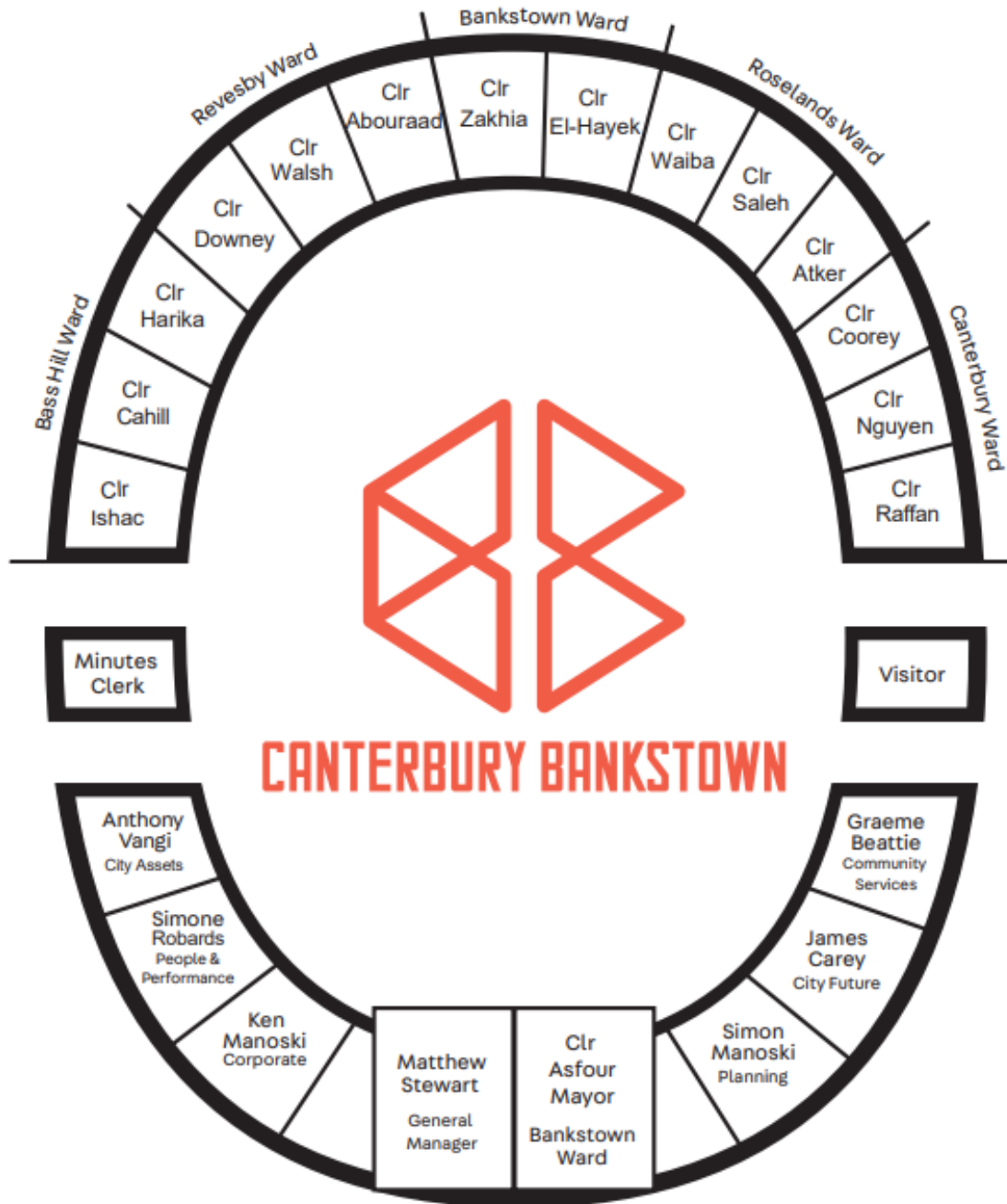




# AGENDA FOR THE ORDINARY MEETING

24 May 2022

# 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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## ORDER OF BUSINESS

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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 26 April 2022 .....	9
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**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 26 APRIL 2022**

---

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

**APOLOGIES:** Nil

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**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.02PM.**

CLR SALEH TEMPORARILY VACATED THE CHAMBER AT 6.02PM AND RETURNED AT 6.03PM.

**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.

CLR SALEH TEMPORARILY VACATED THE CHAMBER AT 6.04PM.

**CONFIRMATION OF MINUTES**

**(68)**

**CLR. ZAKHIA:/CLR. DOWNEY**

RESOLVED that the minutes of the Ordinary Council Meeting held on 15 March 2022 be adopted.

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

Nil

CLR SALEH RETURNED TO THE MEETING AT 6.05PM.

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

Nil

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**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 WESTINVEST**  
**(69) CLR. ASFOUR**

RESOLVED that Council write to the Premier, and the Executive Director of the WestInvest Program, to meet with us, so Council can present a case of our projects to be funded by the Government agencies under the \$3 billion funding pool set aside for transformational projects.

- CARRIED

**ITEM 4.2 WHAT IS THE NSW GOVERNMENT DOING ABOUT WASTE?**  
**(70) CLR. ASFOUR**

RESOLVED that Council write to the head of the NSW Environment Protection Authority and invite them to address Council to answer questions in relation to what they are doing when it comes to tackling the issue of Waste in our City and across NSW.

- CARRIED

**ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS**  
**(71) CLR. ASFOUR**

RESOLVED that

1. Council support a donation of \$200 for The Fairy Wren Movement Incorporated.
2. Council support the fee waiver of \$855 for the Bankstown District Amateur Football Association (BDAFA) Fooball4all Program at George Green / Graf Park.
3. Council support a donation of \$1000 to the Eid Show.
4. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

- CARRIED

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**ITEM 4.4**  
**(72)**                      **IPART'S REVIEW OF DOMESTIC WASTE**  
**CLR. ASFOUR**

RESOLVED that Council follow the lead of SSROC and LGNSW by preparing and submitting Council's strong objections to the IPART Draft Report prior to the April 29 deadline.

- CARRIED

**SECTION 5:                      PLANNING MATTERS**

**ITEM 5.1**  
**(73)**                      **CONSOLIDATED LOCAL INFRASTRUCTURE CONTRIBUTIONS PLAN**  
**CLR. DOWNEY:/CLR. CAHILL**

RESOLVED that

1. Council exhibit the Draft Canterbury Bankstown Local Infrastructure Contributions Plan as shown in Attachment A.
2. The matter be reported back to Council following the exhibition period.

- CARRIED

**(74)**                      **PUBLIC ADDRESS**  
**CLR. DOWNEY:/CLR. ISHAC**

RESOLVED that permission be granted to Mr David Waldren to address Council for five minutes in respect of item 5.2 Planning Proposal for 1 and 1A North Terrace, Bankstown (Bankstown Central shopping centre.)

- CARRIED

CLR COOREY TEMPORARILY VACATED THE CHAMBER AT 6.31PM AND RETURNED AT 6.34PM.

CLR COOREY TEMPORARILY VACATED THE CHAMBER AT 6.38PM AND RETURNED AT 6.41PM.

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**ITEM 5.2**                      **PLANNING PROPOSAL FOR 1 AND 1A NORTH TERRACE, BANKSTOWN  
(BANKSTOWN CENTRAL SHOPPING CENTRE)**

MR DAVID WALDREN ADDRESSED COUNCIL

**(75)**                      **CLR. DOWNEY:/CLR. ABOURAAD**

RESOLVED that

1. The application to amend the Bankstown Local Environmental Plan 2015 proceed to Gateway subject to the following (refer to **Figure 4** for a map of the precincts):
  - a. Permit a maximum FSR between 3:1 to 7:1 in four separate precincts and an FSR of 3.9:1 for the site overall.
  - b. Permit a maximum building height of 86m for the Town Centre Precinct, 83m for the North Terrace Precinct, 50m, 67 and 70m for the Rickard Road Precinct and 35m, 46m and 55m for the Stacey Street Precinct.
  - c. Insert a subclause to exclude the subject site from obtaining up to 0.5:1 bonus FSR under Clause 4.4A 'Additional gross floor area for more sustainable development in Bankstown CBD commercial core'. This is to provide certainty regarding the maximum FSRs that will apply to the site.
  - d. Remove the site from the existing Special Provisions Map and amend Clause 6.9 to achieve the intended outcomes as follows:
    - i. Enable residential development within the Rickard Road Precinct without the need to provide commercial premises or other non-residential purposes on the ground and first floor levels; and
    - ii. Stipulate (a) a minimum 50% of non-residential floor space within the Town Centre Precinct and (b) a minimum 40% non-residential floor space across the entire site.
2. Before the plan is finalised:
  - a. Council exhibits a draft Planning Agreement generally in accordance with the planning agreement Letter of Offer received from the proponent dated 4 February 2022 (including the proponents Statement of Intent dated 4 February 2022) to deliver public benefits / infrastructure to meet the needs for the future worker, resident and visitor population, as outlined in Section 4 of the Council report. This would be subject to the standard development contributions under s7.11 and s7.12 being payable in addition to the public benefits being provided consistent with Council's Planning Agreement Policy. The planning agreement is to include clarification of details of ownership / easement, construction and short and long term maintenance of the

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public park together with the timing of providing each of the benefits (including the whole of the public park at one time).

- b. A site specific DCP is prepared and exhibited with the Planning Proposal to define the development controls for all of the development and ensure close integration with the master planning for the Bankstown CBD, and specify the staging of the future development, as outlined in the Council report and this recommendation. The site specific DCP should be finalised before any development applications are submitted and a further clause should be added to the Planning Proposal to this effect. Along with the matters referred to in the Council report the DCP should include details about:
    - i. how affordable housing will be provided on the site, consistent with the Statement of Intent provided by the applicant.
    - ii. car parking rates
    - iii. staging of the construction
    - iv. detailed built form controls
    - v. communal and public open space
    - vi. sustainability / environmental performance
    - vii. long term arrangements for bus lay-bys (in conjunction with TfNSW).
  - c. Council and the proponent continue to work with Transport for NSW (TfNSW) to address traffic and transport related matters raised in TfNSW's preliminary comments received on the Planning Proposal. This should involve resolving the permanent location of the Bankstown bus interchange whether it is located on or off the subject site noting that the removal of the bus layover on the current site will require a rethinking of the way buses move through and layover in Bankstown.
- 3. The Planning Proposal and the relevant supporting reports are updated prior to the exhibition of the Planning Proposal.
  - 4. After the Planning Proposal, DCP and Planning Agreement have been exhibited, a report be provided to Council outlining submissions received and the proponent's response to the issues raised from the exhibition and if necessary, from the Council report (for this current recommendation).
  - 5. The Planning Agreement is to be finalised and executed before the LEP Amendment is made and published on the NSW Legislation website.
  - 6. Council seek authority from the Department of Planning and Environment to exercise the delegation in relation to the plan making functions under Section 3.36(2) of the *Environmental Planning and Assessment Act 1979*.

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- CARRIED

**For:-** Councillors Asfour, Coorey, Waiba, El-Hayek, Abouraad, Ishac, Cahill, Raffan, Walsh, Zakhia, Nguyen, Saleh, Downey, Harika, Akter.

**Against:-** Nil

**SECTION 6: POLICY MATTERS**

**ITEM 6.1 CODE OF MEETING PRACTICE AND COUNCILLOR EXPENSES AND FACILITIES POLICY**

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

RESOLVED that

1. The draft Code of Meeting Practice (Attachment B) be adopted.
2. The draft Councillor Expenses and Facilities Policy (Attachment C) be adopted.

- CARRIED

**ITEM 6.2 CHILD SAFETY POLICY AND CODE OF CONDUCT**

**(77) CLR. ISHAC:/CLR. EL-HAYEK**

RESOLVED that Council adopts the Child Safety and Well-being Policy and Child Safe Code of Conduct, as outlined in the report.

- CARRIED

**SECTION 7: GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 7.1 CASH AND INVESTMENT REPORT AS AT 31 MARCH 2022**

**(78) CLR. RAFFAN:/CLR. HARIKA**

RESOLVED that

1. The Cash and Investment Report as at 31 March 2022 be received and noted.

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

- CARRIED

CLR RAFFAN TEMPORARILY VACATED THE CHAMBER AT 7.23PM AND  
RETURNED AT 7.25PM

**ITEM 7.2**                      **QUARTERLY PROGRESS REPORT OF THE 2021/22 OPERATIONAL PLAN AND  
BUDGET TO MARCH 2022**

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

RESOLVED that

1. Council note the quarterly review of the 2021/22 Operational Plan to 31 March 2022, as outlined in the report.
2. Council adopt the March 2022 Quarterly Budget Review, as outlined in this report.
3. Council allocate Ward Funds as outlined in the report.

- CARRIED

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

**ITEM 7.3**                      **DRAFT INTEGRATED PLANNING AND REPORTING SUITE – COMMUNITY  
STRATEGIC PLAN 2036, DELIVERY PROGRAM (2022-25), OPERATIONAL PLAN  
(2022/23), RESOURCING STRATEGY FOR ASSETS, FINANCE AND WORKFORCE,  
AND THE COMMUNITY ENGAGEMENT FRAMEWORK, POLICY AND TOOLKIT**

**(80)**                      **CLR. ABOURAAD:/CLR. DOWNEY**

RESOLVED that

1. In accordance with Section 406 of the *Local Government Act 1993*, the draft Integrated Planning and Reporting Documents, including the draft Community Strategic Plan, draft Resourcing Strategy, draft Delivery Program, draft Operational Plan including Budget and draft 2022/23 Schedule of Fees

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and Charges, draft Community Engagement Framework, Policy and Toolkit, be placed on public exhibition.

2. Council notes the Rates Harmonisation path for both former Council rating structures, as outlined in this report.
3. The proposed Rating and Annual Charges for 2022/23 as outlined in Annexures F and G (forming part of Attachment B to this report) be exhibited. The proposal is based on the following:
  - (i) Council's ordinary rates for 2022/23 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 \$850.00 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 \$850.00 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 \$585.00 for all Residential properties.
  - (vi) Annual charges from Trade Waste collection be set at \$585.00 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.



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- **Business Properties**

- Annual 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.

- **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.

- CARRIED

**ITEM 7.4**  
**(81)**

**COUNCILLOR DISCLOSURE OF INTEREST RETURNS**

**CLR. EL-HAYEK:/CLR. ISHAC**

RESOLVED that the tabling of Councillors Disclosure of Interest Returns be noted.

- CARRIED

**CANTERBURY BANKSTOWN**  
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**SECTION 8: SERVICE AND OPERATIONAL MATTERS**

**ITEM 8.1 WESTINVEST PROGRAM**

**(82) CLR. EL-HAYEK:/CLR. DOWNEY**

RESOLVED that

1. Applications for projects identified for submission under the Local Government Allocation round of funding proceed in accordance with the detail set out in the Table 1 of this report.
2. Based on the Registration of Interest forms being eligible, applications for projects identified for submission under the Competitive Round of funding proceed to full application in accordance with the detail set out in the Table 2 of this report.

- CARRIED

**For:-**

CLRS COOREY AND DOWNEY STOOD FOR A DIVISION

Councillors Asfour, Waiba, El-Hayek, Abouraad, Ishac, Cahill, Raffan, Walsh, Zakhia, Nguyen, Saleh, Downey, Harika, Akter

**Against:-**

Councillor Coorey

**SECTION 9: COMMITTEE REPORTS**

**MATTER OF URGENCY**

**(83) CLR. EL-HAYEK:/CLR. SALEH**

RESOLVED that urgency be permitted for Item 9.3 – Minute of the Local Traffic Committee 12 April 2022 and 22 April 2022 and Item 10.5 – Notice of Motion Lakemba Ramadan Event to be considered.

- CARRIED

**ITEM 9.1 MINUTES OF THE LAKEMBA RAMADAN EVENT WORKING GROUP MEETINGS  
HELD ON 17 MARCH AND 13 APRIL 2022**

**(84) CLR. SALEH:/CLR. COOREY**

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RESOLVED that the minutes of the Lakemba Ramadan Event Working Group meeting be endorsed.

- CARRIED

**ITEM 9.2**                      **MINUTES OF THE AUDIT RISK AND IMPROVEMENT COMMITTEE MEETING HELD 29 MARCH 2022**

**(85)**                              **CLR. DOWNEY:/CLR. COOREY**

RESOLVED that

1. The recommendations contained within the minutes of the Audit Risk and Improvement Committee meeting held on 29 March 2022, be adopted;
2. The new Charters for the Audit Risk and Improvement Committee and Internal Audit be endorsed by council;
3. The new Charters for the Audit Risk and Improvement Committee and Internal Audit be adopted by council;
4. Council appoints a councillor representative (non-voting) for membership on the Audit Risk and Improvement Committee (subject to eligibility criteria being met); and
5. The contents of the ARIC's Annual Report to Council are noted.

- CARRIED

**ITEM 9.3**                      **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 12 APRIL AND 22 APRIL 2022**

**(86)**                              **CLR. HARIKA:/CLR. ZAKHIA**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 12 and 22 April 2022, be adopted.

- CARRIED

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**SECTION 10: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE**

**ITEM 10.1 NOTICE OF MOTIONS**

**(87) CLR. DOWNEY:/CLR. EL-HAYEK**

RESOLVED that the information be noted.

- CARRIED

**ITEM 10.2 SEPP PLANNING**

**(88) CLR. DOWNEY:/CLR. COOREY**

RESOLVED that Council writes to the NSW Planning Minister Anthony Roberts calling on him to review his decision to scrap the draft Design and Place State Environmental Planning Policy (SEPP), in particular to rules requiring all developments to mitigate and adapt to the risks of climate change.

- CARRIED

**ITEM 10.3 LOCAL ENVIRONMENTAL PLAN**

**(89) CLR. DOWNEY:/CLR. WALSH**

RESOLVED that

1. Council calls on the Federal Member for Banks, David Coleman, to stop misleading the community in relation to our Local Environment Plan, which is currently being assessed by the NSW Government, for his own political agenda.
2. Furthermore, Council writes to the NSW Minister for Planning, Anthony Roberts, calling on him, or his department, to release the advice provided to Federal Member David Coleman on which he is publicly propagating this misleading information.

- CARRIED

---

CLRS ZAKHIA AND ISHAC STOOD FOR A DIVISION

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**For:-** Councillors Asfour, Waiba, El-Hayek, Cahill, Raffan, Walsh, Saleh, Downey, Harika

**Against:-** Councillor Coorey, Abouraad, Ishac, Zakhia, Nguyen, Akter

**ITEM 10.4**                      **UKRAINE CONDOLENCES**  
**MOTION**                      **CLR. DOWNEY:/CLR. CAHILL**

That

1. Council write to the Ukrainian Ambassador to Australia, His Excellency Mr Vasyl Myroshnychenko, extending our deepest sympathies and condolences to the people of Ukraine caught up in the ongoing military invasion.
2. We further condemn the violence targeting local Government representatives, many of whom have lost their lives as a result of leading their communities.

AT THIS STAGE CLR RAFFAN REQUESTED THAT THE MOTION BE AMENDEND AS FOLLOWS:

**AMENDMENT**                      **CLR. RAFFAN:**

That

1. Council write to the Ukrainian Ambassador to Australia, His Excellency Mr Vasyl Myroshnychenko, extending our deepest sympathies and condolences to the people of Ukraine caught up in the ongoing military invasion.
2. We further condemn the violence targeting local Government representatives, many of whom have lost their lives as a result of leading their communities.
3. In respect, Council raise the Ukrainian Flag for a period of time determined by the Mayor and General Manager.

CLR DOWNEY AND CLR CAHILL ACCEPTED CLR RAFFAN'S AMENDMENT BE INCLUDED IN THE MOTION.

**(90)**                                      **CLR. DOWNEY:/CLR. CAHILL**

RESOLVED that

1. Council write to the Ukrainian Ambassador to Australia, His Excellency Mr Vasyl Myroshnychenko, extending our deepest sympathies and condolences to the people of Ukraine caught up in the ongoing military invasion.
2. We further condemn the violence targeting local Government representatives, many of whom have lost their lives as a result of leading their communities.

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3. In respect, Council raise the Ukranian Flag for a period of time determined by the Mayor and General Manager.

- CARRIED

CLR HARIKA TEMPORARILY VACATED THE CHAMBER AT 8.07PM AND RETURNED AT 8.09PM.

CLR ZAKHIA RETIRED FROM THE MEETING AT 8.09PM.

CLR ISHAC TEMPORARILY VACATED THE CHAMBER AT 8.09PM.

**ITEM 10.5**

**LAKEMBA RAMADAN EVENT**

**(91)**

**CLR. AKTER:/CLR. SALEH**

RESOLVED that Council thanks the Community, Staff and NSW Government on running a safe and wonderful celebration of Ramadan in Lakemba.

- CARRIED

**SECTION 11:CONFIDENTIAL SESSION**

**(92)**

**CLR. COOREY:/CLR. RAFFAN**

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 Item 11.1 in confidential session for the reasons indicated:

Item 11.1 Property Matter - 491 Henry Lawson Drive, Milperra

*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.*

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.18PM AND REVERTED BACK TO OPEN COUNCIL AT 8.34PM.**

CLR ISHAC RETURNED TO THE MEETING AT 8.18PM.

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**ITEM 11.1**  
**(93)**

**PROPERTY MATTER - 491 HENRY LAWSON DRIVE, MILPERRA**  
**CLR. ABOURAAD:/CLR. WALSH**

RESOLVED that

1. Council agrees to the proposed next steps as outlined in the report
2. A further report be provided on the matter, as required.

- CARRIED

**THE MEETING CLOSED AT 8.35PM.**

Minutes confirmed 24 MAY 2022

.....  
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    Studioventure	31
4.2    Citizenship Funding	33
4.3    Ramadan Lakemba Wrap-Up	35
4.4    Local Community Based Donations	37



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## Mayoral Minutes - 24 May 2022

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### ITEM 4.1                      Studioventure

Councillors,

This Mayoral minute is a case of Lights, Camera, Action!

We're not making movies but launching a bold initiative to turn disused space in the Bankstown Library and Knowledge Centre into a mini studio which can be accessed by our community, in particular our business community.

*Studioventure* will be trialled over the next 12 months and is aimed at encouraging local businesses to record professionally produced photographs, video recordings, podcasts and vodcasts, which can be used on social and digital media platforms to promote their services and products.

And, I will add a first for our City . . . .and another example of how we are moving with the times and becoming a smarter City.

We all know the impact COVID has had on our local businesses and many are seeking out new ways of connecting with the community . . . . and there is no doubt this will go some way to assisting them.

They realise the importance of conducting their business in a space where the consumer is increasingly transfixed by the digital revolution. . . .

And the opportunities are endless. . . . CEOs recording video messages to key clients and consumers, or maybe a slick presentation to be played at conferences, or simply a 30 second video advertisement.

Council staff will operate the studio, and anyone can access it but will need to make a booking. A reasonable charge will apply.

Councillors, as you are aware we currently operate the Canterbury Bankstown Business Advisory Service, a service which supports and provides local businesses owners with information on owning, operating and growing their business.

This service has over time transitioned from the booklets and pamphlets to an informative and engaging online hub catering and connecting thousands of businesses. And is in line with what the business community told us they wanted.

Tonight, I propose we shift our focus towards growing CBBAS online and away from the shopfront and also supporting and promoting our new *Studioventure*.

Councillors I put the Mayoral Minute.





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## Mayoral Minutes - 24 May 2022

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### ITEM 4.2                      Citizenship Funding

Councillors,

Our City and Our Country are much richer today . . . . after we proudly conducted Australia's largest Citizenship Ceremony at the Dunc Gray Velodrome.

Friday 13 May 2022 will be etched in our City's history books for this outstanding achievement . . . . welcoming over 2400 new citizens . . . . men, women and children from all corners of the globe . . . .and all of whom have chosen to make our city their new home.

Lebanon, India, Nepal, Egypt and more than 80 other countries represented . . . . and a real testimony of our diversity and inclusiveness. . . . .

Federal and State MPs, along with most of you were on hand to witness the swearing in ceremony, and there was also a special message from the Federal Minister for Immigration and Citizenship, Mr Alex Hawke, congratulating our newest citizens. . . . .

Councillors, as Mayor I am deeply honoured to preside over these ceremonies on behalf of the Australian Government, but what is most disappointing is the lack of financial and administrative support provided to our Council to host these major events.

The Immigration Department set the numbers and those numbers have been swelling because of a backlog caused by Covid. . . . . It is not our intention to hold these big events, but it is our responsibility and care for the community which lends us to do so.

To put things into perspective, the latest ceremony cost Council in excess of \$50,000 . . . costs of traffic control, hire of venue, logistic support, administration and processing of certificates over many, many weeks, hire of big screens and recording the event . . . . and other incidentals.

And you will be alarmed to learn that when we seek assistance from the Immigration Department we are brushed aside.

Councillors, tonight I resolve we write to the Federal Immigration Minister Mr Alex Hawke, to reimburse Council for holding this "special event", and or pledge his commitment to set aside a yearly grant to Council to hold future Citizenship Ceremonies.

Councillors I put the Mayoral Minute.



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## Mayoral Minutes - 24 May 2022

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### ITEM 4.3                      Ramadan Lakemba Wrap-Up

Councillors,

The greeting Eid Mubarak couldn't have been more to the point . . . . with huge crowds turning out to attend this year's Ramadan Nights Lakemba festival. . . .

The month-long celebration surpassing all our expectations. . . and judging by the record-breaking turnout, next year promises to be bigger still.

People from around the country flocked to Haldon street . . . . the majority to break their fast. . . whilst others merely there to sample the exotic dishes, and soak up the atmosphere of a street which resembled a typical souk out of the middle-east.

Camel burgers, kanafe and Turkish coffee brewed on hot coals, a crowd favorite. . . .

Councillors, you will be pleased to know that the investment we made in this event has been worthwhile. . . . preliminary data estimates that during the month, the event attracted something like 1.245 million daily unique visitors, with one night alone attracting 66,000 attendees. . . .

And when you put that in context to some of the major events held in NSW, you soon realise why the State Government must step in and acknowledge this event as a State significant tourism drawcard.

Let's look at some of those events

- **City to surf - 80,000 runners on 1 day**
- **Sculpture by the Sea - 500,000 over 3 weeks**
- **Tamworth Music Festival: 40,000 over 10 days**
- **Byron Bay Blues festival - 25,000 per day**
- **Sydney MArdi Gras - 300,000 for event (only 40,000 in 2022)**
- **Easter Show: 922,000 over 2 weeks**
- **NRL finals - average attendance 2018 (pre covid) - 77,000/game**

And, I will add these events have Government backing and a massive marketing push.

Councillors, it is abundantly clear this event will only grow, and it is inherent on us to examine and review the role we play . . . .in not only hosting it but the associated costs that come with it.

Tonight, I propose Council conducts an external review examining everything from risk, management, funding opportunities etc, and share the findings with the State Government/Destination NSW with a formal request to partner with us, to make this State significant destination and tourism event a safe and sustainable one which can be supported ongoing into the future.

Councillors I put the Mayoral Minute.

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## Mayoral Minutes - 24 May 2022

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### **ITEM 4.4                      Local Community Based Donations**

The following community-based organisations have approached Council for financial assistance.

#### **Australian Korean Association Sydney & NSW Inc.**

The Korean Society of Sydney is a not for profit organisation formed by Korean compatriots in NSW, Australia, working for their compatriots, whose purpose and business activities are to improve the status of their compatriots in Australian society, to pursue the common interests of the Korean community.

The Australian Korean Association Sydney & NSW hosted a K-Culture day event on 13 February 2022 and is seeking a fee waiver of \$370.

#### **Marveloo**

Canterbury Bulldogs is a not for profit organisation and is seeking to be more inclusive of members of our community who are living with a disability who attend NRL games.

A Marveloo is a mobile accessible restroom that caters for people with a severe disability and their carers. Its features include overhead ceiling hoist. Height adjustable adult change table and a fully accessible toilet.

Due to the limited availability of inclusive amenities at Belmore Sports Ground Canterbury Bulldogs are seeking support from Council to the value of \$2500 towards the hire of a Marveloo for the Bulldogs vs Dragons home game on Sunday 28 May 2022.

#### **Little Wings**

Little Wings is a registered charity that provides a free, safe and professional flight and ground transportation service to seriously ill children and their families. To raise funds, it has commenced a new schools recycling return and earn campaign and is seeking the donation of 20 recycling bins to place at schools in the Canterbury Bankstown area. The cost of supplying the bins is estimated to be \$1400.00.

### **RECOMMENDATION**

1. Council support the fee waiver of \$370 for the Australian Korean Association of Sydney & NSW Inc.
2. Council support a donation of \$2500 to the Canterbury Bulldogs to support the hire of a Marveloo.

3. Council support the donation of 20 recycling bins to Little Wings for its recycling return and earn campaign.
4. These funds be made available from the Community Grants and Event Sponsorship Program Budget.

Councillors I put the Mayoral Minute.

## **5 PLANNING MATTERS**

The following items are submitted for consideration -

- |     |  |    |
|-----|--|----|
| 5.1 | Report on Council's Performance in the Assessment of Development Applications for the third quarter of the 2021/22 financial year, Clause 4.6 Variations Approved for the third quarter of the 2021/22 financial year and Planning Related Legal Appeals | 41 |
| 5.2 | Exhibition of Planning Proposal: 165-185 Hume Highway, Greenacre   | 47 |
| 5.3 | Campsie Town Centre Master Plan and Planning Proposal  | 65 |





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## Planning Matters - 24 May 2022

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**ITEM 5.1**                      **Report on Council's Performance in the Assessment of Development Applications for the third quarter of the 2021/22 financial year, Clause 4.6 Variations Approved for the third quarter of the 2021/22 financial year and Planning Related Legal Appeals**

**AUTHOR**                      **Planning**

### **PURPOSE AND BACKGROUND**

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The purpose of this report is to provide Council information regarding:

1. Performance for processing of development applications for the first three quarters of the 2021/22 financial year;
2. Development applications approved with a Clause 4.6 Variation for the second quarter of the 2021/22 financial year; and
3. Planning related legal appeals currently before the Land and Environment Court.
4. Active Planning Proposals.

### **RECOMMENDATION**

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That the report be noted.

### **ATTACHMENTS**                      [Click here for attachment\(s\)](#)

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- A. Clause 4.6 register for third quarter 2021/22
- B. List of Land and Environment Court matters as of end April 2022
- C. List of Active Planning Proposals

## **POLICY IMPACT**

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This matter has no policy implications.

## **FINANCIAL IMPACT**

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This matter has no financial implications.

## **COMMUNITY IMPACT**

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The timely processing of development applications increases housing stock, provides employment opportunities, additional facilities for the community and improves the appearance of the City. Council's record of being one of the fastest Councils in metropolitan Sydney for processing development applications is a significant benefit for the community and industry in this regard.

However, it is also important to ensure that the community is protected from inappropriate development. This report will detail that in instances where Council has not supported poor development outcomes, Council has been successful in defending a majority of appeals lodged by applicants, or in affecting changes to a proposal to advance it to a point that it satisfactorily meets relevant planning rules and represents orderly development.

The progression of Planning Proposals stimulates the NSW economy, creates jobs and housing, delivers infrastructure, provides public benefits to the community and facilitates urban renewal across the city where appropriate and it can be demonstrated that a change to planning rules will result in improved outcomes to the locality based on a broad number of factors, including economic, social and environmental factors.

## DETAILED INFORMATION

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### 1. DEVELOPMENT APPLICATIONS

#### **Processing of development applications for the first three quarters of the 2021/22 financial year**

For the first three quarters of the 2021/22 financial year, Council determined 651 development applications and 240 Section 4.55 applications (applications to modify a development consent), with a total capital investment value of approximately \$944,946,503. The median gross determination time for all development applications was 70 days.

The median as of the end of the third quarter was impacted by the Ministerial Order was issued on 26 November 2021 which set new expectations for Councils in relation to performance on a range of planning and development functions. One of these expectations relates to the time taken to determine Development Applications, placing a 180 day limit on Councils for the determination of all development applications.

Historical data shows that CBCity determines around 80% of applications annually within this time frame. The remaining 20% relates to matters that are more complex either because of the scale of the development, the peculiarities of the site, the need to interact with State agencies and other referral bodies outside of Council, or the need to refer these matters to Planning Panels for determination. These more complex matters will take longer periods to resolve as it takes applicants significant amounts of time to prepare plans, usually involving coordination across a range of consultants or specialists, in order to adequately respond to issues which are uncovered from Council's initial assessment. In order to ensure that development applications are lodged in an assessment ready state, Council offers two pre-lodgment services, one of which is a informal, high level, free pre-lodgment service, and the other being an in depth formal pre-DA service. This is in addition to providing daily free Duty Planner and Duty Building Surveyor services to the community.

Even with these services in place, some applications will take longer than 180 days to reach a conclusion. In the case of these complex applications, Council balances the need for applicants to have the time necessary to ensure that all issues can be comprehensively resolved, whilst maintaining overall low median determination times. Strict compliance with the Order simply to meet a numerical target would typically mean the refusal of these larger scale projects, a result which is of no benefit to our community. The balanced approach that Council has previously followed provides for increased investment in our City as evidenced by the value of works referred to earlier in this report.

The short term impact of reducing the number of longstanding development applications in response to the Order was a temporary spike in the median assessment time frame during the third quarter. It is worth noting that this median has since fallen to 64 days to the end of April 2022.

Council's assessment system is regarded as being one of the fastest in the Sydney metropolitan region and our community also recognise the outstanding service that is offered. Council invites all applicants to complete a survey once their application is finalised, regardless of the outcome of that determination. Of the 231 responses received, 91% of respondents rate our service as excellent or good, and 88% rate the responsiveness of Council staff as extremely or very responsive.

Lastly, modifications that were made to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 has seen an increase in the range of applications that a private certifier can determine. This includes dual occupancies and manor houses. Council strongly objected to these changes being introduced and since 2020 there has been a steady increase in the number of applications for dual occupancy development being determined by private certifiers. This has an impact on Council's compliance services as concerned residents often seek Council's intervention on construction sites.

Notwithstanding this, Council has already determined development applications with a total capital investment value of approximately \$945 million in the first three quarters of this financial year and this compares favorably with the total for the full 2020/21 financial year of \$1.1 billion. This has occurred during a year that was significantly impacted by the Pandemic and a resultant temporary shutdown of the local construction industry, and has occurred with no increases in staffing numbers.

#### **Reporting of development applications which involved a Clause 4.6 submission**

On 21 February 2018, the NSW Government's Department of Planning, Industry and Environment issued Planning System Circular PS 18-003 Variation to Development Standards. The Circular requires that a report of all variations approved under delegation from a Council must be provided to a meeting of the Council at least once each quarter.

During the third quarter of the 2021/22 financial year, one variation to an environmental planning instrument was approved. The report provided at Attachment A is the required report and includes all results for the third quarter of the current financial year.

#### **Current planning related appeals before the New South Wales Land and Environment Court**

Attachment B to this report provides details of the appeals currently before the New South Wales Land and Environment Court, as of 30 April, 2022. The attached list identifies a total of 20 appeals. It is worth noting that of all the appeals on the attached list, four relate to the redevelopment of the "Riverlands" site.

The active matters relate to refused development applications, or "deemed refused" matters, where Council has requested modifications to a proposal to bring about an acceptable development outcome and the applicant has sought approval through the Court rather than amend the development.

## 2. PLANNING PROPOSALS

At its Ordinary Meeting on 8 December 2020, Council resolved to receive a regular report detailing all Planning Proposals. The section below provides Council an outline of the Planning Proposals currently before Council and at what stages of the Planning Proposal process each is at. Planning Proposals are considered by the Canterbury Bankstown Local Planning Panel with the Panel advice being forwarded to Council for its consideration with exception of Planning Proposals that correct obvious errors, are minor in nature or that the General Manager considers will not have any significant adverse impact on the environment or adjoining land.

Planning Proposals are made public at the time of being considered by the Panel and prior to being considered formally by Council.

Council currently has 11 Planning Proposals in progress which are outlined in the attachment to this report (and divided into stages in Figure 1 below). In addition, four private proposals are related to Council's master planning program and are located within the Campsie and Lakemba Precincts.

The largest of Council's applicant initiated Planning Proposals is for Bankstown Central, with an approximate capital investment value of \$1.3 billion. There are several other major urban renewal proposals at various stages of the process, including Chester Square, and two private hospitals.

One of Council's Planning Proposals is with the Department of Planning and Environment to be finalised, two have completed exhibition, one is currently on exhibition and three are with the Department awaiting a Gateway determination to proceed to exhibition.



**Figure 1:** Number of Planning Proposals at key stages of the process

## Public Spaces Legacy Program

The Public Spaces Legacy Program was announced by the NSW State Government in August 2020 in response to the COVID-19 pandemic with the key purpose to provide funding to Councils to deliver new public and open space to protect the health of the community and to provide economic and jobs stimulus. The program supports Councils to accelerate the assessment of development applications and Planning Proposals that create new capacity to meet the demand for housing and employment over the next decade.

All Planning Proposals and regionally significant development applications related to this program have been finalised or are with the Department for finalisation. Council met the target of a median DA timeframe of 59 days at 30 June 2021. A further commitment required the consolidated LEP to be completed by June 2021. Council submitted its draft consolidated LEP to the Department in July 2020 and the Department is currently in the process of finalising the legal instrument.

The Legacy Program also required Council to exhibit Planning Proposals to implement the Campsie and Bankstown Master Plans in order to receive a total of \$5.5 million for public open space. Consistent with the Council resolutions on 25 August 2020 (item 8.1) and 8 December 2020 (also item 8.1) these funds will be directed towards improvement and upgrades to Paul Keating Park.

On 1 October 2021, Council received a letter from the Department proposing a variation to the funding agreement to allow an additional 18 months to the timeframe for exhibiting the Planning Proposals. Council has agreed to the variation, and the variation was executed between Council and the Department on 18 November 2021. The updated timing is outlined in the table below.

Milestone	Amount of Funding	Status
1. Execution of the funding agreement	\$825,000	Completed
2. Execution of the variation to the funding agreement	\$2,750,000	Completed
3. Exhibit the Planning Proposals to implement the Campsie and Bankstown Master Plans by 31 December 2022.	\$1,925,000	In progress

### **ITEM 5.2                      Exhibition of Planning Proposal: 165-185 Hume Highway, Greenacre**

**AUTHOR                      Planning**

### **PURPOSE AND BACKGROUND**

The purpose of this report is to outline feedback received following the exhibition of the Planning Proposal, site-specific Development Control Plan (DCP) and the draft Planning Agreement for the site at 165-185 Hume Highway, Greenacre. The Planning Proposal has been exhibited and is now ready to be finalised. The Planning Proposal envisages the redevelopment of the site as a mixed use development comprising 131 dwellings, 3,584m<sup>2</sup> Gross Floor Area (GFA) of non-residential floor space and approximately 413 basement car parking spaces. As part of the Planning Agreement between Council and the proponent, 600m<sup>2</sup> of the site will be dedicated to increase the adjacent Peter Reserve to a larger public park of approximately 1,200m<sup>2</sup>.

### **ISSUE**

The Planning Proposal, accompanying draft site-specific DCP, and the draft Planning Agreement were exhibited from 16 February to 18 March 2022. Two public authority responses (from Sydney Water and Transport for NSW) and four community submissions which includes 68 pro-forma letters. Given the content of the 68 pro-forma letters are identical, these submissions are counted as a single submission. A submission from the applicant was also received during the exhibition period.

Comments received from the public authorities are addressed within this report. Concerns raised by the community generally relate to traffic and parking, safety and residential amenity considerations which are outlined and addressed within the Submissions Report at Attachment D. As a result of the exhibition, minor changes have been made to the Planning Proposal, draft site-specific DCP and draft Planning Agreement.

It is recommended that Council adopt the Planning Proposal, Site Specific DCP and Planning Agreement with changes as outlined in this report. Should Council decide to proceed, the Planning Proposal will be forwarded to the Department of Planning and Environment (the Department) for finalisation.

### **RECOMMENDATION    That Council adopt the -**

1. Planning Proposal as shown in Attachment A and that it be sent to the NSW Department of Planning and Environment for finalisation.
2. Site-specific DCP amendment as shown in Attachment B and that it comes into effect on the date the LEP amendment is published on the NSW Legislation Website.

3. Planning Agreement as shown in Attachment C and authorise the General Manager to, if necessary, make relevant administrative changes that would not alter its intent, and execute the Agreement.

## **ATTACHMENTS**

[Click here for attachment\(s\)](#)

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- A. Planning Proposal - Post Exhibition
- B. Draft Site Specific DCP - Post Exhibition
- C. Draft Planning Agreement and Explanatory Note - Post Exhibition
- D. Council's Response to Public Submissions
- E. Submission from the applicant, dated 18 March 2022
- F. Further clarification from the applicant, dated 30 March 2022
- G. Submission from TTPP, dated 5 May 2022
- H. Submission from Sydney Water
- I. Submission from TfNSW
- J. Architectus UrbanDesign Peer Review 2022
- K. Council's response to the applicant's submission



## **POLICY IMPACT**

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The Planning Proposal is consistent with the relevant objectives and Planning Priorities outlined within the Greater Sydney Region Plan and South District Plan, as it will deliver approximately 131 dwellings and generate approximately 238 jobs on the Hume Highway corridor in the vicinity of employment lands of Chullora and Greenacre.

The Planning Proposal is consistent with Council's Local Strategic Planning Statement, through the provision of housing that is supported by employment lands and local infrastructure.

A Council-commissioned urban design peer review recommended lowering height limits at the boundaries of the site to maintain acceptable residential amenity impacts on the adjoining Zone R2 Low Density Residential land, and a minimum commercial Floor Space Ratio (FSR) of 0.3:1 to avoid eroding the employment floorspace capacity of the site.

Draft amendments to the site-specific DCP (Attachment B) provide appropriate planning controls and guidance for future mixed-use development on the site.

## **FINANCIAL IMPACT**

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The proposal will have a positive economic impact by generating approximately 159 jobs during construction and 79 operational jobs comprising a mix of full time, part time and casual positions. The proposal will have a Capital Investment Value of approximately \$45 million.

The draft Planning Agreement between the applicant and Council will provide for land dedication of 600m<sup>2</sup> to expand Peter Reserve. The value of this land dedication is estimated at \$660,000. The Planning Agreement will also provide for monetary contributions to meet the need arising from this planning proposal including:

- \$75,000 towards the embellishment of Peter Reserve;
- \$80,000 for District Level Community and Recreation facility;
- \$201,361 for affordable housing provision under Council's Affordable Housing Policy;
- \$20,000 to improve an existing bus stop located near the site and/or improving walkability to and from the site to an existing bus stop.

The above works and contributions are to be provided by the proponent at no cost to Council.

The draft Planning Agreement does not exempt the future Development Application from the payment of section 7.11/7.12 development contributions to Council.

## COMMUNITY IMPACT

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The Planning Proposal was placed on public exhibition from 16 February to 18 March 2022.

Two public authority responses and four community submissions (plus one submission from the applicant) were received during the exhibition period. One of the community submissions includes 68 identical pro-forma letters raising concerns with certain aspects of the Planning Proposal including increased traffic and car parking on local roads. The remaining four submissions were in support, partial support and/or made further comments relating to the proposal. Issues raised generally pertained to traffic and parking, safety, and residential amenity, and are discussed in Submissions Report at Attachment D.

The Planning Proposal facilitates the redevelopment of the site into a mix of commercial and residential uses and enables the expansion of Peter Reserve by 600m<sup>2</sup>. The proposal will retain the current B6 Enterprise Corridor zoning to ensure commercial uses compatible with the highway corridor can continue to be provided.

The Planning Proposal will provide positive community and social impacts to the Canterbury Bankstown LGA as it will attract private investment to rejuvenate the site and increase the amount of housing supply in the area as part of a mixed-use development outcome. The Planning Proposal requires a minimum amount of commercial floor space to ensure the site continues to deliver jobs for the locality.

The provision of the expanded Peter Reserve, monetary contributions to improve the local bus stops/improvements to bus stop infrastructure, provision of an affordable housing contribution, and contribution towards provision of a district level community and recreation facility would assist in providing a positive amenity and quality of life of the future residents on the site and the surrounding local community.

The Planning Proposal is supported by a site-specific DCP to guide future redevelopment of the site and to minimise impacts on adjoining properties. Advice received from TfNSW during the exhibition indicates that traffic/transport matters can be appropriately addressed with development controls which now have been included in the DCP.

## DETAILED INFORMATION

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### Overview of the Subject Site and Planning Proposal

This report summarises the public exhibition of a Planning Proposal for the land at 165-185 Hume Highway Greenacre as identified in Figure 1.

**Table 1:** Subject site details

Property Addresses	Legal Descriptions	Site Area (m <sup>2</sup> )	Current Zone
167 Hume Highway	Lot 402 DP 631754	11,750	B6 Enterprise Corridor
165 Hume Highway	Lot 1 DP 302097	1435	
185 Hume Highway	Lot 401 DP 631754	706	

The subject site is located within the B6 Enterprise Corridor zone under the Bankstown Local Environmental Plan 2015.

The site at 167 Hume Highway is currently occupied by the Palms Hotel and three other associated buildings used for accommodation, storage and a separate restaurant. The site is constrained by noise and air quality due to its interface to the Hume Highway. A small section of the site sits within the medium stormwater flood risk precinct. The site falls by approximately 5 metres from north to south.

The site at 167 Hume Highway adjoins a single commercial showroom to the north east (165 Hume Highway), a single storey residential dwelling to the south west (185 Hume Highway) and low density residential development including Peter Reserve to the east.

In relation to the local context, the site forms part of the Hume Highway Enterprise Corridor, which generally consists of industrial development on the northern side of the Hume Highway. The southern side of the Hume Highway consists of a mix of highway related businesses and low-density residential development. The nearest shopping centre is Chullora Marketplace (1.2km) to the north east. Bus services are available to the site along the Hume Highway.



**Figure 1: Site and its surrounding locality**

The Planning Proposal seeks to:

- Rezone part of 167 Hume Highway, Greenacre from Zone B6 Enterprise Corridor to Zone RE1 Public Recreation.
- Permit a minimum floor space ratio of up to 0.3:1 for non-residential purposes within a maximum FSR for the whole site of up to 1.3:1 on the site, excluding the land to be dedicated to form part of Peter Reserve.
- Permit a maximum building height of 20 metres (six storeys), 17 metres (five storeys), and 11 metres (three storeys).
- Reduce the depth of the 11 metre building height control along the Hume Highway for residential purposes from 20 metres to 12 metres. For consistency, the proposed residential setback of 12 metres be applied to the adjoining sites at 165 and 185 Hume Highway Greenacre.

The Planning Proposal is supported by a site-specific DCP that details specific development controls to facilitate a mixed-use development on the site and to minimise amenity impacts of future Development Applications. A draft Planning Agreement provides details of infrastructure needs arising from this Planning Proposal and outlines a mechanism(s)/timing for infrastructure delivery. The Planning Proposal is also supported by urban design peer reviews undertaken by an independent design specialist (2020 peer review).

The proposed changes to planning controls applying to the site are summarised in the below table:

**Table 2: Summary of the proposed controls**

<b>167 Hume Highway, Greenacre</b>	<b>Current controls</b>	<b>Proposed controls</b>
<b>Zone</b>	B6 Enterprise Corridor	B6 Enterprise Corridor and part rezone to RE1 Public Recreation
<b>Maximum FSR</b>	1:1	1.3:1 with a minimum of 0.3:1 for non-residential purposes.
<b>Maximum building height</b>	11-14 metres (3-4 storeys)	11-20 metres (3-6 storeys)
<b>Minimum highway setback for dwellings</b>	20 metres	12 metres

## Background

The original application was submitted to Council in July 2018. The intent of the application for 167 Hume Highway is summarised in Table 3.

**Table 3: Summary of the original Planning Proposal (2018), now superseded**

<b>167 Hume Highway</b>	<b>Current controls</b>	<b>Proposed controls</b>
Zone	B6 Enterprise Corridor	No change
Maximum FSR	1:1	1.5:1
Maximum building height	11–14 metres (3–4 storeys)	14–17 metres (4–5 storeys)
Minimum highway setback for dwellings	20 metres	10 metres

Council commissioned an independent design firm to prepare an urban design peer review of the proposal to confirm the suitability of the proposed building envelopes and to prepare appropriate site-specific development controls. The 2018 Urban Design peer review recommended the following for 167 Hume Highway as summarised in Table 4:

**Table 4: Recommendations of the 2018 Urban Design peer review**

<b>167 Hume Highway</b>	<b>Current controls</b>	<b>2018 Urban Design peer review recommendation</b>
Zone	B6 Enterprise Corridor	No change
Maximum FSR	1:1	1.25:1, including a maximum floor space ratio of 0.75:1 for the purposes of residential development
Maximum building height	11–14 metres (3–4 storeys)	11, 14 and 17 metres (3, 4 and 5 storeys)
Minimum highway setback for dwellings	20 metres	12 metres (subject to Air Quality and Noise Impact Study and consultation with RMS)

## Recommendations of the Canterbury Bankstown Local Planning Panel

On 19 November 2018, the Canterbury Bankstown Local Planning Panel (the Panel) considered the application and recommended that the application proceed to Gateway based on the following conditions:

- (a) *“Permit a minimum floor space ratio of 0.25:1 for non-residential purposes within a maximum FSR for the whole site of 1.25:1.*
- (b) *Permit a maximum building height of 17 metres (five storeys) to the north of the site, 14 metres (four storeys) in the centre of the site, and 11 metres (three storeys) along the southern boundary, as shown in Figure 11 of this report.*
- (c) *Reduce the depth of the 11 metre building height control along the Hume Highway from 20 metres to 12 metres.*
- (d) *For consistency, the change recommended in (c) should also apply to the adjoining sites at 165 and 185 Hume Highway in Greenacre.”*

The Panel also recommended that the Gateway process should require the following additional information:

- “(a) Social Impact and Community Needs Assessment*
- (b) Air Quality and Noise Impact Study*
- (c) Consultation with the Roads & Maritime Services*
- (d) An economic investigation and analysis for the non-residential land uses proposed for the site that is a Hotel and Serviced Apartments, to explore the ratio of employees to FSR. The economic study is to also canvas the possibility of other commercial uses with a high ratio of employees that may be appropriate for the site*

*Panel Reason:* *To ensure the B6 zone fulfils its purpose of employment generation.”*

At the Ordinary Meeting of 11 December 2018, Council resolved to defer the application to consider additional information from the applicant with regards to infrastructure, traffic, economic impacts of the proposal.

The applicant submitted the additional information (Air Quality and Acoustic Assessments, Social Impact and Community Needs Investigation, Economic Report) in May 2019. Council Officers reviewed the additional information and confirmed the key infrastructure needs arising from the proposal to the applicant on 6 December 2019. A peer review of Acoustic and Air Quality Reports were also undertaken by Council.

In response to Council’s letter issued on 6 December 2019 and the recommendations of the Acoustic and Air Quality Report peer review, the applicant submitted an updated set of information in May 2020.

### 2020 Urban Design peer review

Council recommissioned an Urban Design peer review in 2020 to ascertain appropriate FSR and maximum building height controls of the reduced site area as a result of the applicant’s

offer to dedicate 600m<sup>2</sup> of land to expand the adjacent Peter Reserve in order to meet the open space requirement arising from the Planning Proposal.

To ensure that there is no net loss in the existing commercial FSR, consistent with the LPP advice, the minimum commercial FSR was adjusted to 0.3:1 and to accommodate the corresponding residential FSR, the total FSR applying to the site was marginally increased from 1.25:1 to 1.3:1 with a slight variation to the maximum building heights.

**Table 5: Recommendations of the 2018 and 2020 Urban Design peer review**

<b>167 Hume Highway, Greenacre</b>	<b>Current BLEP 2015 controls</b>	<b>2018 Urban Design peer review recommendations</b>	<b>2020 Urban Design peer review recommendations</b>
<b>Zone</b>	B6 Enterprise Corridor	B6 Enterprise Corridor	B6 Enterprise Corridor and rezone part to RE1 Public Recreation
<b>Maximum FSR</b>	1:1	1.25:1, including a minimum 0.25:1 FSR for non-residential purposes	1.3:1, including a minimum 0.3:1 FSR for non-residential purposes
<b>Maximum building height</b>	11–14 metres (3–4 storeys)	11, 14 and 17 including a minimum of 0.25:1 of non-residential purposes metres (3, 4 and 5 storeys)	11, 17 and 20 metres (3, 5 and 6 storeys)
<b>Minimum Hume Highway setback for residential</b>	20 metres	12 metres	12 metres

At the Ordinary Meeting of 25 August 2020, Council resolved to submit the Planning Proposal to the then Department of Planning, Industry and Environment (the Department) for a Gateway Determination consistent with the recommendations of the 2020 Urban Design peer review. In October 2020, the Planning Proposal was lodged with the Department to seek a Gateway Determination to proceed to exhibition.

### **Matters raised by the Department - During Gateway Assessment and the Gateway Determination**

#### Consistency with Council's Employment Lands Strategy

On 26 April 2021, the Department advised Council to withdraw the Planning Proposal on the basis that the Planning Proposal was considered inconsistent with Council's Employment Land Strategy. In response to the Department's letter, Council engaged Hill PDA Consultants, authors of the original draft Employment Lands Strategy, to review and provide a response to the matters raised by the Department. Section 4.5 'Canterbury Bankstown Employment Lands Strategy' of the Planning Proposal details Council's response to the Department dated 29 June 2021 in relation to the above matters (refer to Attachment A).



## Consistency with Ministerial Direction 2.6 Remediation of Contaminated Land

On 20 August 2021, the Department issued a Gateway Determination which required the Planning Proposal to demonstrate consistency with the Ministerial Direction 2.6 'Remediation of Contaminated Land'. In September 2021, a Detailed Site Investigation (DSI) Report was submitted by the applicant which confirmed the suitability of the site for the purposes of a mixed-use development. Council forwarded the DSI report to the Department and obtained confirmation that the above ministerial direction was satisfied, and that the exhibition may proceed. Section 6.2 of the Planning Proposal (Attachment A) provides further details on this matter.

On 22 December 2021, the Department issued an alteration to the Gateway Determination which required finalisation of Planning Proposal by 20 July 2022.

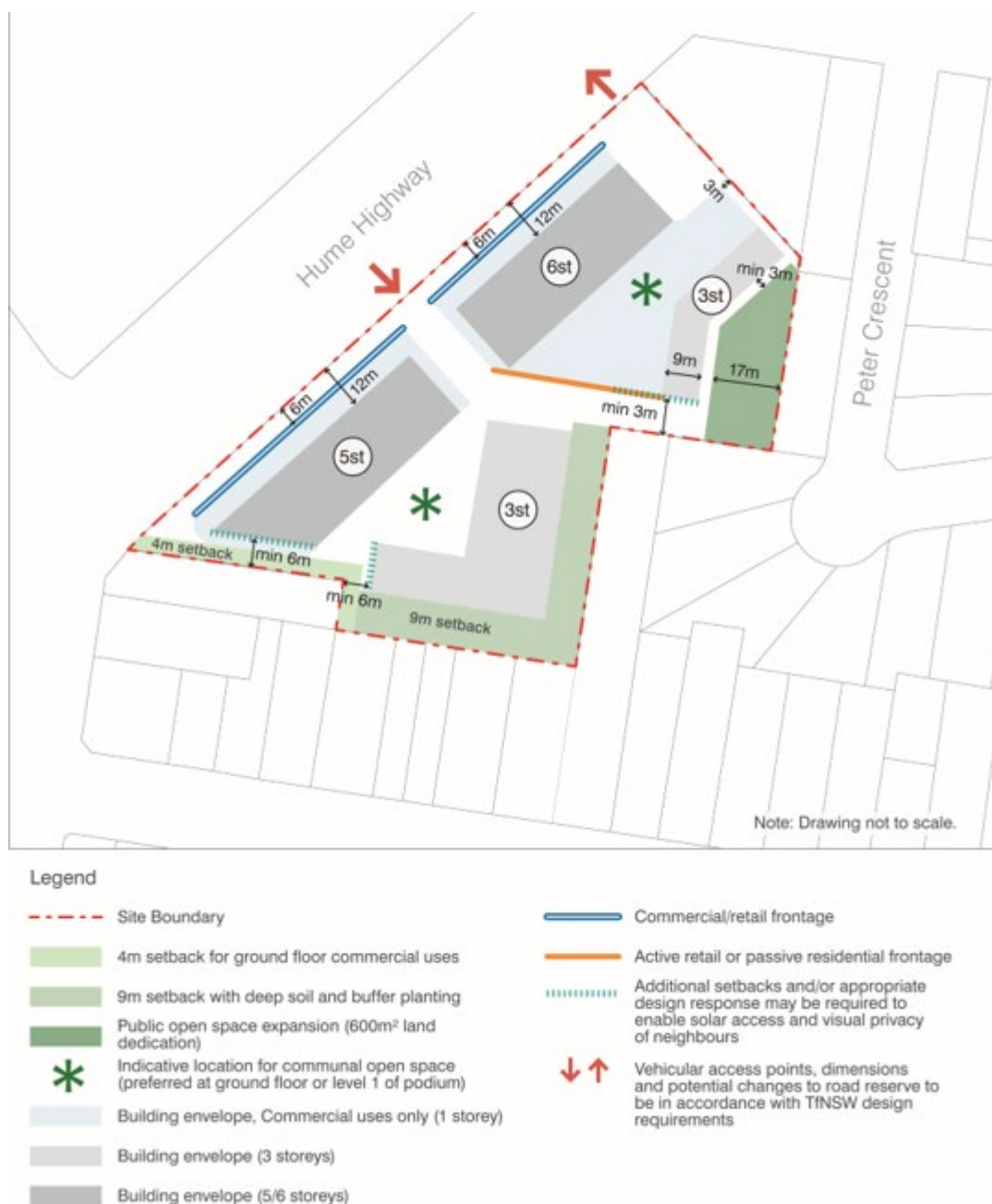
### **Draft Site-Specific DCP**

The site-specific DCP supports the Bankstown Local Environmental Plan (LEP) 2015 building height and FSR controls by providing objectives and development controls to enhance the function, design and amenity of the future redevelopment of the site. A copy of the DCP is included in Attachment B and includes minor changes made in response to public submissions received by Council during the exhibition period.

The DCP includes the following key elements:

- Desired character for the site: The Planning Proposal will facilitate a mixed-use precinct with minimum commercial floor space requirements to ensure that employment generating uses remain on the site, while enabling a high-quality residential environment suitable to create a 'sense of community' for future residents and workers.
- Design Principles and the Indicative Structure Plan: The indicative structure plan sets out articulation of the following design principles to achieve the desired character of the site.
  - a) Create an active highway related commercial frontage
  - b) Improve permeability and access to the site
  - c) Provide a landscaped setback along Hume Highway
  - d) Provide high quality communal open space
  - e) Provide high quality built form
  - f) Minimise overlooking and overshadowing to adjoining land
  - g) Address site topography and flooding
  - h) Provide good amenity for future occupiers
- Specific Development Controls: The DCP contains specific controls including but not limited to access and movement, minimum site setback, building height limits in metres and storeys, deep soil zones, street frontage landscaping, flood risk management, and acoustic and air quality management. Discussion on specific sections of the DCP are included as part of Council's review and analysis of the submissions received during the public exhibition. Refer to the Public Submissions Summary Table (Appendix D).





**Figure 2: Indicative Structure Plan** (Source: Urban Design peer review, 2022)

## Draft Planning Agreement

The Planning Agreement identifies the following public infrastructure and public benefits arising from this Planning Proposal:

- **Land dedication:** The applicant will dedicate 600m² of land at 167 Hume Highway, Greenacre to expand the existing Peter Reserve to the east of the site. The value of this Land Dedication is \$660,000.00 as specified in Annexure 3 of the Draft Planning Agreement.

The portion of the land to be dedicated to expand Peter Reserve currently contains a storage facility and other associated structures. Consistent with the requirements of Council's Planning Agreements Policy, the land to be dedicated must be free of encumbrances/structures.

In September 2021, the applicant submitted a DSI report which confirmed suitability of the site for the proposed mixed-use development. The report notes that some of the former structures within the site may contain asbestos/cement fibro. Prior to the dedication of land to Council, Council may require soil sampling post-demolition of structures to ensure that any contaminants are disposed offsite in accordance with the regulatory requirements and that the dedicated land is in a suitable condition to be used of a public park under the ownership of Council.

Consistent with Council's Planning Agreements Policy, the applicant will be responsible for preparing all documents and meeting all costs relating to the following:

- removing an encumbrance on the title
  - creating an interest in land in the Council's favour
  - Reinstating fence with the adjacent Zone R2 properties
  - subdividing land
  - preparing and lodging documents for registration
  - obtaining the consent of any person to registration
  - dealing with any requisition from Land Registry Services relating to any dealing lodged for registration.
- Embellishment of Peter Reserve: The applicant will make a monetary contribution of \$75,000.00 so that Council can use the contribution towards embellishment of Peter Reserve.
  - District Level Community and Recreation Facility: The applicant will make a monetary contribution to a District Level Community and Recreation Facility to the amount of \$80,000.00.
  - Affordable Housing: The applicant will make a monetary contribution of \$201,361.00 for the delivery of Affordable Housing in the Canterbury Bankstown LGA.
  - Improvements to the existing public transport nodes: A monetary contribution of \$20,000.00 will be made to improve an existing bus stop located at Hillcrest Avenue opposite Cardigan Road, approximately 200m (3mins) walk to the site or another bus stop as approved by TfNSW.

The above works and contributions are to be provided by the applicant at no cost to Council. The draft Planning Agreement does not exempt the future Development Application from the payment of section 7.11/7.12 development contributions to Council.

A copy of the Planning Agreement is included in Attachment C. Subject to the resolution of Council, the Planning Agreement will be executed and registered.

### **Public Exhibition Responses**

In accordance with the Gateway Determination and Section 3 of Council's *Community Participation Plan*, the Planning Proposal was placed on public exhibition for a minimum of 28 days, from 16 February to 18 March 2022. The Planning Proposal was exhibited concurrently with the draft site-specific DCP and draft Planning Agreement. The exhibition process included:

- Display on the Council 'Have your Say' website.
- Public notices in the local 'Torch' newspaper.

- Notification letters to property owners and occupiers affected by changes to the proposed rezoning (314 properties and 430 letters).
- Email notification to public authorities:
  - NSW Department of Education
  - NSW Police
  - South Western Sydney Local Health District
  - Sydney Water
  - Telstra
  - Transport for NSW (TfNSW)
  - Ausgrid
  - Local bus operators.

### **Submissions from the community**

A total of four community submissions were received from the community during the exhibition period which includes 68 pro-forma letters that raise objections to the proposal on traffic and car parking grounds and the other submissions providing comment, support or partial support to the proposal. In addition, one submission in support from the applicant was received by Council with certain comments relating to the site-specific DCP.

The key concerns raised by the submissions relate to traffic, parking, safety and residential amenity impacts. A summary of the matters raised by submitters, with Council's response, is outlined within the Submissions Report at Attachment D.

### **Submission from the applicant**

Council received a submission from the applicant during the public exhibition period. The submission did not raise any concerns on the proposed changes to the LEP, however it did raise certain matters relating to the site-specific DCP. A copy of the submission and further clarification received on 30 March 2022 are included in Attachments E and F. Council's response to the applicant's submission is at Attachment K. The key outcomes of Council's review of the applicant's submission are as follows:

- Changes to the site specific DCP minimum side and rear boundary setbacks for ground and upper floor levels to adjoining land zoned R2 Low Density Residential and B6 Enterprise Corridor.
- Additional site specific DCP provision added to minimise potential visual privacy impacts on adjoining properties.
- Confirmation that the floor space calculations within the 2020 urban design peer review are correct.
- The size and location of commercial floor space on the site as part of a future mixed use development on the site is appropriate as detailed in the 2020 urban design peer review.

## Public Authority Referrals and Consultation

In accordance with the requirements of the Gateway Determination the following public authorities were notified of the exhibition:

- NSW Department of Education
- NSW Police
- South Western Sydney Local Health District
- Sydney Water
- Telstra
- TfNSW
- Ausgrid
- Local bus operators.

Submissions were received from Sydney Water and Transport for NSW (TfNSW).

### Submission from Sydney Water

The following comments were made by Sydney Water to assist in planning the water and wastewater servicing needs of the future redevelopment of the site:

- *“That the comments from Sydney Water at this stage is not a formal approval of any servicing requirements relating to this proposal. Further detail around Sydney Water’s servicing requirements, including any potential asset alterations or amplifications which may be necessary, will be provided under the feasibility application and subsequent Section 73 application.*
- *That a Water Servicing Coordinator is engaged as soon as possible, and a feasibility application is lodged with Sydney Water prior to a Section 73 application being made.*
- *That an inception meeting is held with Sydney Water after the proponent has prepared a detailed concept servicing proposal for potable water and wastewater services.”*

Council obtained clarification that the above comments from Sydney Water relate to potential servicing demands and further investigations that would be required for the site at the DA phase and are not required to be satisfied at the Planning Proposal stage. A copy of the submission was also made available to the applicant. A response received from the applicant acknowledges that these matters will be addressed as part of the preparation of any future DA. The submission received from Sydney Water is included in Attachment H.

### Submission from TfNSW

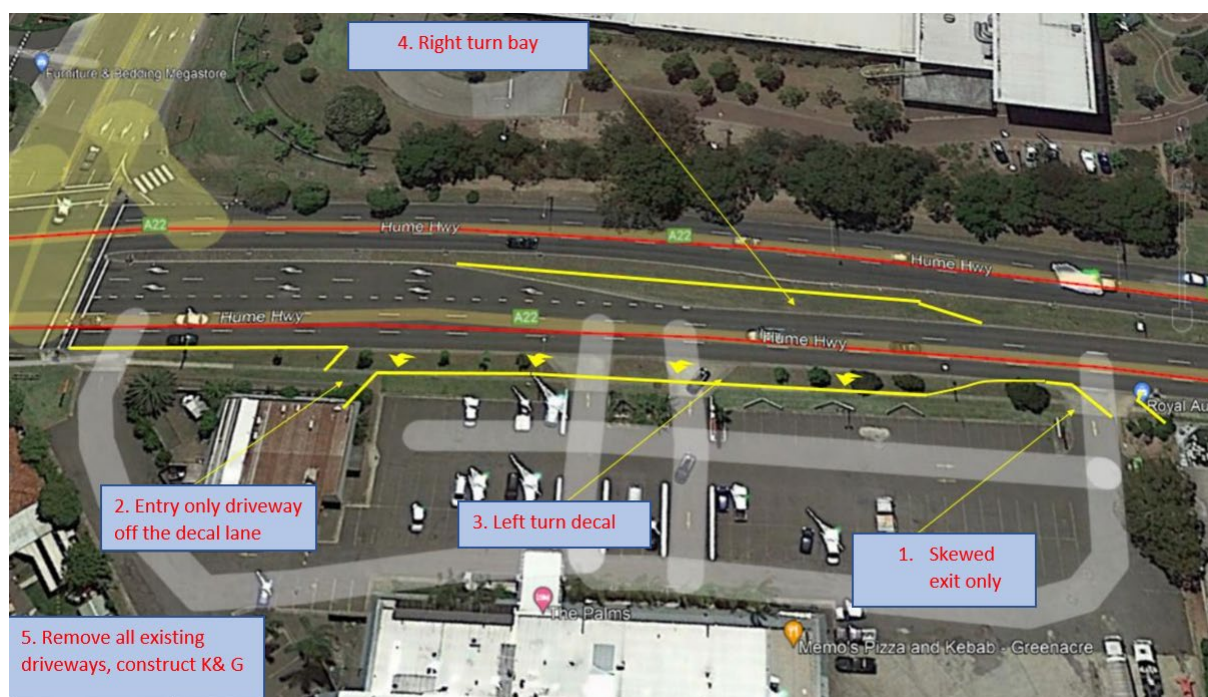
A submission was received from TfNSW during the exhibition of the Planning Proposal. The submission notes that TfNSW support for the Planning Proposal is contingent on the future redevelopment of the site providing a deceleration lane off Hume Highway and separate vehicle access points for vehicles to enter and exit the site. The TfNSW submission also provides clarification regarding upgrades to the existing bus stop located on the Hume Highway frontage of the site. A copy of the TfNSW submission is included in Attachment I.

Council’s response to the issues raised by TfNSW and implications for the draft Planning Agreement is discussed below.

### Issue 1: TfNSW Proposed Access Arrangements

TfNSW requests the following access arrangements as part of any future redevelopment of the site, as shown in Figure 3 below.

1. Left-out only (exit) skewed driveway at the furthest north eastern point of the site;
2. Left-in only (entry) driveway off a deceleration lane;
3. Left turn deceleration lane between the two driveways on the Hume Highway;
4. Extension of the right turn bay on Hume Highway into Muir Road (assessed and provided by TfNSW as part of future road network improvements); and
5. Removal of all existing driveways and construction of kerb and gutter.



**Figure 3: Sketch showing vehicle access measures as recommended by TfNSW**

Council provided the applicant with an opportunity to review and respond to the TfNSW letter. A response from the applicant's traffic consultant was received on 6 May 2022 which included technical road design details for the deceleration lane. The provision of a deceleration lane and its final design and configuration is a detailed design issue that would be resolved at the DA stage. Council confirmed with TfNSW that this approach is acceptable subject to the detailed design of a deceleration lane and all associated road infrastructure upgrades required to accommodate the deceleration lane are provided to TfNSW for approval prior to lodgement of a DA for the future redevelopment of the site. The site-specific DCP has been amended to reflect the above requirement.

In response to the TfNSW requirement for a deceleration lane to be provided as part of a future DA, it is recommended that the landscape buffer in the front setback between the Planning Proposal site and Hume Highway must contain tree planting that is capable of providing a tree canopy of at least 8m wide when mature. Any deceleration lane must ensure landscaping is able to be provided along the site frontage to provide a visual buffer and enhanced visual amenity for the future site occupants. The exhibited site-specific DCP in Attachment B is updated to include this provision.

## Issue 2: Proposed new bus stop in front of the site

In April 2022, Council sought further clarification from TfNSW regarding the provision of a new bus stop along Hume Highway in front of the site. TfNSW advised that due to the need for a deceleration lane, it would be difficult to accommodate a new bus stop in front of the site. TfNSW recommended that the only potential location where a new bus stop could be accommodated is towards the western edge of the site due to the need for separate ingress/egress points and a deceleration lane along the frontage of site to support the ingress point as part of a future DA for redevelopment of the site.

However, a bus stop at this location may require further land dedication from the subject site to accommodate a bus bay and / or consideration of the potential impacts to the traffic flow efficiency and safety on the Hume Highway as a result of multiple bus services stopping at the kerbside lane.

In light of these difficulties and potential adverse traffic safety implications, TfNSW recommended that the most appropriate way for this Planning Proposal to improve public transport access to the site is to make improvements to the existing bus stops in the surrounding locality (where appropriate) rather than proposing a new bus stop along the Hume Highway frontage of the site. It is noted that the site is within a 400m walk to several bus stops on the Hume Highway and surrounding local streets.

In consideration to the above advice, all references in the exhibited Planning Agreement and the Explanatory notes relating to a new bus stop along Hume Highway in front of the site are proposed to be amendments as shown below:

**Table 6: Summary of key changes to the Draft Planning Agreement**

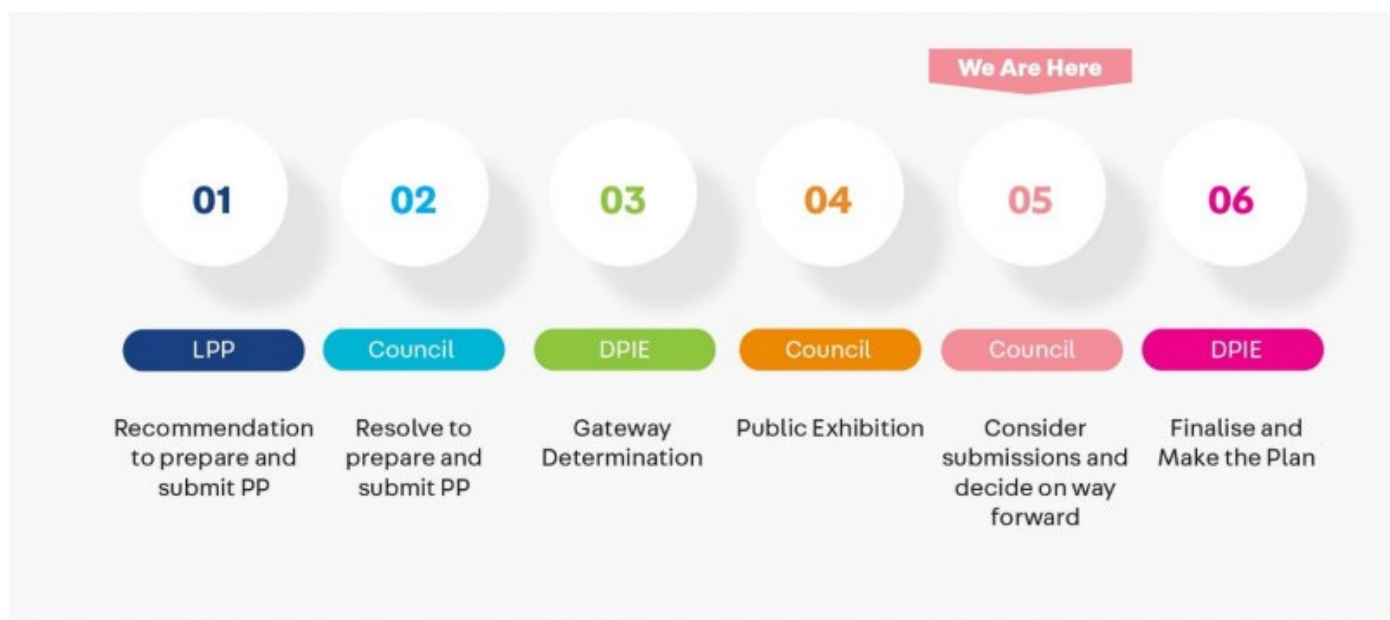
<b>Exhibited Clause in the Planning Agreement and the Explanatory Note</b>	<b>Amendments proposed following the TfNSW advice</b>
The Developer will provide a new bus stop on Hume Highway as works-in-kind in consultation with TfNSW , as Council has no jurisdiction over this work. The agreed value of this item is \$20,000.	The Developer will provide a monetary contribution of \$20,000 to improve the existing bus stop and/or walkability to/from the subject site the bus stop located at Hillcrest Avenue opposite Cardigan Road or other bus stop as approved by TfNSW within 400m of the site.

The above amendments are reflected in the revised Draft Planning Agreement held at Attachment C.

The amendments proposed to the exhibited site-specific DCP and draft Planning Agreement are provided at Attachment B and C respectively, are based on Council's consideration of submissions received during the exhibition period of this Planning Proposal. Given the minor nature of the amendments made to the DCP and draft Planning Agreement post exhibition and that the changes do not materially change the intent of the documents, re-exhibition of the amended site-specific DCP and/or Planning Agreement is not warranted in this instance.

## Next Steps

Should Council decide to endorse the Planning Proposal, site-specific DCP amendment and the draft Planning Agreement for 165-185 Hume Highway, Greenacre, Council will forward the Planning Proposal to the Department for finalisation. In the event the draft Consolidated Canterbury Bankstown LEP is made before this Planning Proposal is finalised, the proposed LEP Amendment would amend the draft Consolidated LEP.







### **ITEM 5.3                      Campsie Town Centre Master Plan and Planning Proposal**

**AUTHOR                      Planning**

#### **PURPOSE AND BACKGROUND**

Campsie Town Centre is one of only two strategic centres in Canterbury Bankstown. The draft Campsie Town Centre Master Plan (draft Plan) sets a vision to guide and manage growth, renewal and change in Campsie. This vision builds on four years of strategic planning including the Greater Sydney Region Plan, South District Plan, Council's Local Strategic Planning Statement (LSPS), Housing Strategy, Employment Lands Strategy and Affordable Housing Strategy – all of which identify Campsie as a Strategic Centre, and a focus for jobs and housing growth.

Council has heard from the community that Campsie needs investment and renewal and has fallen behind as an attractive, destination centre. Council has heard that development has been in the wrong locations, and has been of poor quality, given there has been no overarching vision or clear planning rules for the centre. Not having a plan exacerbates these issues. Campsie and Canterbury Road have been placed under significant pressure from ad-hoc rezoning and development proposals. Since 2015, Council has been in receipt of, or had representations for eight large scale development projects of up to 30 storeys in height.

By not having a clear and cohesive vision or plan to guide the type, scale, or location of new development into the future has meant there are no mechanisms to deliver affordable housing, coordinate infrastructure or meet community expectations for high quality design, sustainability standards or an understanding of what infrastructure is needed to support the centre, community and businesses into the future. Notwithstanding population growth and demand for housing, delivery of new housing within the Campsie centre has been low, indicating that the current planning settings are not stimulating investment or renewal in the centre without ad hoc planning proposals, or alternatively a strategic plan that supports our community.

The draft Plan sets a strategic planning framework for the growth anticipated in Campsie and recalibrates Council's old and outdated planning controls. In the last five years, despite capacity for redevelopment under current planning controls, only 472 dwellings have been delivered in Campsie. This trend is well short of the demand forecast for Campsie that is set out in Council's LSPS and Housing Strategy. A recalibration of planning controls and density will support the delivery of jobs and housing in the right location, supported by open space, infrastructure and services whilst ensuring that new development meets high quality design and sustainability standards. These cannot be delivered under the current, outdated controls.

The draft Plan has been informed by a range of technical studies and the careful development of an intensification strategy, which sets out the right locations for growth and the appropriate scale of growth across Campsie. The draft Plan is the second place-based Master Plan for

Canterbury Bankstown Council and is part of an ongoing program of master planning for the City's centres.

The draft Plan will also become an important advocacy tool for Council and the community to encourage investment in State infrastructure, particularly Canterbury Hospital, local schools, roads (e.g. the Campsie Bypass), transport, utilities and services. Council and the community currently have no coordinated plan for growth and change to guide Government and private sector investment. Importantly, the draft Plan, if adopted, is not a static planning tool but will be subject to regular review to ensure that it remains contemporary, responds to changes and emerging trends, and reflects community expectations.

Campsie Town Centre is expected to evolve from a main street local centre into a health and lifestyle precinct that services the Canterbury-Bankstown community. The draft Plan seeks to leverage the unique attributes and anchors of Campsie, such as its proximity to central Sydney, its location on the Cooks River, the presence of Canterbury Hospital and a thriving main street, to facilitate 7,500 jobs and an additional 5,600 dwellings in the centre and 760 dwellings along Canterbury Road by 2036. The draft Plan provides a framework to inform the delivery of infrastructure, improvements to the design and sustainability of buildings, public domain improvements, the delivery of affordable housing, increased capacity for jobs, housing and community facilities and an approach to the management of heritage and character.

The draft Plan was initially exhibited for six weeks between 29 March and 14 May 2021. In response, it was updated to incorporate feedback from the community. Following this, a revised version of the draft Plan was then reported to the Local Planning Panel (LPP) on 9-10 September 2021.

In response to considering submissions and presentations from community and businesses, the LPP acknowledged the extensive work that has taken place in preparing the masterplan which it believed is *"clearly necessary and critical for the future"* of the Campsie town centre. The Panel went on to express that the masterplan presented *"many good ideas and opportunities"* and *"the local community should benefit from the growth and development of these areas in the future"*. The Panel generally supported the proposed changes to planning rules as presented for the Campsie town centre and recommended that Council proceed with further community engagement prior to any Gateway Determination

Following the recommendation of the LPP, the draft Plan was exhibited for a further six weeks between 16 February 2022 and 28 March 2022 to increase awareness about the draft Plan and extend the scope of feedback.

The purpose of this report is to seek Council's endorsement of the draft Plan and to prepare and submit a planning proposal to amend the *Canterbury Bankstown Local Environmental Plan 2022 (CBLEP)*. The planning proposal will put into effect the proposed changes to planning controls identified in the plan and as outlined in this report. It is also recommended that Council use the draft Plan to finalise four outstanding planning proposals in Campsie in accordance with the draft Plan. In most cases, this means not proceeding with individual proposals for specific sites and consolidating them into Council's vision for Campsie.

## ISSUE

At a macro level, it is essential that Council effectively plans for its growing population including changes and pressures associated with this growth. In this regard, our local planning system

needs to continue to appropriately zone land and apply planning controls that will deliver a genuine diversity of quality housing, enable jobs, deliver timely decisions for all levels of government and industry and ensure the infrastructure from utilities to transport, schools, hospitals and public space is available to support growth. New supply of housing itself, outside of a well coordinated plan has been the experience to date in Campsie, it has not been enough, it has not delivered quality outcomes and the community has clearly expressed a desire for a better centre experience for Campsie.

Council has earmarked Campsie as a town centre that will deliver key civic, cultural, recreation, retail and local employment. By 2024, the centre will be supported by a new Sydney Metro transit system linking the centre from Bankstown in the West to Sydney CBD, Barangaroo and onward to other strategic centres such as Macquarie Park and Norwest.

The draft Plan is interdisciplinary in nature and has a broad focus, arranging land uses and expressing a clear intent for the built environment. It puts forward a plan to establish a spatial structure for Campsie which as a minimum considers human behaviour, social factors, economics, law, history, aesthetics, amenity, environment and engineering matters amongst a backdrop of rising community expectations and discontent with increased density as it has evolved to date.

The draft Plan has been shaped by input from the community. Having regard to the comments and feedback to date from the community and businesses, the draft Plan before Council has been revised with amendments outlined in this report. It is intended that the draft Plan (if adopted) forms the basis of amendments to planning controls for the Campsie Town Centre, with the clear intent to deliver on the fundamentals that are necessary for a high quality and functioning urban centre that will continue to be a focus for residents, workers and visitors, albeit within an enhanced setting.

## **RECOMMENDATION** That -

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1. Council adopt the Campsie Town Centre Master Plan.
2. Council prepare and submit a Planning Proposal to amend the Canterbury Bankstown Local Environmental Plan in accordance with the Campsie Town Centre Master Plan.
3. Council exhibit the Planning Proposal, subject to a Gateway Determination and associated conditions.
4. Council prepare and exhibit a Development Control Plan to support the Master Plan, to be exhibited concurrently with the Planning Proposal.
5. Council does not proceed with the following applicant initiated Planning Proposals in accordance with section 3.35(4) of the Environmental Planning and Assessment Act 1979, for the reasons outlined in this report, and includes the sites into the Campsie Town Centre Planning Proposal:
  - a. RZ-4/2019 applying to 2-10 Harold Street, Campsie
  - b. RZ-/2018 applying to 21-23 Claremont Street and 76-90 Evaline Street, Campsie
  - c. ECM T-29-180 applying to 25 Anglo Road, Campsie (Campsie RSL)

6. A further report to be provided to Council outlining submissions received during the formal exhibition period of the Planning Proposal.
7. Council officers commence communicating adoption of the Campsie Town Centre Master Plan to State agencies and engage with agencies to advocate for and work collaboratively on the realisation of the Campsie Town Centre Plan and State Government investment in its local infrastructure.

## ATTACHMENTS

[Click here for attachment A](#)

[Click here for attachment\(s\) B and C](#)

[Click here for attachment\(s\) D to E](#)

[Click here for attachment\(s\) F to H](#)

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- A. Draft Campsie Town Centre Master Plan (May 2022)
- B. Engagement Outcomes Report
- C. Strategic Merit Test and Statement of Objectives and Intended Outcomes
- D. Technical Studies and Analysis
- E. Independent Site Specific Review Report
- F. Local Planning Panel Report and Minutes (9-10 September 2021)
- G. Sydney Local Health District Submission
- H. Probity Certification

## **POLICY IMPACT**

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This draft Plan begins to implement Council's strategic planning established under the Canterbury Bankstown Local Strategic Planning Statement, Connective City 2036, the Community Strategic Plan, CBCity 2028, and Council's Housing, Employment Lands and Affordable Housing Strategies. These strategies identify Campsie as a Strategic Centre, and one of the key locations for jobs and housing growth supported by Affordable Housing, infrastructure, open space and community services.

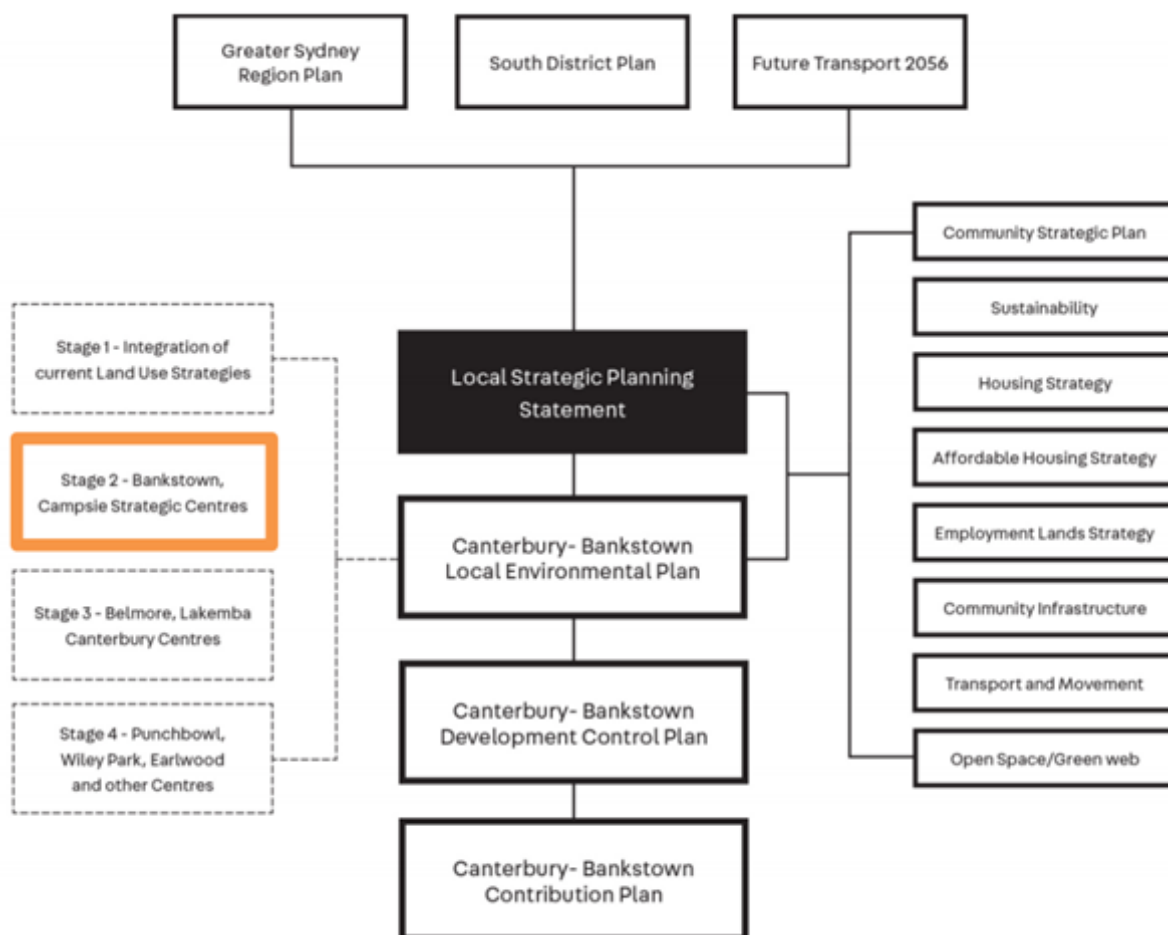
If adopted, the draft Plan will become a policy of Council, and form the basis of the Planning Proposal to amend the CBLEP. In addition, it will form the basis of changes to Council's consolidated Development Control Plan in relation to future development within the Campsie Town Centre and align with amendments to the consolidated Contributions Plan for the City.

Furthermore, the draft Plan will become an advocacy platform for the community and Council and provide greater certainty for State agencies and the private sector in terms of the planned growth and change in Campsie.

Changes to Council policies, including the Local Environmental Plan, Development Control Plan, Contributions Plan and other plans or policy changes arising from the planning proposal progressing, will be required to be reported to Council separately as part of implementing the draft Plan.

The draft Plan itself will not result in any changes to current planning controls. Should Council resolve to prepare and submit a Planning Proposal for Gateway, the formal process to amend the planning controls, including further community engagement, will commence.

The draft Plan in the context of the broader planning policy framework is illustrated below.



**Figure 1. Planning Policy Framework**

## FINANCIAL IMPACT

Strategically planning for our city is essential. Associated with this planning work is research and investigation into a range of contemporary planning issues including future population growth, land supply, economic development, transport and connectivity, sustainability, urban design, heritage and conservation. For this very reason, Council invests annually in strategic land use planning for its city to ensure its planning framework remains relevant and based on contemporary practices and trends. For decades, the Campsie centre has not had the benefit of detailed or tailored solutions to guide change or investment by the public or private sector.

If adopted, the draft Plan will inform Council's investment in infrastructure from a range of sources including Section 7.11 and 7.12 contributions, property and asset renewal, works in kind, further master planning for Council assets such as Campsie Cultural and Civic Hub and informing capital work programs. These works have been included in the Draft Canterbury Bankstown Local Infrastructure Contributions Plan, which is currently on exhibition until 3 June 2022 alongside the Draft 2022-25 Delivery Program and 2022/23 Operational Plan and Budget. A report on these matters will come to Council under separate cover once their exhibition has been completed and submissions considered.

The draft Plan will become an advocacy platform for Council to seek grant funding and investment in State infrastructure to support the planned growth and change in Campsie, such as implementation of the Campsie Bypass and the expansion of Canterbury Hospital.

## COMMUNITY IMPACT

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The draft Plan will guide the creation of new planning controls for development across the Campsie centre including Canterbury Road within this precinct. It will provide greater transparency for the existing community and certainty to industry with respect to the planned growth and change envisaged for Campsie over the next 15 years and beyond.

Council has received, or had representation regarding eight key sites in Campsie, seeking ad-hoc, applicant initiated planning proposals with heights of up to 35 storeys. Council has consistently maintained that a holistic and considered plan that guides Campsie's growth is essential in ensuring transparency and certainty for the community, and provides a framework to proactively guide development, rather than reactively respond to ad-hoc proposals that are not designed with the prosperity of the broader centre or public good as overarching objectives.

The draft Plan has been amended to incorporate a number of changes following feedback received from the community and stakeholders. The draft plan provides the community, industry and government with confidence that growth and change in the Campsie Town Centre will evolve over time based on a clear vision and expectations for high standards of design and sustainability.

The master planning process for Campsie has also been overseen by an independent probity advisor to ensure the process was conducted with integrity and transparency. In their certification of the process, the Probity Advisor stated, *"As Probity Referee I am satisfied that there has been transparent and open communications in this process. I have attended meetings and supervised discussions. I am satisfied that engagement as between those listed above has been at arm's length, conducted in a professional manner by all and maintained good governance, enabling the process to withstand scrutiny."*

### **Early Engagement**

Council has engaged with the community since July 2020. During this early phase of engagement, and prior to preparation of the draft Plan, Council undertook targeted engagement with the community, landowners, industry and agencies to understand the needs, aspirations, opportunities and issues affecting Campsie. The feedback received during this engagement laid the foundations for the development of the draft Plan.

### **First Community Engagement Period on draft Plan**

Building on the ongoing engagement with the community since July 2020, community feedback was sought on the draft Plan between 29 March and 14 May 2021, with late submissions received until 11 June also being assessed and considered. Council wrote to 10,961 owners and occupants of residential and commercial properties within Campsie seeking their input and ideas during the engagement period of the draft Plan.

Council will recall that the draft Bankstown and Campsie Master Plans were concurrently released for feedback during this period. In response, a total of 127 submissions were received, 61 of which related specifically to Campsie, and an additional 66 submissions related to both Bankstown and Campsie. Of the 127 submissions, 110 were in support (entirely or with conditions), 15 objections were received and two submissions indicated neither support or objection.

During this initial engagement period, Council undertook the following activities to maximise the community's awareness and engagement with the process:

- Online community survey
- Interactive map for feedback
- Availability of planning staff to directly liaise with the community through 'speak to an expert' service
- 4 x pop-up sessions
- Community webinar
- Government agency briefing
- Social media posts
- Dedicated 'Have Your Say' Page
- Planning Proposal Applicant engagement, supported by Probity Advisor
- Mail-out to all households in the draft plan study area (10,961 letters sent).

In addition, residents, landowners and the broader community had the opportunity to make submissions and/or present to the LPP on 9-10 September 2021. The LPP considered these submissions and presentations in making their recommendation. The LPP Minutes (provided at **Attachment F**) indicate that the Panel did not raise any objection to the draft Plan in relation to proposed changes to planning controls, indeed the Panel noted:

- *"the Panel generally supports the proposed changes in both PPs" (Bankstown and Campsie)*
- *"It is acknowledged that the proposed changes arise out of and are consistent with the Greater Sydney Commission's and the Council's strategic planning for Campsie..."*
- *"The extensive work that has taken place in preparing the PPs which are clearly necessary and critical for the future of the Bankstown city centre and the Campsie town centre. There are many good ideas and opportunities articulated in the PPs and the local communities should benefit from the growth and development of these areas in future"*
- *"It is acknowledged that the proposed changes arise out of and are consistent with the Greater Sydney Commission's and the Council's strategic planning for Campsie."*

The LPP recommended that CBCity undertake further community engagement on the draft Plan before proceeding to Gateway, no objection to the draft Plan was stated by the Panel. The purpose of the LPP recommendation was to seek further public input into the draft Plan, despite the significant engagement process that had been undertaken.



## **Second Community Engagement Period on the draft Plan**

In response to the recommendation of the LPP, CBCity commissioned independent engagement specialists to develop a detailed engagement strategy for the draft Plan. For a six week period, between 16 February 2022 and 28 March 2022, the following engagement activities were undertaken:

- Three community pop-up sessions
- Multi-language survey
- Display of 3D visual model of the draft Plan for the Community to view
- Draft Plan Display + 'Speak to an Expert' Service at Campsie Library for the six week Consultation period
- 'Speak to a Planner' service by phone in multiple languages
- Availability of fact sheets, kombi feedback cards and post cards about the draft Plan for the Consultation Period, available at the pop-ups and Campsie library
- Interactive display of the draft Plan on Council's '*Have Your Say*' website
- Advertisements of the draft Plan on social media (Facebook, Instagram, Twitter and LinkedIn) and print newspapers in English, Chinese, Vietnamese, Arabic and Korean newspapers
- Direct letters delivered to residents and businesses in the local Campsie area
- Letter, email and phone calls to local community groups to offer a meeting or briefing on the project
- Meetings with owners of properties proposed for park expansion and/or through site links
- Targeted meetings with local community groups, organisations and schools.

Community feedback informed changes to the draft Plan to achieve the desired vision for the area. Full details of the engagement activities are in the next section of this report and detailed at **Attachment B**.

Should the draft Plan proceed to Gateway, a statutory Planning Proposal process will commence. If the NSW Department of Planning and Environment issues Gateway Determination for the Planning Proposal, Council will undertake a further and formal exhibition process in accordance with any Gateway conditions. Formal exhibition will be for a minimum period of 28 days.

## DETAILED INFORMATION

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### INTRODUCTION

Campsie Town Centre is the second largest strategic centre in the Canterbury Bankstown Local Government Area. Campsie is a short distance from Central Sydney and sits at the edge of Sydney's inner suburbs, making it an increasingly attractive centre for visiting, living and working. The draft Plan establishes the framework for Campsie's evolution from a traditional main street into a destination centre that contributes to our city's prosperity, innovation and attractiveness.

The draft Plan has been developed through ongoing community engagement to implement the vision and actions of Connective City 2036, Council's Local Strategic Planning Statement, along with Council's Housing, Employment Lands and Affordable Housing Strategies. It is also driven by the need to have an overarching vision for Campsie, which has not been in place for decades.

The draft Plan has been informed by thorough critical analyses, including specialist technical inputs relating to urban design, transport, land use economics, indigenous culture and heritage, sustainability, heritage and infrastructure planning. The plan has also been informed by early and ongoing engagement, including two rounds of extensive community engagement on the draft plan, and a revised draft plan.

The draft Plan before Council will assist to address a number of key land use planning issues impacting Campsie, including:

- Sites within the business zones in Campsie have no maximum floor space ratio. This means that there are limited controls and mechanisms to cap density. The draft Plan seeks to address this.
- Campsie currently has no controls to mandate housing diversity – this means that new development can provide one type of dwelling, rather than being required to deliver a diversity of dwelling types such as studios, one-bedroom, two-bedroom or three or more bedroom dwellings.
- The current controls have encouraged development of housing in the wrong locations, particularly along Canterbury Road and away from the core of the centre. The draft Plan seeks to re-calibrate this by prohibiting further residential development in the current B5 and B6 Zones along Canterbury Road and around Canterbury Hospital, and encouraging renewal and investment in the core and in higher amenity areas along the Cooks River.
- Lack of housing delivery, with only 472 dwellings delivered over the last five years. As shown in **Figure 2** below, and discussed above, these dwellings that have been delivered have not been in the right locations and without an emphasis on design quality or contribution to broader centre benefits.
- There are currently four live applicant-initiated planning proposals in Campsie, in addition to four other sites which have made representations to Council with the intent of seeking an uplift beyond current controls. These proposals have been submitted outside of an overarching strategic vision for Campsie, with heights of up to 35 storeys proposed. The draft Plan provides this overarching vision for development and ensures a coordinated approach to growth, infrastructure and advocacy.
- There has been a lack of investment along the main street, which has old and poor quality building stock. The draft Plan maintains no minimum parking controls for these

fine grain lots and seeks to unlock their redevelopment to improve the experience of Beamish Street as has been seen in other areas of Sydney.

- The current planning control framework for Campsie is not meeting community expectations for higher design and sustainability outcomes. Due to the lack of density controls and detailed design controls, development has been of a poor quality or has resulted in poor streetscape outcomes. With a shifting focus towards design quality, progressive sustainability standards and incentives and controls for building heights at the street level, tower setbacks and detailed design – the draft Plan seeks to deliver higher quality buildings in the right locations that result in an improved pedestrian experience.

In addition to the above points, it is important to highlight that the draft Plan will not operate in isolation. It sits within a broader strategic planning policy framework as identified in **Figure 1** above. This framework supports the intent of draft Plan by among other things, mandating the delivery of affordable housing, committing funding for local infrastructure through developer contributions and locking in planning provisions into the comprehensive LEP and Campsie specific planning controls via Council's DCP.



**Figure 2. Location of housing delivered in Campsie since 2016-17.**

The Master Planning process and current status is illustrated below:

Status	Stage
✓	Technical and preliminary analyses
✓	Early targeted community engagement

✓	Preparation of draft Plan
✓	First round of community feedback on the draft Plan
✓	Report to Local Planning Panel for advice
<b>We are here</b>	Second round of community feedback on the draft Plan
To be confirmed, pending endorsement of Council	Commence Planning Proposal process

## THE DRAFT PLAN - OVERVIEW

The draft Plan is underpinned by a long-term strategic vision. This vision has then been translated through a series of “spatial moves” and “intensification” approaches, which have been used to guide the 10 Directions, outlined in detail below.

### The Vision

The Vision for the Campsie Town Centre is:

*“Campsie will transform from a main street into a thriving lifestyle and medical precinct that brings together the vibrancy of Beamish Street, Canterbury Hospital and the amenity of the Cooks River foreshore. This evolution will be underpinned by development that responds to the human scale and existing urban character.*

*Campsie will become a significant centre within Canterbury-Bankstown, with significant investment in jobs and housing, which will attract residents, workers and visitors alike. Future development will be supported by improved transport connections, an activated riverfront and green streets.*

*Campsie will become a civic and cultural hub for Inner Sydney, supported by its close proximity to Central Sydney. The centre will have new and enhanced community, arts and cultural facilities complementing a growing night time as a visitor destination.”*

### Intensification Strategy

The draft Plan has evolved from the development of an Intensification Strategy. The Intensification Strategy builds on the principles for the distribution of height and density set out in the Tall Buildings Study. This study and the Intensification Strategy establish principles for the location of height and density, being:

1. Intensification within walking distance of the Metro Station (400m).
2. Intensification within walking distance of key open spaces and improved connections to open spaces.
3. Intensification within the key node of Canterbury Road and Beamish Street.
4. Lower intensification of areas between the key nodes (town centre, river, Canterbury Hospital).
5. No intensification - Maintain existing built form controls in special character and low density areas.

### 10 Directions

The draft Plan is underpinned by 10 strategic directions that have driven the broader thinking and vision for the draft Plan:

1. A centre that aligns growth with public benefit
2. A centre for people
3. A centre that attracts health and lifestyle investment

4. A well-designed centre
5. A riverfront centre with nature at its heart
6. A centre at the cross roads of inner Sydney
7. A resilient and carbon neutral city by 2050
8. A centre proud of its heritage and culture
9. A centre with housing for all
10. A centre with collaborative governance

These 10 directions ensure the approach to growth and change is holistic and considers the broader needs and aspirations of the city – from ensuring infrastructure aligns with growth, to building a strong night-time economy and ensuring adequate and diversity in housing that is well designed and sustainable.

### Key moves

The draft Plan also proposes a series of key moves, which reflect the proposed changes in policy and direction. These include:

- Incentive-based height and floor space system – where sites are proposed to receive uplift (generally of more than 1:1) above current controls, the uplift is intended to be subject to the provision of on-site infrastructure, affordable housing and/or employment-generating floor space without which no uplift can be realised.
- Infrastructure funding, delivery and advocacy strategy – a clear strategy for the development of infrastructure in Campsie is established, utilising a combination of Section 7.11 and 7.12 contributions, property renewal and capital works investment –
- Affordable housing delivery.
- Sustainability initiatives – beyond ordinary BASIX requirements.
- Changes to parking requirements for new developments within the core of the precinct
- Recommended changes in height and density based on detailed testing and independent specialist advice.

### LOCAL PLANNING PANEL RECOMMENDATIONS

On 9-10 September 2021, the LPP considered the draft Plan to advise whether Council should proceed with a Planning Proposal for its implementation. A total of 28 speakers presented to the LPP to support the Plan, raise concerns with the plan or make site-specific recommendations. In addition, the Panel received 12 written submissions. The Panel Report as prepared by Council officers and Panel Minutes is provided at **Attachment F**. The Panel recommendations and a response to each recommendation is provided below:

Local Planning Panel Recommendation	Response
<i>1 (a) Council carry out discussions with specific site landowners that addressed the Panel to review issues raised.</i>	This recommendation is supported and has been carried out. Council has engaged with six landowners and/or their representatives for six sites in the draft Plan area to review the issues raised. Refer to 'Campsie Town Centre Site-Specific Review' in the next section for more detail.
<i>(b) Council request further written confirmation from the State Government about Canterbury</i>	Council has written to the Sydney Local Health District to advise of the draft Plan and seek its commitment to remaining on site and planned upgrades to the hospital. Sydney Local Health

Local Planning Panel Recommendation	Response
<i>Hospital (as referred to in paragraph 27 above).</i>	<p>District responded to Council on 23 March 2022 (see submission at <b>Attachment G</b>, outlining:</p> <ul style="list-style-type: none"> <li>• Support for a much needed health, medical and education precinct around Canterbury Hospital.</li> <li>• That Canterbury Hospital is the Local Health District's highest priority for capital investment due to the projected population growth, ageing population and the urgent need to upgrade the hospital infrastructure.</li> <li>• Significant funding has been provided for the planning of the future of Canterbury Hospital, which gives regard to the existing and forecast population growth. No announcement on the redevelopment has been made to date, noting that planning is still underway.</li> <li>• A number of interim investments are planned for the hospital including a satellite renal dialysis service, education and training facilities and foetal medicine ultrasound services.</li> <li>• Support for maintaining the current land use and unrestricted height and floor space ratio controls for the Hospital, allowing for on-site redevelopment of the hospital.</li> <li>• The Hospital also includes lands on the western side of Tudor Street (Council has noted this in the draft Plan).</li> <li>• In addition to employment growth in the hospital as it redevelops, it is likely that there will be additional employment growth in allied health including specialists and GPs who which to locate near the hospital and leverage off the precinct's activation.</li> <li>• The Local Health District's vision for Canterbury Hospital is to be a major Metropolitan Hospital of the future. The intent is that the Hospital remain in the heart of Campsie/Canterbury and be fully digitally enabled, providing the latest medical technology and expanded virtual health care.</li> <li>• The Local Health District supports the emergence of Campsie as a Health and Lifestyle Precinct and seek ongoing collaboration with the community and Council.</li> </ul>
<i>(c) Council engage in a further public notification / exhibition for the Campsie PP prior to sending the CPP to the Department for a gateway determination as referred to in discussion above.</i>	<p>This recommendation has been carried out. The draft plan was exhibited for a further six weeks between 16 February 2022 and 28 March 2022. Further details of this engagement are provided below.</p>
<p><i>(d) Completion of the following studies prior to submission for Gateway:</i></p> <ul style="list-style-type: none"> <li>• <i>Independent Flood Review, to confirm consistency with Section 9.1 Direction 4.3 – Flooding;</i></li> </ul>	<p>A technical review of flooding and contaminated land confirmed that the draft Plan may be suitable to be implemented via a Planning Proposal, subject to certain conditions.</p> <p>The Land Use Safety Study will be completed prior to lodgement of the Planning Proposal pending Council's approval</p>

Local Planning Panel Recommendation	Response
<ul style="list-style-type: none"> <li>• <i>Land Use Safety Study, to ensure appropriate mitigation measures are considered (if any) in relation to high pressure pipelines located alongside the Cooks River</i></li> <li>• <i>Preliminary Contamination Assessment, to confirm consistency with Section 9.1 Direction 2.6 – Remediation of Contaminated Land.</i></li> </ul>	<p>of the draft Plan noting the pipelines in question are located on the eastern side of the Cooks River and traverse land adjacent to residential uses in Canterbury.</p> <p>A Preliminary Contamination Report has been prepared, finding that the proposal can comply with Ministerial Direction 2.6 - Remediation of Contaminated Land which requires Council to consider contamination and remediation requirements at the planning proposal stage.</p>
<p><i>(e) Council prepares a Development Control Plan to implement the Master Plan that is exhibited concurrently (together with the relevant contributions plan) with the Planning Proposal.</i></p>	<p>This recommendation is supported and will be undertaken as part of the formal exhibition of the draft Planning Proposal post-Gateway.</p>
<p><i>(f) Council integrates existing Planning Proposals set out in this report into the Campsie Town Centre Master Plan.</i></p>	<p>This recommendation has been complied with as discussed in the previous section, '<i>Integration of applicant-initiated Planning Proposals</i>'.</p>

## ENGAGEMENT ACTIVITY

### First round of community engagement (March to June 2021)

The draft Plan has been subject of two extensive community engagement activities – the first in March to June 2021. During this time, there was a total reach of 22,217 people, after which 127 submissions were made (including 61 being for Campsie Master Plan only, and 66 relating to Bankstown and Campsie collectively (as Council initially engaged on both plans concurrently). In response to this engagement, 87% of written submissions received either support the draft Plan in part or entirely, and others provided suggestions for improvement. 12% of those objected to the then draft Plan and 1% made general comments.

In response to these submissions, a number of changes were made to the draft Plan before it was considered by the LPP. The LPP Report provided at **Attachment F** provides a comprehensive overview of these changes.

### Second round of community engagement (16 February 2022 and 28 March 2022)

Council undertook a second round of engagement with the community following the advice of the LPP. The intent of the second engagement period was to continue engaging with the community, to receive extended feedback, and maximise community awareness of the draft Plan. During this time, there was a total reach of 87,294 people, after which 62 submissions were made. Notwithstanding the significant increase in reach in this second round of engagement, the number of submissions relevant to the Campsie Town Centre declined. The additional reach and engagement with the draft Plan for Campsie (eg. social media and online survey) however resulted in additional support and neutral feedback for change in Campsie.

The engagement activities are summarised in the table below, and comprised a mix of targeted, broad, incidental, and multicultural engagement.

Engagement Tool/Technique	Interactions
<b>Community pop-up sessions</b> Opportunity for community members to ask questions and provide feedback to the draft Plan with multi lingual staff in attendance. There were three scheduled Community Pop Up Sessions: <ul style="list-style-type: none"><li>Campsie Lunar Noodle Markets: 18 Feb 2022, 5:00pm - 9:00pm</li><li>Canterbury Leisure and Aquatic Centre: 5 Mar 2022, 9:00am - 11:00am</li><li>Anzac Mall, Campsie: 17 Mar 2022, 6:00pm - 8:00pm</li></ul>	216 visitors (total)
<b>3D Visual Model of the draft Campsie Master Plan</b> An urban design specialist created a 3D visual model of the Master Plan which allowed users to view the features of the proposed urban design framework. This was available on Council’s Have Your Say page.	Estimated no. of views: 350
<b>Campsie Library display + Speak to a Planner</b> A display was set up at Campsie Library that consisted of: <ul style="list-style-type: none"><li>Laptop display of the 3D online visual maps, which was interactive for users</li><li>A0 size Campsie planning maps</li><li>Fact sheets and postcards on the draft Plan</li></ul> A specialist planner involved in the development of the Master Plan was also available to talk about the draft Plan at Campsie Library from 9.30am to 4.30pm on Tuesday, Wednesday and Thursday each week during the six-week consultation period. Staff from non-English speaking backgrounds were also rotated at Campsie Library for members of the community who preferred to speak a language other than English.	52 visitors
<b>Speak to a Planner by Phone</b> “Call an expert” service was available for the community to contact strategic planning staff about the draft Plan. Multi-lingual staff from eight key and emerging language backgrounds were also available to answer queries, throughout the six-week engagement period.	55 calls (36 from Master Plan hotline)
<b>Project website “Have Your Say”</b> A dedicated project page was available on Council’s “Have Your Say” webpage. It included the draft Plan, technical documents that informed the draft Plan, key contact information and the timeline of the Master Planning process.	3,786 visits with 2,458 unique visitors.
<b>Written Submissions and Feedback</b> <i>Direct Written Submissions</i> The community was encouraged to make submissions via the website and details on how to make a submission was available on all material produced for the engagement period  <i>Surveys</i> An online survey available in six languages other than English: Chinese, Korean, Arabic, Greek, Vietnamese and Nepalese were made live on the Have Your Say website. Surveys invited feedback about the draft Plan around 5 key themes.  <i>Kombi Cards</i>	62 direct written submissions were received          232 survey responses received (two in non-English)

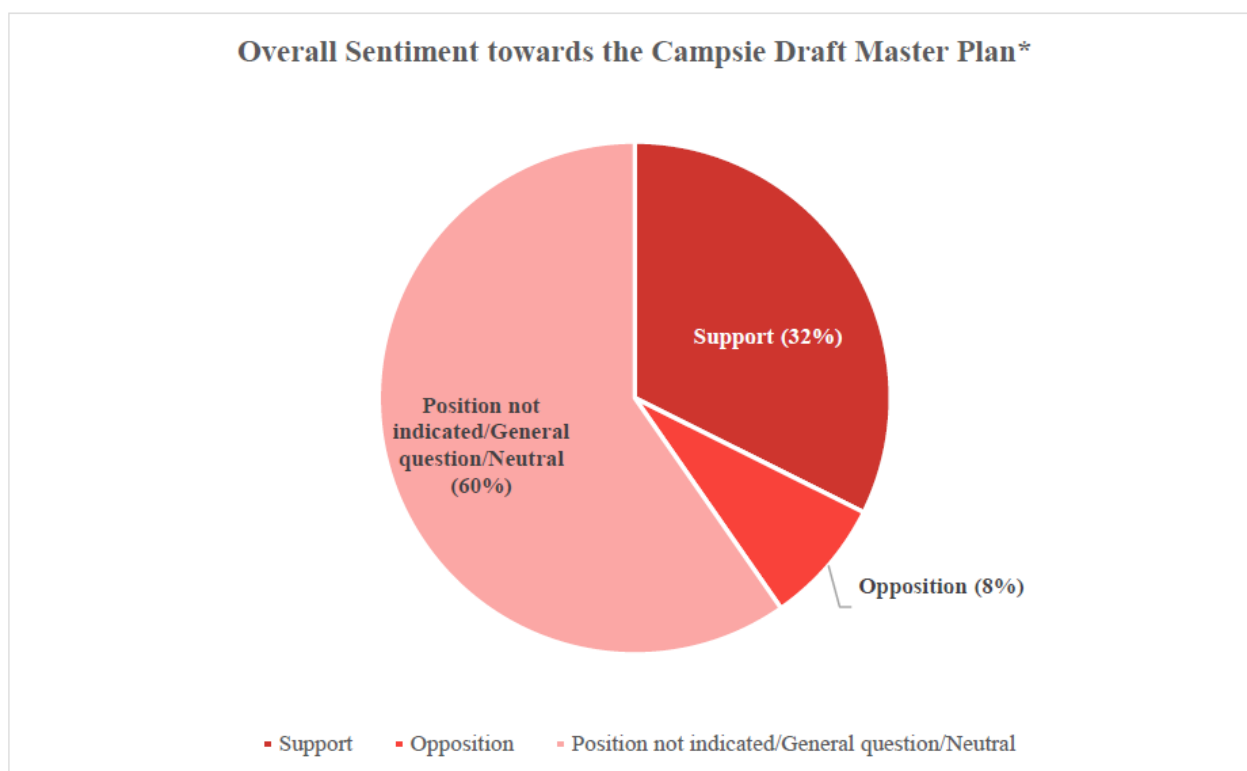


<b>Engagement Tool/Technique</b>	<b>Interactions</b>
At the Community Pop Up Sessions, as an additional interactive engagement activity, attendees were encouraged to share their feedback through writing on Kombi Feedback Cards.	10 Kombi cards received
<b>Print Advertisements</b> The following print advertisements were made for the draft Plan during the exhibition period: <ul style="list-style-type: none"> <li>• Multi-language newspapers [Daily Chinese Herald, Dan Viet (Vietnamese), An Nahar (Arabic) and the Korean Herald, Suprovat (Bangladeshi)]</li> <li>• Newsletters in Harcourt and Campsie Public Schools</li> <li>• Committee for Sydney newsletter</li> <li>• Adshel Posters in Campsie</li> </ul>	Print media reached approximately 12,000 CBCity residents
<b>Social Media</b> Council's social media channels promoted the draft plan and community engagement activities. Social media posts were released on Facebook, Instagram and Twitter.	Non-sponsored posts reach was 11,716, with 145 click links  Sponsored posts reach was 45,220 with 774 clicks links
<b>Fact Sheets</b> To simplify and help the wider community better understand the vision of the revised Campsie Master Plan, six factsheets were developed for this specific period of consultation.  Postcards were also left at local cafés, restaurants and shops.	162 people took a flyer or factsheet at popups  173 downloaded on website
<b>Direct letters</b>  Letters were delivered to residents and businesses in the local Campsie area advising of the new round of engagement and advertised the upcoming engagement opportunities.	14,500 letters were delivered
<b>Community Meeting Groups</b> A total of seven online/in-person meetings were held with the following community group stakeholders: <ul style="list-style-type: none"> <li>• Canterbury Bulldogs</li> <li>• Meals on Wheels</li> <li>• Muslim Care</li> <li>• Development Industry Briefing</li> <li>• Campsie Rotary Club</li> <li>• St Mels Catholic Schools</li> <li>• Campsie Public School</li> </ul>	Seven meetings (47 groups contacted)
<b>Acquisition Stakeholder Meetings</b> Separate meetings were offered to sites affected by proposed site acquisitions, focused on properties affected by the proposed future park at Burns/Dryden Streets.	Four landowners

### Support for the draft Plan

In 2021, there was a mixed response to the draft Plan. Written submissions generally showed support while the survey showed mixed feedback on the Campsie Vision (43% 'hits the mark', and 57% 'don't like it' or 'needs more work').

In 2022, the response was more positive. Through all feedback channels, one third (32%) of the responses supported the draft Plan, two thirds (60%) of responses were neutral and 8% of responses generally opposed the draft Plan.

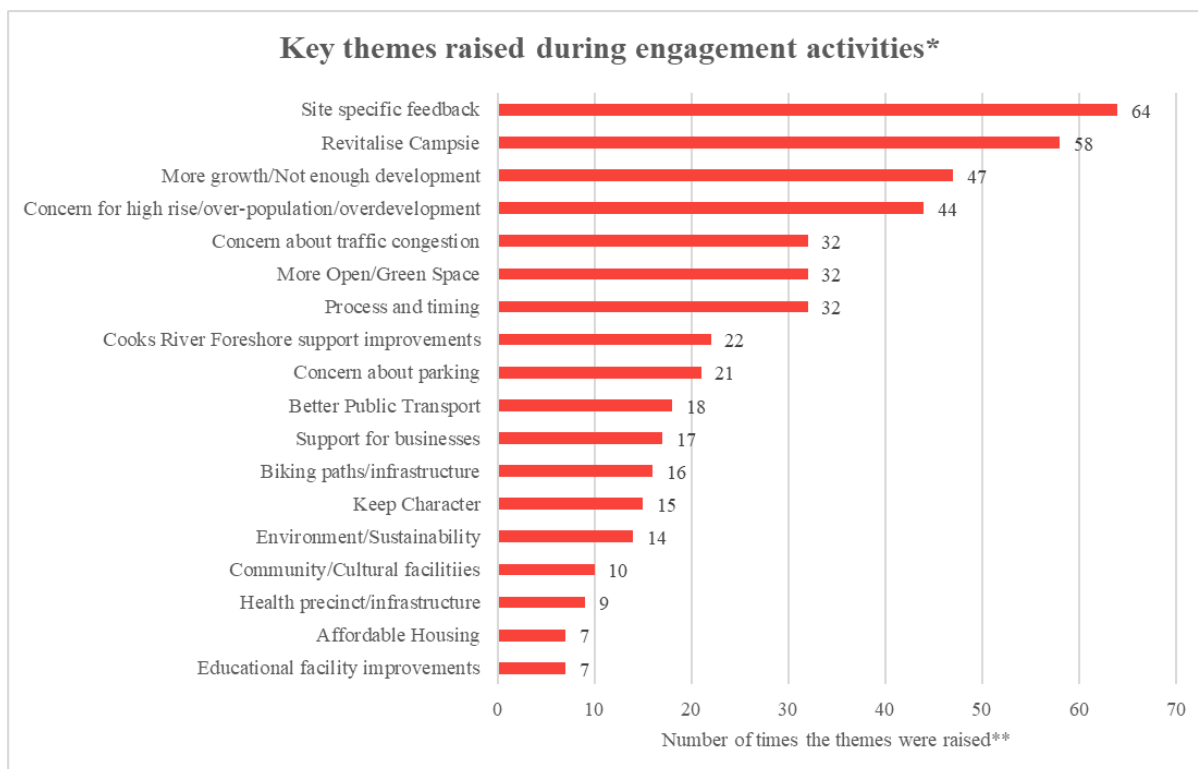


**Figure 3. Overall sentiment towards the draft Plan**

*\*Figures drawn from feedback from Pop-up sessions, phone line, submissions, speak to a planner, community one-on-one briefings*

### Snapshot of themes

Feedback was collated and analysed into key themes. These are listed below in order of frequency, and a short summary of the top themes is included below.



**Figure 4. Key themes raised during the engagement activities**

A summary of the top five themes are provided below. To view a summary of all the submissions received, refer to the detailed Engagement Outcomes Report (April 2022), provided at **Attachment B**.

### **1. Site-Specific Feedback**

In many of the consultation interactions, community members wanted to understand the changes occurring to their property or in a specific precinct. Many community members were seeking to understand what the draft Plan was proposing, while others provided specific feedback. Most commonly, community members enquired about the height limit proposed for their site or home.

### **2. Revitalise Campsie**

There was widespread community support for revitalising the Campsie Town Centre, even from community members who did not support the draft Plan. Community views on revitalisation included:

- Improving community amenity and providing better places for locals to congregate such as shops, cafes, and parks and gardens
- Reviving empty shops and upgrading ageing buildings and infrastructure
- Offering better transport connections (Metro) and creating industry hubs (medical uses and hospital), particularly considering Campsie's proximity to the city
- Establishing a strong cultural hub reflective of the multicultural community
- A strong opportunity to create a vibrant and active space along the Cooks River foreshore for locals to enjoy.

### **3. More Growth/Not Enough Development**

The survey specifically asked whether Council has got the balance right for the proposed level of change with respect to low/medium/high rise development. Nearly half (42%) of respondents thought the balance was right. When other feedback channels were

considered, an almost even split between concern (44) and support (43) for development was captured. Community views who sought additional growth felt that additional growth would help transform Campsie and attract new businesses.

**4. Concerns for high rise/over-population/overdevelopment**

The survey specifically asked whether Council has got the balance right for the proposed level of change with respect to low/medium/high rise development. In total, 38% thought that the balance wasn't right. When other feedback channels were considered, an almost even split between concern (44) and support (43) for development was captured. Community views who were not supportive of high rise development were concerned about changing the character of Campsie and the increase in population associated with new housing.

**5. More open/green space**

There was a strong sentiment towards the needs for more open and green space was expressed. This included feedback on wanting the creation of new smaller parks or open spaces closer to homes and having better connections to local parks (for example laneways and footpaths).

**6. Traffic congestion**

The community indicated the current road network is already at capacity, especially during peak hours and there were reservations that high rises and higher density from development would further put strain on traffic congestion. This issue was one of the key reasons why some community members did not support change to Campsie

**8. Process and timing**

Most of the questions that came from the community in regard to process in timing asked about the next steps and the delivery plan of the Master Plan. This demonstrated the value of the ongoing engagement and importance of ensuring the community is up to date.

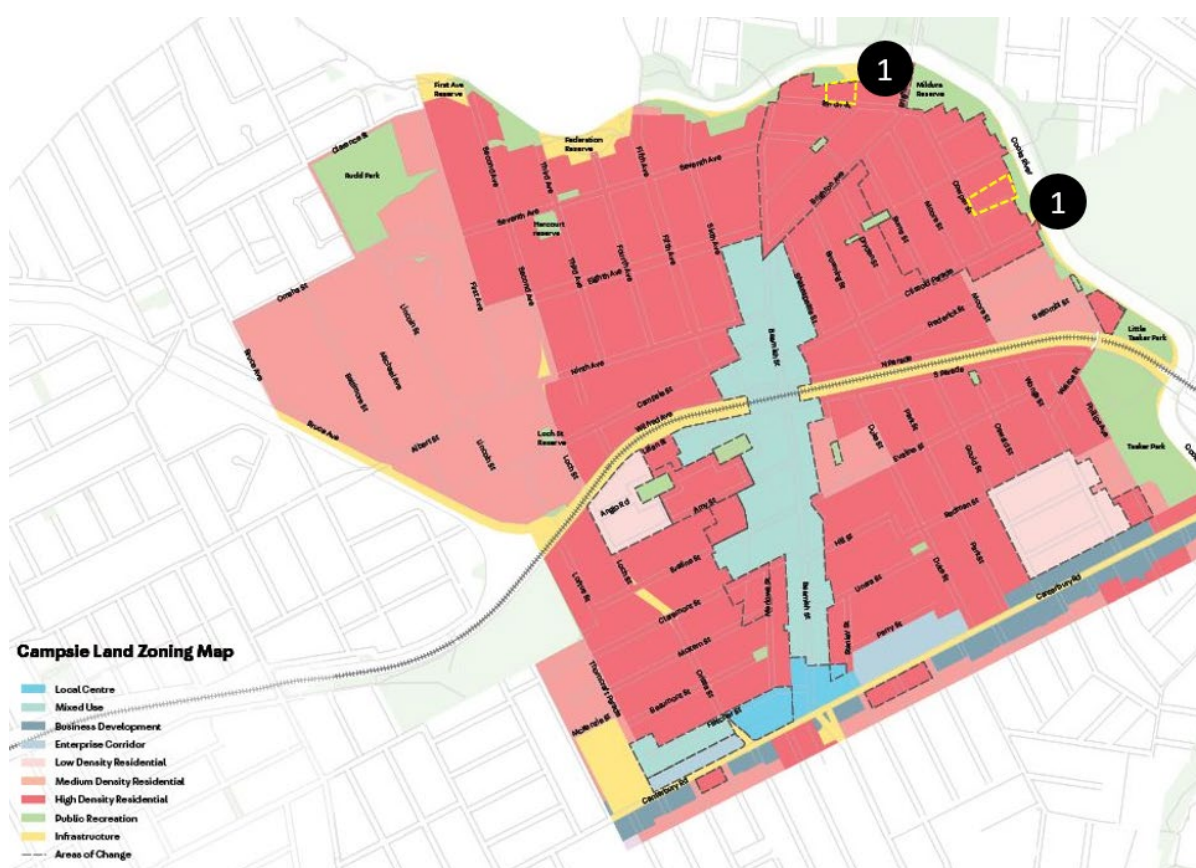
For a full list of submissions, refer to the Engagement Outcomes Report in Attachment B.

## REVISIONS TO THE DRAFT PLAN

Following a review of the community's feedback and further analysis from the first and second round of community engagement, a number of amendments have been made to the draft Plan. The key changes are summarised below:

### ***Changes to the proposed land use zoning map***

The exhibited draft Plan excluded land use changes along two areas of the Cooks River (Byron Street and Gordon Street) until further flood analysis was undertaken. These areas are identified on the map below (labelled '1'). It is proposed that these two R3 Medium Density Residential areas are zoned R4 High Density Residential. Careful design and safety controls will be required for these sites to ensure mitigation against flood risk. These controls will be addressed through the DCP, to be exhibited alongside the Planning Proposal. In addition, the revised maps include existing pocket parks within road reservations and recommends an appropriate RE1 zoning.



**Figure 5. Land Use Zoning Map changes**

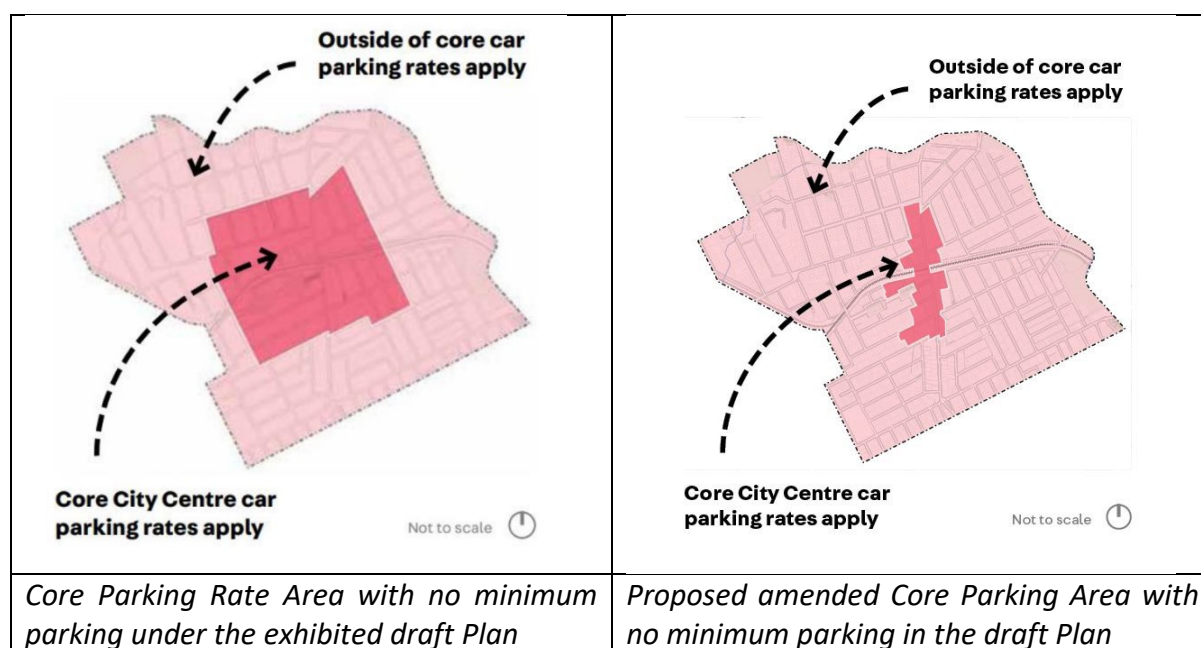
### ***Change to 'no minimum car parking' area***

A number of community submissions and feedback received during the recent engagement period raised concern with the proposed 'no minimum parking' area, particularly in relation to residential development. Council officers had these concerns independently reviewed. It was concluded that whilst, in the long term, Government and Council should be working towards reduction in parking that is commensurate with public transport accessibility, it is supportable to reduce the area to which the proposed 'no minimum parking' controls will apply, so that this control is limited to the core of the B4 Mixed Use Zone only. This change:

1. Responds to community concerns associated with the potential lack of parking, ensuring that a minimum rate of parking applies to all residential zoned land;

2. Maintains a range, including no minimum parking control, for the core area of Campsie – contributing to reduced car trip generation to the business zones, whilst also further encouraging the renewal of small properties along Beamish Street;
3. Maintains flexibility in the business zones for parking to be provided up to a maximum rate with no minimum rate.
4. Maintains choice and diversity of housing and assists with affordability for households who choose to live in dwellings without a car – noting that close to 17% of households in Campsie do not have a car.

The extent of change is shown in the images below.



**Figure 6. Proposed Car Parking Rate changes**

### ***Heritage investigation***

During engagement with the community, a number of buildings were identified for their potential heritage significance. The draft Plan does not propose any heritage listing. It recommends that a number of properties be investigated for their heritage value as part of a City-Wide Heritage Review, to be reported and exhibited separately. In response to submissions and feedback from the community, it is proposed that the following additional properties be investigated for their heritage significance as part of the City-Wide Heritage Review:

- 48-54 Duke Street, Campsie (4 properties)
- 21 Duke Street, Campsie.

The heritage investigation will determine whether these properties have heritage significance, and whether they should be listed as heritage items through a separate process that is currently underway.

### ***Height and Floor Space Ratio Map changes***

In response to the Independent Site Specific Reviews undertaken (discussed in detail further in this report) and community submissions, the following amendments are proposed to the height and floor space ratio maps within the draft Plan:

- 76-90 Evaline Street and 21-23 Claremont Street: Amend the height map (labelled '1' on Figure 3: height map below) to allow for flexibility in this location for a single 15-storey building on this site to maximise sun access to 19 Claremont Street and the future public open space on the site. This is in response to community submissions and the Independent Site Specific Review recommendations.
- 19 Claremont Street: Amend the height map to allow for up to 15 storeys (labelled '2' on Figure 3: height map below) on this site and amend the maximum floor space ratio map (labelled '1' on Figure 4: FSR Map below) to allow for up to 3.8:1 on this site. Following a review of submissions, this site was identified as an anomaly between the Woolworths Site and Rudd Parade. By matching the height and floor space ratio of surrounding sites, the draft Plan seeks to incentivise renewal and redevelopment of this site if it amalgamates with adjacent properties.
- 413-415 Canterbury Road: Amend the recommended height from five storeys to six storeys (labelled '3' on Figure 3: height map below) and the amended maximum FSR from 1.8:1 to 2:1 (labelled '2' on Figure 4: FSR Map below). This modest change, in response to the Independent Site Specific Review, will mark the western edge of the employment zone along this part of Canterbury Road.
- 2-8 Una Street: This site is just north of the abovementioned site. Similarly, it is recommended that the height be increased from three to four storeys (labelled '4' on Figure 3: height map below), and the FSR from 1.3:1 to 1.5:1 (labelled '3' on Figure 4: FSR Map below).
- 124-148 Beamish Street: In response to the Independent Site Specific Review recommendations, amend the Incentive FSR Map for this site from 4.5 to 4.9:1 (labelled '4' on Figure 4: FSR Map below), with no increase in height. This would continue to allow the reconfiguration of the podium to deliver a public plaza/forecourt at the Beamish Street frontage of the site and inform detailed design controls in the DCP, including street wall height, setbacks of tall building elements and maximum tower footprints consistent with the Tall Building Study. The increased floor space ratio for this site is a result of confirming an appropriate podium height for this site, being three storeys, reflecting the site's location over an entire block of Beamish Street.
- Byron Street and Gordon Street properties: As discussed in the land use zoning changes above, it is proposed that the height map (labelled '5' on the height map below) and floor space ratio maps (labelled '5' on Figure 4: FSR map below) be amended for these sites to reflect the scale of adjacent development. Increased density on these sites will be subject to detailed design and flood management controls. This is in response to more detailed flood assessment.



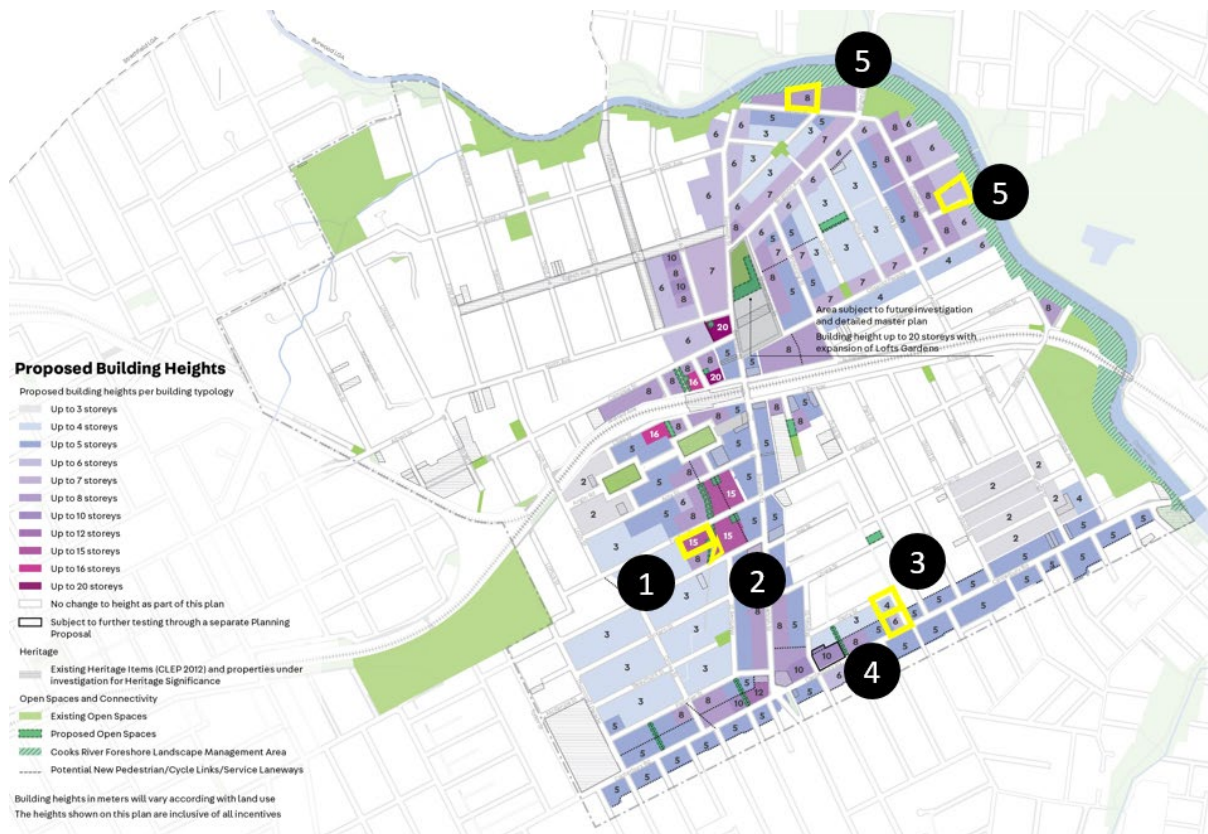


Figure 7. Proposed Height Map changes



Figure 8. Proposed FSR Map Changes



### ***Affordable Housing***

The draft Plan retains the Affordable Housing Contribution Scheme Rate of 3% of overall gross floor area for sites that will receive a maximum FSR uplift of more than 1:1. For these sites, the 3% dedication of affordable housing floor space to Council, or the equivalent monetary contribution, will equate largely to between 3% and 12% of total uplift, with only few sites being less than 4% and more than 10%. This is generally consistent with the Greater Sydney Commission's Target of 5-10% of uplift. Further viability testing has been undertaken to inform the draft Planning Proposal, which notes that this rate should be phased in over a four year period, as follows:

- In the first 12 months after gazettal of the draft Plan Planning Proposal, apply an Affordable Housing Contribution Rate of 0.75%;
- In the period after 12 months and up to 24 months after gazettal of the draft Plan Planning Proposal, apply an Affordable Housing Contribution Rate of 1.5%;
- In the period after 24 months and up to 36 months after gazettal of the draft Plan Planning Proposal, apply an Affordable Housing Contribution Rate of 2.25%; and
- In the period after 36 months after gazettal of the draft Plan Planning Proposal, apply an Affordable Housing Contribution Rate of 3%.

A number of other minor changes are proposed to the draft Plan, including:

- Amendments to detailed design control recommendations such as street setbacks and setbacks above the street frontage in response to community submissions and the Site Specific Review process.
- Ensuring the role of Canterbury Hospital and the critical need for investment in the Hospital is more clearly articulated, and acknowledging the opportunities presented by expansion and investment in the Hospital following feedback from the Sydney Local Health District.
- Acknowledge the need for design controls for buildings to respond to Special Character Areas that may be opposite, nearby or adjacent to sites in response to submissions and feedback received.
- Add further potential activation/retail/café uses along the Cooks River in response to submissions and feedback received.
- Other minor administrative clarifications have been made throughout the plan.

### **Campsie Town Centre Independent Site-Specific Review**

As outlined earlier in this report, the LPP recommended that Council carry out further engagement of the draft Plan. As part of further engagement, the LPP recommended that Council carry out discussions with specific site landowners that addressed the LPP to review the issues raised. This opportunity was extended to planning proposal applicants who opted into the Early Landowner Engagement process for the draft Plan that occurred in mid-2020.

Council appointed an independent Town Planner and Urban Designer to assess the formal submissions to the site-specific review process. The engagement and assessment process were overseen by an independent Probity Referee to ensure integrity and transparency were embedded throughout the process. The independent panel recommendations are detailed in the table below. These controls have been incorporated for the specific sites in the draft Plan. To view the Independent Panel Report, refer to **Attachment E**.

Note, that some of these sites were originally lodged as Planning Proposals. Further details of the Planning Proposals are provided in the next section, 'Integration of Applicant-Initiated Planning Proposals'.

***Independent Site-Specific Review - Summary of recommended controls for specific sites in Campsie Town Centre***

Site	Initial draft Plan FSR	Initial draft Plan Height	Proponent Proposed FSR	Proponent Proposed Height	Independent Review FSR	Independent Review Height
124-142 Beamish Street, Campsie (originally lodged as a Planning Proposal)	4.5:1 + 1:1 of under-ground floor space	20 storeys	7:1 + 1:1 of under-ground floor space	25 storeys	4.9:1 + 1:1 of under-ground floor space	No change to draft Plan
413-415 Canterbury Road and 2-8 Una Street, Campsie	Part 1.3:1 and Part 1.8:1	Part 3 storeys and Part 5 storeys	3:1	Part 6 and Part 8 storeys	Part 1.5:1 and Part 2:1	Part 4 storeys and Part 6 storeys
430 Canterbury Road, Campsie	1.5:1	5 storeys	6.5:1	12 storeys	No change to draft Plan	No change to draft Plan
Campsie RSL 25-43 Anglo Road, Campsie (originally lodged as a Planning Proposal)	3.2:1 + 1:1 of under-ground floor space	Up to 16 storeys	3.6:1 including up to 0.16:1 of underground floor space	Up to 25 storeys	No change to draft Plan	No change to draft Plan
Evaline Place 76-90 Evaline Street and 21-23 Claremont Street, Campsie (originally lodged as a Planning Proposal)	3.8:1 + 1:1 of under-ground floor space	Part 8 and Part 15 storeys	4.5:1 + 1:1 of under-ground floor space	No change to draft Plan	No change to draft Plan	Amend the area of 15 storeys for solar access to open space and adjacent properties

It is noted that submissions for 413-415 Canterbury Road/2-8 Una Street and 430 Canterbury Road also sought a change in land use to allow for mixed use commercial/residential development. The Panel has not supported a change of land use on either site and concurred with the draft Plan recommendations for these sites for retaining commercial only use.

## **INTEGRATION OF APPLICANT-INITIATED PLANNING PROPOSALS**

Council has been in receipt of a number of Planning Proposal applications within the Campsie Town Centre study area. Through the Master Planning Process, and under subject to independent probity advisor oversight, Council sought detail on applicant initiated Planning Proposal's to test these proposals and ensure well considered planning controls are prepared and integrated into the draft Plan and Planning Proposal. Recommended planning controls for selected sites have been further informed by the Independent Site Specific Review process as outlined in the previous section. These Planning Proposals and the draft Plan recommendation for each is outlined below.

## 2-10 Harold Street

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the draft Plan, outlined below.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
R4 High Density Residential	11.5 (3 storeys)	0.9:1	R4 High Density Residential	15 storeys	3.6:1	R4 High Density Residential	8 storeys	2.5:1

Rationale for the draft Plan recommendation:

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. The draft Plan acknowledges the opportunity that amalgamation of this site brings with it the opportunity to expand Harold Street Reserve northward due to the consolidation of driveways on this site.
3. The applicant has proposed this as part of their Letter of Offer submitted with the Planning Proposal. The draft Plan recommends the expansion of Harold Street be funded through contributions, rather than solely by this development
4. The subject site is located within a block adjacent to a heritage item, and item recommended for further heritage investigation, the Public and Catholic Schools to the west and south respectively, as well as the adjacent dwelling to the north. This, combined with other sites being constrained by strata or multiple ownership, creates a context for this block that is likely to remain largely at two - five storeys. The development of a 15 storey building in this location would result in a poor contextual relationship with the surrounding area. Eight storeys allows for an appropriate transition in building height and ensures that future development would be of a scale that is sympathetic to the character of immediately adjacent properties and their long-term future potential.
5. No change to the existing zoning is recommended.

Given the proposed controls identified through the draft Plan, this report recommends that the applicant initiated planning proposal for this site is not progressed, so that the planning proposal to implement the draft Plan can move forward with amended controls for the land as outlined above.

## 76-90 Evaline Street and 21-23 Claremont Street

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the draft Plan and further detailed analysis undertaken as part of the independent site-specific review, outlined below.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Revised Plan Recommendations (based on the Independent Panel Recommendations)		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
R3 Medium Density and part R4 High Density Residential	8.5 metres (3 storeys)	0.5:1	B4 Mixed Use	42 metres (up to 12-13 storeys)	4.57:1 (above ground)	B4 Mixed Use	Up to 15 storeys	3.8:1 + up to 1:1 of underground floor space

Rationale for the draft Plan recommendation (as supported by the independent site-specific review):

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal also brings together multiple properties and presents an opportunity for integrated renewal close to other key sites in Campsie, such as the Campsie Centre and Woolworths.
3. The draft Plan recommends the provision of greenspace and a through-site link adjacent to the Rudd Parade along the eastern boundary of this site.
4. The draft Plan supports an increase in height in this location to part 15 storeys and part Eight storeys to transition to the surrounding blocks to the west and south. This is as the context of the site will be to the west of a cluster of taller buildings on the nearby key sites.
5. The floor space ratio for this site is based on the desired street wall height and setback above the street wall to ensure an appropriate contextual relationship of the site with tall development to the east and lower scale development to the west. Achieving the FSR proposed for this site by the applicant would result in a level of bulk and scale that is inconsistent with the draft Plan intent for Campsie. This is based on design testing for this site and its role as a transition site. It is noted that the recommended FSR excludes the potential for underground floor space of 1:1 noted in the draft Plan as this would be permitted via a separate clause in the LEP.
6. The applicant proposed land use zoning is supported. This has been investigated through the Land Use Economics Study supporting the draft Plan, with the site having the potential to contribute to achieving the vision for increased jobs across the Campsie centre.

Given the proposed controls identified through the draft Plan, this report recommends that the applicant-initiated planning proposal for this site is not progressed, so that the planning proposal to implement the draft Plan can move forward with amended controls for the land as outlined above.

### 124-142 Beamish Street

It is noted that a Planning Proposal for this site was submitted and withdrawn during the preparation of the draft Plan. Notwithstanding, analysis of this site has been undertaken as part of the independent site-specific review, with the following recommended changes to planning controls for the site:

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations (based on the Independent Panel Recommendations)		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B2 Local Centre	21 metres (6 storeys)	No FSR control	B2 Local Centre	25 storeys / 86 metres	8:1 (above ground)	B4 Mixed Use	20 storeys	4.9:1 + 1:1 underground floor space

Rationale for the draft Plan recommendation (as supported by the independent site-specific review):

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal also brings together multiple properties along Beamish Street and adjacent to it and presents an opportunity for integrated renewal of those properties.
3. The draft Plan acknowledges the opportunity that amalgamation of this site brings to contribute to the activation of the northern end of Beamish Street, and opposite the proposed Cultural and Civic Hub on Council's land.
4. This site is currently not subject to an FSR control. Testing of an appropriate built form for this site at the current highest and best use for development in Campsie, being largely shop top housing, it is recommended that a maximum 'base' FSR of 1.8:1 be introduced – that is the maximum FSR without accessing the incentives available to this site under the draft Plan, being affordable housing or >50% of gross floor area as employment-generating uses.
5. An underlying intent of the draft Plan is to deliver a high quality town centre. Its future form and structure has been the subject of detailed design testing and on this basis the height proposed by the applicant is considered excessive for Campsie's context and desired future character. The draft Plan intends on encouraging a prevailing mid-rise scale for renewal areas of Campsie, being three to eight storeys, with limited sites in strategic locations recommended for a height of 15-20 storeys, less than the 25 storeys proposed by the Applicant for this site. This site, given its size and ability for taller development to be accommodated consistent with the Intensification Strategy, is recommended for 20 storeys.
6. The applicant proposed FSR for this site, being 8:1, has been tested and is considered unachievable on the subject site. The revised draft Plan recommends a maximum floor space ratio of 4.9:1, inclusive of the sustainability bonus and incentive floor space ratio provisions. This takes into consideration the desire for three storey high street frontage to Beamish Street, a forecourt plaza and the ability for the site to only accommodate one tower form. It is noted that the recommended FSR excludes the potential for underground floor space of 1:1 noted in the draft Plan as this would be permitted via a separate clause in the LEP.
7. The applicant proposed land use zoning is supported. This has been investigated through the Land Use Economics Study supporting the draft Plan, with the site having the potential to contribute to achieving the vision for increased jobs across the Campsie centre.

## Campsie RSL

It is recommended that this site be integrated into the Campsie Town Centre Planning Proposal based on the recommendations of the draft Plan and as supported by the independent site-specific review, outlined below.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations (based on the Independent Panel Recommendations)		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B2 Local Centre / SP2 Infrastructure and R4 High Density Residential	14-18 metres (up to 4-5 storeys)	1.4:1 on western part of site, no limit on eastern part of the site	B2 Local Centre	23-25 storeys (up to 80 metres)	4:1 (above ground)	B4 Mixed Use	Up to 16 storeys	3.2:1 + up to 1:1 underground floor space

Rationale for the draft Plan recommendation:

1. The draft Plan supports an uplift in density in this location, particularly given its location and proximity to transport, infrastructure, local services and amenities.
2. This proposal relates to a large site in single ownership with opportunity for renewal that contributes to the improvement and activation of the precinct around Anzac Park.
3. Part of this site is currently not subject to an FSR control. Based on testing of an appropriate built form for this component of the site, taking into consideration the current land use and height controls, it is recommended that a maximum 'base' FSR of 1.6:1 be introduced.
4. In light of the long term planning intent for Campsie, the height proposed by the applicant has been considered too tall for Campsie's context and desired future character. The Plan intends on encouraging a prevailing mid-rise scale for renewal areas of Campsie, being three to eight storeys, with limited sites in strategic locations recommended for a height of 15-20 storeys. In addition, development on this site has the potential to impact solar access to Anzac Park. To address this, the draft Plan seeks to retain at least five hours of sun access to 50% the park on 21 June (the winter solstice). Therefore, based on modelling of this site to achieve the desired character of this precinct and protect solar access to Anzac Park, the revised draft Plan recommends three height controls for this site, being 5 storeys at the southern end of the site, eight storeys to the eastern end of the site and 16 storeys at the northern end of the site. The applicant proposed 25 storeys was considered inappropriate for this context.
5. The applicant proposed FSR for this site, initially being approximately 4:1, has been tested and is considered unachievable on the subject site without a built form that would adversely impact on the character of this precinct and the desired solar access to Anzac Park. The draft Plan recommends a maximum floor space ratio of 3.2:1, inclusive of the sustainability bonus and incentive floor space ratio provisions. It is noted that the recommended FSR excludes the potential for underground floor space of 1:1 noted in the draft Plan as this would be permitted via a separate clause in the LEP.
6. The applicant proposed land use zoning of B2 Local Centre is inconsistent with the proposed zoning for the Town Centre core of Campsie. A B4 Mixed Use Zoning is recommended by the draft Plan, which is consistent with Campsie's Strategic Centre role. The B4 zone will allow for an expanded range of uses permissible on the subject site.

Given the proposed controls identified through the draft Plan, this report recommends that the applicant initiated planning proposal for this site is not progressed, so that the planning proposal to implement the draft Plan can move forward with amended controls for the land as outlined above.

#### **445-449 Canterbury Road, Campsie**

It is recommended that this site is not integrated into the Campsie Town Centre Planning Proposal, so that it can continue to progress as a stand-alone Planning Proposal given that it has progressed ahead of the draft Plan and delivers important health infrastructure within the Campsie health and lifestyle precinct. Given the specialised nature of this project and known future use for the site specific Planning Proposal, detailed traffic and transport analysis is required based on the potential for employment-generating land uses on this site, which is beyond the scope of this draft Plan. The Planning Proposal that has proceeded to Gateway includes a proposed FSR of 5.1:1 and 45.5m maximum building height (44.1 metres building height fronting Canterbury Road) for a hospital use only. This matter was considered by Council at its Ordinary Meeting on 15 March 2022 and received resolution to proceed to Gateway. Notwithstanding this, the draft Plan provides strategic context and preliminary recommendations for this site based on its context within the Canterbury Road Corridor and proximity to the Campsie Medical Cluster. The recommended planning controls would be applicable to land uses other than a hospital on the site. It is noted that residential uses are not permitted on this site.

Current Controls			Applicant Planning Proposal / Early Engagement Submission			Draft Plan Recommendations		
Zoning	Height	Floor Space	Zoning	Height	Floor Space	Zoning	Height	Max Floor Space (with incentives)
B6 Enterprise Corridor	12 metres (3-4 storeys)	No FSR control	B6 Enterprise Corridor	56 metres (15-18 non-residential floors)	Nil	B6 Enterprise Corridor	10 storeys	3:1

Rationale for the draft Plan recommendation:

1. The draft Plan supports an uplift in density in this location, particularly given its proximity to the Canterbury Road / Beamish Street node and relative proximity to the Campsie Medical Cluster, anchored by Canterbury Hospital.
2. Large scale redevelopment of this site has the opportunity to significantly enhance the offering of specialised employment in Campsie.
3. This site is currently not subject to an FSR control. Based on testing of an appropriate built form, taking into consideration the current land use and height controls, it is recommended that a maximum 'base' FSR of 1.3:1 be introduced.
4. The height proposed by the applicant exceeds the recommended draft Plan height. The impacts of taller development on this site, need to be balanced with the potential overshadowing impacts to the southern side of Canterbury Road. Notwithstanding, specialised uses on this site have the potential to contribute to the Campsie Medical Cluster, anchored by Canterbury Hospital.
5. It is recommended the B6 Enterprise Corridor zoning be retained on this site.

#### **PLANNING PROPOSAL FOR IMPLEMENTATION OF THE DRAFT PLAN**

Subject to Council's endorsement, the next step in the process is to prepare and submit a Planning Proposal to the Department of Planning and Environment (the Department) that will



implement the 'Actions' of the revised draft Plan to translate the vision of the planning document into new and amended planning controls in the draft Canterbury Bankstown Local Environmental Plan 2021. The Planning Proposal will be prepared by Council in accordance with the Department's *Local Environmental Plan Making Guideline*.

The list below includes a summary of the intended outcomes:

***Mapping and built form changes***

- Land Zoning Map (LZN) to change B2 Local Centre zoning in Campsie to B4 Mixed Use, intensify opportunities for residential development in specified areas and protect the identified special character areas, as per the recommended land use zoning map in the draft Plan.
- Lot Size (LSZ) Map to apply controls consistent with the proposed zoning changes.
- Height of Building (HOB) Map to allow development up to a maximum of 67m (20 storeys) on specific sites, with the majority of controls providing high density between 23-30m (six-eight storeys), specific controls are based on built form testing in the identified intensification areas up on specified zones protect solar amenity.
- Floor Space Ratio (FSR) Map to apply density controls to the employment generating zones and propose increased controls in the intensification areas up to a maximum FSR of 6:1.
- *Clause 4.4 – Floor Space Ratio* (or via separate clause) tall buildings, minimum frontage and site area clause to encourage lot consolidation in addition to the delivery of the functional and efficient floorplates in the Campsie Town Centre.
- Adopt the 'No Net Loss of Employment Generating Uses' Clause in Campsie Town Centre, as proposed in the Bankstown City Centre PP to ensure no reduction in employment generating floor space.
- Underground Floor Space Ratio Exclusion Clause (proposed in the Bankstown City Centre PP) to be applicable in Campsie.

***Other changes:***

- Amend the draft Incentive Clause and associated Maps created as part of the Bankstown City Centre Planning Proposal to include the Campsie Town Centre;
- Add a provision for the application of the Affordable Housing Contributions Scheme in Campsie;
- Add a number of sites to the Land Acquisition Map for the delivery of open space.
- Provide a new provision to protect and enhance public access along the Cooks River foreshore;
- Implement land use and built form changes to the Canterbury Road Corridor located within the Campsie Precinct, as set out in the draft Plan;
- Implement additional controls for tall building design excellence for any building over 25 metres (approx. eight storeys);
- Allow for additional permitted uses of restaurants, cafes and take away food and drink premises at certain locations for activation of the Cooks River foreshore and precinct and update active street frontage map;
- Update exempt development provisions to allow for late night trading in the mixed use zone; and
- Amend the zoning of existing parks in road reservations to the RE1 zone to protect their existing functions.

### **Development Control Plan Amendment for Campsie Town Centre**

It is intended to prepare a comprehensive set of DCP amendments to the consolidated Canterbury Bankstown DCP 2021 to support the Campsie Town Centre Planning Proposal. The draft DCP amendment will include specific controls relating to built form, design and materiality, local character, setbacks, landscaping and tree canopy, sustainability, building performance, open space and design excellence and a range of other controls identified in the draft Plan and supporting studies.

The draft DCP amendment will be placed on public exhibition alongside the Planning Proposal, should the proposal receive a Gateway determination.

### **NEXT STEPS**

Should Council resolve to prepare and submit a Planning Proposal for Campsie Town Centre, the following next steps will apply:

- 1) Planning Proposal to be prepared and supporting technical studies finalised and submitted for Gateway.
- 2) Upon the receipt of a Gateway Determination, undertake necessary tasks based on Gateway Conditions, and formally exhibit the Planning Proposal and supporting Development Control Plan and Contributions Plan amendments.
- 3) Following a review of submissions, the final Planning Proposal to be reported to Council.
- 4) Should Council support the Planning Proposal, it will be issued to the Department of Planning and Environment to finalise and amend the CBLEP.
- 5) Council officers will commence communicating adoption of the Campsie Town Centre Master Plan to State agencies and engage with agencies to advocate for and work collaboratively on the realisation of the Campsie Town Centre Plan.

## **6        POLICY MATTERS**

There were no items submitted for this section at the time the Agenda was compiled.



## **7            GOVERNANCE AND ADMINISTRATION MATTERS**

The following items are submitted for consideration -

7.1	Disclosure of Interest Returns	103
7.2	Draft Disability Inclusion Action Plan 2022-2026	105
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7.4	Lebanese Film Festival Partnership Proposal	113
7.5	Cash and Investment Report as at 30 April 2022	119



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## Governance and Administration Matters - 24 May 2022

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### ITEM 7.1                      Disclosure of Interest Returns

**AUTHOR**                      Corporate

#### **PURPOSE AND BACKGROUND**

In accordance with the requirements of Council's Code of Conduct (sections 4.21, 4.25, 4.26 and 4.27), amendments to Disclosure of Interest Returns and new Returns lodged by Staff appointed to designated positions in the Organisation structure are required to be submitted to the General Manager and tabled at a meeting of the Council.

#### **ISSUE**

During the reporting period (1 February to 30 April 2022) 10 new returns were lodged by designated staff. The Disclosure of Interest Returns are tabled as required by Council's Code of Conduct under sections 4.26 and 4.27.

#### **RECOMMENDATION**

That the tabling of the Disclosure of Interest Returns be noted.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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This matter addresses Council requirements under the Local Government Act. In accordance with the Government Information (Public Access) Act 2009 Regulations Pecuniary Interest returns of the designated persons are open access information.

## **FINANCIAL IMPACT**

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There is nil financial impact.

## **COMMUNITY IMPACT**

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There is nil community impact.



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## Governance and Administration Matters - 24 May 2022

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### ITEM 7.2                      Draft Disability Inclusion Action Plan 2022-2026

**AUTHOR**                      Community Services

#### **PURPOSE AND BACKGROUND**

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The purpose of this report is to seek Council approval for the draft Disability Inclusion Action Plan (DIAP) to be placed on public exhibition.

Under the Disability Inclusion Act 2014 (NSW), all local governments must have a DIAP in place. CBCity's first DIAP for the period 2017-2021 expires on 30 June 2022, and a new plan must be ready to action from 1 July this year.

#### **ISSUE**

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This is CBCity's second DIAP, and it expands upon the achievements of the first plan and includes a higher level of ambition to help make our area even more inclusive for people with disability.

Council engaged external DIAP consultant Morwenna Collett to lead the development of this plan with the Community Planning & Development team. Together, they have undertaken extensive community consultation via an internal and external survey, focus groups and interviews with people with lived experience of disability and caring responsibilities, disability service providers, other members of the community and Council staff.

#### **RECOMMENDATION**

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That Council endorse the draft Disability Action Plan to be placed on Public Exhibition.

#### **ATTACHMENTS**                      [Click here for attachment](#)

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- A.     Draft Disability Inclusion Action Plan 2022-2026

## **POLICY IMPACT**

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Under the Disability Inclusion Act 2014 (NSW), all local governments must have a new DIAP in place ready to action from 1 July this year.

## **FINANCIAL IMPACT**

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Funds for the implementation of the DIAP actions will be included in Council's operational plans during the life of the plan. Where feasible, opportunities to seek external funding for actions will be pursued.

## **COMMUNITY IMPACT**

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The DIAP will set the directions for Council in enhancing accessibility and inclusion for people with a disability in Canterbury Bankstown. The four pillars of the plan are:

- Positive community attitudes and behaviours;
- Liveable communities;
- Meaningful employment and;
- Equitable access to mainstream services

## DETAILED INFORMATION

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A summary of the methodology of the development of the draft plan and what the community said is below:

### Methodology

The development of this DIAP involved the following methodology:

- Desktop review of CBCity plans and strategies, other organisational DIAPs, plans and strategies and regional, state and national planning for disability;
- An internal survey to all CBCity staff;
- Interviews with key team members from across the organisation;
- An external survey to all members of the community, including residents, workers and students;
- Two DIAP-specific focus groups with people with disability, carers and disability service providers and advocacy groups;
- Feedback sessions with various community groups and networks;
- Engagement with the Universal Access Committee; and
- An internal workshop with key team members.

### What we heard – internally

There were 115 staff from all areas of Council that completed a DIAP survey in Nov-Dec 2021. 4% were people with disability themselves and 25% had a family member with disability or were a carer for someone with disability.

Staff identified the three most pressing issues relating to disability at Council as being:

- Public space access (public spaces including footpaths, parks, buildings, etc.);
- Transport and parking; and
- Employment.

### What we heard – externally

The 55 Community members who responded to the online survey felt that the best things relating to access and inclusion within the Canterbury-Bankstown area were:

- Easy access to public facilities and buildings; and
- Easy access to parks, streets and public space.

They felt that the most challenging areas were:

- Attitudes towards people with disability and people living with mental health conditions in the community; and
- Getting around our city.

The 17 respondents to the Easy Read survey told us that:

- 38% need help to do things they like doing in the community (e.g. shop, park, picnic, swim, sport, gym, library);
- 47% feel included where they live;
- 4% don't feel like there are fun community activities they can do; and
- Only 56% say it is easy to get the information they need.

They also said they want to see more of:

- People being friendly (29%);
- Activities to have fun and meet people (29%); and
- Information to feel safe (24%).

The feedback that we heard from both staff and the community has informed our approach and specific actions drafted for this next plan.

#### DIAP Directions

The DIAP is based around the four directions listed below, also outlined in the Disability Inclusion Act 2014 (NSW). Under these 4 directions we have 38 outcomes with 81 actions. Some of the outcomes of the plan will focus on:

#### **Direction 1:** Positive community attitudes and behaviours

- Raising staff competence
- Raising community and business awareness
- Utilising disability expertise
- Increasing Advocacy and visibility
- Grants
- Leadership

#### **Direction 2:** Liveable communities

- Increasing accessibility of the physical environment e.g. parks, footpaths, facilities
- Improving parking and transport
- Increased quiet spaces
- Improve Council wayfinding
- Utilise accessible technology
- Increase accessibility of Council events
- Increase collaboration and communication

#### **Direction 3:** Meaningful employment

- Increase employment and retention of people with disability at Council
- Provide inclusive volunteering opportunities
- Improve Procurement procedures to be inclusive
- Increase Employment across CB City area

#### **Direction 4:** Equitable access to mainstream services

- People with disability are included in planning and improvement processes
- Improve access to accessible information
- Updating Council Style Guide
- Increasing accessibility of online communications
- Safety considerations include people with disability
- Develop an access issues register

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## Governance and Administration Matters - 24 May 2022

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**ITEM 7.3**                      **Code of Meeting Practice - Amendment to 2022 Schedule of Meetings**

**AUTHOR**                      **Corporate**

### **PURPOSE AND BACKGROUND**

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To amend the adopted 2022 Schedule of Council Meetings.

### **ISSUE**

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Having regard to the administrative requirements associated with enacting and/or implementing Council's 2022/23 Operational Plan and Budget, as well as the timing of the Australian Local Government Association Conference, it is proposed to reschedule Council's June 2022 Ordinary Meeting from Tuesday, 28 June 2022 to Thursday, 23 June 2022.

### **RECOMMENDATION** That -

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1. The 2022 Schedule of Council Meetings be amended – whereby the June 2022 Ordinary Meeting of Council be rescheduled from Tuesday, 28 June 2022 to Thursday, 23 June 2022.
2. Council agrees to the temporary administrative changes, as outlined in the report.

### **ATTACHMENTS**

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Nil

## **POLICY IMPACT**

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The report presents no policy impacts.

## **FINANCIAL IMPACT**

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The report has no financial impacts.

## **COMMUNITY IMPACT**

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

## DETAILED INFORMATION

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### Issue

Councillors would be aware that Council's 2022/23 Operational Plan and Budget is currently on exhibition and required to be adopted by Council, by 30 June 2022.

Council's current/adopted meeting schedule lists the June Ordinary Meeting to be held on 28 June 2022, at which the Draft Operational Plan and Budget were to be considered by Council.

As a precaution – and being mindful that several Councillors will also be attending the Australian Local Government Association Conference between Sunday, 19 June 2022 through to Wednesday, 22 June 2022 - it is proposed that the June 2022 Ordinary Meeting be rescheduled to Thursday 23 June 2022, to provide adequate time for Council to consider the matter and importantly enact and/or implement all the necessary administrative requirements associated with the operational plan and budget prior to commencing the new financial year.

### Proposed Changes

In considering the matter, temporary administrative changes will need to be applied to ensure that Council observes relevant provisions of the Local Government Act 1993 and Code of Meeting Practice requirements, in terms of preparing and distributing the Agenda and Business Paper.

The proposed changes are as follows:

Description	Date
<b>Councillors to submit proposed Notice of Motions or Questions with Notice</b>	By 11:00am on Thursday, 16 June
<b>Distribution of Notice of Ordinary Meeting, Agenda and Business Paper to Councillors</b>	Friday, 17 June
<b>Public access to Agenda and Business Paper</b>	Friday, 17 June
<b>Request from Public to speak at Public Forum</b>	Prior to 12 noon on Thursday, 23 June
<b>Public Forum – subject to receiving any requests</b>	6:00pm on Thursday, 23 June
<b>June 2022 Ordinary Meeting</b>	No earlier than 6:30pm on Thursday, 23 June

The above temporary changes are not considered substantial nor do they significantly depart from Council's current provisions of the Code – and as such may be adopted for the purposes conducting the June 2022 Ordinary Meeting.

The above administrative requirements/time-frames will revert to Council's standard Code of Meeting Practice provisions for all future meetings.





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## Governance and Administration Matters - 24 May 2022

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### ITEM 7.4                      Lebanese Film Festival Partnership Proposal

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

The Lebanese Film Festival (LFF) was established in 2012 and has grown into a national film event, attracting thousands of film goers and has been hosting their flagship opening event at the Bryan Brown Theatre since it began. This event is hosted by Council and is an attractor for the City as it reaches audience groups beyond our boundaries. This year the LFF will celebrate its 10<sup>th</sup> Anniversary Edition.

The purpose of this report is to seek endorsement to become a Platinum Partner and offer Council support to the event in 2022.

#### **ISSUE**

The festival is a unique event, raises the profile of Canterbury Bankstown, and has significant potential to grow and become an important event for the City.

Council has previously provided marketing support to the event by providing promotional banners that are erected at the Bankstown Library & Knowledge Centre (BL&KC) and banners on flag poles in Paul Keating Park.

The event organisers have approached Council seeking continued support through sponsorship. This report provides information, objectives and proposal to be a Platinum Partner of LFF.

This report also outlines the proposed partnership level benefits that Council will provide to LFF and what Council will receive in return.

LFF plays a role in putting Canterbury Bankstown on the map as a place 'Where Interesting Happens' and positions Canterbury Bankstown as a place to invest and visit.

#### **RECOMMENDATION**

That Council endorse sponsorship of Platinum Partner level and support of the Lebanese Film Festival in 2022.

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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The recommendations of this report are consistent with the Canterbury Bankstown Community Strategic Plan, *CBCity2028*, which sets out the community's aspiration for events that celebrate and promote our local identity. Council has committed to providing the community and visitors with the opportunity to experience and participate in a diverse range of vibrant and stimulating events and cultural activities through its Local Strategic Planning Statement, Delivery Program and Operational Plan.

## **FINANCIAL IMPACT**

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It is proposed that Council's contribution will be through in-kind support to the value of \$41,450 which will come from the existing Events Operational Plan budget.

## **COMMUNITY IMPACT**

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The LFF makes an active contribution to profiling the City of Canterbury Bankstown. LFF further assists the local film making industry, directly giving back to this industry, support to the value of at least \$60,000.

In Bankstown alone, the Festival has had an estimated flow-on impact to the local economy of more than \$200,000, and nationwide, the impact is estimated to be more than \$450,000.

The event will bring excitement, art, culture and activation to Bankstown CBD. It will bring visitors, positive media attention and economic growth. It will also showcase our City and promote a sense of belonging and cultural connection.

## DETAILED INFORMATION

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### **What is The Lebanese Film Festival?**

The LFF Association Incorporated is a NSW registered non-profit and proud Bankstown-based organisation that runs the Lebanese Film Festival Australia (LFF) event annually.

The LFF was established in 2012 and will be celebrating its 10th Anniversary Edition this year.

LFF has been built from the ground up and has grown into a national film event, attracting thousands of diverse film patrons across Australia in a dedicated celebration of Lebanese cinema.

LFF Australia has screened over 250 films from across the globe, that are either filmed or based in Lebanon, or made by Lebanese film makers from Lebanon, Europe, Africa, the Americas, Australia and beyond.

Under the Patronage of Bryan Brown AM, the Lebanese Film Festival Association is run by a Committee of eight members, who have a strong passion for the arts, culture, film and community and grassroots initiatives.

The festival is a celebration of Lebanese arts and culture through film, showcasing Lebanese cinema across Australia. It connects and supports Lebanese participation in film and creative arts and challenges perceptions of Lebanon, its people, culture and traditions.

It also showcases films driving diversity, inclusion and challenging perceptions – promoting woman's rights, diversity, environmental sustainability and social justice challenges in a way that speaks to multicultural audiences.

This year the festival will launch in August 2022 in Sydney with 16 days of screenings across Bankstown and Greater Sydney. Their opening flagship event will be hosted at the Bryan Brown Theatre.

The National Tour will take place throughout September to December 2022 with a program including Canberra, Adelaide, Melbourne, Brisbane and regional NSW.

### ***Event objectives***

The event sets out the following objectives which include creating an experience that has become a benchmark for film festivals across Australia.

- Showcase Lebanese cinema across Australia
- Challenge perceptions of Lebanon, its people, culture and traditions
- Bring an iconic film event to Western Sydney, focusing on Bankstown
- Connecting and supporting Lebanese participation in film and creative arts
- Supporting accessibility and inclusivity to the arts
- Inspiring change behaviours to be more environmentally and socially responsible.

### ***Partnership proposal***

The City of Canterbury Bankstown is proposing to be the sole Platinum Partner for LFF. The Platinum Partner level will be a new category in LFF's sponsorship proposal and will offer The City of Canterbury Bankstown prime position on all collateral associated with the event. The Where Interesting Happens logo will be distinctly displayed as the overarching partner for this event.

Our City brand will be recognised nationwide, as the event screens across different cities and states. This is an opportunity for our City to be associated with having a strong and vibrant multicultural population which will attract business investment and visitors. It will showcase our community and promote a sense of belonging and cultural connection.

#### **LFF to provide City of Canterbury Bankstown**

- 30 second TV spot to be screened at every LFF event (nationally) for 2022
- The City of Canterbury Bankstown logo must be visible across all LFF collateral, including but not limited to digital and print, and the Platinum logo must be listed separately from the other sponsorship categories
- 1 x full page ad placement on the inside front cover of the LFF printed and digital program guide
- The City of Canterbury Bankstown to have the opportunity to use LFF logo, staff/case study images as permitted by LFF for media
- LFF to verbally acknowledge The City of Canterbury Bankstown as a 'Platinum Partner' across any formalities, including speeches, presentations, or events, delivered or participated by LFF
- LFF to provide The City of Canterbury Bankstown branded activation opportunities to promote key events/ campaigns at LFF events. Costs to be absorbed by Canterbury Bankstown Council
- The City of Canterbury Bankstown to be provided with 10 invitations to LFF Opening and Closing Nights and key film screening events
- A Post Event Report to be provided which includes statistics of the event including, but not limited to, attendance, marketing reach, demographics and overall sentiment.

#### **City of Canterbury Bankstown to provide LFF**

- Promote LFF across the community and support in driving local businesses to be a part of the LFF amplification through Council's Electronic Direct Mail (EDM) database and newsletters
- Support in media outreach for promotion of LFF including media release (\$3,000)
- Pre event promotion on Google Search and Google Display ads for a budget of (\$1,000)

- Support with design for LFF collateral such as posters
- LFF Banners: (\$14,000)
  - Paul Keating Park street banners
  - Street Banners across Canterbury Bankstown including Bankstown CBD and Canterbury CBD
  - Banner at front of Bryan Brown Theatre
- Promotion of LFF in The City of Canterbury Bankstown Corporate Pages: (\$4,000)
  - Council News Torch Advertisement
  - Mention in Mayor's Message in the Torch Publication
  - Council News EDM's - placement
  - Internal Council News - placement
- Social Media Promotion:
  - 1x post across Council's Instagram, Facebook and Twitter
  - A boosted post on Instagram and Facebook (\$150 for boosting)
- Cross partnership collaboration/integration of community activation:
  - Council to provide LFF promotion/activation opportunities at Bankstown Bites on 30 July 2022 – Stall at event and screening short films in the Bankstown Arts Centre (\$300 for stall)
- Support with deepening LFF's network, for example: (\$5,000)
  - Introduction to key local Business partners and influencers
  - Inviting key talent and high-profile community personnel
- Marketing report for any marketing that Council undertakes
- Movie Under the Star event during LFF season (\$15,000).

**Total in-kind value: \$41,450**



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## Governance and Administration Matters - 24 May 2022

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### ITEM 7.5                      Cash and Investment Report as at 30 April 2022

**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 30 April 2022.

#### **RECOMMENDATION**    That -

1.     The Cash and Investment Report as at 30 April 2022 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 Monthly Investment Report April 2022

## **POLICY IMPACT**

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

## **FINANCIAL IMPACT**

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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**

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



## DETAILED INFORMATION

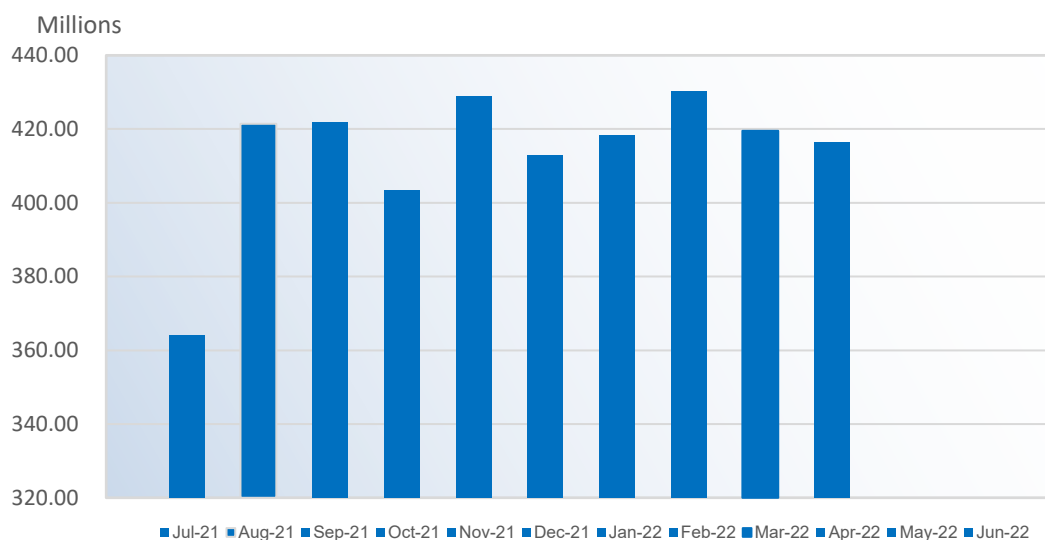
### Cash and Investment Summary – as at 30 April 2022

In total, Council's Cash and Investments holdings as at 30 April 2022 is as follows:

Cash and Investments	\$
Cash at Bank	825,941
Deposits at Call	65,262,198
Term Deposits	269,000,000
Floating Rate Notes	40,496,730
Workers Compensation Security Deposit	4,686,000
Bonds	36,000,000
<b>Total Cash and Investments</b>	<b>416,270,869</b>

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 following graph outlines Council's closing cash and investment balances from July 2021 to June 2022.

Cash and Investment Rolling Monthly Balance 2021-2022



Summary of Council's investment interest income earned for the period to 30 April 2022 is as follows:

Interest Income	April 2022 \$	Year-to-date April 2022 \$
<b>Budget</b>	476,875	4,768,750
<b>Actual Interest</b>	419,285	4,306,683
<b>Variance</b>	(57,590)	(462,067)
<b>Variance (%)</b>	(12.08%)	(9.69%)

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:

<b>Maturity Profile</b>		
	<b>Actual % of Portfolio</b>	<b>Policy Limits %</b>
<b>Cash</b>	17.0	100
<b>Working Capital Funds (0-3 months)</b>	3.4	100
<b>Short Term (3-12 months)</b>	13.5	100
<b>Short – Medium (1-2 years)</b>	18.9	70
<b>Medium (2-5 years)</b>	47.2	50
<b>Long Term (5-10 years)</b>	0	5
<b>Total Cash and Investments</b>	100%	

<b>Portfolio Allocation</b>	
	<b>Actual % of Portfolio</b>
<b>Cash at Bank</b>	0.2
<b>Deposits at Call</b>	15.7
<b>Term Deposits</b>	64.7
<b>Floating Rate Notes</b>	9.6
<b>Workers Compensation Security Deposit</b>	1.1
<b>Bonds</b>	8.7
<b>Total Cash and Investments</b>	100%

## **8 SERVICE AND OPERATIONAL MATTERS**

The following item is submitted for consideration -

8.1 WestInvest Program - Update	125
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## Service and Operational Matters - 24 May 2022

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### ITEM 8.1                      WestInvest Program - Update

**AUTHOR**                      City Future

#### **PURPOSE AND BACKGROUND**

The NSW Government recently announced the \$5 billion WestInvest program. The WestInvest program is a grant funding program that is targeted to Western Sydney councils to fund transformational infrastructure projects.

At the April 2022 Council meeting, Council resolved to submit six projects under the *Local Government Allocation* and a further seven applications under the *Competitive Round*.

The purpose of this report is to identify the specific projects to be submitted under three of these applications namely:

- Local Traffic Program
- Creating a PlayCity
- Creating a Walking City

#### **ISSUE**

Canterbury-Bankstown Council was required to submit a Registration of Interest (ROI) for all projects to be applied for under the Competitive Round of grant funding. These have been submitted and are consistent with the projects resolved at the April 2022 Council meeting.

On 2 May Council was notified that all ROIs submitted are eligible to proceed to full application.

Additional information about the application processes continues to be made available in forums with staff from WestInvest. Council has recently been notified that any application submitted under a program with multiple projects, must include all project locations and scope. Therefore, Council is required to provide additional information with regards to three of the projects previously reported to Council – Local Traffic Program (under the Local Government Allocation) and Creating a Play City and Creating a Walking City Programs (under the Competitive Round).

#### **RECOMMENDATION**

That the projects listed in Tables 1, 2 and 3 of this report be adopted and incorporated into applications for the Local Traffic Program (under the Local Government Allocation), and for Creating a Play City and Creating a Walking City Programs (under the Competitive Round).

#### **ATTACHMENTS**

Nil

## **POLICY IMPACT**

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This report is consistent with the requirements of the WestInvest Program Guidelines. The projects outlined in this report have been selected based on their alignment with Council's strategic position, existing adopted strategies and plans and broader community impact.

## **FINANCIAL IMPACT**

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This report, as written, does not have a direct financial impact. Given the uncertainty of any success or approval of funding via WestInvest, these projects have not been reflected in the current draft 2022/23 Budget. It is also to be noted that the proposed matching funding from Developer Contribution is subject to the update to the current Contributions Plans.

If approved, costs associated with delivering the projects outlined in this report will be considered as part of Council's Quarterly Review process following the outcome of Council's WestInvest applications.

## **COMMUNITY IMPACT**

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The delivery of these projects is a once in a generation opportunity to deliver much needed infrastructure to our City. The delivery of projects funded under the WestInvest program will deliver social, cultural, economic or environmental benefits to the community. The delivery of these projects will result in significant new or improved infrastructure to the community across the City and for some of the identified projects, regionally.

## DETAILED INFORMATION

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Following confirmation of Council's WestInvest grant applications at the April 2022 Council meeting, the NSW Government has released further information, including a requirement to identify priority sites associated with any "program" based applications. For CBCity, this relates to the following applications:

- Local Traffic Program - \$5 million program – Local Government Allocation;
- Creating a PlayCity - \$10 million program – Competitive Application; and
- Creating a Walking City - \$10 million program – Competitive Application.

Initially, it was Council's intention to engage and consult with the community about their specific priorities, however, we have recently been informed by WestInvest that this is not possible, and we must submit specific sites with the applications. Based on this advice, and to assist in our planning to ensure that applications can be prepared within the tight timeframe and that these projects are ready to go once the funding becomes available, the projects below are presented for adoption.

In identifying priority sites under each of these "program" applications, the following criteria were applied:

- Alignment with our strategies and plans for the City (Playground and Playspaces Strategic Plan, Active Transport Action Plan);
- Consideration of current asset condition and age;
- Projects that are not funded in the 2022/23 Operational Plan (currently on public exhibition); and
- Ensuring a geographical spread across the City.

**Table 1 - Local Traffic Program**

The following projects have been identified through our asset systems and are based on projects that are currently unfunded and customer requests.

Ward	Project	Description	Suburb
Bankstown	Allum Street - New Footpath	New Footpath from Marion Street to Glassop Street	Bankstown
Bankstown	Caldwell Parade - New Footpath	New Footpath from Hume Highway to Daley Road and Daley Road to Bowden Boulevard	Yagoona
Bankstown	Cardigan Road - New Raised Threshold	Construction of 3 new raised thresholds between Waterloo Road and Noble Avenue	Greenacre
Bankstown	Chaseling Street - New Speed Humps	Install 5 raised thresholds between Waterloo Road and Roberts Road	Greenacre

Ward	Project	Description	Suburb
Bankstown	Chaseling Street - New Footpath	New Footpath from New Footpath from No.103 to Acacia Ave	Greenacre
Bankstown	Clarence Street - New Footpath	New Footpath from Cambridge Avenue to Lancelot Street	Condell Park
Bankstown	Columbine Avenue - PAMP Kerb Ramp	All access DDA complaint pedestrian ramp	Punchbowl
Bankstown	Hillcrest Avenue - New Footpath	New Footpath from Boronia Road to Chiswick Road	Greenacre
Bankstown	Lancaster Ave - New Footpath	New Footpath from Scott Street to Gillian Place	Punchbowl
Bankstown	Lancaster Avenue - New Footpath	New Footpath from Stacey Street to James Street	Bankstown
Bankstown	Lowry Street – New Footpath	New Footpath from Harold Street to Laneway	Mount Lewis
Bass Hill	Alcoomie St - New Speed Humps	Installation of 14 rows of traffic calming devices	Villawood
Bass Hill	Australia St - New Footpath	New Footpath from Buist Street to Hume Highway	Bass Hill
Bass Hill	Batt St - New Footpath	New Footpath from Allawah Avenue to Rose Street	Sefton
Bass Hill	Brennan at Ward St – Roundabout/ Raised Platform	Installation of a roundabout or raised platform	Yagoona
Bass Hill	Curtis Rd - New Speed Humps	Construction of three rows of raised thresholds between Miller Road and Campbell Street	Chester Hill
Bass Hill	Denman Rd - New Footpath	New Footpath from Johnston Road to Kurrajong Avenue	Georges Hall
Bass Hill	Eldridge Rd - New Footpath	New Footpath from Olive Street to Gleeson Avenue	Condell Park
Bass Hill	Rose St - New Footpath	New Footpath from Wellington Road to Rodd Street	Sefton
Canterbury	Clarence Street at Augusta Street – Speed Humps	Installation of speed humps along Clarence Street and upgrades at Augusta Street intersection	Campsie
Canterbury	Coorilla Avenue - New Footpath	New Footpath from Dunstan St to the End	Ashbury
Canterbury	Earlwood Senior Citizens Centre - New Footpath	New Footpath at the Earlwood Senior Citizens Centre	Earlwood
Canterbury	Foord Avenue Underpass – Pedestrian Safety Improvement	Foord Avenue Underpass - Pedestrian Safety Improvement	Hurlstone Park



Ward	Project	Description	Suburb
Canterbury	Joy Lane - New Footpath	Earlwood Senior Citizens Centre carpark to preschool	Earlwood
Canterbury	Michael Avenue - New Footpath	New Footpath from Baltimore Street to Metella Crescent	Belfield
Canterbury	Turton Avenue - New Footpath	New Footpath from Kingsgrove Road to Alfred Street	Clemton Park
Revesby	Ashford Avenue - New Footpath	New Footpath from Property No. 91-93 Ashford Ave Crescent Bullecourt Avenue	Milperra
Revesby	Bishop Street - New Footpath	New Footpath from Mackenzie Street to Nina Street	Revesby
Revesby	Burns Road - New Footpath	New Footpath from Kennedy Street to CDS	Revesby
Revesby	Burns Road - New Footpath	New Footpath from Victor Avenue to Kennedy Street	Picnic Point
Revesby	Fairford Road - New Footpath	New Footpath from Bryant Street to M5 Motorway	Padstow
Revesby	Faraday Road at Doyle St - New Roundabout	Construction of new Roundabout Faraday Road at Doyle Street	Padstow
Revesby	Horsley Road - New Footpath	New Footpath from Anderson Avenue to Drake Street	Panania
Revesby	Knight Avenue- New Footpath	New Footpath from Marco Avenue to Horsley Road	Panania
Revesby	Lang Street - New Footpath	New Footpath from Mars Street to Neptune Street	Padstow
Revesby	Truro Parade - New Footpath	New Footpath from Davies Road to Trevone Street	Padstow
Roselands	Bonds Road - New Footpath	New Footpath from Iluka Street to Property No. 25	Riverwood
Roselands	Booragul Street - New Footpath	New Footpath from Allambee Crescent to Collongatta Road	Beverly Hills
Roselands	Karne Street - New Footpath	New Footpath from Hannans Road to M5	Narwee
Roselands	Killara Avenue - New Footpath	New Footpath from Homer Street to Kilke Avenue	Kingsgrove
Roselands	Lundy Avenue - New Footpath	New Footpath from Homer Street to The End	Kingsgrove
Roselands	Mydell Street - New Footpath	New Footpath from Glamis Street to Armitree Street	Kingsgrove
Roselands	Vernon Street - New Footpath	New Footpath from Vernon Street at Moxon Road to Bramhall Avenue	Punchbowl
Roselands	Wiggs Road – Traffic Calming	Traffic calming devices	Riverwood

Ward	Project	Description	Suburb
Roselands	Yangoora Road - New RBT	Yangoora Rd at Benaroon Rd- New Roundabout	Belmore

**Table 2 - Creating a PlayCity**

The below playgrounds have been identified based on recommendations in Council's adopted Playground and Playspaces Strategic Plan, as well as considering asset condition and the age of the existing equipment.

Ward	Project	Description	Suburb
Bankstown	Allum Park Playground	Level 2 playground upgrade	Greenacre
Bankstown	Brancourt Reserve Playground	Level 2 playground upgrade	Bankstown
Bankstown	Dorothy Park Playground	Level 3 playground upgrade	Bankstown
Bankstown	Hoskins Reserve Playground	Level 3 playground upgrade	Bankstown
Bankstown	Lee Park Playground	Level 3 playground upgrade	Greenacre
Bankstown	Salmon Park Playground	Level 3 playground upgrade	Punchbowl
Bankstown	Thella Kenway Reserve Playground	Level 2 playground upgrade	Bankstown
Bass Hill	Alcoomie Reserve Playground	Level 3 playground upgrade	Villawood
Bass Hill	Gillman Reserve Playground	Level 2 playground upgrade	Yagoona
Bass Hill	Gray Reserve Playground	Level 3 playground upgrade	Yagoona
Bass Hill	Jim Ring Reserve Playground	Level 3 playground upgrade	Birrong
Bass Hill	Sutcliffe Reserve Playground	Level 2 playground upgrade	Georges Hall
Bass Hill	Thurina Park Playground	Level 2 playground upgrade	Villawood
Bass Hill	Wattawa Reserve Playground	Level 3 playground upgrade	Condell Park
Canterbury	Eccles Reserve Playground	Level 3 playground upgrade	Belfield
Canterbury	Harcourt Reserve Playground	Level 2 playground upgrade	Campsie
Canterbury	HM McPherson Reserve Playground	Level 2 playground upgrade	Earlwood
Canterbury	Lees Park Playground	Level 2 playground upgrade	Ashbury
Canterbury	Scahill Street Reserve Playground	Level 3 playground upgrade	Earlwood
Canterbury	Schofield Avenue Reserve Playground	Level 3 playground upgrade	Earlwood
Canterbury	Sutton Reserve Playground	Level 3 playground upgrade	Earlwood
Revesby	Edgar Street Reserve Playground	Level 3 playground upgrade	Condell Park
Revesby	Gowlland Reserve Playground	Level 3 playground upgrade	Panania
Revesby	Johnstone Reserve Playground	Level 2 playground upgrade	Revesby
Revesby	Newland Reserve Playground & Fitness Equipment	Level 2 playground upgrade	Milperra

Ward	Project	Description	Suburb
Revesby	O'Brien Park Playground	Level 3 playground upgrade	Condell Park
Revesby	Smith Park Playground	Level 2 playground upgrade	East Hills
Revesby	Tracey Reserve Playground	Level 3 playground upgrade	Revesby
Roselands	Clemton Park Playground	Level 2 playground upgrade	Clemton Park
Roselands	Fairmont Street Reserve Playground	Level 2 playground upgrade	Lakemba
Roselands	George Cayley Reserve Playground	Level 2 playground upgrade	Punchbowl
Roselands	John Mountford Reserve Playground	Level 3 playground upgrade	Narwee
Roselands	Ken McLean Reserve Playground	Level 3 playground upgrade	Belmore
Roselands	Roseanne Reserve Playground	Level 3 playground upgrade	Roselands
Roselands	Werona Reserve Playground	Level 3 playground upgrade	Punchbowl

**Table 3 - Creating a Walking City**

These new footpath projects have been identified from Council's adopted Active Transport Action Plan as key missing links within the local Active Transport Network. The selection of projects has been prioritised in response to Council's principles to connect people, transport and place.

Ward	Project	Description	Suburb
Bankstown	Cardigan Road – New footpath	New footpath from Hillcrest Avenue to Waterloo Road	Greenacre
Bankstown	Claribel Street – New footpath	New footpath from Artegall Street to Canterbury Road	Bankstown
Bankstown	Glassop Street – New footpath	New footpath from Edgar Street to William Street	Yagoona
Bankstown	Fairford Road – New Footpath	New footpath from Macauley Avenue to 48 Stacey Street	Bankstown
Bankstown	Frederick Street – New footpath	New footpath from Property Number 7 to Jacobs Street	Bankstown
Bankstown	Lancaster Avenue – New footpath	New footpath south of Warwick Street	Punchbowl
Bankstown	Lancelot Street – New footpath	New footpath from Clarence Street to Pringle Avenue	Bankstown
Bankstown	Maiden Street – New footpath	New footpath from Cowl Street to Norfolk Road	Greenacre
Bankstown	Roberts Road – New Footpath	New footpath from Lawford Street to Norfolk Road	Greenacre
Bankstown	Roberts Road – New footpath	New footpath from Mayvic Street to Gloria Jeans	Greenacre
Bankstown	Woodbine Street – New footpath	New footpath from Palomar Parade to Arnold Avenue	Yagoona

Ward	Project	Description	Suburb
Bass Hill	Alan Street – New Footpath	New footpath from Hume Highway to Ferrier Road)	Yagoona
Bass Hill	Ashcroft Street – New Footpath	New footpath from Haig Avenue to Rex Road	Georges Hall
Bass Hill	Foley Street – New Footpath	New footpath from Birdwood Road to Carnarvon Crescent	Georges Hall
Bass Hill	Hood Street – New Footpath	New footpath from Ward Street to Blackman Lane	Yagoona
Bass Hill	Hume Highway – New Footpath	New footpath from between both Farrell Road intersections	Bass Hill
Bass Hill	Johnston Road – New Footpath	New footpath from Hume Highway to George Bass School	Bass Hill
Bass Hill	Surrey Road – New Footpath	New footpath from Pasley Road to Bellevue Avenue	Georges Hall
Bass Hill	Trebartha Street – New Footpath	New footpath from Cann Street to Robertson Road	Bass Hill
Bass Hill	Wycombe Street – New Footpath	New footpath from Brodie Street to Ferrier Road	Yagoona
Canterbury	Banks Road – New Footpath	New footpath from Finlays Avenue to 2 Banks Road	Earlwood
Canterbury	Bobadah St – New Footpath	New footpath from Lundy Ave to M5 North	Kingsgrove
Canterbury	Calbina Road – New Footpath	New footpath from Ryrie Rd to Property No 6	Earlwood
Canterbury	France Street - New Footpath	New footpath from High Street to cul-de-sac	Canterbury
Canterbury	Hartill Law Ave – Upgrade Footpath	Footpath upgrade from Creek to Homer Street	Bardwell Park
Canterbury	High Street – New Footpath	New footpath from Berna Street to cul-de-sac	Canterbury
Canterbury	Michael Ave – New Footpath	New footpath from Baltimore Street to Metella Crescent	Belfield
Canterbury	President St - New Footpath	New footpath from Burwood Road to Balmoral Avenue	Croydon Park
Canterbury	Stone Street – New Footpath	New footpath from Caroline Street to Louisa Street	Earlwood
Canterbury	Turton Ave – New Footpath	New footpath from Kingsgrove Rd to Alfred Street	Clemtown Park
Canterbury	Viking Street – New Footpath	New footpath from 76 Viking Street to cul-de-sac	Campsie
Canterbury	Warejee Street – New Footpath	New footpath from Arinya St to Flatrock Road	Kingsgrove
Canterbury	Woorail Avenue - New Footpath	New footpath from Poole Street to Homer Street	Kingsgrove

Ward	Project	Description	Suburb
Revesby	Eva Street – New Footpath	New footpath from Winifred Street to Birdsall Avenue	Condell Park
Revesby	Gorman Avenue and Richard Street – New Footpath	New footpath along street	Panania
Revesby	Mons Street – New Footpath	New footpath north of Milperra Road	Revesby
Revesby	Phillip Street – New Footpath	New footpath from Lambeth Street to Malvern Street	Panania
Revesby	Raleigh Road – New Footpath	New footpath from Henry Lawson Drive to Prescott Parade	Milperra
Revesby	Rowell Street – New Footpath	New footpath along whole street	Revesby Heights
Revesby	Tate Street – New Footpath	New footpath from Lambeth Street to Malvern Street	Panania
Revesby	Taloma Street – New Footpath	New footpath from Kennedy Street to Thomas Street	Picnic Point
Revesby	Topping Street – New Footpath	New footpath from Braesmere Road to Marco Avenue	Panania
Revesby	Warlencourt Avenue – New Footpath	New footpath from Prescott Parade to Pozieres Avenue	Milperra
Revesby	Yanderra Street – New Footpath	New footpath from Edgar Street to Olive Street	Condell Park
Roselands	Berring Avenue – New Footpath	New footpath from King Georges Road to Stoddart Street	Roselands
Roselands	Canarys Road – New Footpath	New footpath north of King Georges Road	Roselands
Roselands	Canarys Road – New Footpath	New footpath south of Nicoll Street	Roselands
Roselands	Carlton Parade – New Footpath	New footpath from Moxon Road to Cullens Road	Punchbowl
Roselands	Cullens Road – New Footpath	New footpath from Mitcham Street to Canterbury Road	Punchbowl
Roselands	Cullens Road – New Footpath	New footpath south of Joyce Street	Punchbowl
Roselands	Grove Avenue – New Footpath	New footpath Karne Street North to Penshurst Road	Narwee
Roselands	Josephine Street – New Footpath	New footpath from Bonds Road to 1 Josephine Street	Riverwood
Roselands	Ludgate Street – New Footpath	New footpath from Stoddart Street to Albion Street	Roselands
Roselands	Mount Avenue – New Footpath	New footpath south of Canterbury Road	Roselands
Roselands	Penshurst Road – New Footpath	New footpath from Grove Avenue to Shorter Avenue	Narwee

Ward	Project	Description	Suburb
Roselands	Rose Street – New Footpath	New footpath north of Canterbury Road	Punchbowl
Roselands	Shorter Avenue - New Footpath	New footpath from Karne Street North to Penshurst Road	Narwee
Roselands	The Boulevarde – New Footpath	New footpath from The Boulevarde car park to Peel Street)	Lakemba

### Next Steps

Subject to Council's endorsement of the above specific projects, all 13 applications will be submitted as per the April 2022 Council resolution. Submissions are required to be submitted no later than 27 June 2022 and will include further detail including:

- Project cost breakdown;
- Key milestones and timeframes for each implementation stage;
- Project governance; and
- Risk Management Plan

Council staff will also continue to work with community organisations who have also been successful in preparing a WestInvest application. At this stage WestInvest have stated they cannot inform Council what applications have been approved, including projects on Council land.

While staff are currently at capacity preparing Council's applications, we will continue to provide information where available and provide land owners consent where the project is consistent with Council use of the land and asset strategy.

## **9 COMMITTEE REPORTS**

The following item is submitted for consideration -

9.1	Minutes of the Traffic Committee Meeting held on 10 May 2022	137
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## Committee Reports - 24 May 2022

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**ITEM 9.1**                      **Minutes of the Traffic Committee Meeting held on 10 May 2022**

**AUTHOR**                      **City Assets**

### **PURPOSE AND BACKGROUND**

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Attached are the minutes of the Canterbury Bankstown Council Local Traffic Committee meeting held on 10 May 2022.

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**

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Recommendations of the Canterbury Bankstown Council Traffic Committee meeting.

### **RECOMMENDATION**

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That the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 10 May 2022, be adopted.

### **ATTACHMENTS**                      [Click here for attachment](#)

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A.     Minutes of the Traffic Committee Meeting held on 10 May 2022

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## Committee Reports - 24 May 2022

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### **POLICY IMPACT**

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The matter has no policy implications to Council.

### **FINANCIAL IMPACT**

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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**

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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 Notice of Motions	141
10.2 Sunday Construction - Councillor Clare Raffan	143
10.3 Protecting Our Pensioners - Councillor Bilal El-Hayek	145
10.4 Multi dwelling housing in the former Canterbury Local Government Area - Councillor Barbara Coorey	147
10.5 De-Merge - Councillor Barbara Coorey	151



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## Notice of Motions & Questions With Notice - 24 May 2022

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**ITEM 10.1**                      **Notice of Motions**

**AUTHOR**                      **Office of the General Manager**

### **ISSUE**

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

### **RECOMMENDATION**

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That the information be noted.

### **ATTACHMENTS**                      [Click here for attachment\(s\)](#)

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- A.    Notice of Motion Table
- B.    Correspondence sent in relation to Notice of Motions
- C.    Correspondence received in relation to Notice of Motions



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## Notice of Motions & Questions With Notice - 24 May 2022

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### ITEM 10.2                      Sunday Construction

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

“Council writes to the NSW Minister for Planning, Anthony Roberts, strongly opposing any moves which will allow construction works on Sundays.”

### BACKGROUND

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In **May 2021**, the COVID19 construction rules were revoked with an effective date of 7 June 2021. Residents breathed a sigh of relief; they had one day a week without noise and dust.

On 10 June **2021**, the Minister for Planning, Industry and Environment, Mr Stokes, signed another order permitting “inside construction noise” on Sundays.

On 30 July **2021**, the Minister for Planning and Public Spaces signed a new Order, the Environmental Planning and Assessment (COVID-19 Development—Construction Work Days) Order (No 3) 2021 (Order), which allows construction works to occur Saturdays, Sundays and public holidays.

However, this Order automatically lapsed on 24 December **2021**.

On 11 February 2022, a new construction workdays order was gazetted – it will end on 31 March 2022 (but the government will most likely extend the order again).

Extended construction workdays and hours for development authorised under the Infrastructure Construction Work Days Order and Health Services Facilities Order continues as per their respective orders.

Comment:

The NSW Planning Minister Anthony Roberts is looking at allowing construction works on Sundays. In a leaked story in metropolitan newspapers he claims lifting restrictions will help tackle the housing shortage problem and further stimulate the economy.

What Mr Roberts needs to consider is the impact this decision will have on families and the wider community.

Family Neighbourhoods' peace and tranquillity will be shattered by jack hammering and drilling, ghetto blasting music from tradies on site, concrete trucks and cranes tearing around quite streets.

Has he thought about the neighbourhood disputes that will occur, policing the noise complaints, or the mental anguish it will cause to hard-working people who just want a day of peace and quiet? I suppose he has a plan to reimburse Councils and the police for monitoring the works on a Sunday!

What about the respect for the many religious followers!

If Mr Roberts feels so strongly about this issue, will he take it to a referendum and ask the community what they think? Well, I'll save him some money and tell him that the majority of my community want a day of peace and quiet without having to put up with construction noise.

## **FINANCIAL IMPACT**

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No financial impact

## **GENERAL MANAGER'S COMMENT**

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The motion, as written, presents no financial impact for Council.



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## Notice of Motions & Questions With Notice - 24 May 2022

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### ITEM 10.3                      Protecting Our Pensioners

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

“Council writes to the NSW Local Government Minister Wendy Tuckerman to immediately increase the \$250 rates rebate offered to pensioners under the Local Government Act by the annual Consumer Price Index of 5.1 per cent.

We further call on her to annually index the rebate and to stop cost shifting pensioner welfare measures onto Local Government, and to fully reimburse Councils for their mandatory share of the rebate.”

### BACKGROUND

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The Local Government Act introduced in 1993 requires Councils provide a mandatory pensioner rebate of \$250 per year, of which 55 percent is funded by the State Government and the balance by Councils.

As you may be aware, our Council provides an extra \$40 of relief per year on top of the rebate, in recognition of the cost of living pressures and to assist them maintain their quality of life.

What you probably didn't know, and it will surprise you to learn, is that the \$250 rebate has not increased one cent in the last thirty years. Shame!

And to give you some perspective, if the rebate was to increase by 5.1 per cent (CPI) this year that would mean an extra \$12.75.

Councillors, when it comes to looking after our pensioners, the NSW Government lags way behind the rest of the other States . . . .States like WA supporting pensioners and offering discounts of 50 per cent up to \$750 off their rates. Fully funded by the State Government.

But what is even more shameful is an IPART Review of the Local Government Rating System recognised the need to review assistance for pensioners . . . . and that review was swept under the carpet and no action was taken.

It is clear the review recognised that pensioners on fixed incomes needed assistance in paying their bills.

Councillors, the NSW Government has an opportunity to save face with our pensioners, at the same time as removing the cost burden on Councils. They must step in and meet the entire cost of the \$250 rebate . . . . a saving to our Council in the order of around \$2.1m.

And if they extended this support across the entire State, or 128 LGAs, it would cost them a paltry \$64.2m. . . .

## **FINANCIAL IMPACT**

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I envisage there will be no financial impact, given the motion only seeks to write to the NSW Minister for Local Government.

## **GENERAL MANAGER'S COMMENT**

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The motion, as written, presents no financial impact for Council.

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## Notice of Motions & Questions With Notice - 24 May 2022

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### **ITEM 10.4                      Multi dwelling housing in the former Canterbury Local Government Area**

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

“Council writes to the Department of Planning and Environment to expedite the issuing of a Gateway Determination for the proposed changes to its multi dwelling housing controls.”

### **BACKGROUND**

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The former Canterbury Local Government Area has many single dwelling neighbourhoods that I and the community that I represent are very proud of.

The planning controls in these areas changed suddenly when the former Canterbury Council approved the Canterbury Local Environmental Plan 2012 with no consultation or technical reports to justify a massive upzoning of the neighbourhoods to the R3 Medium Density Residential zone, which permits multi dwelling housing.

The result has been sporadic development of multi unit developments across the former Canterbury Local Government Area. This has had a huge impact on parking and safety in quiet neighbourhood streets, especially in cul-de-sacs. A case in point is Pheasant Street in Canterbury, where several new townhouses have recently been approved in what is a narrow street, unable to cope with this type of development pressure.

To make things worse, the State Government now permits private certifiers to approve terrace style multi dwelling housing as complying development in these same neighbourhoods, with no consultation with Council or residents.

This cannot continue. I am seeking Council’s support to restrict the development of multi dwelling housing in the neighbourhoods of the former Canterbury Local Government Area, the same way that Council prohibited multi dwelling housing in the former Bankstown Local Government Area when the State Government introduced the Low Rise Housing Diversity Code.

### **FINANCIAL IMPACT**

---

I envisage there will be no financial impact, given the motion only seeks to write to the Department of Planning and Environment.

## GENERAL MANAGER'S COMMENT

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Council is aware of this issue, with both the Local Strategic Planning Statement '*Connective City 2036*' and Council's Housing Strategy having identified the need to reduce the permissibility of multi dwelling housing (also known as townhouses) in the low density residential areas. A planning proposal was also submitted to the State Government in December 2020 to reduce the area of land zoned for R3 Medium Density Residential in the former Canterbury Local Government Area.

Council has taken the following actions to protect the local character of the suburban neighbourhoods in the former Canterbury Local Government Area:

1. The Mayor wrote to the Minister for Planning in May 2019 requesting that Canterbury Bankstown be exempt from the Low Rise Housing Diversity Code, particularly where Council demonstrates that it can provide capacity for a broad range of housing types consistent with State policies.
2. Council adopted *Connective City 2036* based on extensive research and community consultation. *Connective City 2036* recognises that multi dwelling housing is not suitable for all areas.

Priority Actions E6.4 and E6.5 recommend reinforcing the low density residential character of suburban areas and rationalising the use of the R3 Medium Density Residential zone throughout Canterbury Bankstown. The Greater Cities Commission has assured that *Connective City 2036* is consistent with State policies.

3. Council adopted the Housing Strategy to inform *Connective City 2036*. The Housing Strategy recognises the existing low density suburban neighbourhoods in the former Canterbury Local Government Area are inappropriately zoned R3 Medium Density Residential under the Canterbury Local Environmental Plan 2012.

The Housing Strategy recommends aligning the R2 Low Density Residential and R3 Medium Density Residential zones in the former Canterbury Local Government Area to reflect the existing low density residential built form of the suburban neighbourhoods. The Department of Planning and Environment has endorsed the Housing Strategy subject to further community consultation on the proposal to downzone land from the R3 Medium Density Residential zone to the R2 Low Density Residential zone. This will occur once the Gateway Determination is issued.

4. Council submitted a planning proposal (PP-2021-2821) to the Department of Planning and Environment in 2020 to implement the recommendations of *Connective City 2036* and the Housing Strategy. The proposed amendments to the Local Environmental Plan include:

<b>Existing controls</b>	<b>Proposed controls</b>
The existing low density suburban neighbourhoods in the former Canterbury Local Government Area are zoned R3.	Rezone the suburban neighbourhoods from the R3 Medium Density Residential zone to the R2 Low Density Residential zone, consistent with the former Bankstown Local Government Area. This would prohibit multi dwelling housing in the suburban neighbourhoods (including Pheasant Street).
Bankstown Local Environmental Plan 2015 applies lot size controls to multi dwelling housing in the R3 zone.  Canterbury Local Environmental Plan 2012 does not apply lot size controls to multi dwelling housing in the R3 zone.	Consolidate the planning rules by applying the existing lot size controls to multi dwelling housing in the former Canterbury Local Government Area. This would require a minimum 1,000m <sup>2</sup> site area, and a minimum 20 metre frontage for multi dwelling housing in the R3 Medium Density Residential zone.
There are no local character areas.	Introduce local character areas to promote the desired future character.

The Department is reviewing the planning proposal and is yet to issue a Gateway Determination, nearly a year and a half after it was submitted by Council.



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## Notice of Motions & Questions With Notice - 24 May 2022

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### ITEM 10.5                      De-Merge

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

“That

1. Use the opportunity presented by the amendments to the Local Government Act to investigate de amalgamation of Canterbury Bankstown Council and to prepare a report for the Council Meeting in July 2022. Council’s case should include:
  - a. Councils current financial position;
  - b. Council’s future financial position;
  - c. A community consultation plan and budget for Council’s further consideration (including but not limited to establishing/understanding communities of interest and cohesion);
  - d. Thorough cost benefit analysis on demerger by a reputable independent source that has the capacity to assess complex economic social and environmental issues;
  - e. The ongoing costs and benefits for each council for a demerger to take place;
2. That pursuant to section 14 of the Local Government Act 1993 (NSW)
  - a. Take a poll of electors on the question of whether the Canterbury Bankstown local government area should be de amalgamated so as to restore the former Local Government area of the City of Canterbury Council and the City of Bankstown Council
  - b. Hold the poll on the day of the 2023 NSW State Election being Saturday 25 March 2023 after consulting with the NSW Electoral Commission and if this is not achievable then the poll to be held at the next Council election to be held in September 2024 or such later date or other day as may subsequently be proclaimed.”

### BACKGROUND

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I will canvass the issues as outlined in my motion at the meeting however in my view and that of my constituents is that the merge has not worked. In my view the following highlights some of the concerns:

- Service performance of Council not improving and has been subject to significant community concern;
- Strong community dissatisfaction with the merger remains after 6 years;

- The dramatic fall in community representation (Councillors/population ratio) has not been good for our residents and ratepayers;
- The merged council has created a huge bias which favours political party control of council; along with reduced opportunity and greater hurdles for non-political party representation on Council;

## **FINANCIAL IMPACT**

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The cost of the report should be in the order of the current report being prepared, being \$50,000.

The extent and cost of consultation would be detailed in the report and the costs can be considered by Council at that time.

The costs for the poll can be obtained at the time of seeking quotations for the conduct of the next election.

## **GENERAL MANAGER'S COMMENT**

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Council is currently undertaking a report as resolved by Council at its 27 July 2021 Ordinary Meeting as follows:

*That Council obtain external advice analysing the relevant considerations for Council to consider the merits of de-amalgamating (or not) Canterbury Bankstown Council to re-constitute the former Canterbury and Bankstown council's. Councillors are to be briefed on the outcomes of the analysis.*

There is currently no funding in the 2021/22 budget or the current draft 2022/23 budget on exhibition to undertake any other work as proposed.

It is estimated that given a similar report is already being produced an investigation of the likely benefits and costs, together with a review of the financial position would cost in the order of \$50,000.

In considering this matter Council must determine where these funds are to be sourced from.

It is anticipated that a thorough transactional demerge analysis would be significantly more expensive and a scope for that could form part of the recommendations of the report being requested so that that level of analysis could be separately considered by Council.

Having consulted with NSWEC I have been advised that this poll would not be able to occur at the 2023 State Elections given the difference in boundaries.

Having consulted with the NSWEC I have been advised that this poll would roughly add an additional 10% to our own Local Government election costs which would be in the order of \$250,000.



## **11        CONFIDENTIAL SESSION**

11.1 Proposed acquisition of property in Milperra

11.2 Recycling contract

# **General Manager'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 , and 11.2 in confidential session for the reasons indicated:

#### **Item 11.1 Proposed acquisition of property in Milperra**

*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 11.2 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.*