

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
**ORDINARY MEETING OF COUNCIL**  
**HELD IN COUNCIL CHAMBERS**  
**ON 17 JUNE 2025**

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1. Endorse the submission of Council's draft Precinct Plan for Punchbowl and Wiley Park to the NSW Department of Planning, Housing, and Infrastructure, including the Precinct Plan, Recommended Planning Provision Report and supporting studies, subject to the 'Proposed amendments and post-exhibition changes' discussed in this report.
2. Write to the NSW Department of Planning, Housing and Infrastructure requesting that they notify landowners whose properties are affected by changes made after exhibition, should the Department follow through with any changes.
3. Prepare and exhibit the supporting draft Development Control Plan and Local Infrastructure Contributions Plan amendments to guide future development and provide a report to Council following exhibition.

- CARRIED

**For:-** Councillors Raffan, Walsh, Harika, Asfour, Akther and Cahill

**Against:-** Councillors Blood, Stavrinou, Coorey and Lindsay

HIS WORSHIP THE MAYOR CLR EL-HAYEK RETURNED TO THE CHAMBER AT 7.53 PM AND RESUMED THE CHAIR.

CLRS WALTHER, ZAKHIA AND ABU-SAMEN RETURNED TO THE CHAMBER AT 7.53 PM.

**SECTION 7: POLICY MATTERS**

Nil

**SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS**

CLR BLOOD TEMPORARILY VACATED THE CHAMBER AT 7.53 PM AND RETURNED AT 7.54 PM.

**ITEM 8.1 ADOPTION OF CB2036 (COMMUNITY STRATEGIC PLAN), CBCITY 2029 (INCORPORATING 2025-29 DELIVERY PROGRAM AND 2025/26 OPERATIONAL PLAN), RESOURCING STRATEGIES (PEOPLE, FINANCE AND ASSETS) AND THE COMMUNITY ENGAGEMENT STRATEGY**

**(237) CLR. RAFFAN:/CLR. ABU-SAMEN**

RESOLVED that

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1. In accordance with s402-406 of the *Local Government Act 1993*, the revised Integrated Planning and Reporting document CB2036 (Community Strategic Plan), be endorsed.
2. In accordance with s402-406 of the *Local Government Act 1993*, Council's revised Integrated Planning and Reporting documents, including CBCity 2029 (incorporating the 2025-29 Delivery Program and the 2025/26 Operational Plan, Budget and Schedule of Fees and Charges), Asset Management Strategy 2025-35; Financial Management Strategy 2025-35; People Strategy 2025-29 and the Community Engagement Strategy (incorporating the Community Engagement Framework, Charter, Policy and Toolkit) be adopted.
3. Council notes its current strong and stable financial performance and financial position, and formally adopts the continuation with its current Financial Strategy and Ten-Year Long-Term Financial Plan path during this term of Council, particularly being no new special rate variation (SRV) increases for any properties throughout the local government area.
4. Those members of the community that provided formal submissions be thanked and advised of Council's responses in this report.
5. In accordance with the relevant sections of the Local Government Act 1993, Council makes the following Rates and Charges – Former Bankstown City Council:

**5.1 Rating Structure**

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2025 to 30 June 2026 upon the land value of all rateable land within the former Bankstown City Council categorised as Residential or Business as detailed in the following table and subject to a minimum rate:

| Category / Sub-Category       | Ad-Valorem Rate | Minimum Rate |
|-------------------------------|-----------------|--------------|
| Residential – Ordinary        | 0.0013645<br>1  | \$1,086.80   |
| Business – Commercial Large   | 0.0054580<br>4  | \$1,086.80   |
| Business – Commercial General | 0.0040935<br>3  | \$1,086.80   |
| Business – Industrial Large   | 0.0054580<br>4  | \$1,086.80   |

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|                               |                |            |
|-------------------------------|----------------|------------|
| Business – Industrial General | 0.0040935<br>3 | \$1,086.80 |
| Business – Ordinary           | 0.0027290<br>2 | \$1,086.80 |

The residential and business ad valorem rates in the table above have been adjusted to account for year 5 (2025/26) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

**5.1.1 Bankstown Airport**

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

**5.1.2 Defence Force Housing**

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

**5.2 Domestic Waste Management Service Charges**

Subject to provision of Sections 496, 501, 502 and 504 of the Local Government Act 1993, annual Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2025 to 30 June 2026, as follows:

| Type of Charge  | Short Name                   | Annual Charge |
|---|------------------------------|---------------|
| An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available. | Domestic – Waste Management  | \$620.00      |
| Residential Rateable Vacant Land  | Domestic Waste Vacant Land   | \$172.00      |
| Each additional service in respect of single dwelling premises – all bins   | Domestic Waste Extra Service | \$620.00      |

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---

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| Each additional service in respect of single dwelling premises – red bin only   | Domestic Waste Extra Service                   | \$362.00   |
| Each additional service in respect of recycling                                 | Extra Recycling Service                        | \$101.00   |
| Each additional service in respect of greenwaste                                | Extra Greenwaste Service                       | \$166.00   |
| Each additional service in respect of multi residential units - 240L            | Domestic Waste Extra Strata Service            | \$399.00   |
| Each additional service in respect of multi residential units - 660L            | Domestic Waste Extra Strata Service            | \$1,098.00 |
| Each additional service in respect of multi residential units - 1100L           | Domestic Waste Extra Strata Service            | \$1,802.00 |
| Each additional service in respect of multi residential units – recycling 240L  | Extra Recycling Service                        | \$180.00   |
| Each additional service in respect of multi residential units – recycling 660L  | Extra Recycling Service                        | \$643.00   |
| Each additional service in respect of multi residential units – recycling 1100L | Extra Recycling Service                        | \$936.00   |
| Single residential large household service                                      | Domestic Waste Extra Service                   | \$897.00   |
| Each additional service in respect of multi residential unit - single bins      | Domestic Waste Extra Service Strata single bin | \$207.00   |

**5.3 Stormwater Management Charges**

Council make and levy an annual stormwater management service charge for the year 1 July 2025 to 30 June 2026 as follows:

| Description of Charge   | Charge  |
|---|---------|
| Annual residential property charge  | \$25.00 |
| Annual residential strata property charge   | \$12.50 |
| Annual business property charge per 350 square metres or part there-of for non-vacant business land | \$25.00 |

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

**5.3.1 Mixed Developments**

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

**5.3.2 Bankstown Airport**

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

**5.3.3 Defence Force Housing**

- For properties where an ex-gratia payment in lieu of rates is applicable, Council will apply the residential Stormwater Management Charge of \$25.00 per residential property or \$12.50 for each residential strata property.

**5.3.4 Exemptions**

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

**5.4 Interest Rate on Overdue Rates & Charges**

Subject to the provisions of Section 566(3) of the *Local Government Act 1993* the rate of interest charged on overdue rate instalments be set

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at the maximum rate specified by the Minister for Local Government from time to time. The rate of interest payable on overdue rates and charges for the period 1 July 2025 to 30 June 2026 (inclusive) will be 10.50% per annum.

**5.5 Voluntary Pensioner Rebate**

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

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

**6.1 Rating Structure**

Subject to the provisions of the *Local Government Act 1993*, an ordinary rate be made and levied for the rating year 1 July 2025 to 30 June 2026 upon the land value of all rateable land within the former Canterbury City Council categorised as Residential or Business as detailed in the following table and subject to a minimum rate:

| Category / Sub-Category       | Ad-Valorem Rate | Minimum Rate |
|-------------------------------|-----------------|--------------|
| Residential – Ordinary        | 0.00141198      | \$1,086.80   |
| Business – Commercial Large   | 0.00564792      | \$1,086.80   |
| Business – Commercial General | 0.00423594      | \$1,086.80   |
| Business – Industrial Large   | 0.00564792      | \$1,086.80   |
| Business – Industrial General | 0.00423594      | \$1,086.80   |
| Business – Ordinary           | 0.00282396      | \$1,086.80   |

The residential and business ad valorem rates in the table above have been adjusted to account for year 5 (2025/26) of the eight-year gradual harmonisation process in order to have one harmonised rating structure for the City by 1 July 2028.

**CANTERBURY BANKSTOWN**  
**MINUTES OF THE**  
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**6.1.1 Defence Force Housing**

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

**6.2 Domestic Waste Management Service Charges**

Subject to the provisions of Sections 496, 501, 502 and 504 of the *Local Government Act 1993*, annual Domestic and Non-Domestic Waste Management Charges be made and levied on a pro-rata quarterly basis for the year 1 July 2025 to 30 June 2026, as follows:

| Type of Charge  | Short Name                          | Annual Charge |
|---|-------------------------------------|---------------|
| An Annual Domestic Waste Management Service charge per service for each parcel of Rateable Residential land for which a service is available. | Domestic – Waste Management         | \$620.00      |
| Residential Rateable Vacant Land  | Domestic Waste Vacant Land          | \$172.00      |
| Each additional service in respect of single dwelling premises – all bins   | Domestic Waste Extra Service        | \$620.00      |
| Each additional service in respect of single dwelling premises – red bin only   | Domestic Waste Extra Service        | \$362.00      |
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| Each additional service in respect of multi residential units - 240L  | Domestic Waste Extra Strata Service | \$399.00      |
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| Each additional service in respect of multi residential units - 1100L                         | Domestic Waste Extra Strata Service            | \$1,802.00 |
| Each additional service in respect of multi residential units – recycling 240L                | Extra Recycling Service                        | \$180.00   |
| Each additional service in respect of multi residential units – recycling 660L                | Extra Recycling Service                        | \$643.00   |
| Each additional service in respect of multi residential units – recycling 1100L               | Extra Recycling Service                        | \$936.00   |
| Single residential large household service  | Domestic Waste Extra Service                   | \$897.00   |
| Each additional service in respect of multi residential unit - single bins                    | Domestic Waste Extra Service Strata single bin | \$207.00   |
| Properties categorised as Business (with or without residential accommodation)                | Waste Management – Business                    | \$620.00   |
| Properties categorised as Business (with or without residential accommodation) – Non Rateable | Waste Management – Business                    | \$620.00   |

**6.3 Stormwater Management Charges**

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|--|---------|
| Annual residential property charge   | \$25.00 |
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