

# **ORDINARY COUNCIL MEETING**

## **ATTACHMENTS BOOKLET**

### **Under Separate Cover**

**Tuesday, 19 March 2024**



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LEGISLATIVE COUNCIL

PORTFOLIO COMMITTEE NO. 7 – PLANNING AND ENVIRONMENT

**Inquiry into the development of the Transport Oriented Development Program**

**TERMS OF REFERENCE**

1. That Portfolio Committee No. 7 – Planning and Environment inquire into and report on the development of the Transport Oriented Development Program (TOD), and in particular:
  - (a) the analysis, identification or selection undertaken by the Government, the Premier's Department, The Cabinet Office or the Department of Planning, Housing and Infrastructure (Department) into:
    - (i) the eight Transport Oriented Development Program accelerated precincts
    - (ii) the 31 Transport Oriented Development Program precincts where the Transport Oriented Development Program State Environmental Planning Policy (SEPP) applies
    - (iii) any of the 305 Sydney Trains, Sydney Metro and Intercity stations within the Six Cities Region which were considered as part of any of the Transport Oriented Development Program locations.
  - (b) the probity measures put in place by the Government, the Premier's Department, The Cabinet Office and the Department
  - (c) the development of the Transport Oriented Development Program policy approach by the Government
  - (d) consultations undertaken with councils, joint regional organisations and communities during the preparation of the Transport Oriented Development Program State Environmental Planning Policy
  - (e) ongoing opportunities for review and input by councils, joint regional organisations and communities, including consultations with renters, key workers and young people needing affordable housing in relation to the Transport Oriented Development Program State Environmental Planning Policy
  - (f) information control protocols relating to the Transport Oriented Development Program policy
  - (g) property disclosure requirements and management
  - (h) the release of information prior to the official publication of the Transport Oriented Development Program policy
  - (i) the heritage concerns with the Transport Oriented Development Program including but not limited to the concerns of the Heritage Council

- (j) the enabling infrastructure capacity for every station selected or considered as part of the Transport Oriented Development Program
  - (k) the impact on localised environment and amenity values caused by the Transport Oriented Development Program
  - (l) the existing or potential measures and programs analysed, considered or implemented by all NSW Government agencies to support additional housing density, including the housing series reports published by the NSW Productivity Commissioner
  - (m) the ten measures outlined in the National Cabinet's National Planning Reform Blueprint
  - (n) the development of Transport Oriented Development Program planning policies in other Australian state and territory and international jurisdictions
  - (o) the impacts of the proposed Diverse and Well-Located Homes process and program
  - (p) the capability of Greater Sydney to provide for increased residential dwelling where the existing capacity has been diminished due to the effects of climate change
  - (q) the adequacy of measures to deter and punish the misuse of confidential market sensitive government information and the future processes that should be put in place
  - (r) any other related matters.
2. That the committee report by 27 September 2024.

The terms of reference for the inquiry were self-referred by the committee on 23 February 2024.

**Committee membership**

<b>Ms Sue Higginson MLC</b>	The Greens	<i>Chair</i>
<b>Hon John Ruddick MLC</b>	Liberal Democratic Party	<i>Deputy Chair</i>
<b>Hon Mark Buttigieg MLC</b>	Australian Labor Party	
<b>Hon Anthony D'Adam MLC</b>	Australian Labor Party	
<b>Hon Scott Farlow MLC</b>	Liberal Party	
<b>Hon Jacqui Munco MLC</b>	Liberal Party	
<b>Hon Peter Primrose MLC</b>	Australian Labor Party	



8 March 2024

The Hon. Sue Higginson, MLC  
Committee Chair  
Portfolio Committee No. 7 – Planning and Environment  
Legislative Council  
Parliament of New South Wales

By online submission

To whom it may concern,

**City of Canada Bay submission to the Inquiry into the development of the  
Transport Orientated Development Program**

The City of Canada Bay Council (CCBC) welcomes the NSW Government's inquiry into the development of the Transport Orientated Development Program.

The attached submission summarises Council's concerns in relation to the lack of engagement; the proposal to create two new State Environmental Planning Policies; the impact on heritage buildings and places; the lack of planning for infrastructure; and the potential for unintended amenity impacts.

Should you have any questions in relation to this submission, please contact Monica Cologna, Director, Planning and Environment on 02 9911 6401 or by email to [monica.cologna@canadabay.nsw.gov.au](mailto:monica.cologna@canadabay.nsw.gov.au).

Yours sincerely,

**John Clark**  
**General Manager**

## **City of Canada Bay submission to the Inquiry into the development of the Transport Orientated Development Program**

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### **Executive Summary**

This submission has been prepared by the City of Canada Bay (CCB) in response to the Parliamentary Inquiry into the planning and delivery of the Transport Oriented Development Program (TOD Program).

This submission responds to the following points outlined in the Terms of Reference.

1. Consultation with councils and opportunity for input and review
2. Impacts on heritage
3. Enabling infrastructure
4. Local amenity and the environment
5. Impact of the proposed Diverse and Well-Located Homes process and program
6. Other matters

### **City of Canada Bay**

The City of Canada Bay local government area (LGA) is located approximately 6 kilometres west of the Sydney CBD. It comprises a total land area of 19.82km<sup>2</sup> and is primarily located on the northern side of Parramatta Road, with the Parramatta River forming its northern boundary.

The City of Canada Bay LGA includes the suburbs of Abbotsford, Breakfast Point, Cabarita, Chiswick, Concord, Concord West, Drummoyne, Five Dock, Liberty Grove, Mortlake, North Strathfield, Rhodes, Rodd Point, Russell Lea, Strathfield and Waremba. The LGA is bordered by the Councils of Strathfield, Burwood and Inner West to the south and east, the City of Parramatta Council to the west, and Hunters Hills and Ryde Councils to the north.

## 1. CONSULTATION WITH COUNCILS AND THE COMMUNITY

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*(d) consultation undertaken with councils, joint regional organisations and communities during the preparation of the Transport Oriented Development Program State Environmental Planning Policy.*

*(e) ongoing opportunities for review and input by councils, joint regional organisations and communities, including consultations with renters, key workers and young people needing affordable housing in relation to the Transport Oriented Development Program State Environmental Planning Policy.*

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### *Engagement with Council*

No consultation was undertaken with the City of Canada Bay prior to the release of the Transit Orientated Development Program.

Following the release of the Program, the Department of Planning, Housing and Infrastructure invited Council to participate on a Project Working Group and an Executive Working Group in relation to the Accelerated Precinct of Homebush, which is located partly in the City of Canada Bay.

The City of Canada Bay will participate in the Program in good faith, however it is important that local government be afforded an opportunity to make a genuine contribution to the master planning and plan making process. Such consultation will need to allow sufficient time to review draft plans to enable effective feedback to be provided.

### *Engagement with the Community*

Effective and timely consultation allows people to feel they have had a say and been heard. Community engagement also reduces the risks of opposition and conflict later in the development pipeline.

The timing of the release of the TOD Program just prior to Christmas and the deadline to provide feedback by the end of January, has meant that much of the community is unaware of the proposed reforms.

### **Recommendation**

- The NSW Government commit to actively engaging with local government as part of the preparation of any master plan and/or precinct plan for proposed Accelerated Precincts.
- Continued engagement with community occur by exhibiting draft planning instruments relating to the TOD State Environmental Planning Policy and the



TOD Accelerated Precincts Program.

## 2. IMPACTS ON HERITAGE

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*(i) the heritage concerns with the Transport Oriented Development Program including but not limited to the concerns of the Heritage Council*

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The TOD Program states that 'relevant heritage controls will apply to the extent that they are not inconsistent with the new standards'. Applying this approach will result in heritage items and buildings in heritage conservation areas being demolished where the conservation of protected buildings and places is inconsistent with the construction of shop top housing or a residential flat building facilitated by the TOD State Environmental Planning Policy (TOD SEPP).

The TOD SEPP will have a significant and irreversible impact on heritage protected places and Council is not aware of any analysis of the impact of such a policy intervention on particular buildings or on the integrity of heritage conservation areas. Numerous historical places will be lost where the protection of a heritage listed place 'is inconsistent with the new standards'. This outcome is contrary to 'Planning Direction 3.2 – Heritage Conservation' that requires the conservation of heritage places.

It is concerning that the implications of the proposed Policy have not been adequately explained to communities in the information released by the Department of Planning, Housing and Infrastructure to date.

Additionally, Clause 5.10 Heritage Conservation in the *Standard Instrument for Local Environmental Plans* will be of no effect as the provisions of an LEP are overridden by SEPPs.

### Recommendation

- Heritage items and heritage conservation areas be excluded from the application of the standards and permissibility of residential flat buildings under the proposed TOD SEPP.
- Master planning undertaken for the Accelerated Precinct of Homebush recognise heritage items and heritage conservation areas and ensure that future built form responds sympathetically to the scale and character of these important places.

### 3. ENABLING INFRASTRUCTURE

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*(j) the enabling infrastructure capacity for every station selected or considered as part of the Transport Oriented Development Program*

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The scope and extent of the TOD Program will generate significant interest from the development industry resulting in additional housing. This housing will generate a demand for infrastructure that is not planned or assumed by local or state governments. It should be acknowledged that more people than planned will be living in established suburbs and this will require a commensurate increase in infrastructure spending by government.

The Department should acknowledge that Local Infrastructure Contribution Plans do not, in isolation, address all local and community infrastructure needs arising from an increase in density. In this regard, planning instruments often provide an important role in the provision of infrastructure and there are a range of examples where the Department has supported clauses in planning instruments that link increases in density to infrastructure that is to be provided on a development site.

The TOD SEPP, along with the reform for Diverse and Well-Located Homes Program (Low and Mid-Rise Housing Reform), will provide no ability for the value arising from increases to density to be captured for legitimate planning purposes, whether through Voluntary Planning Agreements or through planning mechanisms included within planning instruments.

Unfortunately, the proposed TOD SEPP and Low and Mid-Rise Housing Reform and will apply a 'one size fits all' approach to land use planning with no mechanisms to improve urban design or amenity outcomes for localities impacted. There will be no through site links to encourage walkability and connectivity, no land for public domain improvements such as bicycle lanes, no new local parks and no land for intersection/road upgrades.

Particular concern is raised with respect to public open space. Access to public open space is not equitable throughout CCB, with various suburbs not being located within convenient walking distance of parks and playgrounds. By focusing on access to transport and services alone, the reforms will create an outcome whereby certain new communities will not have access to adequate public open space.

It is necessary for the NSW Government to work with local government to identify the local infrastructure that is necessary to support increases in population prior to permitting an increase in density, noting that the cost of acquiring land for public purposes will be prohibitive due to increasing land values versus the income received from development contributions.

The Department should also acknowledge that there is a significant gap between the cost to deliver local infrastructure and the ability for works arising from population growth to be funded by local infrastructure contribution plans. This gap, if left unaddressed, will lead to new populations being inadequately serviced by necessary infrastructure.

#### **Recommendation**

- The State Government communicate how and where additional hospitals, primary and secondary schools, regional open space and public transport will be provided to support the increased population arising from the TOD Program and the Low and Mid-Rise Housing Reform.
- The Department commit to working with local government to plan and provide the public open space necessary to support the additional population arising from the low and mid-rise housing reforms, given the significant cost implications associated with land acquisition.

#### **4. LOCAL AMENITY AND THE ENVIRONMENT**

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*(k) the impact on localised environment and amenity values caused by the Transport Oriented Development Program*

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It is important that controls are implemented to provide a high level of amenity for the occupants of future buildings.

##### *Housing Diversity*

Housing diversity is an important consideration, yet has been seemingly overlooked. It would be beneficial to specify a minimum percentage of studio/one bedroom and three bedroom family sized apartments to be integrated into every new Residential Flat Buildings. Clause 6.11 of the Canada Bay Local Environmental Plan provides an example of how such a requirement can be drafted for inclusion in a SEPP.

##### *Urban Tree Canopy*

The Apartment Design Guide requires development sites to provide only 7% of their site area for deep soil but acknowledges that larger sites should provide a larger percentage of up to 15%. The suburb of North Strathfield has low tree canopy coverage and the State Government's target of 40% tree canopy cover will only be achievable where private, as well as public land has the capacity to support mature shade trees. It is recommended that a minimum of 15% deep soil be required on all

sites that are the subject of the TOD SEPP and that planning for the Accelerated Precinct of Homebush include a tree canopy assessment to ensure tree canopy targets can be achieved.

#### *Design Excellence Competition*

Council objects to the dilution or removal of design excellence competitions. Design competitions are a well-tested and successful model for delivering a high quality of design and innovation. Competitions generate a range of responses to each design challenge, allowing the comparative evaluation of different approaches. This enables participants to analyse the relative merits of different responses to a brief and builds confidence in the selected design as the best response.

#### *Design quality requirements of PRCUTS*

The Planning Direction for the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) requires development that seeks to depart from the Strategy to demonstrate a better planning outcome. Any master plan prepared for land within the Accelerated Precinct of Homebush should ensure that the minimum design quality requirements of the Parramatta Road Corridor Planning Design Guidelines are satisfied. This includes requirements in relation to the maximum footprint of towers (750m<sup>2</sup> GFA), building length and podium requirements.

#### *Natural Hazards*

In accordance with 'Local Planning Direction 4.1 – Flooding', a planning proposal must not permit a significant increase in the development and/or dwelling density of land in a flood planning area.

The Powells Creek Flood Study identifies certain land within North Strathfield and Concord West as being flood prone.

The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

#### **Recommendation:**

- The NSW Government implements the following design principles in the TOD SEPP and Program, including:
  - require design excellence competitions for buildings over 8 storeys in height.
  - encourage apartment diversity by mandating a minimum percentage of studio/one bedroom and three-bedroom apartments.
  - mandate a minimum of 15% deep soil area for residential flat buildings.

- all plans to be accompanied by a tree canopy assessment to demonstrate how future development will achieve tree canopy targets.
- Any Master Plan prepared for the Accelerated Precinct of Homebush should demonstrate a better planning outcome than PRCUTS by at least meeting the design quality requirements of the *Parramatta Road Planning and Design Guidelines*, including a maximum tower floorplate of 750m<sup>2</sup> Gross Floor Area.
- The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

## 5. IMPACT OF THE PROPOSED DIVERSE AND WELL-LOCATED HOMES

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### *(o) the impacts of the proposed Diverse and Well-Located Homes process and program*

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The proposed reforms undermine strategic planning in New South Wales and erode the role of Local Strategic Planning Statements, Local Housing Strategies and Development Control Plans.

CCB has undertaken extensive engagement with the community on the desired future character of the Local Government Area with land use actions and priorities expressed in Council's adopted *Community Strategic Plan*, the *Canada Bay Local Strategic Planning Statement* (LSPS) endorsed by the former Greater Cities Commission, and the *Canada Bay Local Housing Strategy* (endorsed by the Department of Planning and Environment).

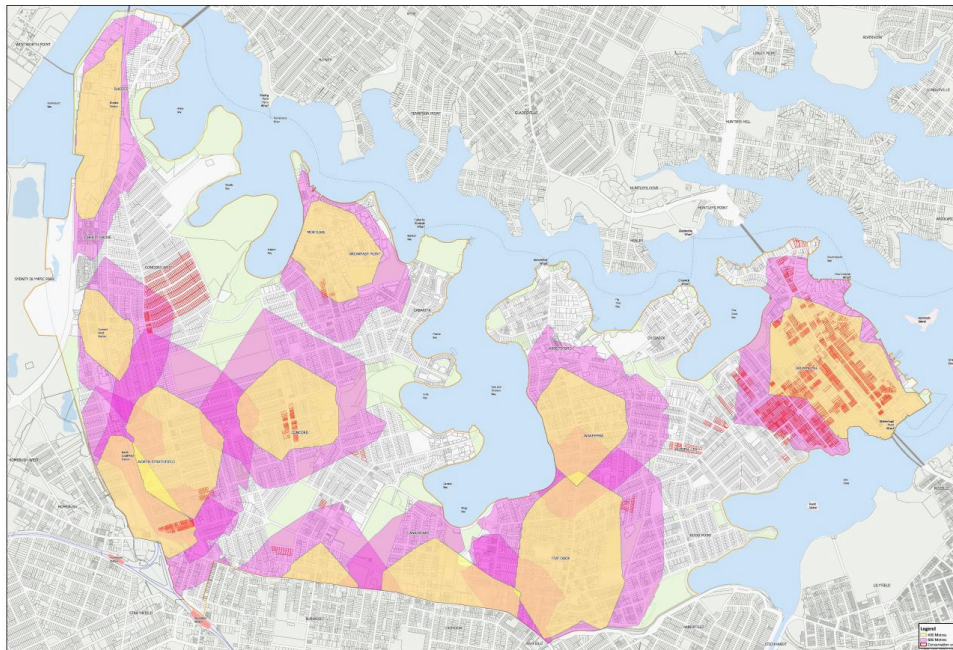
New housing in CCB has and continues to be delivered consistent with adopted strategies and in alignment with endorsed State Government strategies. It is relevant to note that communities throughout CCB have been the subject of extensive development and land use change over the past 20 years. Between 2011-2021, CCB has delivered 7,000 new dwellings within a relatively small land area of 19 square kilometres constrained by foreshore peninsulas.

CCB has also undertaken local studies in recent years to determine thresholds for encouraging the missing middle typologies including dual occupancies, manor houses, terraces and multi-dwelling housing. CCB planning controls permit these typologies throughout the LGA.

To form a baseline understanding of the Low and Mid-Rise Housing Reform, CCB prepared the map at Figure 1, illustrating 400m and 800m distances from E1 Local

Centre zones with a supermarket and 400m and 800m distances from MU1 Mixed Use zones, train and metro stations. The Low and Mid-Rise Housing Reform uses the terminology 'full-line supermarket' which is undefined, implications of this are discussed further below,

As illustrated in Figure 1, there is potential for the majority of CCB to be impacted by the proposed Low and Mid-Rise Housing Reform, with the likelihood that the character of established suburbs will be irrevocably altered over time.



*Figure 1. Canada Bay LGA: Indicative walk time maps 400m and 800m from MU1 Zones, selected E1 Zones, train and metro stations - with Heritage Conservation Area overlay.*

**E1 Local Centre Zones**

The Explanation of Intended Effect of the Low and Mid-Rise Housing Reform defines Station and town centre precincts as land within 800m walking distance of land zoned E1 Local Centre but only if the zone contains a wide range of frequently needed goods and services such as full-line supermarkets, shops and restaurants.

There are numerous E1 Local Centre Zones in the City of Canada Bay, with many comprising small groupings of neighbourhood shops. However, there are only three E1 Local Centre Zones in the City of Canada Bay that have a supermarket. Council has not identified any of these Local Centre zones as being suitable or appropriate

for rezoning in any strategy or study. Permitting four to six storey apartment buildings, either within these small neighbourhood centres or within the vicinity of these centres is inconsistent with the existing and desired future character of these places.

#### *Definition of supermarkets*

The terminology of 'full line supermarket' is a major consideration in the application of the proposed Low and Mid-Rise Housing State Environmental Planning Policy (Low and Mid-Rise Housing SEPP). A clear definition of what constitutes a 'full line supermarket' is necessary for the consistent application of the Low and Mid-Rise Housing SEPP and to ensure that development has access to the required services and amenities. It is noted that the Australian Competition and Consumer Commission has previously defined a full-line supermarket as a supermarket containing at least 2,500sqm of retail Gross Floor Area (excluding loading docks and storage etc) with a full range of goods including packaged groceries, fresh meat, bakery and deli departments, fresh fruit and vegetables and frozen foods.

Major supermarket operators engage CCB in discussions about new supermarkets across the LGA. Concern is raised that where a new supermarket is constructed, an area within 800m of the new supermarket will become eligible for residential flat buildings and other development types permitted under the proposed Low and Mid-Rise Housing SEPP. To limit the impact of ad-hoc development, it is recommended the draft SEPP specifies centres and station locations that will be subject to the proposed controls.

#### *The EIE and Heritage Conservation Areas*

There are only five Heritage Conservation Areas in CCB that are outside of 'station and town centre' catchments and therefore unaffected by the reforms at this stage.

The majority of Heritage Conservation Areas in CCB will be impacted by the reform:

- Birkenhead and Dawson Estates Conservation Area
- Bourketown Conservation Area
- Drummoyne Avenue West Conservation Area
- Drummoyne Park Estate Conservation Area
- Creewood Street Conservation Area
- Gale Street Inter war Californian bungalow Group
- Gale Street Victoria Housing Group
- Majors Bay Road Conservation Area
- Marlborough and Tavistock Street Conservation Area
- Moore Street Conservation Area
- Mortlake Workers Housing Area
- Park Avenue Conservation Area
- Parklands Estate Conservation Area

- Powells Estate Conservation Area
- Salisbury Street Housing Group
- Thompson Street Conservation Area
- Victoria Road Retail Conservation Area
- Yaralla Estate Conservation Area

### Recommendation

- The Low and Mid-Rise Housing SEPP not apply to E1 Local Centres or their surrounds in the City of Canada Bay.
- The Low and Mid-Rise Housing SEPP define 'full line supermarket' as a supermarket containing at least 2,500sqm of retail Gross Floor Area (excluding loading docks and storage etc).
- The 'Station and town centre precincts' that will be subject to the proposed Low and Mid-Rise Housing SEPP be mapped.
- Heritage items and heritage conservation areas be excluded from the application of the proposed Low and Mid-Rise Housing SEPP relating to Low and Mid-rise Housing SEPP.

## 6. OTHER MATTERS

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*(r) any other matters*

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### *Planning Pathway and role of Development Control Plans*

It is noted with concern that the proposed planning reforms will permit more applications to be determined by a new State Significant Development assessment pathway, diminishing the role of local government and planning panels in the decision-making process.

Development Control Plans (DCPs) are the most appropriate plans for place-based planning in the current NSW planning framework. Place-based planning undertaken by the Department of Planning through the preparation of a master plan should be reflected in objectives and controls contained within a DCP. These controls are needed to extend beyond the blunt standards that may be included in an LEP and may include ground and upper-level setbacks, podium and tower design, tree canopy and landscaping requirements as well as ground level interfaces such as street awnings.



However, *SEPP (Planning Systems) 2021* states that DCPs do not apply to state significant development. Given the low threshold for which residential flat buildings will be deemed State Significant, it is requested that consideration be given to removing this provision in the SEPP to give due regard to the importance of DCPs in the NSW planning framework.

#### *Cumulative impact of reforms*

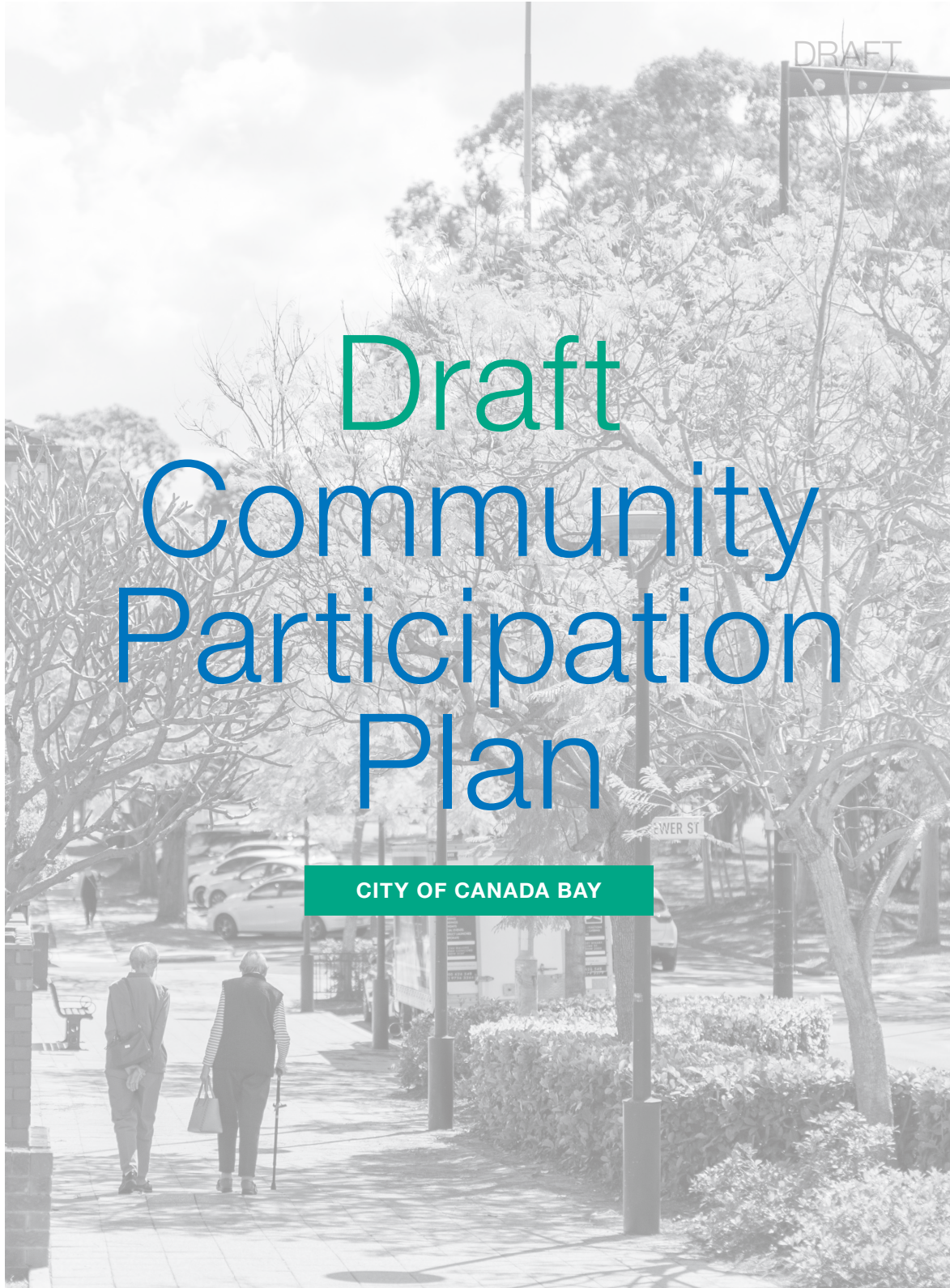
It is important that the Department be transparent as to the maximum permitted development facilitated by State-led planning initiatives.

The application of the recently implemented in-fill affordable housing bonus provision of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) will have a profound effect on the scale and height of development facilitated by the TOD SEPP. It is unclear whether this has been taken into consideration in the formulation of the proposed heights and FSRs.

Similarly, any Master Plan prepared for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by the Housing SEPP.

#### **Recommendation**

- The Department of Planning, Housing and Infrastructure commit to preparing a Development Control Plan in consultation with affected Councils for the Accelerated Precinct of Homebush.
- SEPP (Planning Systems) 2021 be amended to confirm that Development Control Plans are a relevant consideration in the assessment of State Significant Development Applications involving residential flat buildings and shop top housing.
- The maximum building height and FSR permitted under the TOD SEPP be inclusive of the in-fill affordable housing bonus provision permitted by the Housing SEPP.
- The master plan for the Accelerated Precinct of Homebush illustrates the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by the Housing SEPP.



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# 1

## Community participation in planning Canada Bay



**The City of Canada Bay (the Council) recognises community participation throughout the planning system is not only your right, it also delivers better planning results for the people of Canada Bay.**

Our responsibility is to deliver the objectives of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* including the promotion of orderly and economic use of land, facilitating ecologically sustainable development and promoting social and economic wellbeing.

Community participation is about how we engage the community in our work under the EP&A Act, including plan making and when making decisions on proposed development. The level and extent of community participation will vary depending on the community, the scope of the proposal under consideration and the potential impact of the decision.

The community includes anyone who is affected by the planning system: individuals, community groups, businesses, local government, and State and Commonwealth government agencies.

**Why is community participation important?**

- It builds community confidence in the planning system
- Community participation creates a shared sense of purpose, direction and understanding of the need to manage growth and change, while preserving local character
- It provides access to community knowledge, ideas and expertise



## 1.1 OUR COMMUNITY PARTICIPATION PRINCIPLES

This Community Participation Plan is informed by the following principles:

- (a) The community has a right to be informed about planning matters that affect it.
- (b) Planning authorities should encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.
- (c) Planning information should be in plain language, easily accessible and in a form that facilitates community participation in planning.
- (d) The community should be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
- (e) Community participation should be inclusive and planning authorities should actively seek views that are representative of the community.
- (f) Members of the community who are affected by proposed major development should be consulted by the proponent before an application for planning approval is made.
- (g) Planning decisions should be made in an open and transparent way and the community should be provided with reasons for those decisions (including how community views have been taken into account).
- (h) Community participation methods (and the reasons given for planning decisions) should be appropriate having regard to the significance and likely impact of the proposed development.

## 1.2 LOCAL POLICY FRAMEWORK

- **Our Future 2036** - is the Canada Bay Community Strategic Plan. A key goal of the plan is to ensure that the community is well informed and eager to engage on issues and decisions that impact them.
- **Canada Bay Community Engagement Policy** - provides a framework for the way Council undertakes community engagement on issues or decisions for which we are responsible.
- **Canada Bay Community Engagement Strategy** - describes how the Council's Community Engagement Policy will be implemented and informs how individual engagement actions plans will be developed and carried out.

This Community Participation Plan seeks to build on the Community Strategic Plan, Community Engagement Policy and policy and Community Engagement Strategy by providing specific guidance in relation to how council will engage with the community on land use planning matters. In the event of an inconsistency, this Plan prevails where the matter relates to engagement in relation to Council's land use planning functions.

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### 1.3 WHAT FUNCTIONS DOES THE COMMUNITY PARTICIPATION PLAN APPLY TO?

The CPP applies to the following planning functions for which Council is responsible:

**Policy and plan-making** - Strategic planning involves long-term policy and plan making for urban planning matters. The City's strategic planning direction is informed by regional and district policies, plans and guidelines, as well as strategic objectives that are based on Council's community strategic plan.

**Local Strategic Planning Statement** - Council's Planning Statement links the NSW Government's strategic plans, the City's community strategic plan, and the planning controls that guide development in our City.

**Community Participation Plan** - This Community Participation Plan describes how and when Council engages with the community on land use planning matters.

**Contribution Plans** - Contribution Plans are prepared by councils to levy new development to fund additional or improved local public infrastructure needed by the development and used by the whole community.

**Local Environmental Plans (Planning Proposals)** - Local Environmental Plans are the local planning laws prepared by councils but approved by the NSW Government. They set out what development can take place where, the maximum height and density of development, and what places need to be protected for their heritage value. They are amended by preparing a Planning Proposal.

**Development Control Plans** - Development Control Plans are guidelines prepared by councils that describe the preferred way to undertake development that is enabled by a Local Environmental Plan to achieve good planning and design outcomes and manage impacts.

**Planning agreements** - Planning agreements are voluntary agreement entered into by the City and a person, usually a developer, to deliver public benefits. Public benefits may include the dedication of land to Council, monetary contributions, public infrastructure, community facilities, affordable housing, any other material public benefit or any combination of these.

**Development assessment** - Development assessment or "statutory planning" involves the assessment of a proposal (development application) to use land or undertake building works against planning controls. Development Applications can be determined by Council staff under delegation or by the Local Planning Panel.

The majority of development applications are assessed against:

- the Canada Bay Local Environmental Plan 2013;
- the Canada Bay Development Control Plan or other site/precinct specific Development Control Plan;
- relevant State Environmental Planning Policies; and
- other relevant legislation, such as the *Local Government Act 1993* and the *Roads Act 1993*.

#### Development applications

Development applications are required for development which is identified in an environmental planning instrument as development requiring consent, which is not identified as "exempt" or "complying" development. They can range from small scale proposals to renovate and extend a house, to new multi-storey commercial towers.

#### Section 4.55 modification applications

Under Section 4.55 of the Act, development consents are able to be modified. Applications to modify a development consent are split into three categories, based on the extent of environmental impact:

- Section 4.55(1) - modifications involving minor error, misdescription or miscalculation;
- Section 4.55(1A) - modifications involving minimal environmental impact; and
- Section 4.55(2) - other modifications.

#### Section 4.56 modification applications

Section 4.56 modification applications are applications made to Council to modify a consent granted by the Land and Environment Court.



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**Division 8.2 application reviews**

An applicant for development consent may request Council review a determination or decision within 6 months of the determination.

**Designated development**

Designated development is development that is specifically listed by an environmental planning instrument (State or local environmental plan) or Schedule 3 of the Regulation. It generally relates to development that is likely to have significant impacts on the environment or are located in or near an environmentally sensitive area.

**Integrated development**

Integrated development is development that, in order for it to be carried out, requires development consent and one or more approvals from a NSW Government agency under different acts. In these instances, Council refers the development application to the responsible agency so that there is an integrated assessment of the proposal and the relevant approval is obtained.

**1.4 WHO DOES THIS COMMUNITY PARTICIPATION PLAN APPLY TO?**

Our CPP applies to:

- **Councillors** who play a significant role in leading and directing community engagement and have a responsibility to ensure that Council’s community engagement principles are reflected in the community engagement strategy and individual action plans, and that the input of the community is respected in decision making.

- **Council Officers** who have an important role in developing and delivering effective community engagement opportunities around issues that may impact upon the community. Council officers have a responsibility to ensure that engagement techniques, materials and assessments are undertaken in accordance with this Plan.
- **Community Members** who have a key role in participating in community engagement activities that are of interest to them. Community members should do so with a willingness to take part in a two-way dialogue and be mindful that participation in community engagement does not guarantee an outcome with which the individual may agree.

Our CPP does not apply to other NSW planning authorities, such as the Minister for Planning, the Secretary of the Department of Planning and Environment, or the Independent Planning Commission.

**1.5 OUR APPROACH TO COMMUNITY PARTICIPATION**

To achieve our community participation principles, we have designed our engagement approach so that even where there may not be community wide consensus on the decision or outcomes, there can be acknowledgment that the process was fair with proper and genuine consideration given to community views and concerns.

To achieve the benefits of community participation in the planning system and to be consistent with our Community Engagement Policy we have tailored our community participation approaches for planning matters based on their potential complexity and impact of issues as set out in the table below:

TABLE 1: COMMUNITY PARTICIPATION PLAN APPROACH	
WHAT	HOW
<b>INFORM</b>	
We notify the community of the status of planning matters and decisions including reasons.  We provide balanced and objective information to the community.	We inform the community on the reasons for the development decisions and how community views were considered.  No response is required from the public.

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<b>CONSULT</b>	
<p>We consult with the community and invite them to provide their views and concerns on planning matters.</p> <p>We listen to and acknowledge community concerns and aspirations and provide feedback on how public input influenced the decision.</p>	<p>We consult during the preparation of a draft plan to seek community views.</p> <p>We notify the community on identified development applications after they have been lodged.</p> <p>Through submissions and feedback, we identify key issues and concerns.</p>
<b>ENGAGE/INVOLVE</b>	
<p>We work directly with the community throughout the process to ensure that community concerns and aspirations are understood and considered.</p>	<p>We will engage with the community on a case by case basis when preparing studies and strategies.</p> <p>Through submissions and feedback, we identify key issues and concerns and conduct targeted engagement activities to find solutions to determine the way forward.</p>

It is important to note that the planning process is only one part of an overall project lifecycle in which you can participate. Outside of this standard process, in some circumstances we also undertake post-determination, compliance and enforcement activities to ensure that planning laws and decisions are implemented correctly.

**Safety**

To achieve the best planning results, we must ensure everyone can participate in a safe and open manner. All community members, stakeholders and our staff have the right to participate in a respectful environment and behave in a manner that supports everyone's right to present their point of view.

**Response**

We will provide the community with feedback on how we are responding to its input as part of our engagement activities. We will provide reports on the community's feedback to demonstrate how we have given genuine and proper consideration to their input. These reports summarise the input and describe how community views were considered in reaching a determination. Depending on the timing of a decision, these reports may be published prior, at the time of or following the making of a decision.



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# 2

## Notification and exhibition of plans

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**Opportunities to participate in the planning system will respond to the nature, scale and likely impact of the proposal or project being considered or assessed.**

A regular and valuable way for the community to participate in the planning system is by making a submission on a proposal during an exhibition.

## 2.1 EXHIBITIONS

A key technique we use to encourage community participation is formal exhibitions. During an exhibition we make available relevant documents that may include a draft of the proposed plan, proposed development or proposed guideline that we are seeking community input on.

### How can you get involved in a public exhibition?

- Make a formal submission on an exhibition by going online to [www.canadabay.nsw.gov.au](http://www.canadabay.nsw.gov.au), or by writing to the General Manager of Council
- Visit any of Council's Civic Centres and staff will help you access public exhibition documents. Council staff will also answer any questions that you have or connect you to an appropriate planning officer who can help you
- Connect directly with Council staff working on a proposal, policy, plan or project. Contact details will be available on our exhibition website
- Please note that exhibition timeframes vary in length. Some timeframes are prescribed in legislation and others are at our discretion. Details of typical and minimum mandatory timeframes are provided in section 3.3

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## 2.2 FINDING OUT ABOUT AN EXHIBITION

The following methods will be used to advise the community of an exhibition:

**TABLE 2: NOTIFICATION AND EXHIBITION PROCEDURES**

APPLICATION/PLAN	METHOD
<p>Draft Community Participation Plans</p> <p>Draft Local Strategic Planning Statement</p> <p>Draft Development Control Plans</p> <p>Draft Contributions Plans</p> <p>Draft Planning Agreement</p>	<p><b>Website</b> - Exhibition will be notified on Council's website.</p>
<p>Planning Proposals for Principal/ Comprehensive Local Environmental Plans</p>	<p><b>Notification</b> - Given the LGA Wide nature of the LEP, individual notification to all property owners and occupiers will not occur. Council may write to affected landowners and occupants depending on the nature, scale and potential impact of the proposal and practicality of carrying out the notification.</p> <p><b>Website</b> - Exhibition will be notified on the Council's website.</p>
<p>Planning Proposals that have received a gateway determination</p>	<p><b>Notification</b> - Notice, in writing, is sent to owners and occupiers of adjoining and nearby land (including properties opposite) if in the opinion of Council (or a person having delegated authority to determine the application), the enjoyment of the adjoining land may be affected by the proposed development after construction. Council will assess the extent of the notification based on the size, nature and impact of the proposed development.</p> <p><b>Website</b> - Exhibition will be notified on the Council's website.</p>
<p>Development Applications</p> <p>Review of Determinations</p>	<p><b>Notification</b> - Notice, in writing, is sent to owners and occupiers of adjoining and nearby land (including properties opposite) if in the opinion of Council (or a person having delegated authority to determine the application), the enjoyment of the adjoining land may be affected by the proposed development after construction. Council will assess the extent of the notification based on the size, nature and impact of the proposed development.</p> <p><b>Website</b> - All notified Development Applications will be published on the Council's website.</p> <p><b>Sign</b> - All notified Development Applications will have a sign placed on the development site.</p>

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APPLICATION/PLAN	METHOD
Modification to development applications under Section 4.55 (1) of the EP&A Act	No notification
Modification to development applications under 4.55 (1A) & 4.55 (2) of the EP&A Act	<p><b>Notification</b> - Notice, in writing, is sent to owners and occupiers of adjoining and nearby land (including properties opposite) if in the opinion of Council (or a person having delegated authority to determine the application), the enjoyment of the adjoining land may be affected by the proposed development after construction. Council will assess the extent of the notification based on the size, nature and impact of the proposed development.</p> <p><b>Website</b> - All notified Development Applications will be published on the Council's website.</p> <p><b>Sign</b> - All notified Development Applications will have a sign placed on the development site.</p>
Modification to development applications under 4.56 of the EP&A Act.	<p><b>Notification</b> - Notice, in writing, is sent to owners and occupiers of adjoining and nearby land (including properties opposite) if in the opinion of Council (or a person having delegated authority to determine the application), the enjoyment of the adjoining land may be affected by the proposed development after construction. Council will assess the extent of the notification based on the size, nature and impact of the proposed development.</p> <p>Council will also notify, or make reasonable attempts to notify, each person who made a submission in respect of the relevant development application of the proposed modification by sending written notice to the last address known to the consent authority of the objector or other person</p> <p><b>Website</b> - All notified Development Applications will be published on Council's website.</p> <p><b>Sign</b> - All notified Development Applications will have a sign placed on the development site.</p>

Council will not notify applications for proposals which in its opinion are unlikely to have any impact on the locality. See the table below for a list of these development types:

TABLE 3: APPLICATIONS THAT WILL NOT BE NOTIFIED		
DESCRIPTION	CRITERIA	EXAMPLES
Exempt Development	Development Types that fall within the Exempt Development criteria of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Bird Aviaries, garden shed, etc.

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**TABLE 3: APPLICATIONS THAT WILL NOT BE NOTIFIED (CONTINUED)**

DESCRIPTION	CRITERIA	EXAMPLES
Complying Development Certificate applications	Development Types that fall within the Complying Development criteria of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Swimming pools, single storey alterations/additions to dwellings etc.
Maintenance and Minor work applications on Heritage items and in Heritage Conservation Areas.	Minor works that would be Exempt Development (see above Policy reference) except for heritage listing.	Repainting, minor repair works.
Expedited amendments to LEP under 3.22 of EP&A Act.	Amending LEP under 3.22 of the EP&A Act.	Correct error in an LEP, including misdescription, inconsistent numbering, spelling errors, grammatical errors, missing words, formatting changes, etc.
Development Applications for internal building work associated with a residential use.	Nil	Demolition or construction of internal walls.  Change in the configuration of rooms.
Development Applications for internal building work associated with non-residential use.	Will not significantly increase the intensity or impact of the use on the locality.	Fire safety upgrade work.  Renewal of internal fixtures such as bathrooms.
Development Applications for minor alterations affecting the exterior of a building.	Will not reduce the privacy or the amount of sunlight enjoyed by any adjacent residential properties; and will not adversely affect the streetscape.	Replacement of existing windows; re-tiling of existing roofs; or restoration work not involving additions.
Development Applications for minor single storey alterations and additions to an existing single storey dwelling where topography of site is comparatively level.	Will not reduce the privacy or the amount of sunlight enjoyed by an adjacent residential properties; and will not adversely affect the streetscape.	Single storey additions to the rear of a dwelling on a level site (site and in comparison to adjoining properties) where no additional overshadowing occurs and where windows/doors will not create overlooking issues.
Strata subdivision applications for existing or approved buildings and Torrens Title land subdivisions.	Any development application to strata subdivide a building/s or Torrens Title subdivides an allotment/s of land.	Strata subdivision of an existing residential flat building or a dual occupancy or a commercial building, subdivision of an allotment of land into two lots.

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DESCRIPTION	CRITERIA	EXAMPLES
Development applications to fit out or renovate an existing retail, commercial or industrial premises.	Existing, approved use is not materially altered or intensified.	Refurbishment of an existing takeaway food and drink premises.
Development applications to change the use of premises from: <ul style="list-style-type: none"> <li>A shop to a shop or similar use; or</li> <li>An office premises to an office premises or similar use; or</li> <li>Industry to an industry or similar use; or</li> <li>Light industry to a light industry or similar use (except sex services premises, restricted premises and other sex industry related uses).</li> </ul>	Proposed hours of operation do not exceed 7.00am to 7.00pm and/or previously approved hours; and  Property is not in a residential zone; and  Proposed use is not likely to have a significantly greater impact on the locality than previously approved use/s.	Change from newsagent to clothing shop; or  Change from office for an export agent to office for an accountant; or  Change of use for an industrial building from food processing to furniture manufacture.
Development applications for demolition, except in Heritage Conservation Areas or for heritage items.	Building(s) are not located on a boundary and demolition works are carried out in accordance with relevant legislation.	Demolition of a dwelling house containing asbestos where demolition contractor is properly licensed to undertake such works.
Development applications for works to trees on land comprising a heritage item or within a Heritage Conservation Area.	Nil	Tree removal and/or pruning.
Applications to modify a consent under section 4.55 of the EP&A Act.	Will not significantly alter the intensity or likely impact/s of the proposal.	Changes to internal configuration; or changes to a condition regarding payment of fees.
Applications that are rejected due to inadequate information.	Nil	Essential information not submitted with an application.
Amendments to development and other applications that have not been determined.	Changes result in a reduced or similar impact on neighbours.	Development Application is still being assessed by Council and applicant deletes a proposed balcony from the rear of a dwelling; or the internal configuration of rooms is altered whilst the application is still being assessed.



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### 2.3 EXHIBITION TIMEFRAMES

Section 2.21(2) of the EP&A Act details the types of proposals that must be considered in the Community Participation Plan and Schedule 1 sets a minimum exhibition timeframe for most of these proposals. We will always exhibit a proposal for this minimum timeframe and will consider an extended timeframe for exhibition based on the scale and nature of the proposal. The only requirements in this plan that are mandatory are those set out in the tables below and these are the same as the mandatory minimum timeframes in Schedule 1 of the EP&A Act:

**TABLE 4: PLAN MAKING MINIMUM NOTIFICATION TIMEFRAMES**

<b>Draft community participation plan</b>	28 days
<b>Draft local strategic planning statements</b>	28 days
<b>Planning proposals for local environmental plans subject to a gateway determination</b>	28 days or as specified by the gateway determination which may find, due to the minor nature of the proposal, that no public exhibition is required
<b>Draft development control plans</b>	28 days
<b>Draft contribution plans (including growth centres and planned precincts)</b>	28 days
<b>Draft Planning Agreement</b>	28 days

**TABLE 5: DEVELOPMENT APPLICATION MINIMUM NOTIFICATION TIMEFRAMES**

<b>Application for development consent including integrated development (other than for complying development certificate, for designated development or for State significant development)</b>	<p>The following development will be notified for 21 days:</p> <ul style="list-style-type: none"> <li>• Residential Flat Buildings</li> <li>• Multi Dwelling housing</li> <li>• Shop top housing</li> <li>• Boarding Houses</li> <li>• New business/commercial/industrial development with a gross floor area of greater than 500sqm</li> <li>• New function centres</li> <li>• Alterations and additions and/or extension of late-night trading hours for licensed premises</li> <li>• 24 hour trading</li> <li>• Childcare centres/ schools/ community centres</li> <li>• Change of use for non-residential uses in residential zone</li> <li>• Sex services and restricted premises</li> <li>• Hospitals</li> <li>• Residential Aged Care Facilities</li> <li>• New Place of Public Worship</li> <li>• Marinas</li> </ul> <p>All other development will be notified for 14 days, unless otherwise specified in Table 3.</p>
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<b>Application for development consent for designated development including integrated development</b>	28 days
<b>Application for Council related development</b>	28 days
<b>Review of determination</b>	14 days
<b>Application for modification of development consent that is required to be publicly exhibited by the regulations</b>	14 days, unless consistent with criteria specified in Table 3
<b>Application in connection with a draft planning agreement</b>	28 days

Several of our functions and proposals do not have minimum exhibition timeframes. As a matter of course in line with our community participation objectives, we typically exhibit documents related to the exercise of these functions and proposals for the timeframes described in the table below:

**TABLE 6: NON-MANDATORY NOTIFICATION TIMEFRAMES**

<b>Re-exhibition of any amended application or matter referred to above</b>	14 days, unless consistent with criteria specified in Table 3
<b>Draft Planning Policy or Strategy</b>	28 days

**Key points to note about public exhibitions include the following:**

- Timeframes are in calendar days and include weekends.
- If the exhibition period is due to close on a weekend or a public holiday we shall extend the exhibition to finish on the first available work day.
- The period between 20 December and 10 January (inclusive) is excluded from the calculation of a period of public exhibition.



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## 2.4 NOTIFICATION OF DECISIONS

Council will publish a notice on its website relating to the granting of development consents that describes the land and the development.

Council will give notice on its website of its decision to approve:

- a Development Control Plan; or
- a Contribution Plan

within 28 days after a decision is made. Where Council resolves not to proceed with a Development Control Plan or a Contributions Plan, the notice will give reasons for the decision.

## 2.5 GENERAL INFORMATION FOR DEVELOPMENT APPLICATIONS

### Who will provide the Notification sign?

Council will provide the Notification sign. The applicant is responsible for placing the Notification sign on the development site.

### Where should the Notification sign be placed on Development sites?

The sign is to be prominently placed on the main frontage(s) of the site(s) able to be read from a public place.

### When can submissions be made?

Submissions must be lodged within the time specified in the notification letter. This period may be extended by Council.

Submissions must be made in writing and addressed to the General Manager and should state the application number and the specific areas of concern.

### Are submissions confidential?

No, submissions are not confidential. It is Council's policy to provide details of submissions to the public. If you want your personal details to remain confidential, you must clearly state this in writing, along with the reasons.

### Who can inspect the plans?

Any person can inspect the plans whether the person has or has not been notified.

### Consideration of Submissions

Council, or its delegate, will consider all written submissions made within the notification period, before it determines the application. Comments will be considered in conjunction with Council's legal responsibilities to assess applications under the Environmental Planning and Assessment Act.

Quite often Council is required to resolve a number of competing interests in most decisions it makes. In particular circumstances Council may convene a meeting between the applicant and local residents so that both parties might better understand the proposal and issues raised.

Please refer to Council's 'Making a Submission' Fact Sheet for further information. This Fact Sheet is sent out with all notification letters.

### Notice of determination of the application

All people who prepared a submission will be advised of Council's determination of the application. Where a petition has been submitted the first signatory only will be advised.

## 2.6 FEEDBACK

There are many ways for the community to provide feedback or raise questions outside of formal exhibition and we will always consider and respond to your views and concerns.

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#### Contact us

- **Email:** council@canadabay.nsw.gov.au
- **Letter:** Locked Bag 1470, Drummoyne NSW 1470
- **Phone:** 9911 6555 Contact our customer service team, 24 hours, 7 days a week
- **In person:** Civic Centre 1A Marlborough Street Drummoyne, Monday to Friday 8.30 am to 4pm

#### GLOSSARY

PLANNING TERM	DEFINITION
<b>Contribution plans</b>	A plan developed by councils for the purpose of gaining financial contributions from new development towards the cost of new and upgraded public amenities and/or services required to accommodate the new development
<b>Community engagement</b>	Council's definition of community engagement is based on the United Nations Declaration on Community Engagement (2005).  <i>Community engagement is a two-way process of dialogue by which the aspirations, concerns, needs and values of our local community and other relevant stakeholders are incorporated into policy development, planning, decision-making, service delivery and assessment. It is viewed as critical to effective, transparent and accountable governance.</i>
<b>Community</b>	Council defines community in the broadest possible sense to include City of Canada Bay residents, ratepayers, businesses, community organisations, visitors, neighbouring councils, other tiers of government and other stakeholders with an interest in the City
<b>Designated development</b>	Designated Development refers to developments that are high impact developments (e.g. likely to generate pollution) or are located in or near an environmentally sensitive area (e.g. a coastal wetland)
<b>Development control plans</b>	A plan that provides detailed planning and design guidelines to support the planning controls in a LEP
<b>Gateway determination</b>	A gateway determination is issued following an assessment of the strategic merit of a proposal to amend or create an LEP and allows for the proposal to proceed to public exhibition
<b>Local environmental plan (LEP)</b>	An environmental planning instrument developed by a local planning authority, generally a council. An LEP sets the planning framework for a Local Government Area
<b>Planning Proposal</b>	A planning proposal is a document that explains the intended effect of a proposed local environmental plan (LEP) and sets out the justification for making that plan.





### **Summary of Amendments to the draft City of Canada Bay Community Participation Plan**

The following amendments have been made to the draft Community Participation Plan. The full Council report is available to read on Council's website.

- Updated references to Council's Community Strategic Plan and remove references to the Greater Cities Commission.
- Removal of reference to advertisements in a local newspaper.  
The Environmental Planning and Assessment Regulation was amended in 2020 to require various notices to be published online instead of in a local newspaper. This change was made following a reduction in the publication of local newspapers throughout New South Wales and the growing access to information online.  
Council will continue to notify landowners and residents directly by mail, place draft Plans on the "Items on Public Exhibition" page on the City of Canada Bay website and use the dedicated engagement platform, Collaborate. An online tracking tool is also available for development applications lodged with Council.
- Revision to the notification period for development applications to introduce a range of developments that will be subject to a 21-day notification period, with all other applications (other than Council related development and designated development) being subject to a 14 days exhibition period.  
The City of Canada Bay participated in the "Faster Local Government Assessment Grant Program" that required Council to accelerate the assessment of development applications. In order to achieve a reduction in assessment times, various process improvements were identified. The project also included a recommendation to reduce the notification period for certain development applications from 21 days to 14 days. It is recommended that the following developments which are typically larger in scale, or which may have a greater potential impact on adjoining neighbours, or which involve more sensitive land uses, will continue to be notified for 21 days:
  - Residential Flat Buildings
  - Multi Dwelling housing
  - Shop top housing
  - Boarding Houses
  - New business/commercial/industrial development with a gross floor area of greater than 500sqm
  - New function centre
  - Alterations and additions and/or extension of late-night trading hours for licensed premises
  - 24-hour trading
  - Childcare centres/ schools/ community centres
  - Change of use for non-residential uses in residential zone

- Sex services and restricted premises
- Hospitals
- Residential Aged Care Facilities
- New Place of Public Worship
- Marinas

The proposed notification periods align with statutory requirements and will continue to provide ample opportunity for landowners and residents to provide feedback on development applications.

- Introduction of a minimum notification timeframe of 28 days for a Council related development.  
The Environmental Planning and Assessment Act, 1979 was amended to require Council related development applications to be exhibited for a minimum of 28 days to ensure transparency during the assessment process.
- Clarification that development applications in connection with a draft planning agreement are to be exhibited for 28 days, consistent with the Canada Bay Planning Agreement Policy.



## TRAFFIC COMMITTEE

22 February 2024

*Via Email*

### MINUTES

Committee Members:

Mayor Michael Megna	Chair
Sergeant S Tohme	NSW Police
Ms Kathryn Hawkins	Transport for NSW
Ms Stephanie Di Pasqua	Local Member of Parliament

Advisory Members:

Mr B MacGillicuddy	CCB Council
Mr L Huang	CCB Council
Mr S Lindsay	CCB Council
Mr S Pandey	CCB Council
Ms V Stamper	CCB Council
Mr M Takla	State Transit Authority, Sydney Buses
TBA	Access Committee
Mr D Martin	BayBUG – Canada Bay Bicycle Users Group
Mr S Lumley	Busways

Minute Taker: Ms Christine Di Natale CCB Council



**APOLOGIES**

Nil

**DECLARATIONS OF PECUNIARY INTEREST**

Nil

**CONFIRMATION OF MINUTES**

Traffic Committee Meeting – 07 December 2023

**COMMITTEE RECOMMENDATION**

THAT the minutes of the Traffic Committee Meeting of 07 December 2023 be confirmed.

## INDEX

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**ITEM 1 EDWIN STREET, DRUMMOYNE – DOUBLE CENTRELINE****Department City Assets****Author Initials: BM**

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**REPORT**

Council has received correspondence from the community regarding vehicles travelling on the wrong side of Edwin Street, Drummoyne, as they head westbound toward Victoria Road.

This results in two queues of westbound traffic on Edwin Street at the traffic signals, preventing vehicles from turning left into Edwin Street from Victoria Road, as well as from proceeding eastbound along Edwin Street across Victoria Road.

Council initially installed symbolic two-way warning signs on either side of Edwin Street to reinforce how the road is configured. There has however been reports from the community that this issue is on-going.

To further reinforce the two-way arrangement, it is proposed that the existing double centreline on Edwin Street near the traffic signals be extended further east as outlined in the attached plan.

This will also make it illegal for vehicles to overtake other vehicles, or perform a U-turn, which would in any case be inappropriate in this road environment. As both side of the road are restricted to 'No Stopping', there is no impact on parking.

**STAFF RECOMMENDATION**

THAT double centrelines be marked on Edwin Street as outlined in the attached plan.

**DISCUSSION**

Item is in order.

**COMMITTEE RECOMMENDATION**

THAT double centrelines be marked on Edwin Street as outlined in the attached plan.

Attachments:

1. Edwin Street



Document Set ID: 8134025  
Version: 1, Version Date: 14/02/2024

**ITEM 2            QUEEN STREET, CONCORD WEST – MOBILITY  
PARKING SPACE (MPS)****Department    City Assets****Author Initials: SL**

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**REPORT**

Council has received a request for the installation of a Mobility Parking Space (MPS) on the Queen Street frontage of Concord West Public School, Concord West.

At present there is no existing MPS in the immediate vicinity to the school and the existing off-street parking available is unsuitable for a mobility impaired student. The school has recently advised Council that it will be having an intake of special needs students.

Demand for parking in the area is high as observed by Council staff and is currently limited to 3 hours as part of the Concord West Permit Parking Scheme. There is an existing pedestrian crossing outside the school that has 2.5m kerb extensions. The existing 'No Stopping' restriction on the south-eastern side of the existing pedestrian crossing measures 28m.

As per Transport for NSW (TfNSW) Technical Direction for stopping and parking restrictions at intersections and crossings, the 'No Stopping' zone in this location can be reduced to 7.5m which will allow for a 10m 'Disabled Parking only' space to be installed with compliant pram ramp near to the school gates, as shown on the attached plan.

Council engaged with Concord West Public School via email and face to face meetings, the school is in support of this proposal.

**STAFF RECOMMENDATION**

THAT a Mobility Parking Space be installed on Queen Street adjacent Concord West Public School, Concord West as outlined on the attached plan.

**DISCUSSION**

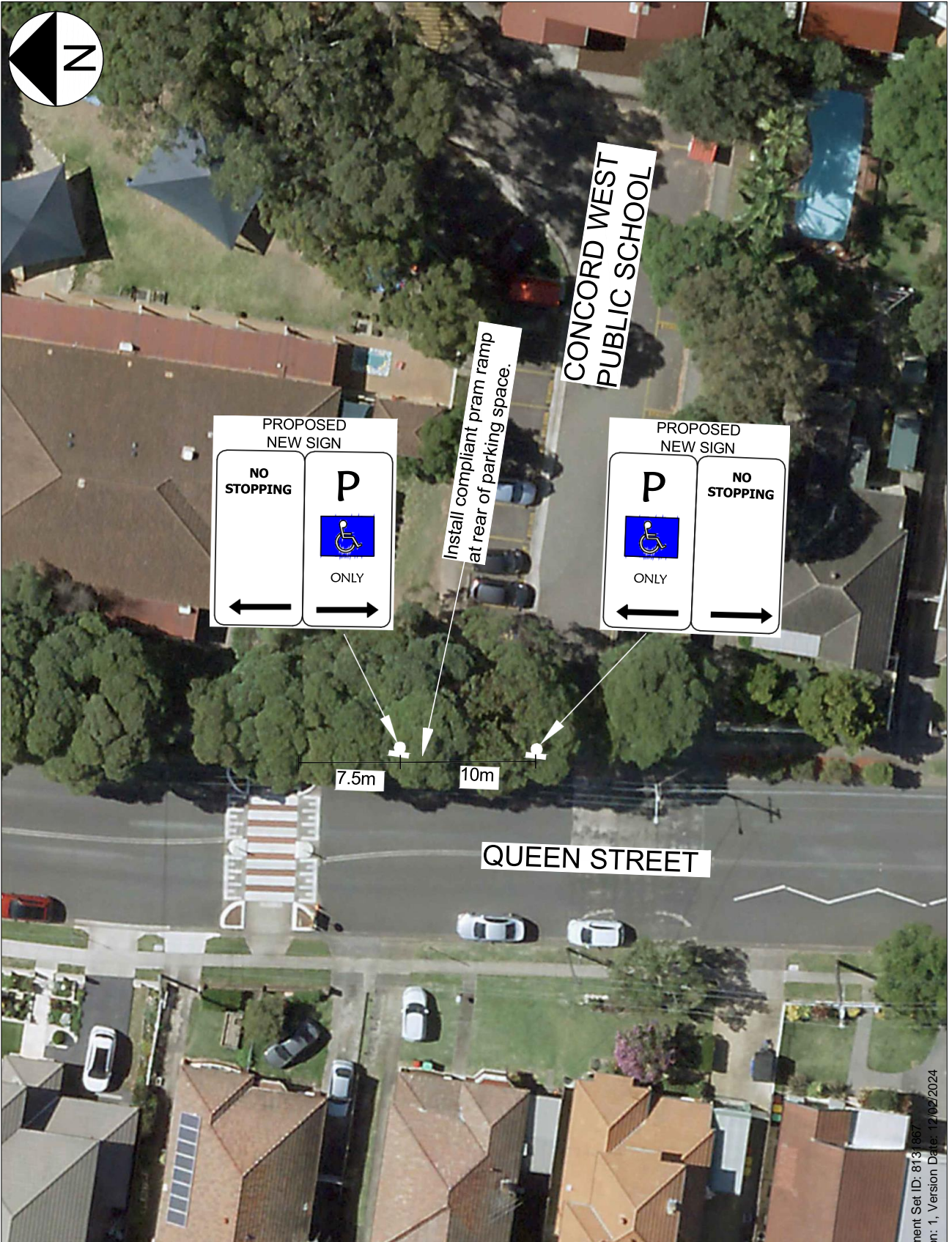
Item is in order.

**COMMITTEE RECOMMENDATION**

THAT a Mobility Parking Space be installed on Queen Street adjacent Concord West Public School, Concord West as outlined on the attached plan.

Attachments:

1. Queen Street, Concord West – MPS



Document Set ID: 8131667  
Version: 1, Version Date: 12/02/2024

**ITEM 3            GIPPS STREET, DRUMMOYNE – REMOVAL OF  
MOBILITY PARKING SPACES (MPS)****Department    City Assets****Author Initials: SL**

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**REPORT**

Council has received requests for the removal of the two Mobility Parking Spaces (MPS) on the frontage of 60 Gipps Street, and 63 Gipps Street, Drummoyne.

At present there is an existing MPS adjacent to 60 Gipps Street which was installed at the request of the resident. Council has received correspondence that the MPS is no longer required by the resident and its removal was requested.

Additionally, there is an existing MPS adjacent to the apartment building at 63 Gipps Street which was installed at the request of the resident and strata body. Council has received correspondence that the MPS is no longer required as the resident has vacated the premises, and the strata body has requested its removal.

It is therefore proposed that the MPS at 60 and 63 Gipps Street be removed.

**STAFF RECOMMENDATION**

1. THAT the Mobility Parking Space be removed adjacent 60 Gipps Street, Drummoyne.
2. THAT the Mobility Parking Space be removed adjacent 63 Gipps Street, Drummoyne.

**DISCUSSION**

Item is in order.

**COMMITTEE RECOMMENDATION**

1. THAT the Mobility Parking Space be removed adjacent 60 Gipps Street, Drummoyne.
2. THAT the Mobility Parking Space be removed adjacent 63 Gipps Street, Drummoyne.

Attachments:

1. Gipps Street, Drummoyne – MPS



Document Set ID: 8132019  
Version: 2, Version Date: 13/02/2024



**ITEM 4      GREAT NORTH ROAD, ABBOTSFORD – REMOVAL OF  
MOBILITY PARKING SPACE (MPS)****Department      City Assets****Author Initials: SL**

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**REPORT**

Council has received a request for the removal of the Mobility Parking Space (MPS) on the frontage of 521 Great North Road, Abbotsford.

At present there is an existing MPS adjacent to the property which was previously Abbotsford Cove General Practise. Council has received notification that the building on this site is to be demolished and reconstructed as a dual occupancy dwelling.

As the MPS was initially installed to assist with Mobility Parking Scheme permit holders attending the practise, it is no longer practical or required in the area. It is proposed that the MPS be removed.

**STAFF RECOMMENDATION**

THAT the Mobility Parking Space be removed adjacent 521 Great North Road, Abbotsford.

**DISCUSSION**

Item is in order.

**COMMITTEE RECOMMENDATION**

THAT the Mobility Parking Space be removed adjacent 521 Great North Road, Abbotsford

Attachments:

1. Great North Road, Abbotsford – MPS



Document Set ID: 8119311  
Version: 1, Version Date: 23/01/2024

**ITEM 5      TRANMERE STREET, DRUMMOYNE – REMOVAL OF NO  
PARKING****Department      City Assets****Author Initials: BM**

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**REPORT**

At its meeting on 15 September 2016, the Traffic Committee supported the installation of ‘No Parking 7am-12:30pm Tuesday’ parking restrictions on the west side of Tranmere Street just north of Polding Street. This was adopted at the subsequently Council meeting and was implemented to provide access to a stormwater pit for regular cleaning.

Council is now planning to remove this stormwater pit and regrade the kerb and gutter to divert water away from this current low point. As a result, the ‘No Parking’ restrictions is no longer required and is proposed to be removed as outlined in the attached plan.

**STAFF RECOMMENDATION**

THAT the ‘No Parking 7am-12:30pm Tuesday’ parking restriction be removed on the west side of Tranmere Street, just north of Polding Street, and be returned to unrestricted parking.

**DISCUSSION**

Item is in order.

**COMMITTEE RECOMMENDATION**

THAT the ‘No Parking 7am-12:30pm Tuesday’ parking restriction be removed on the west side of Tranmere Street, just north of Polding Street, and be returned to unrestricted parking.

Attachments:

1. Tranmere



Document Set ID: 8118898  
Version: 1, Version Date: 23/01/2024

**ITEM 6      ARLINGTON STREET, FIVE DOCK – CHANGES TO 2P  
PERMIT PARKING SCHEME****Department      City Assets****Author Initials: SL**

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**REPORT**

Council has received a request from residents to make minor changes to the approved parking restrictions on Arlington Street, Five Dock.

Plans approved by Council in July 2023 for Arlington Street indicated unrestricted parking between 19 & 21 Arlington Street, with “2P, 8.30am-6pm Mon-Fri, 8.30am-12:30pm Sat, Permit Holders Excepted, Area 6”, to the north and south.

When signs were installed on Arlington Street by Council’s contractor, the unrestricted parking zone was mistakenly installed between 21 & 23 Arlington Street.

Following representations by residents and consultation with residents, it was requested that the unrestricted parking zone be relocated to be adjacent 25 Arlington Street, with other locations to remain part of the “2P” permit parking scheme.

Council has consulted with the impacted residents in this area and no objections were received.

It is therefore proposed that an unrestricted parking zone be placed in front of 25 Arlington Street, Five Dock, with a “2P, 8.30am-6pm Mon-Fri, 8.30am-12:30pm Sat, Permit Holders Excepted, Area 6” zone in front of 19 to 23 Arlington Street, Five Dock.

**STAFF RECOMMENDATION**

THAT parking adjacent 25 Arlington Street be unrestricted and “2P, 8.30am-6pm Mon-Fri, 8.30am-12:30pm Sat, Permit Holders Excepted, Area 6” be installed in front of 19 to 23 Arlington Street, as detailed in the attached plan.

**DISCUSSION**

Item is in order.

**COMMITTEE RECOMMENDATION**

THAT parking adjacent 25 Arlington Street be unrestricted and “2P, 8.30am-6pm Mon-Fri, 8.30am-12:30pm Sat, Permit Holders Excepted, Area 6” be installed in front of 19 to 23 Arlington Street, as detailed in the attached plan.

Attachments:

1. Arlington Street, Five Dock – Unrestricted Parking zone.



Document Set ID: 8115649  
Version: 1 / Version Date: 18/01/2024

**ITEM 7 BURWOOD ROAD, CONCORD – MOBILITY PARKING SPACE (MPS)****Department City Assets****Author Initials: SL**

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**REPORT**

Council has received a request for the installation of a Mobility Parking Space (MPS) on the frontage of 127 Burwood Road, Concord.

At present there is no existing MPS in the immediate vicinity to the property and the existing off-street parking available is unsuitable for a mobility impaired resident due to the location of the property entrance, driveway slope and existing dimension of the hardstand space. Demand for parking in the area is high as observed by Council staff and is unrestricted. Documentation received by Council notes that the resident struggles to be able to walk long distances over given the nature of the resident's disability.

It is therefore proposed to install a mobility parking space adjacent to 127 Burwood Road, Concord.

**STAFF RECOMMENDATION**

THAT a Mobility Parking Space be installed adjacent 127 Burwood Road, Concord as outlined on the attached plan.

**DISCUSSION**

The TfNSW representative noted in the provided plan appears to show a vehicle parked on the chevron section, denoting 'No Stopping', on Burwood Road just east of Evelyn Avenue. It was requested that Council staff consider if 'No Stopping' signage is required to reinforce parking restrictions.

Council staff noted that there is space for a small vehicle to park between the chevron area and the driveway to 127 Burwood Road. Observations have indicated that vehicles are generally parking appropriately and as such no further action is proposed at this time.

The TfNSW representative requested that Council staff ensure that where residents have requested a new MPS outside of their property, they are made aware that anyone with a mobility permit may use it and that it is not to be viewed as only their spaces.

Council staff agreed that this would be included in communication with the resident.

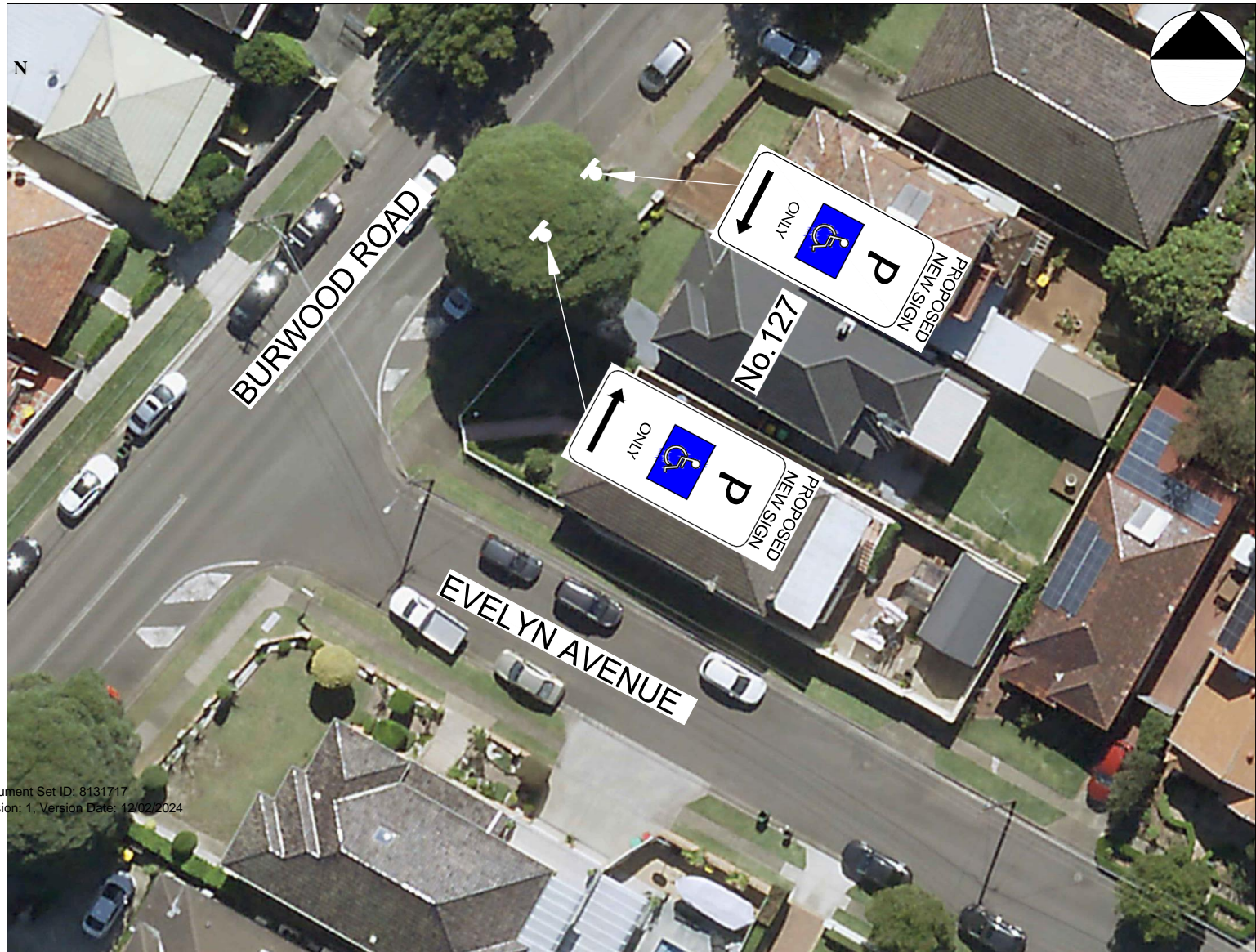
**COMMITTEE RECOMMENDATION**

THAT a Mobility Parking Space be installed adjacent 127 Burwood Road, Concord as outlined on the attached plan.

Attachments:

1. Burwood Road, Concord – MPS





Document Set ID: 8131717  
Version: 1, Version Date: 12/02/2024

**ITEM 8      LONGVIEW STREET, FIVE DOCK – MOBILITY  
PARKING SPACE (MPS)****Department      City Assets****Author Initials: SL**

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**REPORT**

Council has received a request for the installation of a Mobility Parking Space (MPS) on the frontage of 1 Longview Street, Five Dock.

At present there is no existing MPS in the immediate vicinity to the property and the existing off-street parking available is unsuitable for a mobility impaired resident due to the internal dimensions of the enclosed garage. Demand for parking in the area is high as observed by Council staff and is part of the Five Dock permit parking area. Documentation received by Council notes that the resident struggles to be able to walk distances over 10m given the nature of the resident's disability.

It is therefore proposed to install a mobility parking space adjacent to 1 Longview Street, Five Dock.

**STAFF RECOMMENDATION**

THAT a Mobility Parking Space be installed adjacent 1 Longview Street, Five Dock as outlined on the attached plan.

**DISCUSSION**

The TfNSW representative requested that Council staff ensure that where residents have requested a new MPS outside of their property, they are made aware that anyone with a mobility permit may use it and that it is not to be viewed as only their spaces.

Council staff agreed that this would be included in communication with the resident.

**COMMITTEE RECOMMENDATION**

THAT a Mobility Parking Space be installed adjacent 1 Longview Street, Five Dock as outlined on the attached plan.

**Attachments:**

1. Longview Street, Five Dock – MPS



Document Set ID: 8131890  
Version: 1, Version Date: 12/02/2024

**LATE ITEM    LOWER ST GEORGES CRESCENT, DRUMMOYNE –  
PARKING CHANGES****Department    City Services and Assets****Author Initials: LH**

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**REPORT**

Council has received correspondence requesting parking changes in Lower St Georges Crescent, Drummoyne. Lower St Georges Crescent is an extension of St Georges Crescent and runs from no. 104 to no. 126. It is restricted to one-way northbound.

At times, vehicles are parked in a manner that makes it difficult for vehicles to pass through Lower St Georges crescent. This issue has also been identified as affecting Council's Waste Collection contractor. This section of St Georges Crescent currently has no signposted parking restrictions aside from one Mobility Parking Space and a small section of 'No Stopping' near Wolseley Street.

Under the Road Rules, a vehicle must be parked such that a minimum of 3m clear width is available for other vehicles to drive past. This is designed to ensure clear access is maintained along roads, including for emergency vehicles such as fire trucks. It is also noted that under the Road Rules, it is illegal for a vehicle to park across a driveway and/or on the footpath.

Due to the narrow width of the northern section of Lower St Georges Crescent, a standard vehicle cannot be legally parked on the road whilst still maintaining the minimum 3m clear width.

To reinforce where vehicles should not be parking, it is proposed to install 'No Parking' and 'No Stopping' restrictions along a section of Lower St Georges Crescent. As part of these changes, it is proposed to relocate an existing Mobility Parking Space to a more suitable location as outlined in the attached plan.

**Consultation**

Community consultation is on-going at the time of writing, with two responses received so far.

One response raised concern that the removal of parking on the street will result in higher vehicle speeds, noting limited sightlines for drivers reversing out of garages. It was suggested that a 10km/h speed limit or several speed humps be installed.

Given the constrained road width and low number of vehicles currently observed to be parked on-street, the proposed changes should not make a notable change in vehicle speeds which have been observed to be generally low. Some drivers may wish to consider reversing into their properties, improving sight lines when exiting.

Feedback received also raised concerns that vehicles are frequently driven against the one-way flow. It was suggested that a large directional arrow be marked on the road surface. This suggested has been included in the recommendation.

One response has suggested that instead of a total parking ban, a time limited parking ban be implemented to facilitate waste collection e.g. Mondays 7am to 12 pm.

This suggestion would however not address access issues at other times such as for fire trucks in an emergency. Vehicles are in any case currently already being illegally parked under the Road Rules.

#### **STAFF RECOMMENDATION**

THAT parking changes be implemented in Lower St Georges Crescent as outlined in the attached plan.

THAT arrow linemarking be installed in Lower St Georges Crescent at Wolseley Street to reinforce one-way restrictions.

#### **DISCUSSION**

The TfNSW representative supported the proposal noting that the road is too narrow for legal parking, adjoining properties have off-street parking, and vehicles can legally park elsewhere in St Georges Crescent.

The BayBUG representative raised concerns regarding the possibility of higher vehicle speeds if they perceive a wider, unimpeded space ahead. It was noted that Lower St Georges Crescent is a potential access point to the Ferry Warf, with the road width greatly constrained and no footpath.

The BayBUG representative quired if a 10km/h shared zone would be feasible, cross hatching on the road pavement and/or a marked longitudinal pedestrian zone say 1m wide.

The Police representative noted that they were not aware of any major vehicle crashes in Lower St Georges Crescent in the past few years. It was also noted that whilst speed humps may be an option to slow down drivers, there does not appear to be a speeding problem.

Council staff noted that due to pinch points along Lower St Georges Crescent, it would not be feasible to provide a typical footpath or a continuous 1m wide pedestrian area along the road. For pedestrians wishing to access the wharf, a footpath is provided along the north side of St Georges Crescent/Wolseley Street.

It was also noted by Council staff that speed limits are under the care and control of TfNSW. In line with their standards, significant changes would be required to implement a 10km/h shared zone, such as speed humps and changing the road surface to highlight the difference in road environment.

Given the low volume of traffic and pedestrians, as well as on-site observations of vehicle movements, no changes to traffic management are considered warranted by Council staff at this stage. The area would be monitored following implementation of the proposed parking restrictions to determine if and what further action may be warranted.

**COMMITTEE RECOMMENDATION**

THAT parking changes be implemented in Lower St Georges Crescent as outlined in the attached plan.

THAT arrow linemarking be installed in Lower St Georges Crescent at Wolseley Street to reinforce one-way restrictions.

## Attachments:

1. Lower St Georges Crescent Parking Changes.



## Attachment 2 – Investment Report February 2024



INVESTMENT  
REPORT  
FEBRUARY 2024

## INVESTMENT REPORT FEBRUARY 2024



0BInvestment Report FEBRUARY 2024

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OBInvestment Report FEBRUARY 2024

## February 2024 Investment Report

### Statement of Cash Investments as of 29 February 2024

STATEMENT OF CASH INVESTMENTS							
Maturity Date	Bank/Issuer	Long Term Rating	Fair Value	Term	Interest	Issue Date	Investment Type
14/03/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	73	5.05%	01/03/23	Term Deposits
21/03/24	National Australia Bank	AA-	\$3,000,000.00	237	5.35%	28/07/23	Term Deposits
28/03/24	National Australia Bank	AA-	\$3,000,000.00	239	5.20%	02/08/23	Term Deposits
02/04/24	ING Bank	A	\$2,000,000.00	22	5.00%	09/03/23	Term Deposits
11/04/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.46%	03/08/23	Term Deposits
18/04/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.47%	10/08/23	Term Deposits
24/04/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	237	5.19%	31/08/23	Term Deposits
02/05/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	244	5.19%	01/09/23	Term Deposits
09/05/24	National Australia Bank	AA-	\$2,000,000.00	244	5.15%	08/09/23	Term Deposits
16/05/24	National Australia Bank	AA-	\$2,000,000.00	251	5.15%	08/09/23	Term Deposits
23/05/24	National Australia Bank	AA-	\$2,000,000.00	231	5.14%	05/10/23	Term Deposits
29/05/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	366	5.03%	29/05/23	Term Deposits
06/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	244	5.01%	06/10/23	Term Deposits
13/06/24	Bank of Queensland	BBB+	\$2,000,000.00	266	5.25%	21/09/23	Term Deposits
20/06/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	266	5.25%	28/09/23	Term Deposits
27/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	258	5.07%	13/10/23	Term Deposits
27/06/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	223	5.23%	17/11/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$1,000,000.00	279	5.28%	29/09/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	259	5.19%	19/10/23	Term Deposits
04/07/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	174	4.88%	12/01/24	Term Deposits
11/07/24	Commonwealth Bank of Australia	AA-	\$2,500,000.00	252	5.31%	02/11/23	Term Deposits
18/07/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	252	5.30%	09/11/23	Term Deposits
25/07/24	National Australia Bank	AA-	\$2,000,000.00	196	5.10%	11/01/24	Term Deposits
01/08/24	Commonwealth Bank of Australia	AA-	\$2,000,000.00	195	4.91%	19/01/24	Term Deposits
08/08/24	National Australia Bank	AA-	\$2,000,000.00	196	5.15%	25/01/24	Term Deposits
15/08/24	National Australia Bank	AA-	\$2,000,000.00	196	5.08%	01/02/24	Term Deposits
22/08/24	ING Bank	A	\$3,000,000.00	365	5.37%	23/08/23	Term Deposits
29/08/24	Commonwealth Bank of Australia	AA-	\$3,000,000.00	241	4.99%	29/05/23	Term Deposits
05/09/24	Bank of Queensland	BBB+	\$2,000,000.00	274	5.39%	06/12/23	Term Deposits
12/09/24	Bank of Queensland	BBB+	\$3,000,000.00	287	5.40%	30/11/23	Term Deposits
19/09/24	National Australia Bank	AA-	\$2,000,000.00	223	5.20%	09/02/24	Term Deposits
26/09/24	National Australia Bank	AA-	\$2,000,000.00	217	5.13%	22/02/24	Term Deposits
03/10/24	National Australia Bank	AA-	\$3,000,000.00	217	5.11%	29/02/24	Term Deposits
21/11/24	Commonwealth Bank of Australia	AA-	\$1,500,000.00	363	5.39%	24/11/23	Term Deposits
29/11/24	Auswide Bank	BBB	\$2,000,000.00	366	5.67%	29/11/23	Term Deposits
16/02/26	National Australia Bank	AA-	\$2,000,000.00	731	1.04%	16/02/21	Term Deposits
04/03/24	Westpac Bank	AA-	\$2,000,000.00	91	1.68%	04/03/22	ESG TD
21/10/24	Westpac Bank	AA-	\$1,500,000.00	638	5.25%	20/10/23	ESG TD
30/10/24	Westpac Bank	AA-	\$1,000,000.00	274	5.41%	30/10/23	ESG TD
14/11/24	Westpac Bank	AA-	\$1,500,000.00	276	1.62%	12/11/21	ESG TD
02/12/24	Westpac Bank	AA-	\$1,500,000.00	364	1.62%	03/12/21	ESG TD
17/02/25	Westpac Bank	AA-	\$2,000,000.00	364	2.02%	18/02/22	ESG TD
24/02/25	Westpac Bank	AA-	\$2,500,000.00	455	2.10%	25/02/22	ESG TD
20/11/25	Westpac Bank	AA-	\$1,500,000.00	640	1.87%	19/11/21	ESG TD
17/02/26	Westpac Bank	AA-	\$2,500,000.00	729	2.24%	18/02/22	ESG TD
24/02/26	Westpac Bank	AA-	\$2,000,000.00	820	2.31%	25/02/22	ESG TD
03/03/26	Westpac Bank	AA-	\$2,000,000.00	820	2.22%	04/03/22	ESG TD
29/06/24	ANZ Bank	AA-	\$1,500,000.00	1827	5.11%	29/08/19	Floating Rate Notes
14/11/24	Citibank	A+	\$1,000,000.00	1827	5.22%	14/11/19	Floating Rate Notes
12/02/25	Macquarie Bank	A+	\$2,000,000.00	1827	5.19%	12/02/20	Floating Rate Notes
06/05/25	Royal Bank of Canada	AAA	\$1,000,000.00	1096	5.05%	06/05/22	Floating Rate Notes
17/10/25	Suncorp Metway	AAA	\$1,000,000.00	1096	5.23%	17/10/22	Floating Rate Notes
09/12/25	Macquarie Bank	A+	\$2,000,000.00	1651	4.84%	02/06/21	Floating Rate Notes
13/01/26	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1096	5.25%	13/01/23	Floating Rate Notes
24/02/26	RACQ Bank	BBB+	\$2,300,000.00	1096	5.84%	24/02/23	Floating Rate Notes
15/05/26	Bendigo and Adelaide Bank	BBB+	\$1,000,000.00	1096	5.60%	15/05/23	Floating Rate Notes
15/06/26	Teachers Mutual Bank	BBB	\$850,000.00	1825	5.04%	16/06/21	Floating Rate Notes
19/08/26	ING Bank Covered	AAA	\$500,000.00	1826	4.74%	19/08/21	Floating Rate Notes
14/09/26	Macquarie Bank	A+	\$1,600,000.00	1096	5.20%	14/09/23	Floating Rate Notes
23/12/26	Commonwealth Bank of Australia	AA-	\$2,000,000.00	1917	4.78%	23/09/21	ESG FRN
18/08/27	Commonwealth Bank of Australia	AA-	\$1,100,000.00	1826	5.36%	18/08/22	Floating Rate Notes
13/01/28	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1826	5.50%	13/01/23	Floating Rate Notes
19/01/28	Rabobank	A+	\$1,000,000.00	1826	5.52%	19/01/23	Floating Rate Notes
16/02/28	Westpac Bank	AA-	\$1,000,000.00	1826	5.32%	16/02/23	Floating Rate Notes
09/05/28	Bank of Queensland Covered	AAA	\$1,250,000.00	1827	5.54%	09/05/23	Floating Rate Notes
17/08/28	Commonwealth Bank of Australia	AA-	\$1,250,000.00	1827	5.29%	17/08/23	Floating Rate Notes
15/12/24	NTTC	AA-	\$2,000,000.00	1206	1.00%	27/08/21	Fixed Rate Bond
15/06/25	NTTC	AA-	\$2,000,000.00	1496	1.10%	11/05/21	Fixed Rate Bond
18/08/25	Commonwealth Bank of Australia	AA-	\$1,500,000.00	1096	4.20%	18/08/22	Fixed Rate Bond
24/08/26	Suncorp Metway	AAA	\$2,000,000.00	1587	3.25%	20/04/22	Fixed Rate Bond
	AMP Bank	BBB	\$4,000,000.00		5.20%		AMP
	AMP Bank	BBB	\$1,000.00		3.30%		AMP
	Macquarie Bank	A+	\$2,007,389.04		4.65%		Macquarie CMA
	Macquarie Bank	A+	\$2,005,800.49		4.15%		Macquarie CMA
	Commonwealth Bank of Australia	AA-	\$1,843,547.61		4.35%		CBA BOS
	<b>29/02/24</b>		<b>\$145,707,737.14</b>				
	TOTAL INVESTMENTS at 31/01/2024		\$150,209,754.27				
	Net Increase/(Decrease) in Investments		(\$4,502,017.13)				

### Certificate of the Responsible Accounting Officer

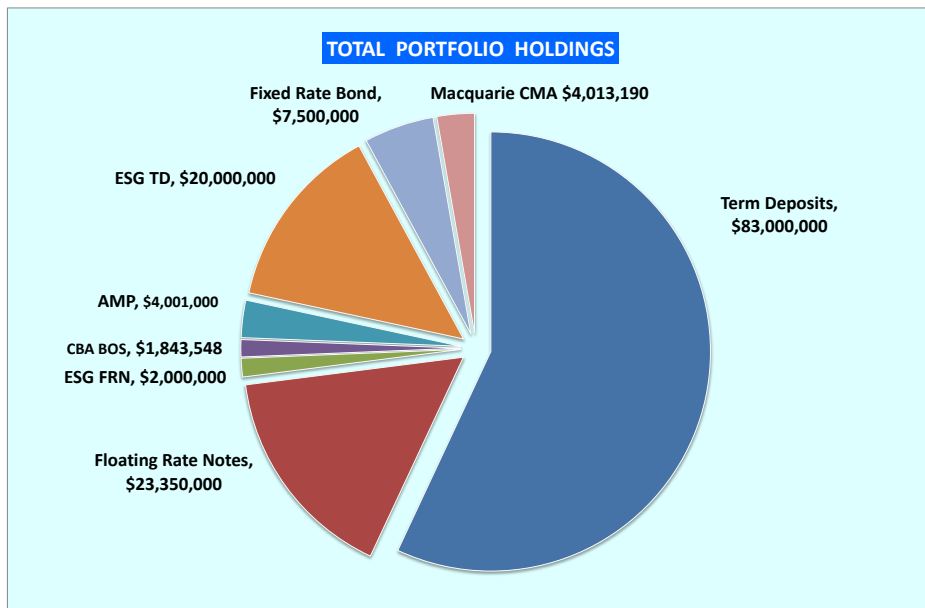
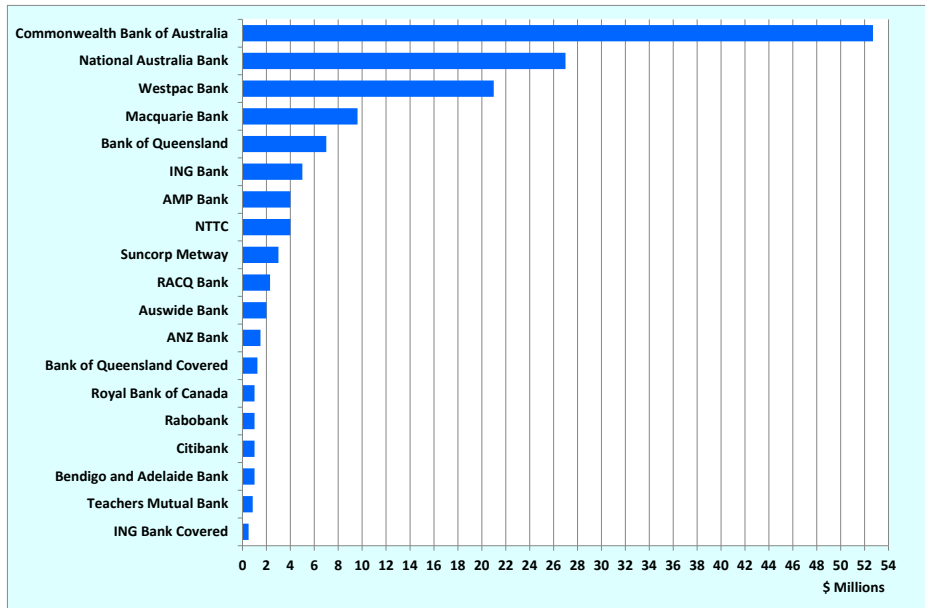
I certify that as at the date of this report, the investments listed have been made and are held in compliance with Council's Investment Policy and applicable legislation.

Evan Hutchings

Date: 05 Mar 2024

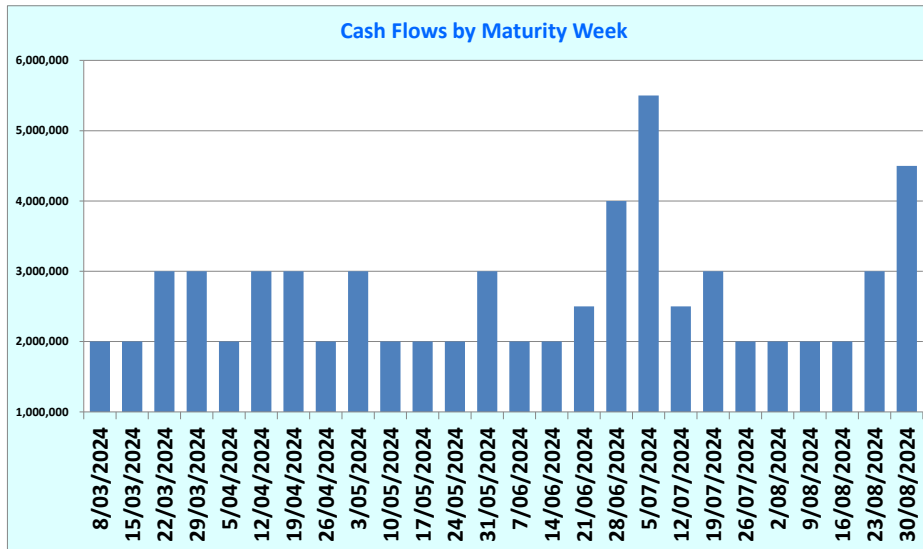
OB Investment Report FEBRUARY 2024

Total Investment Deposits by Institution as of 29 February 2024



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Weekly cash flow forecast for 6 months as of 29 February 2024



Individual Counterparty Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council Investment Policy

LT Ratings	ADI	Policy Limit	% of Portfolio
AA-	ANZ Bank	45%	1.03%
	Commonwealth Bank of Australia	45%	36.16%
	National Australia Bank	45%	18.53%
	Westpac Bank	45%	14.41%
	NTTC	45%	2.75%
AAA	Suncorp Metway	45%	2.06%
	ING Bank Covered	45%	0.34%
	Royal Bank of Canada	45%	0.69%
	Bank of Queensland Covered	45%	0.86%
A	ING Bank	30%	3.43%
A+	Macquarie Bank	30%	6.60%
	Rabobank	30%	0.69%
	Citibank	30%	0.69%
BBB+	RACQ Bank	10%	1.58%
	Bendigo and Adelaide Bank	10%	0.69%
	Bank of Queensland	10%	4.80%
BBB	Teachers Mutual Bank	5%	0.58%
	Auswide Bank	5%	1.37%
	AMP Bank	5%	2.75%
	<b>Total Portfolio</b>		<b>100.00%</b>

OB Investment Report FEBRUARY 2024

Counter Party Class Limits for Term Deposits, Fixed Rate Notes, Floating Rate TDs, and FRNs as per Council's Investment Policy (excluding At Call Deposits)

Type Long Term	Holdings	Policy Limit	% Portfolio
AA-	\$106,193,547.61	45%	72.88%
Aa3	\$0.00	45%	0.00%
AAA	\$5,750,000.00	45%	3.95%
A+	\$11,613,189.53	30%	7.97%
A	\$5,000,000.00	30%	3.43%
BBB+	\$10,300,000.00	10%	7.07%
BAA2	\$0.00	10%	0.00%
BBB	\$6,851,000.00	5%	4.70%
BBB-	\$0.00	5%	0.00%
NR	\$0.00	0%	0.00%
<b>Total</b>	<b>\$145,707,737.14</b>		<b>100.00%</b>

Investment Transactions during February 2024

Date	Transaction	Bank/Issuer	Type	Term	Int Rate	Amount	Interest Paid
31/01/2024	Balance	Investment Balance Fair Value				\$150,209,754.27	
1/02/2024	Reset	National Australia Bank	Term Deposits	195	0.0545	(\$2,000,000.00)	\$58,232.88
1/02/2024	Reset	National Australia Bank	Term Deposits	196	0.0508	\$2,000,000.00	
6/02/2024	Reset	Royal Bank of Canada	Floating Rate Notes	1096	0.050472	(\$1,000,000.00)	\$12,721.71
6/02/2024	Reset	Royal Bank of Canada	Floating Rate Notes	1096	0.050477	\$1,000,000.00	
8/02/2024	Maturity	Commonwealth Bank of Australia	Term Deposits	167	0.0521	(\$1,000,000.00)	\$23,837.53
8/02/2024	Trade	ANZ Bank	Floating Rate Notes	1826	0.0551	(\$1,500,000.00)	\$20,848.21
9/02/2024	Reset	Bank of Queensland Covered	Floating Rate Notes	1827	0.056145	(\$1,250,000.00)	\$17,652.97
9/02/2024	Reset	Bank of Queensland Covered	Floating Rate Notes	1827	0.055447	\$1,250,000.00	
9/02/2024	Purchase	National Australia Bank	Term Deposits	223	0.052	\$2,000,000.00	
12/02/2024	Reset	Macquarie Bank	Floating Rate Notes	1827	0.052586	(\$2,000,000.00)	\$26,220.96
12/02/2024	Reset	Macquarie Bank	Floating Rate Notes	1827	0.051872	\$2,000,000.00	
12/02/2024	Reset	Westpac Bank	ESG TD	367	0.0162	(\$1,500,000.00)	\$6,058.36
12/02/2024	Reset	Westpac Bank	ESG TD	276	0.0162	\$1,500,000.00	
14/02/2024	Reset	Citibank	Floating Rate Notes	1827	0.052916	(\$1,000,000.00)	\$13,337.73
14/02/2024	Reset	Citibank	Floating Rate Notes	1827	0.0522	\$1,000,000.00	
15/02/2024	Reset	Bendigo and Adelaide Bank	Floating Rate Notes	1096	0.056474	(\$1,000,000.00)	\$14,234.54
15/02/2024	Reset	Bendigo and Adelaide Bank	Floating Rate Notes	1096	0.055976	\$1,000,000.00	
15/02/2024	Maturity	National Australia Bank	Term Deposits	210	0.054	(\$3,000,000.00)	\$93,205.48
16/02/2024	Reset	National Australia Bank	Term Deposits	1096	0.0104	(\$2,000,000.00)	\$20,800.00
16/02/2024	Reset	National Australia Bank	Term Deposits	731	0.0104	\$2,000,000.00	
19/02/2024	Reset	Westpac Bank	Floating Rate Notes	1826	0.05368	(\$1,000,000.00)	\$13,530.30
19/02/2024	Reset	Westpac Bank	Floating Rate Notes	1826	0.05318	\$1,000,000.00	
19/02/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1827	0.053305	(\$1,250,000.00)	\$17,159.83
19/02/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1827	0.0529	\$1,250,000.00	
19/02/2024	Reset	Commonwealth Bank of Australia	Fixed Rate Bond	1096	0.042	(\$1,500,000.00)	\$31,500.00
19/02/2024	Reset	Commonwealth Bank of Australia	Fixed Rate Bond	1096	4.20%	\$1,500,000.00	
19/02/2024	Reset	ING Bank Covered	Floating Rate Notes	1826	4.78%	(\$500,000.00)	\$5,962.12
19/02/2024	Reset	ING Bank Covered	Floating Rate Notes	1826	4.74%	\$500,000.00	
19/02/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1826	5.40%	(\$1,100,000.00)	\$14,816.99
19/02/2024	Reset	Commonwealth Bank of Australia	Floating Rate Notes	1826	5.36%	\$1,100,000.00	
19/02/2024	Reset	Westpac Bank	ESG TD	455	2.02%	(\$2,000,000.00)	\$10,072.33
19/02/2024	Reset	Westpac Bank	ESG TD	364	2.02%	\$2,000,000.00	
19/02/2024	Reset	Westpac Bank	ESG TD	820	2.24%	(\$2,500,000.00)	\$13,961.64
19/02/2024	Reset	Westpac Bank	ESG TD	729	2.24%	\$2,500,000.00	
19/02/2024	Reset	Westpac Bank	ESG TD	731	1.87%	(\$1,500,000.00)	\$6,993.29
19/02/2024	Reset	Westpac Bank	ESG TD	640	1.87%	\$1,500,000.00	
19/02/2024	Maturity	Westpac Bank	ESG TD	91	5.38%	(\$1,000,000.00)	\$13,420.13
22/02/2024	Maturity	Commonwealth Bank of Australia	Term Deposits	181	5.37%	(\$1,000,000.00)	\$26,629.32
22/02/2024	Purchase	National Australia Bank	Term Deposits	217	5.13%	\$2,000,000.00	
22/02/2024	Reset	Suncorp Metway	Fixed Rate Bond	1587	3.25%	(\$2,000,000.00)	\$32,500.00
22/02/2024	Reset	Suncorp Metway	Fixed Rate Bond	1587	3.25%	\$2,000,000.00	
27/02/2024	Reset	RACQ Bank	Floating Rate Notes	1096	5.88%	(\$2,300,000.00)	\$34,820.63
27/02/2024	Reset	RACQ Bank	Floating Rate Notes	1096	5.84%	\$2,300,000.00	
29/02/2024	Maturity	Commonwealth Bank of Australia	Term Deposits	276	5.00%	(\$3,000,000.00)	\$113,424.66
29/02/2024	Reset	ANZ Bank	Floating Rate Notes	1827	5.16%	(\$1,500,000.00)	\$19,501.86
29/02/2024	Reset	ANZ Bank	Floating Rate Notes	1827	5.11%	\$1,500,000.00	
29/02/2024	Purchase	National Australia Bank	Term Deposits	217	5.11%	\$3,000,000.00	
	Activity	Macquarie Bank	At Call (Macquarie)		4.65%	\$7,389.04	\$7,389.04
	Activity	Macquarie Bank	At Call (Macquarie)		4.15%	(\$1,016,192.12)	\$5,800.49
	Activity	CBA Business Online Saver	CBA (BOS)		4.35%	\$6,785.95	\$6,785.95
	Activity	AMP Bank 31Day Notice	At Call (AMP)		5.20%	\$17,530.14	\$17,530.14
	Activity	AMP Business Saver	At Call (AMP)		3.30%	(\$17,530.14)	\$94.72
29/02/2024		<b>EOM Balance</b>			<b>Total</b>	<b>\$145,707,737.14</b>	<b>\$699,043.81</b>

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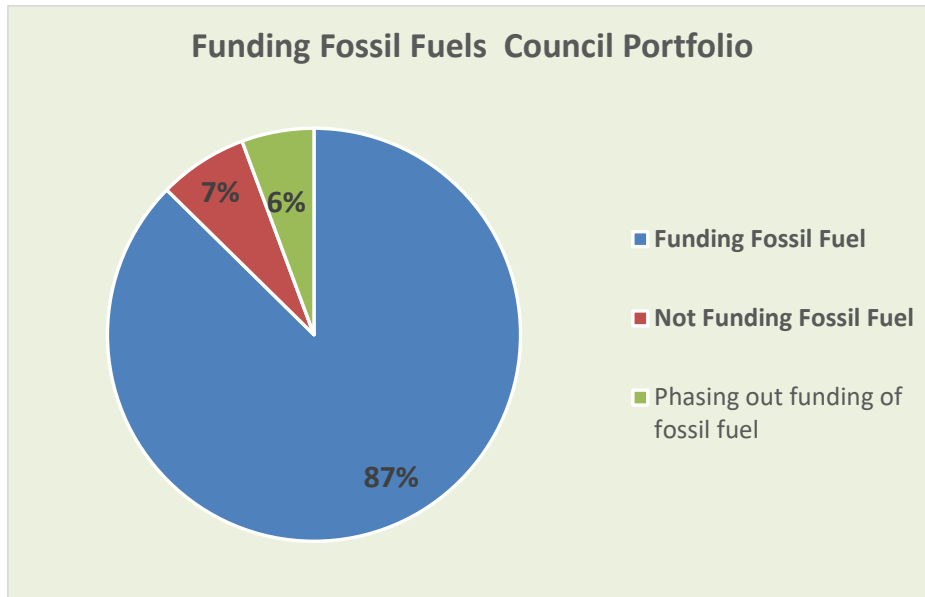
## Total Interest Received during February 2024

Ledger Account	Type	Feb
102623-1465-40068	Investments	\$661,443.47
102623-1465-40067	At Call Accounts	\$37,600.34
	<b>Sub-Total</b>	<b>\$699,043.81</b>
102623-1465-40066	General Bank Account	\$8,225.44
	<b>Total</b>	<b>\$707,269.25</b>

## Fossil Fuel Allocation (Green Funding) as at 29 February 2024

Sum of Fair Value		
Funding Fossil Fuel	Bank/Issuer	Total
<input checked="" type="checkbox"/> Funding Fossil Fuel	Commonwealth Bank of Australia	52,693,547.61
	National Australia Bank	27,000,000.00
	Westpac Bank	21,000,000.00
	Macquarie Bank	9,613,189.53
	ING Bank	5,000,000.00
	AMP Bank	4,001,000.00
	NTTC	4,000,000.00
	ANZ Bank	1,500,000.00
	Citibank	1,000,000.00
	Rabobank	1,000,000.00
	ING Bank Covered	500,000.00
<b>Funding Fossil Fuel Total</b>		<b>127,307,737.14</b>
<input checked="" type="checkbox"/> Not Funding Fossil Fuel	Suncorp Metway	3,000,000.00
	RACQ Bank	2,300,000.00
	Auswide Bank	2,000,000.00
	Royal Bank of Canada	1,000,000.00
	Bendigo and Adelaide Bank	1,000,000.00
	Teachers Mutual Bank	850,000.00
<b>Not Funding Fossil Fuel Total</b>		<b>10,150,000.00</b>
<input checked="" type="checkbox"/> Phasing out funding of fossil fuel	Bank of Queensland	7,000,000.00
	Bank of Queensland Covered	1,250,000.00
<b>Phasing out funding of fossil fuel Total</b>		<b>8,250,000.00</b>
<b>Grand Total</b>		<b>145,707,737.14</b>

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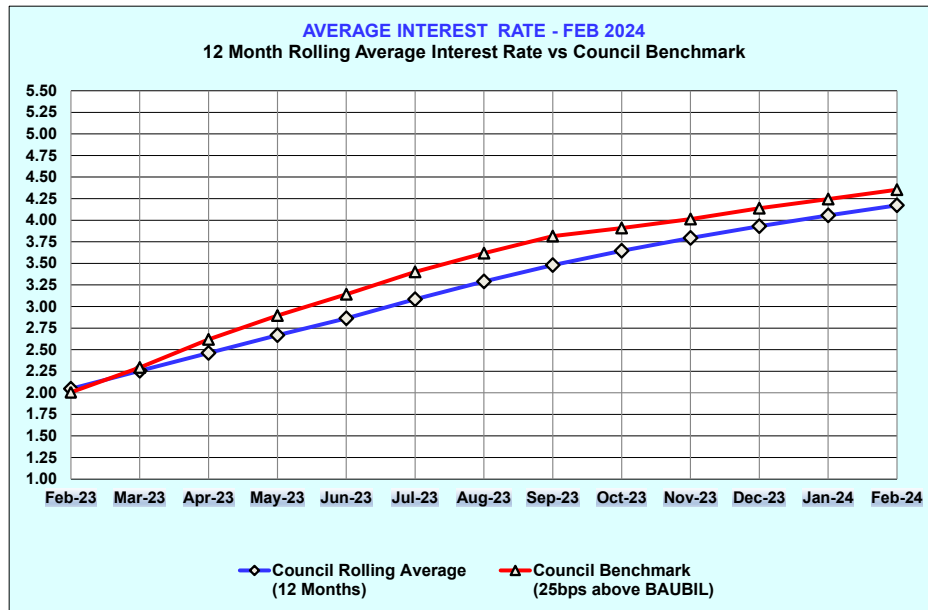


Statement of Consolidated Cash and Investments as of 29 February 2024

Consolidated Cash & Investments			
<b>Cash &amp; Investments</b>			
Cash At Bank as at 29 Feb 2024		\$5,653,770.17	
Investments at Fair Value as at 29 Feb 2024		\$145,707,737.14	
<b>Total Cash &amp; Investments</b>			<b>\$151,361,507.31</b>
The above cash and investments are comprised of:			
<b>Externally Restricted Reserves</b>			
Externally restricted reserves refer to funds received that are restricted by externally imposed requirements for expenditure on specific purposes. Externally restricted reserves include unexpended developer contributions under Sections 7.11 and 7.12.			
<b>Total External Restrictions</b>			<b>\$87,686,728.68</b>
<b>Internally Restricted Reserves</b>			
Internally restricted reserves are funds restricted in the use by resolution or policy of Council			
<b>Total Internal Restrictions</b>			<b>\$43,008,152.21</b>
<b>Unrestricted Cash &amp; Investments</b>			
<b>Total Unrestricted Cash &amp; Investments</b>			<b>\$20,666,626.42</b>
<b>Total Cash &amp; Investments</b>			<b>\$151,361,507.31</b>
Note: At the time of this report, reserve balances have yet to be finalised for 29 February 2024			

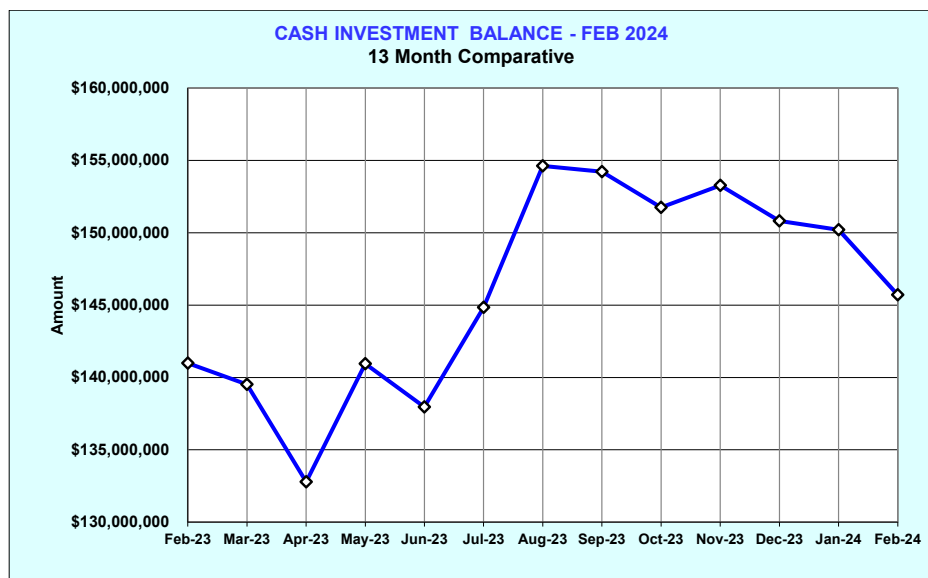
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Comparative Graphs



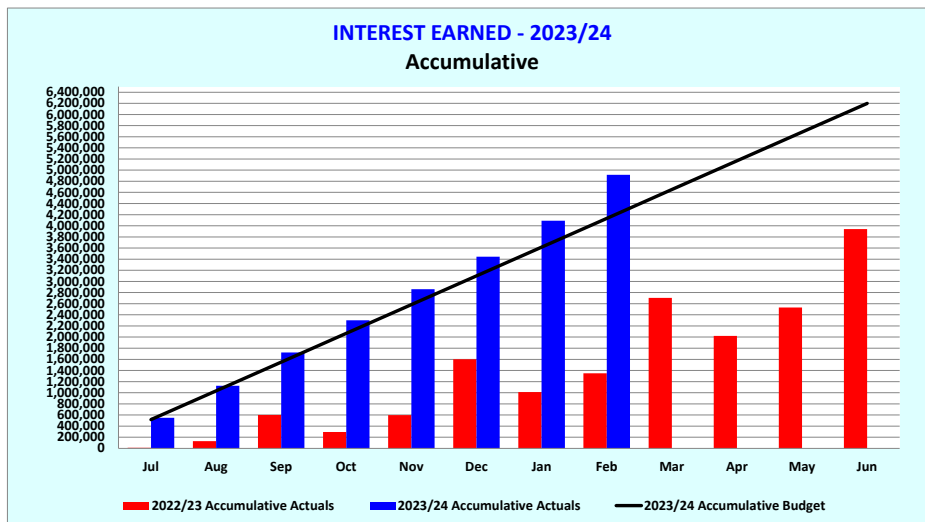
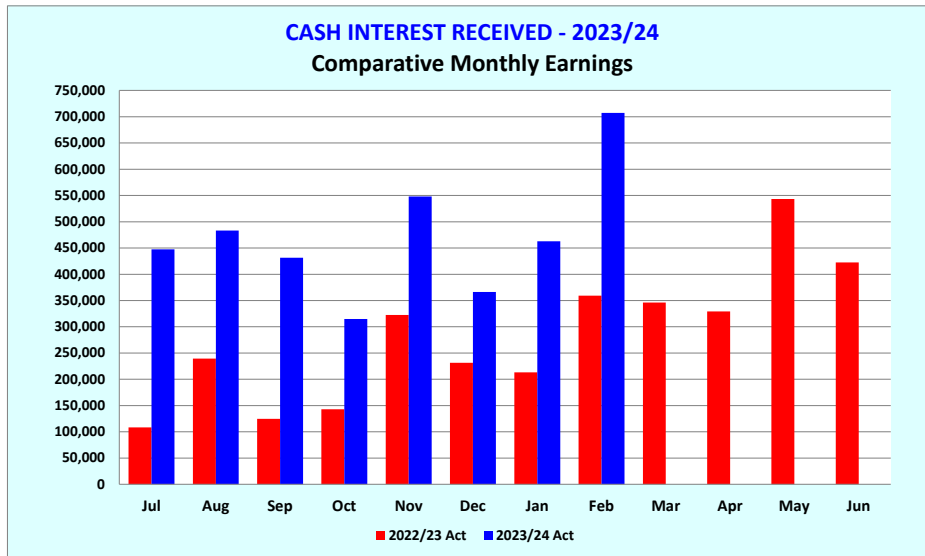
The rolling 12 month portfolio return relative to the index is expected to remain less than benchmark until March 2024. This is the impact of some fixed interest investments held in the portfolio returning less than what is currently able to be achieved if purchased in the market today.

The original budget forecast interest earnings of \$4.6M. This was revised up by \$1.1M in the first quarter budget review to \$5.7M, The second quarter review also incorporated a further \$500K increase in investment earnings to \$6.2M. The forecast growth in investment income, is a result of higher than anticipated cash balances, and favourable returns on investments.





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