

ORDINARY COUNCIL MEETING

MINUTES

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

Tuesday, 21 July 2026

Minutes of an Ordinary Council Meeting

Held on Tuesday 21 July 2026

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

Commencing at 6:00 PM

Present:

Cr Megna	Mayor
Cr Alafaci	Councillor
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 S Anderson	Acting Director Environment and Planning
Mr G Schuettrumpf	Director City Assets
Ms R Hensman	Director Community Culture and Leisure
Mr J Di Leo	Director Corporate Services and Strategy
Ms R Winn	Manager Governance Risk and Strategy
Ms K Fleming	Minute Taker

NOTES

The meeting commenced at 6:00pm and went into Closed Session at 7.17pm resumed in Open Session at 7.41pm and concluded at 7.44pm.

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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

Nil.

3 CONFIRMATION OF MINUTES

3.1 Minutes of Ordinary Council Meeting held 16 June 2026

RESOLVED 117/26

Moved: Cr Bazouni

Seconded: Cr Robinson

That the minutes of the Ordinary Council Meeting of 16 June 2026 copies of which were previously circulated, are hereby confirmed as a true and correct record of the proceedings of that meeting.

CARRIED

4 DISCLOSURES OF INTERESTS

Clr Ferguson disclosed a pecuniary interest in relation to:

- Item 11.1 – Churchill Tucker Park, Rhodes – Proposed tender and lease of community land for telecommunications infrastructure.

“For the reason that potentially the beneficiary of this leasing proposal is a client of my firm FBIB”

5 MAYORAL MINUTE(S)**ITEM 5.1 MAYORAL MINUTE - CR MEGNA - LIVVING ROOM PROJECT**

RESOLVED 118/26

Moved: Cr Megna

That subject to the lodgement and approval of a modification application to DA2023/0033, Council authorise the refund of the Section 7.12 development contribution levy associated with the LIVVing Room development at Timbrell Park, Five Dock.

CARRIED

ITEM 5.2 MAYORAL MINUTE - CR MEGNA - HOUSING GROWTH AND STATE INFRASTRUCTURE IN CANADA BAY

The following persons addressed Council in Public Forum in relation to Item 5.2.

- *David Mawby*
- *Socrates Cappas (representing Drummoyne Responsible Development Action Group) – distributed a document*
- *Louise Lin*

RESOLVED 119/26

Moved: Cr Megna

That Council:

1. Write to the NSW Minister for Planning and Public Spaces and Minister for Transport requesting responses to the following questions:
 - a. What new investment is being made in hospital and schools in the City of Canada Bay to support the scale of population growth now being directed into our area?
 - b. Which existing schools will receive additional capacity, when will that capacity be delivered, and what funding has been allocated?
 - c. When will the NSW Government announce the location, funding, delivery timetable and operating plan for the long-promised Rhodes ferry wharf and ferry service to the Rhodes Peninsula?
 - d. When will Rhodes Train Station receive the NSW Government investment needed to support the growth being approved around it including accessibility and passenger safety.
 - e. What transport modelling, validation and infrastructure capacity assessments have been undertaken to demonstrate that the road, public transport and active transport networks can accommodate this cumulative growth, and what thresholds have been identified beyond which further dwelling increases cannot be supported without major infrastructure investment?
 - f. When will the NSW Government release key data underlying its projections for school places, T9 and Metro passengers and capacity.
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2. Share information with residents through its communications channels highlighting the scale of the housing and population growth being directed into the City of Canada Bay, the infrastructure burden this places on our community, and the need for greater NSW Government investment in schools, transport, roads, open space and community services.
 3. Officers develop and maintain a dedicated webpage, including a dynamic map, that identifies major development proposals and State-led planning processes across the City of Canada Bay, is regularly updated as new proposals emerge, and provides residents with direct information about how to make submissions through the relevant NSW Government consultation portal. Where publicly available, details of associated infrastructure commitments, the responsible government agency, funding status and anticipated delivery timeframe should also be shown.
 4. Write to the Member for Drummoyne advising of the above actions and welcoming her assistance and support in progressing these important matters for our residents.

CARRIED

6 ITEMS RESOLVED BY EXCEPTION

Nil.

7 EXECUTIVE SERVICES DIRECTORATE REPORTS

Nil.

8 ENVIRONMENT AND PLANNING DIRECTORATE REPORTS

ITEM 8.1 T9 RAIL LINE AND RHODES FERRY WHARF - RESPONSE TO COUNCIL RESOLUTIONS

RESOLVED 120/26

Moved: Cr Ferguson

Seconded: Cr Jago

That:

- 1) The outcome of the meeting between Council Officers and Transport for NSW regarding rail line capacity along the T9 Northern Line, station capacity between Rhodes and North Strathfield, and the status of the proposed Rhodes Ferry Wharf be noted.
- 2) Council Officers prepare and submit a report seeking a preferred outcome for the proposed Rhodes Ferry Wharf.

CARRIED

ITEM 8.2 SUBMISSION TO NSW NET ZERO COMMISSION ON EMISSIONS PATHWAYS

RESOLVED 121/26

Moved: Cr Jago

Seconded: Cr Mansford

That Council:

1. Endorse the submission to the NSW Net Zero Commission's Decarbonisation Pathways Call for Evidence in Attachment 1 to the report.
2. Authorise the General Manager to make any minor editorial or administrative amendments necessary to finalise and lodge the submission prior to the closing date on 31 July 2026.

CARRIED

ITEM 8.3 CITY OF CANADA BAY - ENVIRONMENT ADVISORY COMMITTEE MINUTES - 25 JUNE 2026

RESOLVED 122/26

Moved: Cr Mansford

Seconded: Cr Jago

That the Minutes of the Environment Advisory Committee held on 25 June 2026, attached to the report, be noted.

CARRIED

9 CITY ASSETS DIRECTORATE REPORTS**ITEM 9.1 CITY OF CANADA BAY LOCAL TRANSPORT FORUM MINUTES - 11 JUNE 2026**

RESOLVED 123/26

Moved: Cr Robinson

Seconded: Cr Jago

That the minutes and recommendations of the City of Canada Bay Local Transport Forum Meeting held 11 June 2026 attached to the report be adopted.

CARRIED

ITEM 9.2 CAMPBELL AND LYSAGHT PARKS PRECINCT DRAFT MASTERPLAN

RESOLVED 124/26

Moved: Cr Bazouni

Seconded: Cr Jago

That:

1. Council endorse the draft Campbell and Lysaght Parks Precinct Masterplan attached to the report for public exhibition.
2. Following public exhibition, a report be prepared and submitted to a future meeting of Council detailing the outcomes of the public exhibition process referred to in (1) above and to consider the adoption of the final Campbell and Lysaght Parks Precinct Masterplan.

CARRIED

ITEM 9.3 CABARITA PARK AND FRIENDS OF CABARITA PARK AND WHARF

RESOLVED 125/26

Moved: Cr Ferguson

Seconded: Cr Bazouni

That the report in response to the resolution of 17 February 2026 regarding Cabarita Park and Wharf be received and noted.

CARRIED

ITEM 9.4 AVENUES OF HONOUR - CONCORD ROAD AND CABARITA PARK

RESOLVED 126/26

Moved: Cr Ferguson

Seconded: Cr Robinson

That the report in response to Council's resolution of 15 March 2022 regarding options to commemorate and re-establish the Avenues of Honour in Cabarita Park and Concord Road be received and noted.

CARRIED

10 COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS

Nil.

11 CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS

Note: At 6:51pm Councillor Ferguson left the Chamber having disclosed a pecuniary interest in Item 11.1.

ITEM 11.1 CHURCHILL TUCKER PARK, RHODES - PROPOSED TENDER AND LEASE OF COMMUNITY LAND FOR TELECOMMUNICATIONS INFRASTRUCTURE

RESOLVED 127/26

Moved: Cr Robinson

Seconded: Cr Bazouni

That:

1. The submission received in response to the public notice of the proposed tender for leasing of land for the installation of mobile telecommunications infrastructure at Churchill Tucker Park, Rhodes be noted.
2. Tenders be invited for the leasing of land and installation of mobile telecommunications infrastructure at Churchill Tucker Park, Rhodes.
3. A further report be prepared and submitted to a future Council meeting on the outcomes of the Tender process.

CARRIED

Note: At 7.04pm Councillor Ferguson returned to the meeting.

ITEM 11.2 BUSINESS USE OF PUBLIC FOOTPATH POLICY AND PROCEDURE

RESOLVED 128/26

Moved: Cr Meuross

Seconded: Cr Bazouni

That the Business Use of Public Footpath Policy and Procedure attached to the report be adopted and promoted through Council's communication channels.

CARRIED

ITEM 11.3 CASH AND INVESTMENTS REPORT - JUNE 2026

RESOLVED 129/26

Moved: Cr Robinson

Seconded: Cr Jago

That the June 2026 Cash and Investments Report as attached to the report be received and noted.

CARRIED

**ITEM 11.4 OPERATIONAL LAND CLASSIFICATION - PART OF 2 GIPPS STREET, CONCORD
(RESERVE 1041854)**

RESOLVED 130/26

Moved: Cr Bazouni

Seconded: Cr Mansford

That:

1. In accordance with Section 34 of the Local Government Act 1993, Council undertakes public notification of its intention to classify Part Lot 30 and Whole Lot 32 in Deposition Plan 1282364 (Reserve 1041854) 2 Gipps Street, Concord as Operational Land.
2. The General Manager be authorised to execute on behalf of Council any documents associated with the application to NSW Department of Industry – Lands and Water to classify Part Lot 30 and Whole Lot 32 in Deposition Plan 1282364 (Reserve 1041854) 2 Gipps Street, Concord as Operational Land, including writing to the Minister of Lands and Property.
3. A further report be prepared and submitted to a future meeting of Council post the completion of the public notification period.

CARRIED

12 NOTICES OF MOTION**ITEM 12.1 NOTICE OF MOTION - CR FERGUSON - PROPOSED CANADA BAY MEN'S
KITCHEN ASSOCIATION SERVICE**

The following person addressed Council in Public Forum in relation to Item 12.1.

- *Peter Bazzana (representing Men's Kitchen Association)*

RESOLVED 131/26

Moved: Cr Ferguson

Seconded: Cr Cirillo

That Council:

1. Note that officers have met with the Men's Kitchen Association and explored potential opportunities to assist with establishing a Men's Kitchen Association Service within the City of Canada Bay.
2. Officers prepare and submit a report to a future meeting of Council detailing the outcomes of 1 above.

CARRIED

13 NOTICES OF MOTION OF RESCISSION

Nil.

14 MATTERS OF URGENCY**ITEM 14.1 - MOTION OF URGENCY**

RESOLUTION 132/26

Moved: Cr Jago

Seconded: Cr Mansford

That as a matter of urgency Council considers a motion in relation to State Significant Development Application SSD-95341456, Concord West.

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

Against: Nil

CARRIED 9/0

ITEM 14.2 STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-95341456, CONCORD WEST

RESOLVED 133/26

Moved: Cr Jago

Seconded: Cr Mansford

That:

1. Council writes to residents likely to be impacted, in accordance with Council's Community Participation Plan, by the proposed development at **7 Concord Avenue, 202 George Street and 69-73 Victoria Avenue, Concord West**, advising them of public exhibition details and the opportunity to comment on the proposal once the public exhibition period commences.
 2. A submission be prepared and submitted to the Department of Planning, Housing and Infrastructure on the proposal during the public exhibition period, focused on:
 - built form and amenity impacts;
 - traffic and transport issues;
 - flooding, evacuation and resilience considerations;
 - infrastructure and community facility impacts;
 - cumulative impacts associated with other redevelopment sites, approved and pending development applications, recent housing reforms and the adjacent Homebush Transport Oriented Development Precinct; and
 - any other matter of material importance.
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In Favour: Crs Megna, Alafaci, Bazouni, Cirillo, Ferguson, Jago, Mansford, Meuross and Robinson

Against: Nil

CARRIED 9/0

15 QUESTIONS WITH NOTICE

Nil.

16 CONFIDENTIAL MATTERS

RESOLVED 134/26

Moved: Cr Robinson

Seconded: Cr Jago

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:

ITEM 16.1 SUPPLY AND DELIVERY OF BINS, CADDIES AND COMPOSTABLE BAGS - TENDER

This matter is considered to be confidential under Section 10A(2) - (d) (i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

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 16.2 LEASE - GODDARD PARK, CONCORD

This matter is considered to be confidential under Section 10A(2) - (d) (i) of the Local Government Act, as it deals with commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

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.
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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

Note: At 7.17pm the Council moved into Closed Session.

ITEM 16.1 SUPPLY AND DELIVERY OF BINS, CADDIES AND COMPOSTABLE BAGS - TENDER

RESOLVED 135/26

Moved: Cr Jago

Seconded: Cr Robinson

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:
 - (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.
2. Council receives the confidential Tender Evaluation Report for RFT 2026/EP2;
3. In accordance with s. 178 of the Local Government (General) Regulation 2021 (NSW), Council accepts the alternative tender from Source Separations Systems Pty Ltd (ACN 124 710 210);
4. Council authorises the General Manager to execute the relevant contract documents for RFT 2026/EP2; and
5. All tenderers are notified the outcome of the tender process.

CARRIED

ITEM 16.2 LEASE - GODDARD PARK, CONCORD

MOTION

Moved: Cr Bazouni

Seconded: Cr Jago

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:
 - (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.
 2. A lease over part of Reserve D.500302, known as Goddard Park, Concord be granted to Wests Tigers Rugby League Football Pty Ltd for a period of two (2) years, subject to the
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terms contained in the report and subject to compliance with the public notice provisions of s47 of the Local Government Act 1993.

3. In the event that no submissions are received in response to the public notice process referred to in (2) above, the General Manager be authorised to finalise any matters contained within the body of the report and execute the Lease on behalf of Council.
4. In the event of submissions being received in response to the public notice process referred to in (2) above, a further report, including details of such submissions, be prepared and submitted to a future meeting of Council.

AMENDMENT

Moved: Cr Ferguson

Seconded: Cr Jago

That the matter be deferred for Council officers to explore the needs of the incumbent sporting clubs at Goddard Park.

Note: The voting on the Amendment was five (5) For and four (4) Against. The Amendment was Lost.

RESOLVED 136/26

Moved: Cr Bazouni

Seconded: Cr Jago

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:
 - (d) (i) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.
2. A lease over part of Reserve D.500302, known as Goddard Park, Concord be granted to Wests Tigers Rugby League Football Pty Ltd for a period of two (2) years, subject to the terms contained in the report and subject to compliance with the public notice provisions of s47 of the Local Government Act 1993.
3. In the event that no submissions are received in response to the public notice process referred to in (2) above, the General Manager be authorised to finalise any matters contained within the body of the report and execute the Lease on behalf of Council.
4. In the event of submissions being received in response to the public notice process referred to in (2) above, a further report, including details of such submissions, be prepared and submitted to a future meeting of Council.

CARRIED

Note: The Motion was then put and Carried.

RESOLVED 137/26

Moved: Cr Robinson

Seconded: Cr Bazouni

That the Council resume in Open Session.

CARRIED

At 7.41pm, the Council in Closed Session returned to Open Session.

17 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 7.44pm.

This is the final page of the minutes comprising 16 pages numbered 1 to 16 of the Ordinary Council Meeting held on Tuesday 21 July 2026 and confirmed on Tuesday 18 August 2026.



Mayor

Acting General Manager