

# **ORDINARY COUNCIL MEETING**

## **MINUTES**

Held in the Council Chambers, City of Canada Bay Civic Centre, Drummoyne

**Tuesday, 18 March 2025**

## **Minutes of an Ordinary Council Meeting**

**Held on Tuesday 18 March 2025**

**At the Council Chambers, City of Canada Bay Civic Centre, Drummoyne**

**Commencing at 6:00 PM**

### **Present:**

Cr Megna	Mayor
Cr Bazouni	Councillor
Cr Cirillo	Councillor
Cr Ferguson	Councillor
Cr Jago	Councillor
Cr Mansford	Councillor
Cr Meuross	Councillor
Cr Robinson	Councillor

### **Officers in attendance:**

Mr J Clark	General Manager
Ms Cologna	Director Environment and Planning
Mr E Hutchings	Director Corporate Services and Strategy
Mr G Schuettrumpf	Director City Assets
Mr R Wolfe	Director Community, Culture and Leisure
Ms M Lee	Manager Governance and Risk

### **NOTES**

The meeting commenced at 6.00pm moved into Closed Session at 7.43pm, resumed in Open Session at 7.45pm and concluded at 7.51pm.

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Unconfirmed

## **1 ACKNOWLEDGEMENT OF COUNTRY**

The City of Canada Bay acknowledges the Wangal clan, one of the 29 tribes of the Eora nation and the traditional custodians of this land.

The City's Council pays respect to Elders past and present and extends this respect to all Aboriginal people living in or visiting the City of Canada Bay.

## **2 APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS**

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### **APOLOGIES**

*Note: An apology was received on behalf of Councillor Alafaci.*

### **RESOLVED 023/25**

Moved: Cr Robinson

Seconded: Cr Meuross

That the apology received from Cr Alafaci be accepted and leave of absence granted.

**CARRIED**

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## **3 CONFIRMATION OF MINUTES**

### **3.1 Minutes of Ordinary Council Meeting held 18 February 2025**

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### **RESOLVED 024/25**

Moved: Cr Ferguson

Seconded: Cr Bazouni

That the minutes of the Ordinary Council Meeting of 18 February 2025 copies of which were previously circulated, are hereby confirmed as a true and correct record of the proceedings of that meeting.

**CARRIED**

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## 4 DISCLOSURES OF INTERESTS

Councillor Robinson disclosed a significant non-pecuniary interest in relation to Item 9.1 – DA Determination by the local planning directorate reports for the reason that:

*“My sister and brother-in-law own an apartment at 14 Wolseley Street, Drummoyne under DA2025/0026. I will recuse myself from this motion”*

Councillor Jago disclosed a less than significant non-pecuniary interest in relation to Item 9.2 – Post Exhibition – Planning Proposal – 1 King Street, Concord West and Item 12.5 – Voluntary Planning Agreement – 1 King Street, Concord West for the reason that:

*“I live maybe 150m from the development”*

Councillor Ferguson disclosed a significant non-pecuniary interest in relation to Item 9.2 – Post Exhibition – Planning Proposal – 1 King Street, Concord West and Item 12.5 – Voluntary Planning Agreement – 1 King Street, Concord West for the reason that:

*“I have a historical business association with applicant business arising from employment in insurance industry”*

Councillor Mansford disclosed a less than significant non-pecuniary interest in relation to Notice of Motion 13.2 – Commitment to Council Golf Courses for the reason that:

*“I am a social member of Massey Park Golf Club”*

## 5 MAYORAL MINUTE(S)

### ITEM 5.1 MAYORAL MINUTE - LIMITS ON HOUSING

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#### RESOLVED 025/25

Moved: Cr Megna

That Council write to the Minister for Planning and Public Spaces and the Secretary of the Department of Planning, Housing and Infrastructure raising concern with:

- a) the disproportionate amount of additional growth being imposed on the City of Canada Bay
- b) the impact of hasty, ad-hoc decisions will have on the trust of the community and public confidence in our planning system
- c) the undermining and abandonment of adopted NSW Government Plans and Strategies; and
- d) the lack of state infrastructure commitments to meet the needs of the additional population planned for the City of Canada Bay.
- e) the lack of transparency in calculating the required level of infrastructure especially for schools and public transport.

In Favour: Crs Megna, Bazouni, Cirillo, Ferguson, Jago, Mansford, Meuross and Robinson

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Against: Nil

**CARRIED 8/0**

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**ITEM 5.2 MAYORAL MINUTE - "DRUMMOYNE'S GREAT WAR" BY BRENDAN BATEMAN**

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**RESOLVED 026/25**

Moved: Cr Megna

That:

1. Council's communications team publicise the launch event for "Drummoyne's Great War" through suitable Council communication channels.
2. Five Dock Library and Concord Library purchase copies of each volume.

**CARRIED**

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**6 PUBLIC FORUM**

The Mayor requested each speaker to acknowledge they had been informed that the meeting was to be webcast live and that Council accepts no responsibility for any defamatory comments made.

*Note: The following people addressed Council on the respective items listed on the Agenda.*

*Note: Councillor Ferguson left the Chamber at 6.18pm prior to public participation on this Item.*

*Item 9.2: Post Exhibition – Planning Proposal – 1 King Street, Concord West*

- Gordon Cole

*Note: Councillor Ferguson returned to the Chamber at 6.24pm.*

*Item 13.2: Notice of Motion - Cr Mansford – Commitment to Council Golf Courses*

- Ray McGuinness
- Colleen Yum
- Steve Turner
- Grant Marshall

*Item 13.3: Notice of Motion - Cr Cirillo – Tree application fees and charges – strata complexes*

- Victoria Havryliv
- Victoria Mail
- Christine Roman
- Linda Bisnette

**7 ITEMS RESOLVED BY EXCEPTION**

Nil.

**8 EXECUTIVE SERVICES DIRECTORATE REPORTS**

Nil.

**9 ENVIRONMENT AND PLANNING DIRECTORATE REPORTS****ITEM 9.1 DA DETERMINATIONS BY THE LOCAL PLANNING PANEL AND STAFF UNDER DELEGATION**

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*Note: Councillor Robinson left the Chamber at 7.03pm having disclosed a significant non-pecuniary interest in this Item.*

**RESOLVED 027/25**

Moved: Cr Bazouni

Seconded: Cr Meuross

That Council receive and note the information contained in the report on development application determinations by the Local Planning Panel, and Staff, under delegation for the period 1 February 2025 to 28 February 2025.

Favour: Crs Megna, Bazouni, Cirillo, Ferguson, Jago, Mansford and Meuross

Against: Nil

**CARRIED 7/0**

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*Note: At 7.05pm, Councillor Robinson returned to the Chamber.*

**ITEM 9.2 POST EXHIBITION - PLANNING PROPOSAL - 1 KING STREET CONCORD WEST**

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*Note: Councillor Ferguson left the Chamber at 7.05pm having disclosed a significant non-pecuniary interest in this Item.*

*The following person addressed Council in relation to Item 9.2:*

- Gordon Cole
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**RESOLVED 028/25**

Moved: Cr Bazouni

Seconded: Cr Jago

That:

1. Council notes the Report on Submissions at Attachment A and DCP Urban Design Review at Attachment E, following the public exhibition of the Planning Proposal for 1 King Street, Concord West and part of 19-21 George Street, North Strathfield;
2. The Planning Proposal at Attachment B be adopted for submission to the Department of Planning, Housing and Infrastructure for finalisation;
3. The draft *Canada Bay Development Control Plan* (DCP) at Attachment C to the report, be adopted and come into effect upon the gazettal of the Local Environmental Plan amendment;
4. The draft *Local Infrastructure Contribution Plan* at Attachment D to the report, be adopted and come into effect on the day on which a notice of the decision to approve the plan is published on the council's website;
5. Authority be delegated to the General Manager to make minor amendments to the Planning Proposal to correct any drafting errors prior to finalisation of the Local Environmental Plan;
6. The decision of the Housing Delivery Authority to recommend that a proposal for the site be declared Stage Significant Development with a concurrent rezoning process is noted, and that the merit of any revised proposal will be subject to a separate submission by Council to the Department of Planning, Housing and Infrastructure.

In Favour: Crs Megna, Bazouni, Cirillo, Jago, Mansford, Meuross and RobinsonAgainst: Nil**CARRIED 7/0**

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**NOTE:** AT 7.15PM, COUNCILLOR FERGUSON RETURNED TO THE CHAMBER.**10 CITY ASSETS DIRECTORATE REPORTS****ITEM 10.1 CITY OF CANADA BAY LOCAL TRAFFIC COMMITTEE MINUTES - 13 FEBRUARY 2025**

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**RESOLVED 029/25**

Moved: Cr Robinson

Seconded: Cr Meuross

That the minutes and recommendations of the City of Canada Bay Traffic Committee Meeting held 13 February 2025, attached to the report, be adopted.

**CARRIED**

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**ITEM 10.2 DRAFT MASTERPLAN FOR QUEEN ELIZABETH & GODDARD PARKS**

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**RESOLVED 030/25**

Moved: Cr Robinson

Seconded: Cr Bazouni

That:

1. Council endorse the draft Masterplan for Queen Elizabeth / Goddard Parks attached to the report for public exhibition.
2. Following public exhibition, a report be prepared and submitted to Council detailing the outcomes of the public exhibition process referred to in (1) above and to consider the adoption of the final Masterplan for Queen Elizabeth / Goddard Parks.

**CARRIED**

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**11 COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS****ITEM 11.1 MEMBERSHIP OF COUNCIL COMMITTEES - COMMUNITY REPRESENTATIVES**

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**RESOLVED 031/25**

Moved: Cr Jago

Seconded: Cr Robinson

That:

1. Council endorse the nominees recommended for membership of the Environment Advisory Committee, circulated under separate cover.
2. Council endorse the nominees recommended for membership of the Rhodes Community Committee, circulated under separate cover.
3. Council endorse the nominees recommended for membership of the Access and Inclusion Committee, circulated under separate cover.
4. All nominees are advised of the outcome of the nomination process.

**CARRIED**

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**ITEM 11.2 CITY OF CANADA BAY ARTS AND CULTURE COMMITTEE MEETING MINUTES -  
6 MARCH 2025**

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**RESOLVED 032/25**

Moved: Cr Jago

Seconded: Cr Ferguson

That:

1. The minutes of the ordinary meeting of the City of Canada Bay Arts and Culture Committee held on 6 March 2025, attached to the report, be received and noted.
2. Council's Art Collection Policy, attached to the report, be updated to reflect a number of administrative changes, as detailed in the report.

**CARRIED**

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**ITEM 11.3 RHODES RECREATION CENTRE - ART STRATEGY**

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**RESOLVED 033/25**

Moved: Cr Jago

Seconded: Cr Cirillo

That the Rhodes Recreation Centre – Art Strategy, attached to the report, be adopted.

**CARRIED**

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**12 CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS**

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**ITEM 12.1 PROPOSED CLASSIFICATION RHODES RECREATION CENTRE-MARQUET &  
WALKER STREETS, RHODES AS OPERATIONAL LAND**

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**RESOLVED 034/25**

Moved: Cr Bazouni

Seconded: Cr Robinson

That:

1. In accordance with Section 34 of the Local Government Act 1993, Council undertakes public notification of its intention to classify the Rhodes Recreation Centre, Marquet and Walker Streets, Rhodes as Operational land.
2. A further report be prepared and submitted to Council on the outcomes of the public notification process.

**CARRIED**

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**ITEM 12.2 CASH AND INVESTMENTS REPORT - FEBRUARY 2025**

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**RESOLVED 035/25**

Moved: Cr Jago

Seconded: Cr Meuross

That the Cash and Investments Report for February 2025, attached to the report, be received and noted.

**CARRIED**

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**ITEM 12.3 NEW COUNCIL TERM PECUNIARY INTEREST RETURNS BY COUNCILLORS**

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**RESOLVED 036/25**

Moved: Cr Jago

Seconded: Cr Ferguson

That the tabling of pecuniary interest returns for Councillors elected at the September 2024 elections be received and noted.

**CARRIED**

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**ITEM 12.4 COUNCILLOR EXPENSES AND FACILITIES POLICY**

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**RESOLVED 037/25**

Moved: Cr Jago

Seconded: Cr Bazouni

That:

1. The draft Councillor Expenses and Facilities Policy attached to the report be placed on public exhibition for a period of not less than 28 days.
2. Following the public exhibition referred to in 1. above a further report, including any submissions made, be prepared and submitted to the May 2025 Council Meeting.

**CARRIED**

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**ITEM 12.5 VOLUNTARY PLANNING AGREEMENT - 1 KING STREET, CONCORD WEST**

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*Note: Councillor Ferguson left the Chamber at 7.19pm having disclosed a significant non-pecuniary interest in this Item.*

**RESOLVED 038/25**

Moved: Cr Bazouni

Seconded: Cr Jago

That:

1. Council approves the draft Voluntary Planning Agreement for 1 King Street, Concord West between the City of Canada Bay and Concord West Property Pty Ltd.
2. The General Manager be authorised to execute the draft Voluntary Planning Agreement for 1 King Street Concord West and sign all documents as required to register the draft Voluntary Planning Agreement on title as it relates to 1 King Street, Concord West.

In Favour: Crs Megna, Bazouni, Cirillo, Jago, Mansford, Meuross and Robinson

Against: Nil

**CARRIED 7/0**

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*Note: At 7.20pm, Councillor Ferguson returned to the Chamber.*

**13 NOTICES OF MOTION****ITEM 13.1 NOTICE OF MOTION - CR ROBINSON - CITY OF CANADA BAY COUNCIL SCHOOLS' TREE COMPETITION**

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**RESOLVED 039/25**

Moved: Cr Robinson

Seconded: Cr Jago

That:

1. Council officers investigate the establishment of a 'Canada Bay Council Schools Tree Planting Competition' to promote tree planting in private residential dwellings and other accessible locations to educate school children about the importance of growing plants and trees and to increase tree canopy coverage across the LGA.
2. That following the investigation referred to in 1 above a report be prepared and submitted to a future Council meeting.

**CARRIED**

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**ITEM 13.2 NOTICE OF MOTION - CR MANSFORD - COMMITMENT TO COUNCIL GOLF COURSES**

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*The following people addressed Council in relation to Notice of Motion 13.2:*

- Ray McGuiness
- Colleen Yum
- Steve Turner
- Grant Marshall

**RESOLVED 040/25**

Moved: Cr Mansford

Seconded: Cr Cirillo

That:

1. Council affirms its commitment to quality and affordable public golf in the City of Canada Bay through its continued investment in Barnwell Park and Massey Park Golf Clubs.
2. The Mayor write to the Minister for Land and Property, the Hon. Steve Kamper MP advising him of Council's position regarding its public golf courses and the value that Council and the community places on these assets
3. The City of Canada Bay Council and its residents utterly oppose any land grab by the Minns Government of our public golf courses at Barnwell Park and Massey Park.

**CARRIED**

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**ITEM 13.3 NOTICE OF MOTION - CR CIRILLO - TREE APPLICATION FEES AND CHARGES - STRATA COMPLEXES**

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*The following people addressed Council in relation to Notice of Motion 13.3:*

- Victoria Havryliv
- Victoria Mail
- Christine Roman
- Linda Bisnette

**RESOLVED 041/25**

Moved: Cr Cirillo

Seconded: Cr Ferguson

That:

1. Council officers undertake a review of Council' 2021 decision to categorise multi-residential complexes, including strata residences, as 'Commercial Organisations and Other' for tree application fees and charges
  2. The review referred to in 1. above:
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- a) Recognise that the fee applying to residential (non-strata) applicants is lower than for multi-residential complexes.
  - b) Explicitly identify, consider, and report on any differences in costs associated with assessing applications between residential (non-strata) properties and multi-residential complexes, including strata, to ensure a fair and equitable fee structure.
  - c) Take into account that residents of multi-residential complexes pay strata fees in addition to council rates, fees, and charges, and that these complexes are ineligible for the Eligible Pensioner rate, regardless of the number of pensioners residing within them.
  - d) Consider that the gardens of some multi-residential complexes, such as the Abbotsford Cove gardens, are enjoyed by members of the Canada Bay community who do not reside within the complex.

**CARRIED**

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#### **14 NOTICES OF MOTION OF RESCISSION**

Nil.

#### **15 MATTERS OF URGENCY**

Nil.

#### **16 QUESTIONS WITH NOTICE**

Nil.

#### **17 CONFIDENTIAL MATTERS**

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##### **RESOLVED 042/25**

Moved: Cr Jago

Seconded: Cr Bazouni

That:

1. Council moves into closed session to deal with the matters listed below, which are classified as confidential under section 10A(2) of the *Local Government Act, 1993* for the reasons specified:
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**ITEM 17.1 PROPERTY ACQUISITION**

This matter is considered to be confidential under Section 10A(2) - (c) of the Local Government Act, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Further it is considered that discussions of this matter in open Council would, on balance, be contrary to the public interest as it would prejudice Council's ability to secure the optimum outcome for the community.

**ITEM 17.2 PROPOSED SALE OF PROPERTY**

This matter is considered to be confidential under Section 10A(2) - (c) of the Local Government Act, as it deals with information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Further it is considered that discussions of this matter in open Council would, on balance, be contrary to the public interest as it would prejudice Council's ability to secure the optimum outcome for the community.

2. Pursuant to section 10A(1), 10(2) and 10A(3) of the Local Government Act, the media and public be excluded from the meeting on the basis that the business to be considered is classified as confidential under section 10A(2) of the Local Government Act.
3. The correspondence and reports relevant to the subject business be withheld from the media and public as provided by section 11(2) of the Local Government Act.
4. The resolutions made by the Council in Closed Session be made public after the conclusion of the closed session and such resolutions be recorded in the minutes of the Council meeting.

**CARRIED**

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*Note: At 7.43pm the Council moved into Closed Session.*

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**ITEM 17.1 PROPERTY ACQUISITION****RESOLVED 043/25**

Moved: Cr Jago

Seconded: Cr Bazouni

That:

1. Council is satisfied that, pursuant to Section 10A(2) of the Local Government Act 1993, the information to be received, discussed or considered in relation to this agenda item is:
    - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
  2. The General Manager be authorised to complete all actions associated with the proposed acquisition of the subject property as outlined in the body of the report.
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3. Subject to the exchange of contracts, Council approves the funding strategy to purchase the subject property as identified in the body of the report.
4. The General Manager be authorised to sign, where required, all documentation to finalise the purchase of the property.
5. Subject to the successful acquisition of the property, Council endorses the classification of the subject property as Operational Land under the provisions of the Local Government Act 1993.
6. Subject to the successful acquisition of the property as referred to in 5 above, Council approves to publicly notify its intention to classify the subject property as Operational pursuant to Section 31 of the Local Government Act 1993.
7. A further report be prepared and submitted to a future meeting of Council on the outcomes of the public notification process as referred to in 6 above.

**CARRIED**

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**ITEM 17.2 PROPOSED SALE OF PROPERTY**

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**RESOLVED 044/25**

Moved: Cr Bazouni

Seconded: Cr Meuross

That:

1. Council is satisfied that, pursuant to Section 10A(2) of the Local Government Act 1993, the information to be received, discussed or considered in relation to this agenda item is:
  - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
2. Council approves the sale of 1a Chapman Street, Strathfield through the recommended process as provided in the body of the report.
3. The General Manager be authorised to execute any documentation required to finalise the sale of the subject property.

**CARRIED**

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**RESUMPTION OF OPEN SESSION**

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**RESOLVED 045/25**

Moved: Cr Jago

Seconded: Cr Meuross

That the Council resume in Open Session.

**CARRIED**

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*Note: At 7.45pm, the Council in Closed Session returned to Open Session.*

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## 18 CONFIDENTIAL RESOLUTIONS

In accordance with Council's Code of Meeting Practice clauses 14.21 and 14.22 the resolutions passed in closed session (including resolutions of confidential reports resolved by exception earlier in the meeting) were made public by the chairperson, displayed on the public screens and livestreamed during a part of the meeting that was webcast.

The meeting concluded at 7.51pm.

This is the final page of the minutes comprising 18 pages numbered 1 to 18 of the Ordinary Council Meeting held on Tuesday 18 March 2025 and confirmed on Tuesday 15 April 2025.

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Mayor

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General Manager