

### ITEM 5.2                      Planning Proposal: 167 Hume Highway in Greenacre

**AUTHOR**                      Planning

#### **PURPOSE AND BACKGROUND**

This report considers an application to amend the building envelope controls for the site at 167 Hume Highway in Greenacre, known as the Palms Hotel.

#### **ISSUE**

Council is in receipt of an application to prepare a planning proposal for the site at 167 Hume Highway in Greenacre, which forms part of the Hume Highway Enterprise Corridor. The application seeks to increase the maximum floor space ratio from 1:1 to 1.5:1, increase the maximum building height from 14 metres (four storeys) to 17 metres (five storeys), and reduce the minimum highway setback for dwellings from 20 metres to 10 metres.

Council's assessment indicates the proposal has strategic merit subject to implementing the recommendations of an independent urban design peer review. The assessment also identifies the need for additional information as part of the Gateway process to manage the likely effects of the proposal, namely a Social Impact and Community Needs Assessment, Air Quality and Noise Impact Study, and consultation with the Roads & Maritime Services.

The Local Planning Panel considered Council's report on 19 November 2018. The Panel endorsed the report's recommendation to proceed to Gateway subject to setting a minimum 0.25:1 FSR for non-residential purposes within a maximum 1.25:1 FSR for the whole site, and requiring further economic investigation and analysis. In considering the above issues, it is recommended that the proposal proceed to Gateway in accordance with the Local Planning Panel's recommendation.

#### **RECOMMENDATION** That -

1. Council prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination for the following amendments to Bankstown Local Environmental Plan 2015:
  - (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 Attachment A.
  - (c) Reduce the depth of the 11 metre building height control along the Hume Highway for residential purposes from 20 metres to 12 metres or alternative provided there is appropriate amenity protection (noise and air quality) for future residents.
  - (d) For consistency, the change recommended in (c) also be applied to adjoining sites at 165 and 185 Hume Highway in Greenacre.

2. 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.
3. Council seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning & Assessment Act 1979.
4. Subject to the issue of a Gateway Determination, Council exhibit the planning proposal.
5. Council prepare and concurrently exhibit DCP amendments to support the planning proposal, and the matter be reported to Council following the exhibition.

## **ATTACHMENTS**

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- A. Proposed amendments to the FSR Map and Height of Buildings Map
- B. Urban Design Peer Review
- C. Local Planning Panel–Council Report
- D. Local Planning Panel–Minutes

## **POLICY IMPACT**

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This matter is consistent with Council's North East Local Area Plan and therefore raises no policy implications for Council.

## **FINANCIAL IMPACT**

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A Social Impact and Community Needs Assessment is recommended to investigate social infrastructure needs arising from the proposal. Findings from this investigation would be considered as a basis to be negotiated with the proponent.

## **COMMUNITY IMPACT**

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The recommendations of this report are considered to appropriately manage amenity impacts such as overshadowing, noise and air quality impacts.

## DETAILED INFORMATION

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### Site Description

The site at 167 Hume Highway in Greenacre (Lot 402, DP 631754) is 11,750m<sup>2</sup> in area as shown in Figures 1 and 2.

The site is within Zone B6 Enterprise Corridor under Bankstown Local Environmental Plan 2015. The zone permits highway related land uses such as hotel or motel accommodation, business and office premises and light industries subject to consent. The zone also permits certain residential uses (residential flat buildings, seniors housing and multi dwelling housing) only if the uses form part of a mixed use development.

The site 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 adjoins a single storey commercial building to the north, low density residential development to the south, and Peter Reserve (Zone RE1 Public Recreation) to the east.

In relation to 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, predominantly houses. The nearest shopping centre is Chullora Marketplace (1.2km) to the north-east. Public transport is limited to bus services along the Hume Highway.



Figure 1: Site Map

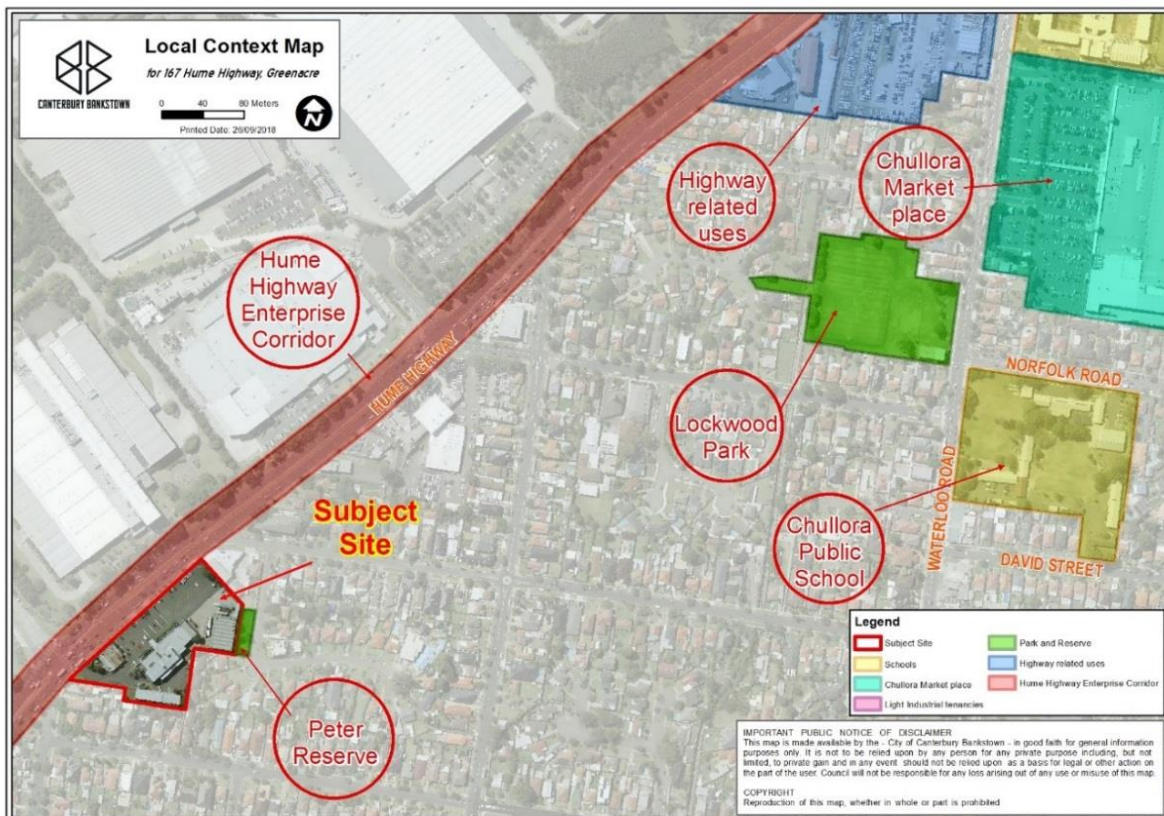


Figure 2: Locality Map

## Proposal

In response to Council's decision of 24 July 2018 to not proceed with the implementation of the North East Local Area Plan, the proponent submitted an application to increase the building envelope on the site at 167 Hume Highway in Greenacre, generally consistent with the recommendations of the North East Local Area Plan as follows:

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

The application proposes a concept design for a mixed use development consisting of a commercial building (Block A) and three residential flat buildings (Block B, C, and D) to accommodate approximately 167 dwellings (refer to Figures 3 and 4). The concept design also includes 413 basement parking spaces (comprising 84 commercial spaces, 294 residential spaces, and 35 visitor spaces). A landscape strategy includes a 5–7 metre landscape buffer along the Hume Highway and principal areas of communal open space.



Figure 3: Application's indicative concept plan

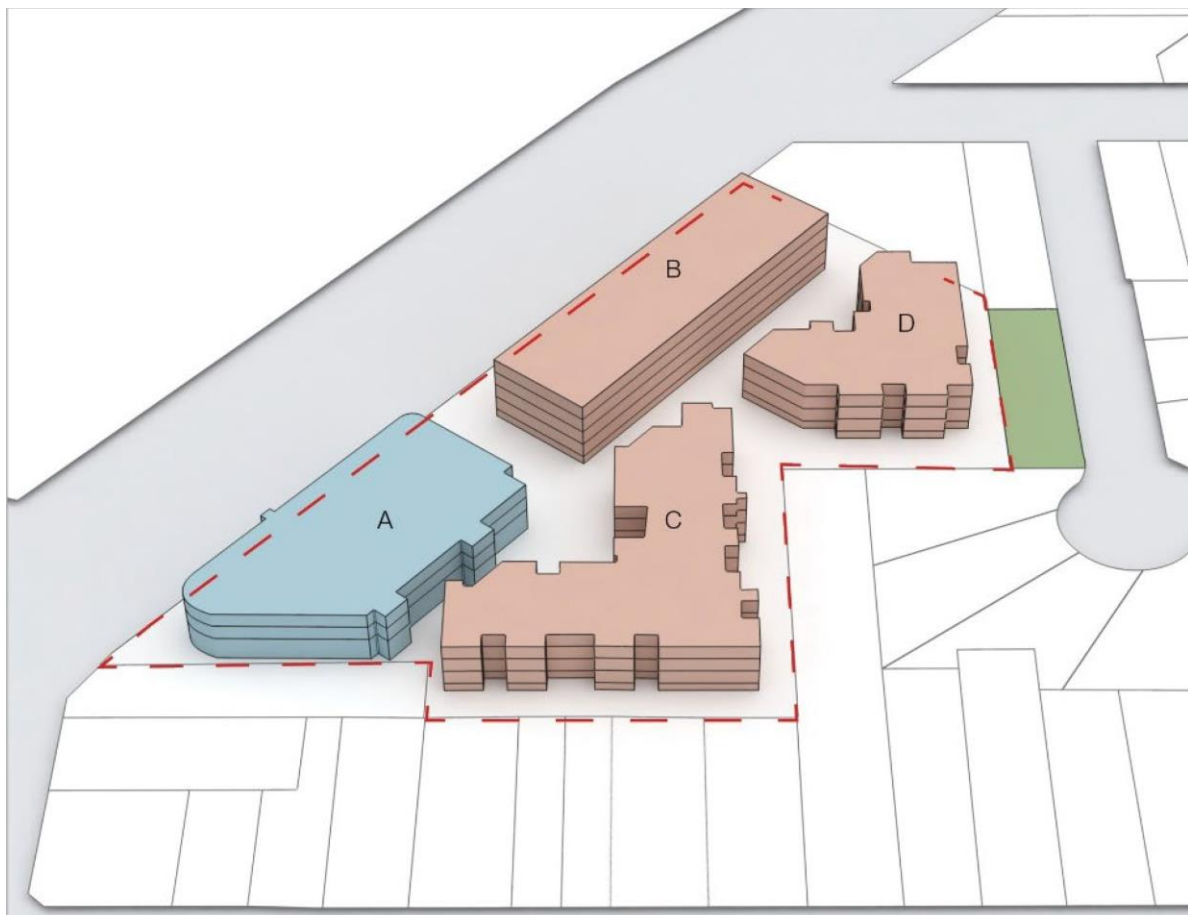


Figure 4: Image of the application's indicative concept plan (source: urban design peer review)

### Local Planning Panel

Council carried out an assessment of the application and commissioned an urban design peer review for the purposes of reporting the matter to the Local Planning Panel. In accordance with the Department of Planning & Environment's Direction, the Panel is to consider planning proposal requests and recommend whether the matter should proceed to a Gateway Determination.

The assessment indicates the proposal has strategic merit subject to implementing the recommendations of the urban design peer review to:

- Reinforce the mixed use objective of Zone B6 Enterprise Corridor.
- Provide a built form that is compatible with the surrounding context.
- Protect future residential amenity.

It is noted that the assessment is proposing a maximum 1.25 FSR for the site, which varies from the 1.5:1 FSR initially recommended in the North East Local Area Plan. The reason is the urban design peer review provides a more detailed analysis and testing of the site compared to the high level review commissioned by Council to inform the North East Local Area Plan.

The assessment also identifies the need for additional information to manage the likely effects of the proposal, namely a Social Impact and Community Needs Assessment, Air Quality and Noise Impact Study, and consultation with the Roads & Maritime Services.

The urban design peer review is shown in Attachment B and Council's assessment report is shown in Attachment C.

The Local Planning Panel considered the assessment report and urban design peer review on 19 November 2018. As shown in Attachment D, the Panel's comments and recommendation are:

*The Panel has considered the submissions made on behalf of the applicant and also has the benefit of the site inspection and the Council officer's report and recommendation.*

*The Panel expressed concern that the objectives of the B6 enterprise zone contained in the LEP must be considered as a focus in the decision to amend the LEP. The Applicant submitted that the type of commercial use proposed, that is serviced apartments with a hotel, will provide for a greater intensity of employment than many other commercial uses, for example; bulky goods and retail premises. The Panel, however, notes that there is no evidence to this effect or information provided by the Applicant to justify the extent of departure as requested and this analysis should be undertaken by the Applicant.*

*On balance the Panel also recommends it would be more appropriate to provide for a minimum non-residential area that must be provided on the site as opposed to providing a maximum for the residential use. This would also provide for flexibility in the future use of the site, having regard to changing markets.*

#### **CBLPP Recommendation**

*The Panel recommends to the Council for its consideration the adoption of the Council Officer's recommendation with the following changes and additions in bold:*

1. *The application to amend Bankstown Local Environmental Plan 2015 for the site at 167 Hume Highway Greenacre should proceed to Gateway subject to the following provisions:*
  - (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.*
2. *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.***

3. *Council should seek authority from the Greater Sydney Commission to exercise the delegation in relation to the plan making functions under section 3.36(2) of the Environmental Planning & Assessment Act 1979.*
4. *Council prepare a site specific DCP Amendment.*

**Panel Reason**

*To ensure the B6 zone fulfils its purpose of employment generation*

It is noted that the Local Planning Panel amended the Council's report recommendation by setting a minimum 0.25:1 FSR for non-residential purposes within a maximum 1.25:1 FSR for the whole site, and requiring further economic investigation and analysis. Following a review by Council officers, these amendments are supported as it ensures the proposal is consistent with the Zone B6 objectives.

It is also noted that following the Panel Meeting, the proponent indicated their support for the overall recommendation of the Local Planning Panel provided the delivery of the additional information occurs post-Gateway, and there is an opportunity to demonstrate that a 10 metre highway setback for dwellings could work effectively. The Gateway process would consider these issues.

**Next Steps**

The next step is to prepare and submit a planning proposal to the Greater Sydney Commission to seek a Gateway Determination. The planning proposal would request amendments to Bankstown Local Environmental Plan 2015 and additional studies in accordance with the Local Planning Panel's recommendation. It is also proposed to prepare draft DCP amendments to support the planning proposal.

Following the exhibition of the planning proposal and draft DCP amendments, the outcomes would be reported to Council.

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
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**ON 11 DECEMBER 2018**

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**PRESENT:** His Worship the Mayor, Councillor Asfour,  
Councillors Downey, Eisler, El-Hayek, Harika, Ishac, Kuskoff, Madirazza, Saleh,  
Tuntevski, Waud, Zakhia and Zaman

**APOLOGIES:** Clrs Huda and Raffan

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**HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.05 P.M.**

**REF: CONFIRMATION OF MINUTES**

**(452) CLR. TUNTEVSKI:/CLR. MADIRAZZA**

RESOLVED that the minutes of the Ordinary Council Meeting held on 27 November 2018 be adopted.

- CARRIED

**SECTION 2: LEAVE OF ABSENCE**

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

RESOLVED that Leave of Absence be granted to Clr Raffan due to health reasons and Clr Huda due to personal reasons.

- CARRIED

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

In respect of Item 12.2 – Request for Proposal for the Provision of Family and Child Related Services at 24-26 Jacobs Street, Bankstown, Clr Saleh declared a significant, Non Pecuniary Conflict of Interest as she has a business relationship with one of the tenderers and indicated she would vacate the Chamber taking no part in debate.

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**SECTION 4: MAYORAL MINUTES**

**ITEM 4.1 SYDENHAM TO YAGOONA METRO**

**(454) CLR. ASFOUR**

RESOLVED that Council write to the NSW Minister for Transport and Infrastructure and request that he confirm that the Sydenham to Bankstown Metro is not being extended to Yagoona.

- CARRIED

**ITEM 4.2 LOCAL SES AWARD NIGHT FUNCTION**

**(455) CLR. ASFOUR**

RESOLVED that Council write to the NSW State Government requesting that they review their decision and allow State Emergency Service (SES) units to fund their award nights from operational budgets as in previous years.

- CARRIED

**ITEM 4.3 LOCAL COMMUNITY BASED DONATIONS**

**(456) CLR. ASFOUR**

RESOLVED that

1. Council support Councillors and staff participation in Movember and donate \$4,650 to the Movember Foundation Australia.
2. Council support the request from Padstow Community Care Hampers and \$500 be donated to their Christmas Hamper drive.
3. Council support the request from Maronite Catholic Society of Australia and donate \$2,000 towards the Rudy Rahme exhibition.
4. Council support the request from Fight for Finn Foundation and donate \$2,000 towards their next fundraiser, which is the 2019 Ironman event in Port Macquarie on 5 May 2019.
5. These funds are made available from Council's Community Grants and Events Sponsorship budget.

- CARRIED

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**SUSPENSION OF STANDING ORDERS**

**(457)**

**CLR. DOWNEY:/CLR. TUNTEVSKI**

1. Permission be granted to those people who have made the necessary application to address Council for five minutes.
2. Standing Orders be suspended and Items 8.4, 5.1, 7.6 and 7.7 be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

**ITEM 8.4**

**JENSEN PARK SYNTHETIC FIELD PROJECT**

**(458)**

**CLR. HARIKA:/CLR. TUNTEVSKI**

RESOLVED that

1. Council endorse the proposed transitional arrangements, as outlined in the report.
2. Given its Regional Sports Facility Framework and improvements made at Jensen Park, Council, BCFC and BDAFA look to re-visit the current Memorandum of Understanding for Jensen Park as a “Centre of Football Excellence”.
3. Council be provided with further reports on the matter, as required.

- CARRIED

**ITEM 5.1**

**PLANNING PROPOSAL: 353–355 WATERLOO ROAD IN GREENACRE**

MR DAN MAURICI FROM HENROTH GROUP (APPLICANT) ADDRESSED COUNCIL

**(459)**

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

RESOLVED that

1. The matter be deferred subject to the applicant providing the following additional information as outlined in the report:
  - (a) Social Impact and Community Needs Assessment
  - (b) Heritage Study for the site at 355 Waterloo Road, Greenacre

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- (c) Revised Traffic Study for the purposes of consultation with the Roads & Maritime Services
  - (d) Economic Impact Study to analyse the potential impacts on the Greenacre Small Village Centre as a result of the proposal.
2. Once the additional information is received and evaluated, a further report be provided to Council on the matter.

- CARRIED

**For:-** Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Ishac, Kuskoff, Saleh, Tuntevski, Waud, Zakhia and Zaman

**Against:-** Clr Madirazza

**ITEM 7.6                      COMPULSORY ACQUISITION OF 15 CLOSE STREET CANTERBURY FOR THE PURPOSE OF A CONSTRUCTION LEASE FOR THE SYDNEY METRO CITY AND SOUTHWEST PROJECT**

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL

**(460)                      CLR. DOWNEY:/CLR. HARIKA**

**RESOLVED** that an extension of two minutes be given to Ms Coorey to address Council.

**(461)                      CLR. EISLER:/CLR. TUNTEVSKI**

RESOLVED that

- 1. Council note the withdrawal of Sydney Metro from utilising 15 Close Street.
- 2. No further change or use of the site occur until such time as the broader planning for the precinct occurs.

- CARRIED

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**ITEM 7.7                    SYDENHAM TO BANKSTOWN METRO**

MS BARBARA COOREY (RESIDENT) ADDRESSED COUNCIL

CLR TUNTEVSKI TEMPORARILY VACATED THE CHAMBER AT 7.06 PM AND RETURNED AT 7.07 PM.

**(462)                    CLR. TUNTEVSKI:/CLR. HARIKA**

**RESOLVED** that an extension of two minutes be given to Ms Coorey to address Council.

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

**RESOLVED** that the Mayor and General Manager be delegated authority to initiate legal proceedings, as outlined in the report.

- CARRIED

**STANDING ORDERS WERE RESUMED.**

**SECTION 5:                PLANNING MATTERS**

**ITEM 5.1                    PLANNING PROPOSAL: 353–355 WATERLOO ROAD IN GREENACRE**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 459 ON PAGE THREE OF THESE MINUTES.

**ITEM 5.2                    PLANNING PROPOSAL: 167 HUME HIGHWAY IN GREENACRE**

**(464)                    CLR. EL-HAYEK:/CLR. ZAKHIA**

**RESOLVED** that

1. The matter be deferred subject to the applicant providing the following additional information as outlined in the report:
  - 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 ie; Hotel and Serviced Apartments and 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

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employees that may be appropriate for the site.

2. Once the additional information is received and evaluated, a further report be provided to Council on the matter.

- CARRIED

**For:-** Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Ishac, Kuskoff, Saleh, Tuntevski, Waud, Zakhia and Zaman

**Against:-** Clr Madirazza

**ITEM 5.3                      DRAFT AMENDMENT TO THE VOLUNTARY PLANNING AGREEMENT FOR THE FORMER RIVERLANDS GOLF COURSE SITE IN MILPERRA**

**(465)                      CLR. ZAKHIA:/CLR. ISHAC**

RESOLVED that

1. Council prepare and exhibit a Deed of Variation to the Voluntary Planning Agreement for the former Riverlands Golf Course site in Milperra.
2. Following the exhibition period, Council adopt the Deed of Variation to the Voluntary Planning Agreement provided there are no submissions.
3. The General Manager be granted delegated authority to make wording changes to the Deed of Variation to the Voluntary Planning Agreement, necessary to satisfy legal necessities so long as these do not alter the intent or substance of the deed.
4. The Mayor and General Manager be authorised to sign the Deed of Variation to the Voluntary Planning Agreement.

- CARRIED

**For:-** Clrs Asfour, Eisler, El-Hayek, Ishac, Madirazza, Saleh, Waud and Zakhia

**Against:-** Clrs Downey, Harika, Kuskoff, Tuntevski and Zaman

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**ITEM 5.4                      DRAFT HOUSEKEEPING AMENDMENTS TO BANKSTOWN DCP 2015 AND  
CANTERBURY DCP 2012**

**(466)                      CLR. ISHAC:/CLR. ZAKHIA**

RESOLVED that

1. Council exhibit the draft amendments to Bankstown Development Control Plan 2015 and Canterbury Development Control Plan 2012 as shown in Attachment A.
2. The matter be reported to Council following the exhibition period.

- CARRIED

**For:-**                      Clrs Asfour, Downey, Eisler, El-Hayek, Harika, Ishac, Kuskoff, Madirazza, Saleh, Tuntevski, Waud, Zakhia and Zaman

**Against:-**                      Nil

**ITEM 5.5                      SUBMISSION TO THE DRAFT BANKSTOWN AIRPORT MASTERPLAN AND DRAFT  
SOUTH WEST PRECINCT MAJOR DEVELOPMENT PLAN**

**(467)                      CLR. WAUD:/CLR. TUNTEVSKI**

RESOLVED that

1. Council endorse the contentions raised in this report in response to the Draft Bankstown Airport Masterplan and the Draft South West Precinct Major Development Plan.
2. A submission be prepared and submitted based on the issues outlined in this report.

- CARRIED

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**ITEM 5.6**                      **REPORTING OF (1) PERFORMANCE FOR PROCESSING OF DEVELOPMENT APPLICATIONS FOR THE FIRST QUARTER OF THE 2018/19 FINANCIAL YEAR, (2) DEVELOPMENT APPLICATIONS APPROVED WITH A CLAUSE 4.6 VARIATION FOR THE PERIOD 1 JULY TO 30 SEPTEMBER 2018, AND (3) CURRENT PLANNING RELATED APPEALS CURRENTLY BEFORE THE LAND AND ENVIRONMENT COURT**

**(468)**                      **CLR. ISHAC:/CLR. MADIRAZZA**

RESOLVED that the contents of this report be noted.

- CARRIED

**SECTION 6:                      POLICY MATTERS**

**ITEM 6.1                      LOCAL ORDERS POLICY**

**(469)**                      **CLR. DOWNEY:/CLR. TUNTEVSKI**

RESOLVED that

1. Council adopt the Local Orders Policy.
2. Public Notice of the adopted policy be displayed in local newspapers and Council's web page.

- CARRIED

**SECTION 7:                      GOVERNANCE AND ADMINISTRATION MATTERS**

**ITEM 7.1                      STRONGER COMMUNITIES FUND - QUARTERLY PROGRESS REPORT**

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

RESOLVED that Council note the progress report of the implementation of the Stronger Communities Fund.

- CARRIED

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**ITEM 7.2                    SMART CITIES WEEK LEGACY PROJECT (HACKATHON)**

CLR KUSKOFF TEMPORARILY VACATED THE CHAMBER AT 7.34 PM

**(471)                    CLR. EL-HAYEK:/CLR. ZAKHIA**

RESOLVED that

1. Council notes the findings of the 2018 Smart Cities Legacy Project (Hackathon) and endorse the solutions pitched at the hackathon for further investigation.
2. Council accept the Smart Cities Council invitation to host the Legacy Project again in 2019.

- CARRIED

**ITEM 7.3                    SMART CITIES AND SUBURBS FUNDING**

CLR KUSKOFF RETURNED TO THE CHAMBER AT 7.35 PM

**(472)                    CLR. EL-HAYEK:/CLR. ZAKHIA**

RESOLVED that

1. Council note the information provided in this report.
2. Council allocate required funding from the Domestic Waste Fund as part of the appropriate quarterly review.

- CARRIED

**ITEM 7.4                    ROAD RENAMING - SECTION OF CHAPEL STREET, LAKEMBA**

**(473)                    CLR. SALEH:/CLR. ZAMAN**

RESOLVED that Council proceed to re-name the section of Chapel Street, Lakemba to Pithers Street, and allocate Street Numbering in accordance with Council's Naming Policy and the Geographical Names Board Guidelines.

- CARRIED

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**ITEM 7.5**                      **CASH AND INVESTMENT REPORT AS AT 30 NOVEMBER 2018**  
**(474)**                              **CLR. WAUD:/CLR. ZAKHIA**

RESOLVED that

1.     The Cash and Investment Report as at 30 November 2018 be received and noted.
2.     The Certification by the Responsible Accounting Officer incorporated in this report, be adopted.

- CARRIED

**ITEM 7.6**                      **COMPULSORY ACQUISITION OF 15 CLOSE STREET CANTERBURY FOR THE**  
**PURPOSE OF A CONSTRUCTION LEASE FOR THE SYDNEY METRO CITY AND**  
**SOUTHWEST PROJECT**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 461 ON PAGE FOUR OF THESE MINUTES

**ITEM 7.7**                      **SYDENHAM TO BANKSTOWN METRO**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 463 ON PAGE FIVE OF THESE MINUTES

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

**ITEM 8.1**                      **FOOTBRIDGE ACROSS GEORGES RIVER BETWEEN EAST HILLS AND VOYAGER**  
**POINT**

**(475)**                              **CLR. TUNTEVSKI:/CLR. DOWNEY**

RESOLVED that

1.     The information contained in this report be noted.
2.     Further updates on the progress of this matter be reported to Council.
3.     The Mayor communicate to residents the cost impact on the community.

- CARRIED

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**ITEM 8.2**                      **SEFTON COMMUNITY ENGAGEMENT**  
**(476)**                              **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that

1.     The Economic Development team continue to engage with the local businesses to provide advice and business support through the Canterbury-Bankstown Business Advisory Services office.
2.     Council review parking issues and maintenance as outlined in the report.

- CARRIED

**ITEM 8.3**                      **PUBLIC LIGHTING FOR BAND HALL RESERVE DOG OFF LEASH AREA**  
**(477)**                              **CLR. HARIKA:/CLR. ISHAC**

RESOLVED that Council consider piloting the lighting of Band Hall Reserve for 25% of the reserve up until 8:00PM each night as part of Council's future capital works program.

- CARRIED

**ITEM 8.4**                      **JENSEN PARK SYNTHETIC FIELD PROJECT**

THIS MATTER WAS DISCUSSED PREVIOUSLY. SEE RESOLUTION NO. 458 ON PAGE THREE OF THESE MINUTES

**SECTION 9:**                      **COMMITTEE REPORTS**

**ITEM 9.1**                      **MINUTES OF THE TRAFFIC COMMITTEE MEETING HELD ON 27 NOVEMBER 2018**  
**(478)**                              **CLR. HARIKA:/CLR. EISLER**

RESOLVED that the recommendations contained in the minutes of the Canterbury Bankstown Council Traffic Committee meeting held on 27 November 2018, be adopted.

- CARRIED

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**ITEM 9.2                    MINUTES OF THE LIVEABLE CITY ADVISORY COMMITTEE MEETING HELD ON 15 NOVEMBER 2018**

**(479)                    CLR. HARIKA:/CLR. EISLER**

RESOLVED that the minutes of the Liveable City Advisory Committee meeting held on 15 November 2018, be endorsed.

- CARRIED

**ITEM 9.3                    MINUTES OF THE PROSPERITY & INNOVATION ADVISORY COMMITTEE MEETING HELD ON 26 NOVEMBER 2018**

**(480)                    CLR. HARIKA:/CLR. EISLER**

RESOLVED that the minutes of the Prosperity & Innovation Advisory Committee meeting held on 26 November 2018, be endorsed.

- CARRIED

**ITEM 9.4                    MINUTES OF THE SOCIAL INCLUSION ADVISORY COMMITTEE MEETING HELD ON 28 NOVEMBER 2018**

**(481)                    CLR. HARIKA:/CLR. EISLER**

RESOLVED that the minutes of the Social Inclusion Advisory Committee meeting held on 28 November 2018, be adopted.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 11 DECEMBER 2018**

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

**ITEM 10.1 NOTICE OF MOTIONS AND QUESTIONS WITH NOTICE**

**(482) CLR. KUSKOFF:/CLR. ZAMAN**

RESOLVED that the information be noted.

- CARRIED

**SECTION 11: QUESTIONS FOR NEXT MEETING**

**REF: WASTE COLLECTION - RECYCLING**

Clr Harika requested that Council consider introducing an additional waste recycling collection during the Christmas-New Year break at no cost to residents.

**REF: PANANIA SENIOR CITIZEN ROOM**

Clr Downey requested that a whiteboard be located in the Panania Senior Citizen room for meeting purposes.

**REF: TRAFFIC ISSUE – BEACONSFIELD STREET AND QUEEN STREET, REVESBY**

Clr Downey requested that council investigate the installation of a right hand turn signal and other safety measures at the intersection of Beaconsfield Street and Queen Street, Revesby.

**REF: TRAFFIC ISSUE - HEAVY VEHICLES**

Clr Downey requested Council investigate the installation of appropriate signage at hot-spots where heavy vehicles are illegally parking in residential streets across the LGA.

**REF: TRAFFIC ISSUE - ALMA ROAD AND CHAMBERLAIN ROAD, PADSTOW**

Clr Downey requested that the installation of a roundabout previously proposed at the intersection of Alma Road and Chamberlain Road, Padstow be considered for reinstatement in future Capital Works program.

**CANTERBURY BANKSTOWN**  
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**REF: MOSQUITO MONITORING IN GEORGES RIVER AREA**

Clr Tuntevski requested Council to enquire with NSW Health if there are any mosquito prevention programs scheduled for the Georges River National Park during the summer period.

**REF: CHILDREN'S GROUP HOME - 2 PEELER PLACE, MILPERRA**

Clr Tuntevski requested Council contact the Minister for Disability Services and enquire if there is any proposal to replace the Children's Group Home recently demolished at 2 Peeler Place, Milperra.

**REF: TRAFFIC ISSUE - MEREDITH STREET AND HUME HIGHWAY, BANKSTOWN**

Clr Zakhia requested Council ask Roads and Maritime Service to consider installing a right hand turn signal at the intersection of Hume Highway and Meredith Street, Bankstown.

**REF: GREENACRE POOL**

Clr El-Hayek requested that a new pool and splash park be considered for Greenacre in the Leisure and Aquatic Strategic Plan.

**REF: KEN MCLEAN RESERVE, BELMORE**

Clr Saleh requested Council investigate the installation of signage and seating in Ken McLean Reserve, Belmore.

**REF: VOLUNTEER CHRISTMAS PARTIES**

Clr Eisler requested in future years Council investigate scheduling additional volunteer Christmas Parties so that the locations are more accessible to volunteers across the LGA.

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
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**SECTION 12: CONFIDENTIAL SESSION**

**(483) CLR. DOWNEY:/CLR. HARIKA**

RESOLVED that in accordance with Section 10A(2) of the Local Government Act, 1993, the Public and the Press be excluded from the meeting to enable Council to determine Items 12.1, 12.2 in confidential session for the reasons indicated:

Item 12.1 Classification of Drainage Reserves

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

Item 12.2 Request for Proposal for the Provision of Family and Child Related Services at 24-26 Jacobs Street, Bankstown

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

- CARRIED

**COUNCIL RESOLVED INTO CONFIDENTIAL SESSION AT 8.05 PM AND  
REVERTED BACK TO OPEN COUNCIL AT 8.11 PM.**

**ITEM 12.1 CLASSIFICATION OF DRAINAGE RESERVES**

**(484) CLR. HARIKA:/CLR. ISHAC**

RESOLVED that

1. Council suspend the drainage reserve sale program for those properties that are Community classified, but continue with the sale of the small number of Operational classified properties.
2. Council endorse the inclusion of affected drainage reserves in either the Council wide LEP review or as a stand-alone LEP, to have them reclassified to operational.
3. Council advise affected residents and refund any application fees relating to investigations for sale of drainage reserves for those affected residents.

- CARRIED

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 11 DECEMBER 2018**

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**ITEM 12.2                      REQUEST FOR PROPOSAL FOR THE PROVISION OF FAMILY AND CHILD RELATED SERVICES AT 24-26 JACOBS STREET, BANKSTOWN**

IN RESPECT OF ITEM 12.2 – REQUEST FOR PROPOSAL FOR THE PROVISION OF FAMILY AND CHILD RELATED SERVICES AT 24-26 JACOBS STREET, BANKSTOWN, CLR SALEH DECLARED A SIGNIFICANT, NON PECUNIARY CONFLICT OF INTEREST AS SHE HAS A BUSINESS RELATIONSHIP WITH ONE OF THE TENDERERS AND VACATED THE CHAMBER TAKING NO PART IN DEBATE.

CLR SALEH RETIRED FROM THE MEETING AT 8.10 PM.

**(485)                      CLR. EL-HAYEK:/CLR. ZAKHIA**

RESOLVED that

1. Council accepts the proposal received from Bankstown Community Resource Group Inc.
2. The General Manager be authorised to enter into a licence agreement and sign all documentation in accordance with Council's resolution, as required.
3. Council notifies the unsuccessful tenderers in writing and thank them for tendering.

- CARRIED

**THE MEETING CLOSED AT 8.12 PM.**

Minutes confirmed 26 FEBRUARY 2019

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Mayor