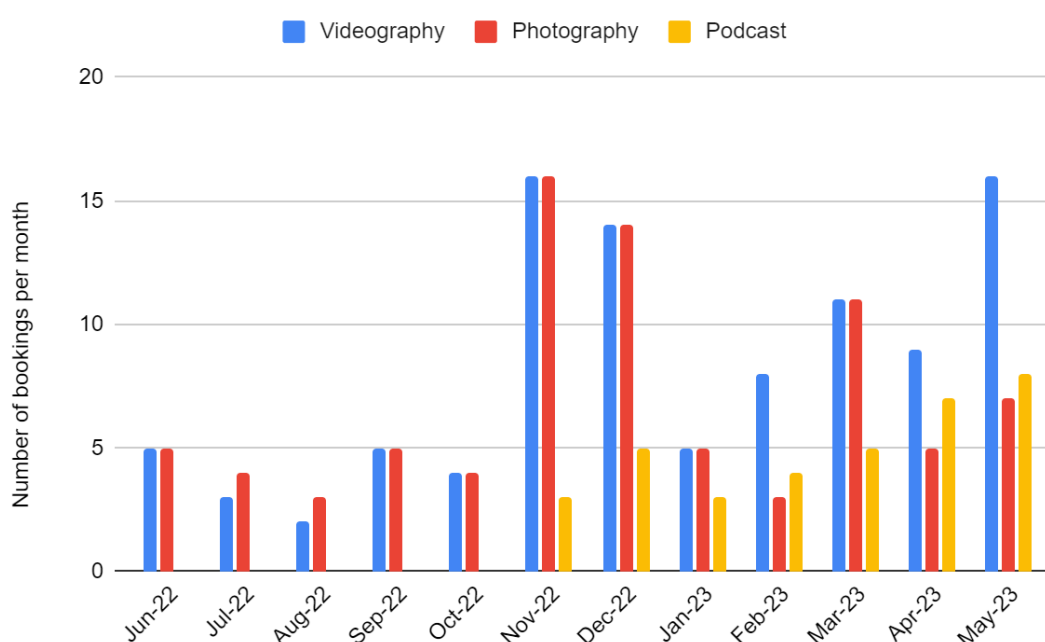
Studioventure is providing a much better outcome from our local businesses. There has been an increase in the number of customers each month, showing the popularity of the service and clear demand for marketing content production help, particularly for small local businesses.

A 12-month review of the service has identified:

- The most popular industry of our clients includes health, disability care & support, fitness and e-Commerce;
- The most popular types of content produced include business introduction videos, staff photos, testimonials, video podcasts (for Spotify and Youtube);
- We have produced content in English, Vietnamese and Arabic.

Some of the activities Studioventure supports is helping customers create content to develop an online market place, social media marketing, podcasts to promote their business and personal brand and website development.

Services used by Studioventure customers



Conclusion

Studioventure is a creative hub for small businesses to create social, website and digital content for their brands. The studio enables businesses owners to access film, photography and podcast services to assist their business to improve their digital presence.

The is more accessible to the business community as we provide a service at a discounted and cheaper rate than private services and help to further promote and profile their business to the community and wider Sydney.

A two-year trial extension of the service will allow staff to further develop the business and investigate the most appropriate use of resources for the effective and efficient running of the service.

9 COMMITTEE REPORTS

The following items are submitted for consideration -

9.1	Minutes of the Floodplain Management Committee held on 3 May 2023	145
9.2	Minutes of the Community & Inclusion Advisory Committee meeting held on 15 May 2023	149
9.3	Minutes of the Universal Access Advisory Committee meeting held on 7 June 2023	151
9.4	Minutes of the Traffic Committee Meeting held on 13 June 2023	153

Committee Reports - 27 June 2023

ITEM 9.1 **Minutes of the Floodplain Management Committee held on 3 May 2023**

AUTHOR **City Future**

PURPOSE AND BACKGROUND

The Floodplain Management Committee assists in the development and implementation of Floodplain Risk Management Plans. The recommendations of the Committee are in line with the objectives of the Committee and with established practices and procedures.

Attached are the minutes of the Floodplain Management Committee meeting held on 3 May 2023.

ISSUE

Endorsement of the Floodplain Management Committee minutes. Noting that the Committee;

- Endorsed the proposed criteria and approach to define flood planning area and tagging flood affected lots and recommended that it be presented to Council for adoption.

RECOMMENDATION

That the recommendations contained in the minutes of the Floodplain Management Committee meeting held on 3 May 2023 be endorsed.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Floodplain Management Committee 3 May 2023

POLICY IMPACT

The Floodplain Management Committee is an advisory Committee, established by Council and consistent with the approach outlined in the NSW Flood Risk Management Manual. In July 2021, the NSW Government made changes to how Council's assess flood prone land. These changes require all Councils to alter what properties are identified as flood affected and require Councils to carefully consider the impacts of development in low flood risk areas by stipulating new planning requirements. The Committee has recommended Council adopt the 1% Annual Exceedance Probability (AEP) + 0.5m freeboard as the Flood Planning Area requirement, clipped to the Probable Maximum Flood (PMF) extent with specific tagging criteria for lots as outlined in the Minutes.

FINANCIAL IMPACT

There are no immediate financial implications as a result of this report.

COMMUNITY IMPACT

Advisory Committees and Working Groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.

DETAILED INFORMATION

Matters arising from the meeting that may be of particular interest to Council include:

- Development of the WaterRIDE Automated Flood Certificate System;
- Progress of the Prospect Creek Flood Risk Management Study and Plan;
- Progress of the Prospect Creek Catchment Action Plan;
- Progress of the Salt Pan Creek Flood Planning Area mapping project; and
- Completion of the Cooks River Flood Study: Stage One project.

Committee Reports - 27 June 2023

ITEM 9.2 **Minutes of the Community & Inclusion Advisory Committee meeting held on 15 May 2023**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Working Groups on 22 February 2022.

The minutes of the Community & Inclusion Advisory Committee are attached.

ISSUE

Endorsement of the Community & Inclusion Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Community & Inclusion Advisory Committee meeting held on 15 May 2023 be endorsed.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Community & Inclusion Advisory Committee meeting held on 15 May 2023

POLICY IMPACT

Advisory Committees and Working Groups have Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

Advisory Committees and Working Groups do not have the power to incur expenditure or to bind Council but may recommend actions and initiatives to Council.

COMMUNITY IMPACT

Advisory Committees and Working Groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.

Committee Reports - 27 June 2023

ITEM 9.3 **Minutes of the Universal Access Advisory Committee meeting held on 7 June 2023**

AUTHOR **Corporate**

PURPOSE AND BACKGROUND

Council resolved to establish its Advisory Committees and Working Groups on 22 February 2022.

The minutes of the Universal Access Advisory Committee meeting are attached.

ISSUE

Endorsement of the Universal Access Advisory Committee minutes.

RECOMMENDATION

That the minutes of the Universal Access Advisory Committee meeting held on 7 June 2023 be endorsed.

ATTACHMENTS [Click here for attachment](#)

- A. Minutes of the Universal Access Advisory Committee meeting held on 7 June 2023

POLICY IMPACT

Advisory Committees and Working Groups have Terms of Reference, as well as Guidelines and Rules for their operation.

FINANCIAL IMPACT

Advisory Committees and Working Groups do not have the power to incur expenditure or to bind Council but may recommend actions and initiatives to Council.

COMMUNITY IMPACT

Advisory Committees and Working Groups provide Council with advice for the ongoing management of services to our community and information for our integrated planning and reporting framework.

Committee Reports - 27 June 2023

ITEM 9.4 **Minutes of the Traffic Committee Meeting held on 13 June 2023**

AUTHOR **City Assets**

PURPOSE AND BACKGROUND

Attached are the minutes of the Canterbury Bankstown Council Local Traffic Committee meeting held on 13 June 2023.

The Committee have been constituted to advise and make recommendations in relation to traffic activities. It has, however, no delegated authority and cannot bind Council.

The recommendations of the Committee are in line with the objectives of the Committee and with established practices and procedures.

ISSUE

Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

RECOMMENDATION

That the recommendations contained in the minutes of the Canterbury-Bankstown Council Traffic Committee meeting held on 13 June 2023, be adopted.

ATTACHMENTS [Click here for attachment](#)

A. Traffic Committee Minutes - 13 June 2023

POLICY IMPACT

The matter has no policy implications to Council.

FINANCIAL IMPACT

Potential costs arising out of recommendations of the Traffic Committees are detailed in each report and included in either current Operational Budgets or Future Works Programs for Roadworks/Traffic Facilities.

COMMUNITY IMPACT

The recommendations will improve road safety for the community whilst minimising the adverse impacts on residential amenity. Community consultations have been carried out where required.

10 NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

The following items are submitted for consideration -

10.1	Status of Previous Notices of Motion - June 2023	157
10.2	Lambeth Reserve - Councillor Linda Downey	159
10.3	Beaconsfield and Albert St Roundabout - Councillor Linda Downey	161
10.4	We Love Our Rivers Project - Councillor Jessie Nguyen	163
10.5	Dedicated Car Share Parking Spaces in Canterbury Bankstown – Councillor Jessie Nguyen	165
10.6	Public Screening - FIFA Women's World Cup 2023 - Councillor Jessie Nguyen	167
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10.8	Blocked by Utilities - Councillor George Zakhia	171
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10.10	Cooks River - Catchment Management - Councillor Clare Raffan	175
10.11	Re-Zoning 20-22 Eardell Rd, Earlwood - Councillor Barbara Coorey	177
10.12	Recognition of the Kershaw Family - Councillor Barbara Coorey	179

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.1 **Status of Previous Notices of Motion - June 2023**

AUTHOR **Corporate**

ISSUE

The attached schedule provides information to questions raised at Council's previous meeting.

RECOMMENDATION

That the information be noted.

ATTACHMENTS [Click here for attachments](#)

- A. Status of NOMs - June 2023
- B. Outgoing correspondence related to NOM resolutions

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.2 Lambeth Reserve

I, Councillor Linda Downey hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“Council write to Transport for NSW (TfNSW) requesting a joint investigation into the feasibility of improving pedestrian access across Henry Lawson Drive (HLD) to Lambeth Reserve at Picnic Point.”

BACKGROUND

Lambeth Reserve is a beautiful part of Picnic Point and the LGA however, pedestrian access for residents is difficult and potentially dangerous.

The approaches along the road shoulder and footway of HLD are uneven and narrow with trees, rock outcrops and steep grades. The main entry to the reserve is located on a bend with a speed limit of 60km/hr. Unless you come along the boardwalk from the south, access to the reserve is by car or running the gauntlet across two lanes of HLD to avoid oncoming vehicles.

I’m well aware that the existing site conditions are challenging, but our community deserves better access from their local street across the state road to their reserve. Therefore, any solution to this challenge will require collaboration between Council and TfNSW.

I am requesting that we write to TfNSW requesting a joint investigation be carried out to determine the feasibility of improving pedestrian access to Lambeth Reserve. Subject to the results, plans to improve access can be either incorporated into future upgrades of HLD by TfNSW or a submission made by Council to the annual TfNSW Active Transport grant program to potentially obtain funding.

FINANCIAL IMPACT

There is no financial impact for this motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

The motion as written can be incorporated in Council’s asset planning process subject to TfNSW funding and partnering.

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.3

Beaconsfield and Albert St Roundabout

I, Councillor Linda Downey hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council investigates the feasibility of constructing a roundabout at the intersection of Beaconsfield and Alberts Streets at Revesby, and to apply for any grant funding available.”

BACKGROUND

The local community has raised significant concerns in relation to this intersection. At the heart of their concerns is the close proximity to two schools and a major intersection at the River Road.

Residents report difficulty accessing their street, particularly during the morning and afternoon school peak periods. My understanding is they experience near misses daily. Beaconsfield Street is used by thousands of motorists including large trucks and vans and this investigation is much needed.

FINANCIAL IMPACT

It is anticipated that the traffic team can review this request as part of their normal processes.

CHIEF EXECUTIVE OFFICER'S COMMENT

The traffic team can include this intersection to their list of investigations.

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.4 We Love Our Rivers Project

I, Councillor Jessie Nguyen hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council acknowledges the staff and community groups that made the We Love Our Rivers campaign a huge success and Council write to those groups thanking them for their participation.”

BACKGROUND

We are a City of three rivers – the Cooks River, the Georges River, and the Duck River.

Rivers play an important role in the life of our City. They are an important part of our history and are prized by our community for their natural beauty and as areas of recreation and relaxation. An ecosystem of flora and fauna also rely on the existence and health of our Rivers.

Earlier this year dedicated Council staff and engaged community groups delivered the fantastic We Love Our Rivers program. The purpose of this campaign was to connect residents with our Rivers by hosting and promoting events in and around our Rivers, particularly the Cooks River.

Activities included canoe tours, nature walks, clean up events, and bird and animal watching.

Volunteer members from the Cooks River Valley Association Mudcrabs and Mudlarks, River Canoe Club, Wolli Creek Preservation Society and Landcare supported and coordinated free activities throughout March – May.

I propose that Council recognise this huge contribution by writing to and thanking the community groups for their continued support in this celebration of our Rivers and waterways.

FINANCIAL IMPACT

This motion as written does not have any financial impact.

CHIEF EXECUTIVE OFFICER'S COMMENT

This motion as written does not have any financial impact.

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.5

Dedicated Car Share Parking Spaces in Canterbury Bankstown

I, Councillor Jessie Nguyen hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council reviews the provision and possible locations for dedicated car share spaces in the City.”

BACKGROUND

The interest in car sharing has grown rapidly in the past few years. Car sharing can provide affordable access to vehicles when required. On a community level, car sharing contributes to fewer cars on our roads and a reduction in the number of vehicles competing for parking spaces.

I am aware that there is a network of 68 car share vehicles in Canterbury Bankstown. Operators include Flexicar, Popcar, Uber Carshare and GoGet. These services are mostly concentrated in the eastern suburbs of our City – namely Campsie, Canterbury and Earlwood.

And currently, there are no dedicated car share spaces.

I support the recommendations in the Bankstown Complete Streets Plan and the Campsie Masterplan to facilitate car sharing by ensuring dedicated parking within new commercial and residential developments, and in strategic, on-street locations. I also note that the draft 2023/24 Operational Plan that was recently on public exhibition proposes that a Car Share Policy is to be developed. This is a first for our City and I fully support it.

As part of the development of the Car Share Policy, I propose that this examines the opportunity for dedicated car share off-street and on-street spaces. Dedicated car share spaces across Canterbury Bankstown should be strategic, considerate, and provide residents and car share users more certainty and convenience.

FINANCIAL IMPACT

This motion as written does not have any financial impact.

CHIEF EXECUTIVE OFFICER'S COMMENT

This motion as written does not have any financial impact.

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.6

Public Screening - FIFA Women's World Cup 2023

I, Councillor Jessie Nguyen hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council works with the local football associations and Groups to offer them financial support (up to the value of \$3,000 per event) to host a maximum of 3 live screening of any of the upcoming games across the City”.

BACKGROUND

In 2022 we cheered on the Socceroos at a live outdoor public screening of the game at Beaman Park. When Craig Goodwin’s shot deflected into goal in the 78th minute there was a glimmer of hope from the crowd that we might have drawn with Argentina. However, while we may not come away with a win, it was the positive spirit of the crowd that really mattered.

Now with the Women’s World Cup here, it is again an opportunity for our fans to bring out their green and gold to cheer on the Matildas.

I propose that Council work with the Bankstown Football, Canterbury Football and other football groups to offer financial support if they are willing to coordinate and run a live screening of any of the upcoming games. In order to manage the costs, I am proposing that Council staff work with the relevant groups to limit this to a maximum of three screenings.

FINANCIAL IMPACT

As this is limited to a maximum of \$3,000, per event at 3 sites the total cost would be \$9,000. This could potentially be funded from the existing community grants for events and other sponsorship.

CHIEF EXECUTIVE OFFICER'S COMMENT

The Community Grants and Event Sponsorship Program provides financial support to assist local community-based organisations to develop and implement initiatives that enhance individual and/or community wellbeing in the Canterbury Bankstown Local Government Area with a specific program and funding dedicated to Event Sponsorship.

While the program is currently open for applications the timing for finalisation will not enable the events to be implemented for the FIFA Women’s World Cup and so this funding could be sourced from this program.

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ITEM 10.7 Updated Master Plan for Jensen Park

I, Councillor Christopher Cahill hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That:

1. At the next Quarterly Review, Council introduce funds to undertake the following:
 - a. Investigate and understand the costs to transition to LED lighting at Jensen Park
 - b. Prepare a concept plan and layout of a new amenities building
 - c. Review and update the 2014 Jensen Park Masterplan
2. Following the above, delivery of these projects then be considered as part of a future review of the Delivery Program and Capital Works Program.
3. Council work cooperatively with the Lions Football Club to achieve the vision outlined in the revised Masterplan.”

BACKGROUND

Jensen Park is a wonderful community asset that we should all be proud of.

Jensen Park is recognised as a regional football facility that benefited from the investment in strategic planning by the former Bankstown Council, which developed a site-specific Plan of Management and Master Plan in partnership with our community, stakeholders and Bankstown Lions Football Club.

The Master Plan is now approximately 10 years old and during this time and a great number of improvements have been made. It is timely now however, to undertake a review and redevelopment of the Master Plan to ensure the future priorities for this important community asset are clearly articulated. These include upgraded and modernised lighting and clubhouse facilities, change rooms, carparking and further improvements to grandstands. This will be a plan that takes Jensen to the next level and makes it the true home of soccer in the Bankstown Region. A home of similar quality and facilities as Cricket enjoys at Memorial Oval or Rugby League has at Belmore.

Having an up-to-date plan is critical as without it the Bankstown Lions don't have the ability to apply for grants as they become available to self-fund the further improvements desired at Jensen Park. The previous Master Plan has delivered a lot and a revised and updated plan can see the completion of the vision for Jensen Park.

FINANCIAL IMPACT

I understand that this project has previously been identified by Council as a priority through the development of the current Masterplan. While funds have been allocated from developer contributions, external grant money is required to deliver on the full works. Therefore, funds from the developer contributions could be allocated towards the update of the masterplan and development of concepts and costing to support future grant applications and provide greater certainty for consideration as part of future Council budget reviews.

CHIEF EXECUTIVE OFFICER'S COMMENT

Council's adopted Contributions Plan includes a specific line item to upgrade Regionals/ City wide and district sports facilities with Jensen Park identified, therefore \$35,000 could be made available for the above.

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ITEM 10.8 Blocked by Utilities

I, Councillor George Zakhia hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council write to all utilities requesting a change to their procedures where Council is immediately notified of any planned or emergency road closures.”

BACKGROUND

Recently a street in Greenacre was closed and residents began calling Councillors asking why Council closed the road without notice. So we called the CEO, who called the Director, who called various project and maintenance staff only to draw a blank. . . . Staff then drove out to see what was going and happened to find the road closed by Ausgrid without any advice to Council.

I am asking that utilities notify Council of any planned or emergency road closures so that the community can be informed and at the very least when the community call to find out why one of our roads is closed, we can have the information to advise who it is and why.

FINANCIAL IMPACT

These representations will not involve a significant investment of funding or resourcing.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no financial implications of the motion as written.

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ITEM 10.9 Finding Freedom

I, Councillor Sazeda Akter hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council staff be acknowledged for their ongoing efforts in raising awareness about the issues facing refugees, especially during Refugee Week (18 Jun-24 Jun). I further support Council in continuing to advocate on their behalf and to support the Refugee Council promote the “Finding Freedom” theme.”

BACKGROUND

According to the latest figures by the United Nations High Commissioner for Refugees (UNHCR) there are something like 117.2 million people forcibly displaced, or stateless worldwide.

Since World War 11 about 1 million refugees have found their way to our Country, with many thousands now residing in our City.

During the past week (Refugee Week), our Council has been at the forefront of raising awareness about the plight of refugees and sharing messages of support.

We also held two citizenship ceremonies welcoming several new refugees and hosted a “Finding Freedom Event” at the Bryan Brown Theatre. This event featured a number of keynote speakers and some inspirational storytelling from people who made their way to our shores under adverse conditions.

The theme of Refugee Week (2023-2025) can be summed up quite simply:

- Raising awareness of the issues affecting refugees
- Uniting the country to celebrate as one
- Promoting harmony and togetherness
- Ensuring a consistent message across the country

FINANCIAL IMPACT

There is no financial impact of my motion.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

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ITEM 10.10 Cooks River - Catchment Management

I, Councillor Clare Raffan hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council write to the NSW Government calling on a review of catchment management across the State with a view of the bringing back greater accountability and ownership of State Government Agencies in the coordination and management of the Cooks River.”

BACKGROUND

Since I have been on Council I have not only been a strong advocate for the Cooks River, I have had the privilege of representing Council on the Cooks River Alliance. Over this time Council, the Alliance and other surrounding Councils have been working collaboratively together delivering key projects such as the ‘Love Your Waterways’ Project, litter prevention, school programs, waterways health monitoring to name a few.

However, what has been clear all along is the absence of ownership and accountability by the previous State Government.

This Council has passed several motions and written countless letters to Government Departments and Ministers over many, many years but we have only ever got the same finger pointing to another Department.

Back in July 2022 I moved a motion calling on the then Liberal Government to instigate an Upper House Inquiry to help identify the NSW Government Department responsible for the maintenance and management of the Cooks River Catchment and sheet metal piling. Again, the answer we got was – not sure but Council is working it out.

Some of you may have seen the recent article in the Sydney Morning Herald with the headline “How Sydney’s most toxic river is fighting back”. The article highlights something that I have been lobbying all this time – that cooperation is needed for the river now and more importantly the need for the NSW Government agencies to take accountability.

In 1989 the Catchment Management Act was introduced to better coordinate State Government, Councils and other stakeholders in the management of our waterways. Fast forward 30 years it appears we are still paddling up river without a Paddle. It is now time for the Government to jump in the boat and collaborate with Councils.

FINANCIAL IMPACT

There are no financial implications of this motion as written.

CHIEF EXECUTIVE OFFICER'S COMMENT

There are no implications of this motion as written.

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ITEM 10.11 Re-Zoning 20-22 Eardell Rd, Earlwood

I, Councillor Barbara Coorey hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council

1. Receive a report to the July 2023 Council Meeting outlining the considerations and merits of initiating a planning proposal to rezone the lands known as 20-22 Wardell Rd Earlwood from R2 Residential to Open Space Recreation; and funding options for Council to consider in nominating itself as the acquisition authority;
2. Council write to Local Federal and State MP’s requesting funds to cover the acquisition of these properties.”

BACKGROUND

The land is annexed directly to the north of Beaman Park . It was the subject of Land and Environment Court Proceedings which has culminated in the DA for a 28 room boarding house comprising of three buildings over three levels.

It is subject to floods and is totally out of character with Earlwood as the entry point.

The LGA is in the bottom 10-15 percentile in the state for the provision for open space and the addition of 1800 sq metres will be of benefit for the area.

The proposed boarding house is next to a sensitive use being a public park oval where young children and families gather for sport and recreation.

There is a conflict in the use as council will not be able to control the type/background of dwellers to be housed at the proposed building.



FINANCIAL IMPACT

There is no financial impact of the investigation and report back, a report would consider and present merits and financial impacts of the foreshadowed rezoning for Council to consider.

CHIEF EXECUTIVE OFFICER'S COMMENT

There is no financial impact of the motion as written.

Notice of Motions & Questions With Notice - 27 June 2023

ITEM 10.12 Recognition of the Kershaw Family

I, Councillor Barbara Coorey hereby give notice that at the next Ordinary Meeting of Council I will move the following motion:-

“That Council investigate and report back at or before the October Ordinary meeting regarding the dedication of a park/space in Ashbury, to the Kershaw family, who for over 100 years have made a significant historical and cultural contribution to the suburb.”

BACKGROUND

I am asking Council’s support to commence an investigation into the renaming of a park or place in recognition of the Kershaw family. In support I think it is important to understand a brief history of the Kershaw family:

After John Hay Goodlet's death in the early 20th century, John and Nellie Kershaw were the first people to purchase a plot of land from the Goodlet Estate. They subsequently built a home in or around 1918/1919, on what is now known as 5 Goodlet Street, Ashbury. I note that the house no longer stands today.

The Kershaw Family made an immense contribution to Ashbury as they:

- a) John served in the Australian Imperial Army during World War I;
- b) John and Nellie were one of the founding residents who lobbied for the erection of an Anglican church in Ashbury, being St Matthews Church Ashbury. The Kershaw Family served the parish of St Matthews for over 70 years, through volunteering, being Sunday School teachers, and members of the choir;
- c) Nellie Kershaw also played an active role in lobbying for the building of Ashbury Public School. Audrey Kershaw (John and Nellie's daughter born 1926) attended the school from 1931 to 1937. Audrey's two children also attended Ashbury Public School. Nellie and Audrey remained active members of the school's P & C for many years beyond 1937;
- d) Audrey served in the Women's Auxiliary Australian Air Force during World War II and later served the parish of St Matthews Ashbury for over 65 years by being a catechist and member of the choir. As St Matthew’s Church was originally a War Memorial Church, Audrey’s photo was displayed for many years in the church foyer, in honour of her military service;
- e) The Kershaw Family also were active members of the Ashbury Bowling Club/Pratten Park Bowling Club since its formation; and

- f) The Kershaw family are long remembered in the suburb for being extremely helpful, kind and considering neighbours. By the late 1960's and the removal of the White Australia Police, Ashbury began to see an influx of Italian, Lebanese and Greek immigrants. The Kershaw family helped many neighbours in the suburb whose English was not their first language by assisting them with driving, grocery shopping, doctors appointments and assisting them to integrate into the Australian way of life.

In undertaking such an investigation I would like to see Whitfield Reserve (as it is named after the street - Whitfield Ave), and a section of Peace Park (i.e the recently purchased section from Ausgrid) considered among any other opportunities.

FINANCIAL IMPACT

I envisage that this investigation could form part of the 2023/24 operational plan.

CHIEF EXECUTIVE OFFICER'S COMMENT

Council's Naming Policy (Policy) sets out requirements for the naming of parks, reserves, public spaces, roads, buildings and facilities or parts thereof under the care and control of Council. The Policy aims to ensure that naming principles meet legislative requirements while providing a consistent approach to naming opportunities.

An investigation can be undertaken in accordance with the Policy with a report provided to Council at or before the October Ordinary Council meeting. The investigation can consider the Geographical Names Board process, options and opportunities, engagement with the Kershaw family and recommended next steps.

11 CONFIDENTIAL SESSION

11.1 Extinguishment of Easement - 6 Glyn Avenue Picnic Point

11.2 Canterbury Town Centre Update

11.3 The Appian Way Culverts

11.4 Voyager Point Footbridge - Agreement with Liverpool City Council

Chief Executive Officer's Statement

Confidentiality

Councillors and staff are reminded of their obligations in respect to the need for confidentiality and not disclose or otherwise misuse the information which is about to be discussed, failure to do so could result in a reference to the NSW Civil and Administrative Tribunal and/or result in a prosecution in accordance with Sec. 664 of the Act for which the maximum penalty is \$5,500.

CONFIDENTIAL SESSION

Section 10A(2) of the Local Government Act, 1993 provides that Council may, by resolution, close to the public so much of its meeting as comprises the receipt or discussion of matters as listed in that section, or for any matter that arises during the course of business during the meeting that should be treated as confidential in accordance with Section 10(2) of the Act.

Council's Agenda for this meeting contains reports that meet the criteria specified in Section 10A(2) of the Act. To consider these reports in confidential session, Council can adopt the following recommendation:

RECOMMENDATION

That, in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 11.1, 11.2, 11.3 and 11.4 in confidential session for the reasons indicated:

Item 11.1 Extinguishment of Easement - 6 Glyn Avenue Picnic Point

This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 11.2 Canterbury Town Centre Update

This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

This report is considered to be confidential in accordance with Section 10A(2)(d)(ii) of the Local Government Act, 1993, as it relates to commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council.

Item 11.3 The Appian Way Culverts

This report is considered to be confidential in accordance with Section 10A(2)(c) of the Local Government Act, 1993, as it relates to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Item 11.4 Voyager Point Footbridge - Agreement with Liverpool City Council

This report is considered to be confidential in accordance with Section 10A(2)(g) of the Local Government Act, 1993, as it relates to advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.