

MINUTES OF THE ORDINARY MEETING OF CANTERBURY CITY COUNCIL, HELD IN THE COUNCIL CHAMBERS, 137 BEAMISH STREET, CAMPSIE ON THURSDAY, 11 DECEMBER 2014 AT 7.43 P.M.

PRESENT

The Mayor, Councillor B. Robson, in the Chair, the Deputy Mayor, Councillor F. Kebbe, and Councillors M. Adler, P. Azzi, M. Hawatt, K. Nam, E. Paschalidis-Chilas, K. Saleh and C. Vasiliades.

The Chairperson acknowledged the traditional owners of the land and paid respect to their ancestors.

OPENING PRAYER

Councillor Vasiliades opened the meeting with a prayer.

CONFIRMATION OF MINUTES

Min. No. 507 RESOLVED (Councillors Hawatt/Adler)

THAT the Minutes of the Council Meeting held on 27 November 2014, numbered 454 to 483, copies of which were previously circulated to the Councillors, be taken as read and confirmed.

APOLOGY

An apology tendered on behalf of Councillor L. Eisler was received and leave granted.

REFERRED COMMITTEE MATTERS

- 1 **338 AND 340 BEAMISH STREET, CAMPSIE: DEMOLITION AND CONSTRUCTION OF BOARDING HOUSE AND ASSOCIATED PARKING**
FILE NO: 73/338D PT2 & 3

Min. No. 508 RESOLVED (Councillors Hawatt/Paschalidis-Chilas)

THAT the development application, DA-299/2014, be approved as a **DEFERRED COMMENCEMENT** Consent under Section 80(3) of the Environmental Planning and Assessment Act, 1979.

- A. This consent is not to operate until the Applicant satisfies Council's Development Engineer in accordance with the requirements of the Canterbury Development Control Plan 2012, within 12 months, of the date of this consent that:
1. Submission of approval of the drainage easement demonstrating the consent of respective downstream owners, inclusive of the following:
 - a) A Land Valuation Report prepared by a registered land owner, with an estimate of the land value of the easement, excluding construction/installation cost,
 - b) A letter of request from the applicant to owners of all possible

- downstream properties, requesting permission to create a private drainage easement through their property, and
- c) A signed letter of correspondence from the downstream property owners either accepting or rejecting the offer.
2. Submission of a Concept Hydraulic Plan in accordance with Council's Development Engineering Standards to the satisfaction of Council's Development Engineer.
- B. The following conditions of consent will be included in the development consent issued by Council after the applicant provides information sufficient to satisfy Council in relation to the conditions of the deferred commencement consent.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE

1. The following must be submitted to either Council or an Accredited Certifier prior to the issuing of a Construction Certificate:
- 1.1. Details of:
- Protection from termites
 - Structural Engineering Plan including method of shoring during excavation
 - Building Specifications
 - Fire Safety Schedule
 - Landscape Plan
 - Hydraulic Plan
 - Firewall Separation
 - Soil and Waste Management Plan
 - BASIX Certification
 - Ventilation of basement carpark
- 1.2. Payment of the Long Service Leave Levy to the Long Service Leave Corporation or to Council.
- 1.3. Payment to Council of:
- | | |
|--------------------------------|-------------|
| Kerb and Gutter Damage Deposit | \$6,273.00 |
| Section 94 Contributions | \$69,272.25 |
| Certificate Registration Fee | \$36.00 |
- 1.4. If you appoint Council as your Principal Certifying Authority, the following fees are payable:
- | | |
|--|------------|
| Construction Certificate Application Fee | \$3,068.00 |
| Inspection Fee | \$1,194.00 |
| Occupation Certificate Fee | \$278.00 |

Note 1: Long Service Leave Levy payment; (Long Service Leave is payable where the value is \$25,000 or more under Part 5 Section 36 of the Building and Construction Industry Long Service Payments Act 1986).

Note 2: If you appoint a Principal Certifying Authority other than Council, the fees shown in this item do not apply, however other fees will apply.

Note 3: When the items in this condition are provided and have been assessed as satisfactory, your Construction Certificate will be posted to you.

Note 4: Section 94 contribution payments are payable by cash, bank cheque, or EFTPOS.

Note 5: All Council fees referred to above are subject to change. You need to refer to our website or contact our Customer Service Centre for a current schedule of fees prior to payment.

BEFORE COMMENCING THE DEVELOPMENT

2. Before the erection of any building in accordance with this Development Consent;
- 2.1. detailed plans and specifications of the building must be endorsed with a

- 2.2. Construction Certificate by the Council or an Accredited Certifier, and you must appoint a Principal Certifying Authority (either Canterbury City Council, or an Accredited Certifier) and notify the Council of the appointment (see Attachment – Notice of Commencement copy), and
- 2.3. you must give the Council at least 2 days' notice of your intention to commence erection of the building (see Attachment – Notice of Commencement copy).

INSURANCE

3. If it is intended to engage a builder or licensed contractor to do the work where it is valued over \$20,000 and is not a multi-storey building then this person must take out home building insurance with a private insurer. The builder or person doing the work must also satisfy Council that they have taken out an insurance policy by producing evidence of the insurance certificate or other documentation. Further information on insurance requirements is available from the Department of Fair Trading (NSW Consumer Protection Agency) on 1800 802 055.

SITE SIGNAGE

4. A sign shall be erected at all times on your building site in a prominent position stating the following:
 - 4.1. The name, address and telephone number(s) of the principal certifying authority for the work, and
 - 4.2. The name of the person in charge of the work site and a telephone number at which that person may be contacted during and outside working hours, and
 - 4.3. That unauthorised entry to the work site is prohibited.

DEMOLITION

5. Demolition must be carried out in accordance with the following:
 - (a) Demolition of the building is to be carried out in accordance with applicable provisions of Australian Standard AS 2601-2001: The Demolition of Structures and the Construction Safety Act Regulations.
 - (b) The demolition of a structure or building involving the removal of dangerous or hazardous materials, including asbestos or materials containing asbestos must be carried out in accordance with the requirements of the Workcover Authority of New South Wales.
 - (c) Demolition being carried out in accordance with the requirements of the Work Health and Safety Regulation 2011.
 - (d) A hoarding or fence must be erected between the building or site of the building and the public place, if the public place or pedestrian or vehicular traffic is likely to be obstructed or rendered inconvenient because of the carrying out of the demolition work.
 - (e) Demolition of buildings is only permitted during the following hours:
 - 7.00 a.m. – 5.00 p.m. Mondays to Fridays
 - 7.00 a.m. – 12.00 noon SaturdaysNo demolition is to be carried out on Sundays or Public Holidays.
 - (f) Burning of demolished building materials is prohibited.
 - (g) Adequate care is to be taken during demolition to ensure that no damage is caused to adjoining properties.
 - (h) Soil and water management facilities must be installed and maintained during demolition in accordance with Council's Stormwater Management Manual. If you do not provide adequate erosion and sediment control measures and/or soil or other debris from the site enters Council's street gutter or road you may receive a \$1500 on-the-spot fine.

- (i) Council's Soil and Water Management warning sign must be displayed on the most prominent point on the demolition site, visible to both the street and site workers. The sign must be displayed throughout demolition.
- (j) The capacity and effectiveness of soil and water management devices must be maintained at all times.
- (k) During the demolition or erection of a building, a sign must be provided in a prominent position stating that unauthorised entry to the premises is prohibited and contain all relevant details of the responsible person/company including a contact number outside working hours.
- (l) A sign is not required where work is being carried out inside, or where the premises are occupied during the works (both during and outside working hours).
- (m) Toilet facilities must be provided to the work site in accordance with WorkCover's NSW "CODE OF PRACTICE" for Amenities for construction work and any relevant requirements of the BCA.
- (n) Removal, cleaning and disposal of lead-based paint conforming to the current NSW Environment Protection Authority's guidelines. Demolition of materials incorporating lead being conducted in strict accordance with sections 1.5, 1.6, 1.7, 3.1 and 3.9 of Australian Standard AS2601-2001: Demolition of Structure. Note: For further advice you may wish to contact the Global Lead Advice and Support Service on 9716 0132 or 1800 626 086 (freecall), or at www.lead.org.au.
- (o) Hazardous dust not being allowed to escape from the site. The use of fine mesh dust proof screens or other measures are recommended.
- (p) Any existing accumulations of dust (eg. ceiling voids and wall cavities) must be removed by the use of an industrial vacuum fitted with a high efficiency particulate air (HEPA) filter. All dusty surfaces and dust created from work is to be suppressed by a fine water spray. Water must not be allowed to enter the street and stormwater systems. Demolition is not to be performed during adverse winds, which may cause dust to spread beyond the site boundaries.

GENERAL

6. The development being carried out in accordance with the plans, specifications and details prepared by Design Studio 407 Architects, dated 08/09/2014 and marked the following:

Drawing Number	Plan Title	Revision	Dated
1330-001	Site Plan	C	08/09/2014
1330-002	Proposed Ground Floor Plan	C	08/09/2014
1330-003	Proposed First Floor Plan	C	08/09/2014
1330-004	Proposed Attic Floor Plan	C	08/09/2014
1330-005	Proposed Roof Plan	C	08/09/2014
1330-006	North and South Elevations	C	08/09/2014
1330-007	East and West Elevations	C	08/09/2014
1330-008	Section AA/Section BB	C	08/09/2014
1330-009	Window Schedule	C	08/09/2014

as received by Council on 9 September 2014 except where amended by the conditions specified in this Notice:

- 6.1. Habitable room windows on the northern and southern elevation to each unit are to provide a minimum sill height of 1.5 metres above FFL on ground and first floor levels.
- 6.2. The proposed decorative screens to balustrading on all elevations are to incorporate vertical rather than curved linear bars.

7. Finishes and materials including the treatment of external walls, balcony balustrades, windows and louvres being in accordance with the approved 'Schedule of Finishes' as received on 14 July 2014. The approved design (including an element or detail of that design) or materials, finishes or colours of the building must not be changed so as to affect the external appearance of the building without the approval of Council.
8. The new building shall be used exclusively for the purposes of a boarding house within the meaning of State Environmental Planning Policy (Affordable Rental Housing) 2009.
 - 8.1 A restrictive covenant is to be registered on the title of the development site in the above terms and restricting any change of use from boarding house accommodation. The covenant is to be registered on the Title of the subject land prior to an Occupation Certificate being issued or the use commencing, whichever is earlier, to the satisfaction of the Council. All costs of the preparation and registration of all associated documentation are to be borne by the applicant.
 - 8.2 The Boarding House is to be registered with the NSW Office of Fair Trading. Notification of the registration of the boarding house is to be provided to the Commissioner for Fair Trading in line with the requirements of the Boarding Houses Act 2012, Part 2, Division 2, prior to the issuing of an "Occupation Certificate."
 - 8.3 The Boarding House to be managed by a Community Housing Association.
 - 8.4 All lodgers must be subject to an Occupancy Agreement for a term of at least three months.
 - 8.5 The formal Occupancy Agreement intended to be used for the property must be submitted to Council in accordance with the NSW Boarding Houses Act 2012. A model occupancy agreement can be obtained from Council.
 - 8.6 Amend Boarding House Plan of Management prepared by Chapman Planning Pty Ltd, dated 10 July 2014, as follows:
 - 8.6.1 Under Clause 14 'Tenancy Agreements' replace the words "The boarding house managing agent..." with the words "The boarding house manager".
 - 8.6.2 Under Clause 7, change subheading "The communal laundry will include" to "Communal Laundry Facilities" and amend text to read as follows:
 - i. 1 laundry tub with hot and cold water
 - ii. 1 washing machine – 5kg automatic
 - iii. 1 dryer" – domestic
 - iv. provide 30m clothes line in outdoor area (can be retractable).
9. No boarding room is to be occupied by more than one (1) adult lodger at any one time.
10. A communal rooftop antenna is to be provided and connected to all units so that it is fully operational prior to the issue of an Occupation Certificate.
11. The applicant/operation of the use shall prepare a Plan of Management for the use. The Plan of Management shall specify how the premises are to be operated as a boarding house, and shall address issues including, but not restricted to, the following:
 - Establishing house rules;
 - Resident behaviours;

- Maintaining good relations with neighbours;
- Noise;
- The use of external areas;
- The holding of parties;
- The consumption of alcohol on the premises;
- The use of stereos and like equipment;
- The carrying out of activities likely to cause a nuisance;
- The parking of vehicles;
- The registering of complaints;
- Dealing with complaints;
- Cleaning of premises;
- Disposal of waste;
- Safety of residents;
- Use of community room;
- Furniture to be included in the community room and courtyard areas;
- Use of car space, motorcycle space and bicycle space.
- Role of the boarding house manager;
- Fire safety and security regulations;
- Energy efficient fittings within the boarding house;
- Use of parking spaces;
- Occupancy agreement and registration, (model occupancy agreement).

The Plan of Management shall be submitted to Council's Team Leader – Youth and Safety for approval prior to the operation of the use, and prior to the issue of the occupation certificate and the use shall be operated in accordance with the approved Plan of Management at all times.

The applicant/operator of the use shall, as part of the Plan of Management, provide the Council and all neighbouring properties with a 24-hour telephone contact number to be used for the registering of complaints. The applicant/operator of the use is to monitor the number and nature of complaints, shall formally register all complaints received and shall detail the action taken to rectify the problems that have arisen. This information shall be collated into a Complaints Log. This condition is to be incorporated in an amended Plan of Management.

12. All materials must be stored wholly within the property boundaries and must not be placed on the footway or roadway.
13. All building operations for the erection or alteration of new buildings must be restricted to the hours of 7.00 a.m. - 5.00 p.m. Monday to Saturday, except that on Saturday no mechanical building equipment can be used after 12.00 noon. No work is allowed on Sundays or Public Holidays.
14. All building operations for the erection or alteration of new buildings must be restricted to the hours of 7.00am to 5.00pm Monday to Saturday, except that on Saturday, no mechanical building equipment can be used after 12.00 noon. No work is allowed on Sundays or Public Holidays.
15. Council's warning sign for Soil and Water Management must be displayed on the most prominent point on the building site, visible to both the street and site workers. The sign must be displayed throughout the construction.
16. All building construction work must comply with the National Construction Code.
17. A copy of the Soil and Water Management Plan must be kept on site at all times and made available to Council officers on request.
18. The capacity and effectiveness of erosion and sediment control devices must be maintained at all times.

19. Concrete pumping contractors must not allow the discharge of waste concrete to the stormwater system. Waste concrete must be collected and disposed of on-site.
20. Materials must not be deposited on Council’s roadways as a result of vehicles leaving the building site.
21. Drains, gutters, roadways and accessways must be maintained free of soil, clay and sediment. Where required, gutters and roadways must be swept regularly to maintain them free from sediment. Do not hose down.
22. A single entry/exit point must be provided to the site which will be constructed of a minimum 40mm aggregate of blue metal or recycled concrete. The depth of the entry/exit point must be 150mm. The length will be no less than 15m and the width no less than 3m. Water from the area above the entry/exit point shall be diverted to an approved sediment filter or trap by a bund or drain located above.
23. The site must be provided with a vehicle washdown area at the exit point of the site. The area must drain to an approved silt trap prior to disposal to the stormwater drainage system in accordance with the requirements of Specification S2 of Council’s Stormwater Management Manual. Vehicle tyres must be clean before leaving the site.
24. Provide a Surveyor’s Certificate to the Principal Certifying Authority prior to walls being erected more than 300mm above adjacent ground surfaces to indicate the exact location of all external walls in relation to allotment boundaries.
25. Provide a Surveyor’s Certificate to the Principal Certifying Authority at all floor levels and roof indicating the finished floor level to a referenced benchmark. These levels must relate to the levels indicated on the approved architectural plans and/or the hydraulic details.
26. This condition has been levied on the development in accordance with Section 94 of the Environmental Planning and Assessment Act 1979 and in accordance with Canterbury City Council’s Development Contributions Plan 2013, after identifying the likelihood that this development will require or increase the demand on public amenities, public services and public facilities in the area.
The amount of the contribution (as at the date of this consent) has been assessed as \$69,272.25. The amount payable is based on the following components:

Contribution Element	Contribution
• Community Facilities	\$6,270.39
• Open Space & Recreation	\$61,234.15
• Plan Administration	\$1,767.71

Note: The contributions payable will be adjusted, at the time of payment, to reflect Consumer Price Index increases which have taken place since the development application was determined.

The contribution is to be paid to Council in full prior to the release of the Construction Certificate, (or for a development not involving building work, the contribution is to be paid to Council in full before the commencement of the activity on the site) in accordance with the requirements of the Contributions Plan.

27. The site being consolidated into one allotment. The Plan of Consolidation being lodged and registered with the Land and Property Information NSW prior to the release of the Occupation Certificate.
28. 4 car off-street car parking spaces being provided in accordance with the submitted plans and AS2890.1: *Off-Street Parking Facilities* and AS2890.6: *Off Street Parking for People With Disabilities*.
29. The applicant shall prepare, and submit, as part of the documentation for a Construction Certificate, a *Construction Management Plan*, which shall include

details of the following:

- 29.1. Details of proposed hours of work and contact details of the Site Manager;
- 29.2. Proposed method of access to and egress from the site for construction vehicles;
- 29.3. Proposed method of loading and unloading of excavation and construction machinery and building materials;
- 29.4. Proposed areas within the site to be used for the storage of excavated materials, construction materials, waste storage containers and construction vehicles during the construction period;
- 29.5. Proposed traffic management measures to ensure safe ingress and egress from the site;
- 29.6. Proposed method of support to any excavation adjacent to adjoining properties or the road reserve. And any run-off from the washing of vehicles and associated sediment control measures.

SHARED ACCOMMODATION

30. Outfitting and operation of the use in accordance with Schedule 1 below [STANDARDS FOR PLACES OF SHARED ACCOMMODATION] of the Local Government (General) Regulation 2005. Council's City Planning Division conducts routine annual inspections in order to ensure compliance with the requirements of the Schedule and a written report of the result of the inspection is issued by the Environmental Officer. A fee is payable for this service under Section 608 of the Local Government Act 1993.

**Local Government (General) Regulation, 2005
Schedule 1 – Standards For Places Of
Shared Accommodation**

Maximum number of boarders and lodgers

1. (1) The number of occupants (not including children under the age of 5 years) must not exceed the maximum number of persons determined by the council to be accommodated in each bedroom or dormitory and in the whole premises.
- (2) The maximum number of persons accommodated in a bedroom, or in a cubicle of a dormitory, must not exceed the number determined by allowing a minimum floor area within the bedroom or cubicle of 5.5 square metres for each person.

Notices

2. (1) A sign indicating the permissible maximum length of time during which a person may board or lodge in the premises must be conspicuously displayed to public view outside the premises.
- (2) A schedule showing the numeral designating each bedroom and dormitory and the number of persons permitted to be accommodated in each must be conspicuously displayed on the premises.
- (3) Each bedroom must be numbered in accordance with the schedule and there must be displayed clearly on the door of or in each bedroom the maximum number of persons allowed to be accommodated in the bedroom.

Light and ventilation

3. (1) Adequate light and ventilation must be maintained in the premises.
- (2) All partitions forming cubicles in a dormitory must be adequately constructed and provide adequate ventilation.

Kitchen facilities

4. (1) Any kitchen facilities and utensils for the storage or preparation of food must be kept in a clean and healthy condition, in good repair, free from foul odours and, as far as practicable, free from dust, flies, insects and vermin.
- (2) The floor of any kitchen must have an approved impervious surface.

General cleanliness

5. (1) All parts of the premises and all appurtenances (including furniture, fittings,

bedsteads, beds and bed linen) must be kept in a clean and healthy condition, and free from vermin.

- (2) Pans, receptacles or other waste storage devices must be kept covered and all waste must be deposited in appropriate pans, receptacles or other waste storage devices.

Furniture and fittings

6. Appropriate furniture and fittings must be provided and maintained in good repair.

Long term residences

7. If the place is one in which persons may board or lodge for 7 days or longer, an adequate number of beds (each provided with a mattress and pillow and an adequate supply of clean blankets or equivalent bed clothing), adequate storage space and blinds curtains or similar devices to screen bedroom and dormitory windows for privacy must be provided for the occupants.

This condition is to be incorporated in an amended Plan of Management.

WASTE MANAGEMENT

31. The property will be allocated 13x240L rubbish bins and 6x240L recycling bins. These bins are to be stored in the waste bin storage room and will be collected by Council's waste collection contractor through the wheel out/wheel back service. The bins are not to be presented on the footpath for collection.
32. The development will be eligible to receive 1x240L garden vegetation bins. The bin is to be stored in the waste bin storage area and presented on the nature strip for collection and returned to the property.
33. The waste bin storage area is to be constructed in accordance with Clause 6.9.4.1 and 6.9.4.2 of the Canterbury Development Control Plan, 2012.
34. Unobstructed and unrestricted access must be provided to the waste bin storage area on collection days from 5.00am.

ENGINEERING

35. Certification from an accredited engineer must be provided to certify that all works have been carried out in accordance with the approved plans, relevant codes and standards.
36. All downpipes, pits and drainage pipes shall be installed to ensure that stormwater is conveyed from the site and into Council's stormwater system in accordance with AUS-SPEC Specifications D5 "Stormwater Drainage Design", AS/NZS3500.3 and Council's DCP 2012, Part 6.4.
37. Full width grated drains being provided across the vehicular entrance/exit to the site where internal areas drain towards the street, and be connected to the drainage system and in accordance with Council's DCP 2012, Part 6.4.
38. The levels of street alignment are to be obtained by payment of the appropriate fee to Council's. These levels are to be incorporated into the designs of the internal pavements, carparks, landscaping and stormwater drainage. Evidence must be provided that these levels have been adopted in the design. As a site inspection and survey by Council is required to obtain the necessary information, payment is required at least 14 days prior to the levels being required.
39. Driveways, parking and service areas are to be constructed or repaired in accordance with the appropriate AUS-SPEC#1 Specifications: C242 – Flexible Pavements; C245 – Asphaltic Concrete; C247 – Mass Concrete Subbase; C248 – Plan or Reinforced Concrete Base; C254 – Segmental Paving; C255 – Bituminous Microsurfacing.
40. The applicant to arrange with the relevant public authority the alteration or removal of any affected services in connection with the development. Any such work being carried out at the applicant's cost.

41. The driveway grades shall be in accordance with the Australian Standard AS2890.1 “Off-Street Parking Part 1 – Carparking Facilities”.

PUBLIC IMPROVEMENTS

42. All redundant vehicular crossings shall be replaced with kerb and the footpath reserve made good by Council or an approved contractor, at the applicant’s cost. The work is to be carried out in accordance with Council’s “Specification for the Construction by Private Contractors of: a) Vehicle Crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter”.
43. The reconstruction of the kerb and gutter along all areas of the site fronting Beamish Street is required. Work to be carried out by Council or an approved contractor, at the applicant’s cost. The work is to be carried out in accordance with Council’s “Specification for the Construction by Private Contractors of: a) Vehicle Crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter”.
44. The reconstruction of concrete footpath paving and associated works along all areas of the site fronting Beamish Street is required. Work being carried out by Council or an approved contractor, at the applicant’s cost. The work is to be carried out in accordance with Council’s “Specification for the Construction by Private Contractors of: a) Vehicle Crossings, b) Concrete Footpath, c) Concrete Kerb & Gutter”.

LANDSCAPING

45. Landscaping is approved in accordance with the submitted Landscape Plan, Drawing No. L01/1-K19112, drawn by Michael Siu Landscape Architects and submitted to Council on 9 September 2014.
46. Two trees are to be provided on the nature strip adjoining the development. This tree is to be a *Tristaniopsis laurina* (common name Water Gum) species and be provided in a 75L container size. The planting of this tree is to be carried out upon the completion of construction by contractors in accordance with AUS-SPEC Specification 0257-Landscape-Roadways and Street Trees. This document is available for purchase from Council.
- 46A. Protect and retain the existing frangipani tree in the front yard of Lot B.
47. All tree supply stocks shall comply with the guidance given in the publication *Specifying Trees: a guide to assessment of tree quality* by Ross Clark (NATSPEC, 2003).
48. All scheduled plant stock shall be pre-ordered, prior to the issue of Construction Certificate or 3 months prior to the commencement of landscape construction works for the supply to the site on time for installation. Written confirmation of the order shall be provided to Council’s Landscape Architect (contact no. 9789 9438), prior to the issue of any Construction Certificate. In addition to the details in the above, the order confirmation shall include name, address and contact details of the supplier, and expected supply date.

DISABILITY ACCESS

49. The development is to be designed and constructed in accordance with the provisions of the Disability (Access to Premises – Buildings) Standards 2010.
50. The communal area and its facilities are to be fully accessible.
51. Paving or flooring in wet area or communal areas are to be non-slip, in wet and dry conditions.
52. The floor levels of the balconies are to be the same as the finished floor levels of the accessible units, with sliding door tracks to be recessed to prevent a trip hazard.

CRIME PREVENTION

53. The site is to be treated with anti-graffiti paint to deter offenders targeting the building and its perimeter. This will preserve the building and increase a sense of maintenance and ownership of the site.

54. All access points to the building (including lifts and stairwells) must be restricted to residents only through a security system. Visitors to the residential complex should be provided with access via the intercom.

SYDNEY WATER REQUIREMENTS

55. A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained. Application must be made through an authorised Water Servicing Co-ordinator. For help either visit Sydney Water's web site at www.sydneywater.com.au/SW/plumbing-building-developing, Water Servicing Coordinators, or telephone 13 20 92. Following application, a "Notice of Requirements" will be forwarded detailing water and sewage extensions to be built and charges to be paid. Please make early contact with the Co-ordinator, since building of water/sewer extensions can be time consuming and may impact on other services and building, driveway or landscape design.
The Section 73 Certificate must be submitted to the Principal Certifying Authority prior to occupation of the development/release of the final plan of subdivision.
56. The approved plans shall be submitted to the appropriate Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements, and if further requirements need to be met. Plans will be appropriately stamped. For Quick Check agent details, please refer to the web site www.sydneywater.com.au, see Your Business, then Building & Developing, then Building & Renovating, or telephone 13 20 92.

CRITICAL INSPECTIONS

57. Class 2, 3 or 4 Buildings
- 57.1. prior to covering of waterproofing in any wet areas, for a minimum of 10% of rooms with wet areas within the building, and
 - 57.2. prior to covering any stormwater drainage connections, and
 - 57.3. after the building work has been completed and prior to any occupation certificate being issued in relation to the building.
58. Section 81(A) of the EP&A Act 1979 requires that a person having the benefit of a development consent, if not carrying out the work as an owner-builder, must notify the principal contractor for the building work of any critical stage inspections and other inspections that are to be carried out in respect of the building work, as nominated in this development consent.
To arrange an inspection by Council please phone 9789-9300 during normal office hours.

COMPLETION OF DEVELOPMENT

59. Obtain an Occupation Certificate from the Principal Certifying Authority before occupation of the development.

WE ALSO ADVISE:

60. This application has been assessed in accordance with the National Construction Code.
61. You should contact Sydney Water prior to carrying out any work to ascertain if infrastructure works need to be carried out as part of your development.
62. Where Council is appointed as the Principal Certifying Authority, you will be required to submit Compliance Certificates in respect of the following:
- Structural engineering work
 - Air handling systems
 - Final fire safety certificate
 - Glazing

- Waterproofing
 - BASIX completion
63. Any works to be carried out by Council at the applicant’s cost need to be applied for in advance.
 64. Before you dig, call “Dial before you Dig” on 1100 (listen to the prompts) or facsimile 1300 652 077 (with your street no./name, side of street and distance from the nearest cross street) for underground utility services information for any excavation areas.
 65. In granting this approval, we have considered the statutory requirements, design, materials and architectural features of the building. No variation to the approved design and external appearance of the building (including colour of materials) will be permitted without our approval.
 66. Compliance with the National Construction Code does not guarantee protection from prosecution under “The Disability Discrimination Act”. Further information is available from the Human Rights and Equal Opportunity Commission on 1800 021 199.
 67. Our decision was made after consideration of the matters listed under Section 79C of the Environmental Planning and Assessment Act 1979, and matters listed in Council’s various Codes and Policies.
 68. If you are not satisfied with this determination, you may:
 - 68.1. Apply for a review of a determination under Section 82A of the Environmental Planning and Assessment Act, 1979. A request for review must be made within 6 months of receipt of this Notice of Determination; or
 - 68.2. Appeal to the Land and Environment Court within 6 months after the date on which you receive this Notice of Determination, under Section 97 of the Environmental Planning and Assessment Act, 1979.

FOR	AGAINST
The Mayor, Councillor Robson	
Deputy Mayor, Councillor F. Kebbe	
Councillor Adler	
Councillor Azzi	
Councillor Hawatt	
Councillor Nam	
Councillor Paschalidis-Chilas	
Councillor K. Saleh	
Councillor Vasiliades	

ADOPTION OF TRAFFIC COMMITTEE REPORT

FILE NO: L-50-3 PT5

Min. No. 509 RESOLVED (Councillors Hawatt/Kebbe)

THAT the minutes of the Traffic Committee meeting held on 24 November 2014 and the recommendations contained therein, be adopted.

OFFICERS REPORTS**1 COUNCILLORS PAYMENT OF EXPENSES AND PROVISION OF FACILITIES POLICY**

FILE NO: A-14-29 PT3

Min. No. 510 RESOLVED (Councillors Hawatt/Azzi)

THAT the policy on Payment of Expenses and Provision of Facilities to Councillors as amended be adopted and forwarded to the Office of Local Government.

2 PROPOSED PARTIAL ROAD CLOSURE: EASTERN CORNER HARP STREET AND NELSON AVENUE, BELMORE

FILE NO: C-140-2 PT35

Min. No. 511 RESOLVED (Councillors Vasiliades/Hawatt)

THAT the matter be deferred to the Council meeting on 26 February 2015 to allow for a site inspection.

3 RECREATION ACTION PLAN - PLAYGROUNDS AND PLAYSPACES FEASIBILITY AND RATIONALISATION STUDY

FILE NO: R-7-5 PT 3; R-7-6

Min. No. 512 RESOLVED (Councillors Hawatt/Paschalidis-Chilas)

THAT

1. The 2013 Strategic Recreation Plan Review and Audit be endorsed;
2. The 2014 Recreation Action Plan be endorsed;
3. The Playgrounds and Playspaces Feasibility and Rationalisation Study be endorsed.
4. Works arising from these studies and plans be incorporated in Council's Rolling Works Program for implementation through our Community Strategic Plan.
5. A report be prepared concerning the establishment of a modern best practice sporting facility in the Canterbury local government area to replace the existing aquatic and fitness centres, to include aquatic and fitness centre services, as well as facilities for other sporting activities, with the report to address likely costs, potential locations, potential sources of funds including Section 94 contributions and State and Federal grants, and scope of services.
6. Recommendation 30 concerning tendering for management of Canterbury and Roselands Aquatic Centres be deferred and forwarded to the Aquatic and Fitness Centres Advisory Committee together with the above report for comment.

During discussion of the above item, the following **ADDENDUM** was proposed and accepted by the mover and seconder of the original motion:**ADDENDUM** (Councillor Adler)

5. A report be prepared concerning the establishment of a modern best practice sporting facility in the Canterbury local government area to replace the existing aquatic and fitness centres, to include aquatic and fitness centre services, as well as facilities for other sporting activities, with the report to address likely costs,

- potential locations, potential sources of funds including Section 94 contributions and State and Federal grants, and scope of services.
6. Recommendation 30 concerning tendering for management of Canterbury and Roselands Aquatic Centres be deferred and forwarded to the Aquatic and Fitness Centres Advisory Committee together with the above report for comment.

During discussion on the above item, Councillor Saleh left the Council Chamber at 7.58 p.m. and returned at 8.00 p.m.

4 RECREATION ADVISORY COMMITTEE
FILE NO: R-71-1

Min. No. 513 RESOLVED (Councillors Hawatt/Paschalidis-Chilas)
THAT

1. The proposed terms of reference and membership of the Recreation Advisory Committee be endorsed;
2. Expressions of interest for membership of the Committee be invited from relevant organisations, clubs and associations.

5 REGIONAL MEALS ON WHEELS NEEDS ASSESSMENT
FILE NO: A-10-7 PT 5

Min. No. 514 RESOLVED (Councillors Hawatt/Kebbe)
THAT funding in the sum of \$5,405 be provided to the Southern Sydney Regional Organisation of Councils towards a regional Meals on Wheels Needs Assessment.

6 REQUEST BY CHINESE BENEFICENCE FEDERATION OF AUSTRALIA INC FOR WAIVER OF FEES AND BOND FOR USE OF ANZAC PARK
FILE NO: A-28-3 PT3

Min. No. 515 RESOLVED (Councillors Hawatt/Saleh)
THAT Council support the request to waive the booking fee of \$400 and the refundable bond of \$2,000 for use of Anzac Park by the Chinese Beneficence Federation of Australia for the for Chinese New Year event on 8 February 2015.

7 REQUEST FROM BELMORE BOWLING AND RECREATION CLUB FOR A REDUCTION IN RENT - 1A LEYLANDS PARADE, BELMORE
FILE NO: B-16-1

Min. No. 516 RESOLVED (Councillors Hawatt/Azzi)
THAT Belmore Bowling and Recreation Club's request for a subsidy be declined.

8 REZONING AND RECLASSIFICATION OF COUNCIL OWNED LAND - AMENDMENT OF CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

FILE NO: C-140-2 PT2

Min. No. 517 RESOLVED (Councillors Hawatt/Kebbe)

THAT Pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, a draft Local Environmental Plan be prepared in respect of those parcels of land described in Schedule 1 hereto, so as to reclassify the land in Schedule 1 from “Community land” to “Operational land” under the Local Government Act 1993 and to provide in the said draft Local Environmental Plan that, upon commencement of the Plan, the land described in the first schedule being public reserve and community classified land shall cease to be public reserve and community classified land and the land will by operation of the Plan be discharged from any trusts, estates, interests, dedications, conditions and covenants affecting the land (or any part) except for those kinds set out in Section 30(1) of the Local Government Act 1993.

SCHEDULE 1

- 103A Penshurst Road, Narwee with legal description of Lot 5 in Deposited Plan 20377
- 3 Arilla Avenue, Riverwood with legal description of Lot 31 in Deposited Plan 35205
- 5-7 Bazentin Street, Belfield with legal description of Lot 1 in Deposited Plan 533571
- 2A Eulabah Avenue, Earlwood with legal description of Lot 22 &23, in DP 20467
- 109 Armitree Street, Kingsgrove with legal description of Lot 215 in DP 14705
- 110 Armitree Street, Kingsgrove with legal description of Lot 183 in DP 14705
- 63 Moxon Road, Punchbowl with legal description of Lot 12 in DP 1089211

THAT Pursuant to Section 55 of the Environmental Planning and Assessment Act 1979, a draft Local Environmental Plan be prepared in respect of those parcels of land described in Schedule 2 hereto, so as to rezone the land in Schedule 2 as listed in the schedule under the Local Government Act 1993 and to provide in the said draft Local Environmental Plan that, upon commencement of the Plan, the land described in the second schedule currently zoned Public Recreation RE1 to be amended as listed in Schedule 2 below

SCHEDULE 2

Rezoned from Public Recreation RE1 to Medium Density Residential R3:

- 3 Arilla Avenue, Riverwood with legal description of Lot 31 in DP 35205
- 5-7 Bazentin Street, Belfield with legal description of Lot 1 in Deposited Plan 533571
- 25 Cullens Road, Punchbowl with legal description of Lot 1A in DP 400683
- 109 Armitree Street, Kingsgrove with legal description of Lot 215 in DP 14705
- 110 Armitree Street, Kingsgrove with legal description of Lot 183 in DP 14705
- 103A Penshurst Road, Narwee with legal description of Lot 5 in DP 20377

Rezoned from Public Recreation RE1 to Low Density Residential R2:

- 2A Eulabah Avenue, Earlwood with legal description of Lot 22 &23, in DP 20467
- 2B Eulabah Avenue, Earlwood with legal description of Lot 1 in DP 1124554

Rezoned from Public Recreation RE1 to Light Industrial IN2:

- 63 Moxon Road, Punchbowl with legal description of Lot 12 in DP 1089211

FOR	AGAINST
The Mayor, Councillor Robson	
Deputy Mayor, Councillor F. Kebbe	
Councillor Adler	
Councillor Azzi	
Councillor Hawatt	
Councillor Nam	
Councillor Paschalidis-Chilas	
Councillor K. Saleh	
Councillor Vasiliades	

9 INVESTMENTS AS AT 30 NOVEMBER 2014

FILE NO: I-30-9 PT4

Min. No. 518 RESOLVED (Councillors Hawatt/Adler)
THAT the report be noted.

At this stage of the meeting the Mayor made a presentation of the Design Quality Award to the owner of 61 First Street, Ashbury, Mr Stuart Gibb.

10 AWARDS FOR DESIGN QUALITY 2014

FILE NO: C-15-1

Min. No. 519 RESOLVED (Councillors Kebbe/Hawatt)
THAT the report be noted.

11 134-140 BRIGHTON AVENUE, CAMPSIE: PLANNING PROPOSAL TO AMEND CANTERBURY LOCAL ENVIRONMENTAL PLAN 2012

FILE NO: T-29-157 PT3

Min. No. 520 RESOLVED (Councillors Hawatt/Adler)
THAT the Planning Proposal to amend Canterbury Local Environmental Plan 2012 relating to 134-140 Brighton Avenue, Campsie, also contain controls to ensure the site can only be developed as one parcel and that parts of the site cannot be independently redeveloped, as exhibited.

FOR	AGAINST
The Mayor, Councillor Robson	
Deputy Mayor, Councillor F. Kebbe	
Councillor Adler	
Councillor Azzi	
Councillor Hawatt	
Councillor Nam	
Councillor Paschalidis-Chilas	
Councillor K. Saleh	
Councillor Vasiliades	

12 396-398 CANTERBURY ROAD, CANTERBURY: DEMOLITION, CONSTRUCTION OF MIXED USE DEVELOPMENT COMPRISING RESIDENTIAL APARTMENTS, COMMERCIAL TENANCIES AND BASEMENT LEVEL PARKING

FILE NO: 150/396D

Min. No. 521 RESOLVED (Councillors Hawatt/Vasiliades)

THAT the matter be deferred to the City Development Committee meeting on 12 February 2015 to allow for a meeting between Council and applicants for this and neighbouring property under development to resolve lane access issue.

DIVISION

A division was taken on the demand of two Councillors.

FOR	AGAINST
Councillor Adler	The Mayor, Councillor Robson
Councillor Azzi	Deputy Mayor, Councillor F. Kebbe
Councillor Hawatt	Councillor Paschalidis-Chilas
Councillor Nam	Councillor K. Saleh
Councillor Vasiliades	

13 15-33 BRIGHTON AVENUE, CROYDON PARK: PLANNING PROPOSAL

FILE NO: T-29-156

Min. No. 522 RESOLVED (Councillors Hawatt/Azzi)

THAT:

1. The land at 15-33 Brighton Avenue, Croydon Park be rezoned to R4 High Density Residential
2. The maximum floor space ratio be set at 2:1 and the maximum building height be set at 15.0 metres as the site has the capacity to accommodate increased development densities and will contribute to the achievement of strategic planning goals to provide higher density housing in an accessible location.
3. A planning proposal be prepared as an amendment to Canterbury Local Environmental Plan 2012 and forwarded to the Department of Planning for Gateway determination and subsequent public exhibition.
4. Councillor Hawatt gave the following reasons for amending the recommendation of the Council officers:
 - The proposed FSR of 2.5:1 is inconsistent with a height of 15 metres.
 - An FSR of 2.5:1 is more consistent with a height of 25 metres.
 - We would not be able to justify an FSR of 2.5:1 in conjunction with a height of 15 metres on urban design grounds to the Department of Planning and Environment.
 - The applicant's own planning proposal for this site suggested an FSR of 2.5:1 in conjunction with a height of 26 metres – they were of the view that this could meet SEPP65 design requirements.
 - The Department requires us to justify our planning proposals – we are looking at their latest response in relation to Sixth Avenue dated 1/12//2014 (increasing the FSR to 3.1:1). In that instance they have advised us they require more

information before they will consider the matter for a gateway determination, including:

- Adequate evidence to justify the outcomes of the proposal.
- Explanation and justification of consistency with the relevant Metro, regional, subregional and Council policies, State Planning Policies and Minister's section 117 Directions, with each inconsistency individually outlined and justified.
- Environmental, social and economic impacts adequately outlined and justified.

FOR	AGAINST
Deputy Mayor, Councillor F. Kebbe	The Mayor, Councillor Robson
Councillor Azzi	Councillor Adler
Councillor Hawatt	Councillor K. Saleh
Councillor Nam	
Councillor Vasiliades	

At the time the Division was taken, Councillor Paschalidis-Chilas was absent from the Council Chambers.

During discussion on the above item,

- Councillor Paschalidis-Chilas left the Council Chamber at 8.39 p.m.
- Councillor Saleh left the Council Chamber at 8.40 p.m. and returned at 8.47 p.m.

ADVISORY COMMITTEES

1 AQUATIC AND FITNESS CENTRES ADVISORY COMMITTEE

FILE NO: A-9-1

Min. No. 523 RESOLVED (Councillors Adler/Saleh)

THAT the minutes of the Aquatic and Fitness Centres Advisory Committee meeting held on 26 November 2014 be endorsed.

During discussion on the above item, Councillor Paschalidis-Chilas returned to the Council Chamber at 8.50 p.m.

2 COMMUNITY SAFETY COMMITTEE

FILE NO: C-245-2 PT22

Min. No. 524 RESOLVED (Councillors Saleh/Hawatt)

THAT the minutes of the Community Safety Committee meeting held on 24 November 2014 be endorsed.

3 **ECONOMIC DEVELOPMENT COMMITTEE**
FILE NO: T-17-12 PT6

Min. No. 525 RESOLVED (Councillors Hawatt/Vasiliades)
THAT the minutes of the Economic Development Committee meeting held on 18 November 2014 be endorsed.

4 **SENIOR CITIZENS ADVISORY COMMITTEE**
FILE NO: S-143-1 PT4

Min. No. 526 RESOLVED (Councillors Hawatt/Vasiliades)
THAT the minutes of the Senior Citizens Advisory Committee meeting held on 20 November 2014 be endorsed.

MOTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN

69/14 **RESCISSION MOTION**
FILE NO: C-123-9, P-8-16

MOTION (Councillors Saleh/Adler)
THAT the resolution made at the Council meeting held on 27 November 2014 reading as follows:

8 **REQUEST FROM AUSTRALIAN NATIONAL SPORTS CLUB
INCORPORATED FOR A WAIVER OF PARK HIRE FEES
ARREARS**
FILE NO: P-8-16

Min. No. 466 RESOLVED (Councillors Hawatt/Nam)
THAT

1. The request for the waiver of fees be refused.
2. Expressions of Interest be called for use of Parry Park Field 4 for the 2015 winter season.

be and is hereby rescinded.

The **MOTION** on being put to the meeting was declared **LOST**.

DIVISION

A division was taken on the demand of two Councillors.

FOR	AGAINST
The Mayor, Councillor Robson	Deputy Mayor, Councillor F. Kebbe
Councillor Adler	Councillor Azzi
Councillor Paschalidis-Chilas	Councillor Hawatt
Councillor K. Saleh	Councillor Nam
	Councillor Vasiliades

70/14 COMPREHENSIVE REVIEW OF CURRENT PLANNING CONTROLS
FILE NO: C-123-6 PT4, T-22-93

Min. No. 527 RESOLVED (Councillors Adler/Hawatt)
THAT

1. A working group of interested councillors be formed to conduct a comprehensive review of the Canterbury Local Environment Plan and the Canterbury Development Control Plan with a view to:
 - Ensuring improved provisions to govern transitional areas between high density and residential zones protect the interests of residents with respect to privacy and overshadowing.
 - Developing improved notification procedures and enhanced community engagement.
 - Ensuring that entrance/exit arrangements for new buildings are designed to maximise road safety with measures to be considered to include wide rear lanes where necessary
 - Addressing any other matter concerning improved design outcomes for developments in high density areas and protection of residential areas from overdevelopment.
2. The working group be convened when the new Director City Planning commences and outcomes reported as soon as feasible in 2015.

During discussion on the above item, Councillor Azzi left the Council Chamber at 8.55 p.m. and returned at 8.57 p.m.

QUESTIONS/BUSINESS WITHOUT NOTICE

1. Councillor Adler asked the General Manager which company was engaged to conduct the Fit for the Future community focus groups and the value of the assignment.

RESPONSE

The General Manager responded that three focus groups were arranged, one in each Ward. He advised that the company engaged is Bluestone at a cost of \$8,000 for the month.

During discussion on the above item, Councillor Saleh left the Council Chamber at 9.07 p.m. and did not return.

CLOSED COUNCIL

In accordance with the Local Government Act 1993 and the Local Government (General) Regulation 2005, the following business is considered to be of a kind as referred to in section 10A(2) of the Act, and should be dealt with as part of the meeting closed to the media and the public. Detailed below is section 10A(2) of the Local Government Act 1993 that sets out those matters which can be dealt with in the closed part of a meeting.

The matters and information are the following:

- (a) personnel matters concerning particular individuals (other than councillors)
- (b) the personal hardship of any resident or ratepayer
- (c) information that would, if disclosed confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business
- (d) commercial information of a confidential nature that would, if disclosed
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the Council or
 - (iii) reveal a trade secret
- (e) information that would, if disclosed, prejudice the maintenance of law
- (f) matters affecting the security of the council, councillors, council staff or council property
- (g) advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the grounds of legal professional privilege
- (h) information concerning the nature and location of a place or an item of Aboriginal significance on community land.

ITEM 1. PROPOSAL TO ACQUIRE COUNCIL OWNED CAR PARK AT 46-47 SOUTH PARADE CAMPSIE

This report was considered in closed council in accordance with Section 10A (2) (c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. Disclosure of the information is not in the public interest as it would affect Council's commercial position in the matter..

ITEM 2. PROPOSED SALE OF LAND 2 NARANI CRESCENT, EARLWOOD

This report was considered in closed council in accordance with Section 10A (2) (c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. Disclosure of the information is not in the public interest as it would affect Council's commercial position in the matter..

ITEM 3. PROPOSED SALE OF PART OF DRAINAGE RESERVE KNOWN AS 3A MYALL STREET, BELMORE

This report was considered in closed council in accordance with Section 10A (2) (c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. Disclosure of the information is not in the public interest as it would affect Council's commercial position in the matter..

ITEM 4. TENDER FOR REPLACEMENT OF PABX

This report was considered in closed council in accordance with Section 10A (2) (c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. Disclosure of the information is not in the public interest as it would affect Council's commercial position in the matter. .

ITEM 5. TENDER FOR FERNHILL RESERVE PLAYGROUND UPGRADE

This report was considered in closed council in accordance with Section 10A (2) (c) of the Local Government Act 1993, as it contains information that would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business. Disclosure of the information is not in the public interest as it would affect Council's commercial position in the matter..

ITEM 6. RENEWAL OF DIRECTORS' CONTRACTS

This report was considered in closed council in accordance with Section 10A (2) (a) of the Local Government Act 1993, as it deals with personnel matters concerning particular individuals.

EXCLUSION OF PRESS AND PUBLIC

In accordance with the provisions of the Local Government Act 1993, the press and the public were advised that it was proposed to consider the above matters, as described on the agenda, in closed council for the reasons specified. The General Manager reported that there were no written submissions received objecting to these matters being considered in closed council and no verbal representations were received from the public gallery.

Min. No. 528 RESOLVED (Councillors Vasiliades/Azzi)

THAT

1. Council resolve into closed council to consider reports, together with any late reports tabled at the meeting.
2. Pursuant to section 10A (1)-(3) of the Local Government Act 1993, the media and public be excluded from the meeting on the basis the business to be considered is classified confidential under the provisions of section 10A(2) as outlined above.
3. The correspondence and reports relevant to the subject business be withheld from access to the media and public as required by section 11(2) of the Local Government Act 1993.

Council closed its meeting at 9.30 p.m. The media and public left the Chamber.

Min. No. 529 RESOLVED (Councillors Kebbe/Hawatt)

THAT Council move out of closed session into open Council.

Open Council resumed at 9.44 p.m.

Min. No. 530 RESOLVED (Councillors Hawatt/Vasiliades)

THAT the following recommendations of the Closed Council meeting on 11 December 2014, be adopted.

1 PROPOSAL TO ACQUIRE COUNCIL OWNED CAR PARK AT 46-47 SOUTH PARADE CAMPSIE

FILE NO: C-140-2 PT23

RECOMMENDATION: (Councillors Azzi/Vasiliades)

THAT

1. We proceed with an Expression of Interest (EOI) offering 46-47 South Parade Campsie for sale with a requirement to maintain not less than 29 car parking spaces on the land, as outlined in the report.
2. Following the evaluation of the Expression of Interest, a report be submitted to Council advising on the EOI's received with a recommendation on whether to proceed with a sale.

2 PROPOSED SALE OF LAND 2 NARANI CRESCENT, EARLWOOD

FILE NO: C-140-2 PT6

RECOMMENDATION: (Councillors Hawatt/Kebbe)

THAT the recommended actions contained in the report be endorsed.

3 PROPOSED SALE OF PART OF DRAINAGE RESERVE KNOWN AS 3A MYALL STREET, BELMORE

FILE NO: C-116-7 PT11

RECOMMENDATION: (Councillors Hawatt/Azzi)

THAT

1. A portion of the Council owned drainage reserve known as 3A Myall Street, Belmore as identified as Lot 3 in Deposited Plan 1173336 be sold to the owner of 4 Myall Street, Belmore for the sum of \$75,000 plus GST.
2. The sale of the land be subject to the conditions as detailed in the report.
3. Funds from the sale be placed in the Property fund.

4 TENDER FOR REPLACEMENT OF PABX

FILE NO: T-5-1 PT7

RECOMMENDATION: (Councillors Hawatt/Azzi)

THAT

1. The tender of Computer Systems Australia be accepted for the Replacement Telephony System for five years.
2. Funds in the sum of \$35,000 be voted to replace our existing PABX in 2014/2015 budget.

5 **TENDER FOR FERNHILL RESERVE PLAYGROUND UPGRADE**

FILE NO: T-8-44

RECOMMENDATION: (Councillors Hawatt/Kebbe)

THAT the tender of Furnass Landscaping Enterprises Pty Ltd for the construction of Fernhill Reserve Playground Upgrade for the sum of \$164,100 (excluding GST), be accepted.

6 **RENEWAL OF DIRECTORS' CONTRACTS**

FILE NO: S-36-60

RECOMMENDATION: (Councillors Hawatt/Paschalidis-Chilas)

THAT

1. The contracts of employment of Andy Sammut, Director of Corporate Services and Wayne Cooper, Director of City Works be renewed for a period of five years from the date of this meeting.
2. The Directors' total remuneration packages be increased in line with the recommendation of remuneration consultant, Mastertek.

The meeting concluded at 9.45 p.m.