

ORDINARY COUNCIL MEETING

AGENDA

Notice is hereby given that an Ordinary Council Meeting will be held at the:

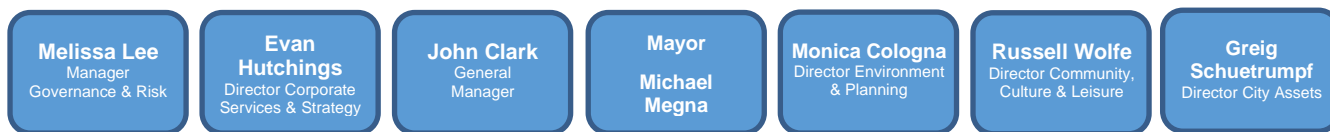
Council Chambers, City of Canada Bay Civic Centre, Drummoyne

Tuesday, 17 June 2025

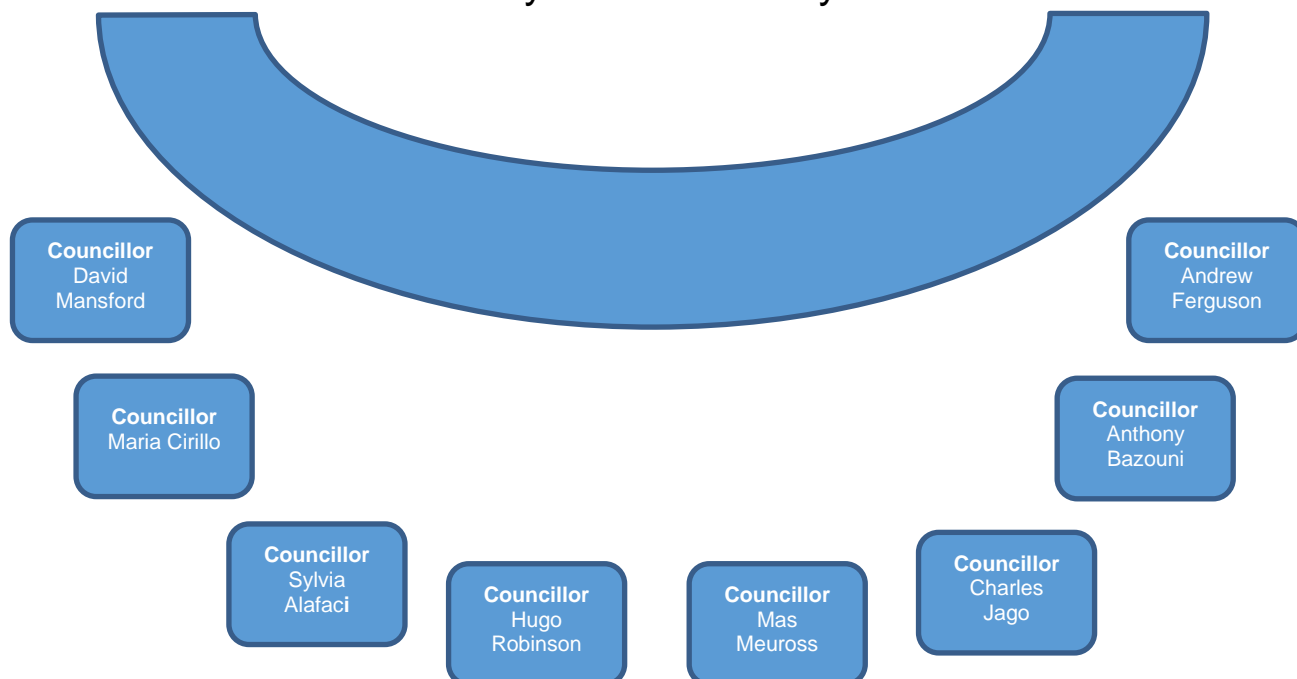
Beginning at 6:00 PM for the purpose of considering and determining matters included in this agenda.



John Clark
General Manager



Councillors City of Canada Bay



Statement of Ethical Obligations

The Mayor and Councillors are bound by the Oath/Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Canada Bay and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

It is also a requirement that the Mayor and Councillors disclose conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with Council's Code of Conduct and Code of Meeting Practice.

Agenda for an Ordinary Council Meeting

to be held on Tuesday 17 June 2025

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

Commencing at 6:00 PM

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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

In accordance with clauses 6.3, 6.4 and 6.5 of Council's Code of Meeting Practice, apologies must be received and accepted from absent Councillors and a leave of absence from the Council Meeting may be granted.

3 CONFIRMATION OF MINUTES

3.1 MINUTES OF ORDINARY COUNCIL MEETING HELD 20 MAY 2025

RECOMMENDATION

That the minutes of the Ordinary Council Meeting of 20 May 2025 copies of which were previously circulated, are hereby confirmed as a true and correct record of the proceedings of that meeting.

4 DISCLOSURES OF INTERESTS

In accordance with Part 16 of Council's Code of Meeting Practice, all Councillors must disclose and manage any conflicts of interest they may have in matters being considered at the meeting.

5 MAYORAL MINUTE(S)

Nil

6 PUBLIC FORUM

In accordance with Part 5 of the Code of Meeting Practice, residents, ratepayers, applicants or other persons may request to address Council in relation to any one matter related to the general business of Council but not the subject of a report on the agenda (Public Forum) and no more than two matters listed for consideration on the agenda (Public Address).

7 ITEMS RESOLVED BY EXCEPTION

In accordance with Part 13 of the Code of Meeting Practice, items that are dealt with by exception are items where the recommendations contained in the staff reports in the agenda are adopted without discussion.

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

Reporting Manager **Manager Statutory Planning**

Attachments: **Nil**

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

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 May 2025 to 31 May 2025.

PURPOSE

This report outlines development application (DA) determinations by the Canada Bay Local Planning Panel (CBLPP) and Staff under delegation for the period from 1 May 2025 to 31 May 2025.

EXECUTIVE SUMMARY

This report provides Development Application statistical data in accordance with Council's resolution of 6 February 2018 on applications received, determined, and applications considered by the Canada Bay Local Planning Panel (CBLPP).

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 4: Ensure the built environment respect the unique neighbourhood character and responds deftly to evolving community needs

BACKGROUND/DISCUSSION

This report provides DA statistical data in accordance with Council's resolution of 6 February 2018 on applications received, determined and applications considered by the Canada Bay Local Planning Panel (CBLPP).

Items for CBLPP Meeting on 28 May 2025

There were no Items listed for the CBLPP meeting on 28 May 2025 and the meeting was cancelled.

Items for CBLPP Meeting on 25 June 2025

At the time of writing this report, the following applications are listed for consideration at the CBLPP meeting on 25 June 2025:

- DA2025/0073 – 317 Victoria Place, Drummoyne - Alterations and additions, new swimming pool, lift and change of use to a single dwelling house.
- DA2025/0008 – 36 Clermont Avenue Concord - Demolition of existing heritage building, construction of a double storey dwelling and related landscaping.

Development Applications - Determined

The following Development Applications have been determined by staff under delegation between 1 May 2025 to 31 May 2025:

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
DA2025/0068	10.04.2025	107 St Georges Crescent, Drummoyne	Remedial works to reconstruct the collapsed front boundary wall	Approved 01.05.2025
DA2025/0082	05.05.2025	19-19A Roseby Street, Drummoyne	Proposed new fit-out for a kiosk for Gong Cha - bubble tea cup shop inside Birkenhead Point Outlet Centre	Approved 05.05.2025
DA2025/0041	05.03.2025	347 Victoria Place, Drummoyne	Demolish and reconstruct the existing sea retaining wall and skid ramp as well as works to refurbish the existing swimming pool and surrounds	Approved 07.05.2025
DA2025/0070	10.04.2025	28 Merville Street, Concord West	Construction of an attached garage, swimming pool and outdoor BBQ area	Approved 07.05.2025
DA2025/0016	29.01.2025	17 Turner Avenue, Concord	Demolition of the Existing Dwelling and the Construction of Two (2) Storey Dwelling House with a Basement, Landscaping and Site Works	Approved 08.05.2025
DA2025/0029	17.02.2025	240 Victoria Road, Drummoyne	Demolition of an existing single door garage and a lightweight awning to construct a new double carparking carport with an automatic roller door, located at the rear property boundary	Approved 09.05.2025
DA2025/0059	03.04.2025	50 Consett Street, Concord West	Construction of a single carport over the existing driveway	Refused 14.05.2025
DA2025/0047	14.03.2025	63 Consett Street, Concord West	Proposed alterations and additions to heritage item, construct of single storey	Approved 15.05.2025

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
			detached secondary dwelling, double garage and an outdoor pool	
DA2025/0063	03.04.2025	25 The Parade, Drummoyne	Installation of in ground fibreglass swimming pool	Approved 15.05.2025
DA2025/0080	30.04.2025	40 Nirranda Street, Concord West	Swimming pool	Approved 15.05.2025
DA2025/0071	24.04.2025	5 Gipps Street, Drummoyne	Removal of a tree from private property in a Heritage Conservation Area	Refused 16.05.2025
DA2025/0079	01.05.2025	4-8 Ramsay Road, Five Dock	Proposed Sunshade Structure to First Floor Play Terrace Area	Approved 19.05.2025
DA2025/0088	20.05.2025	19-19A Roseby Street, Drummoyne	Conversion of existing toilet block on Level 3 of Building D into 3 storage areas	Approved 21.05.2025
DA2025/0050	12.03.2025	61 Wilga Street, Concord West	Construction of single storey rear addition, covered terrace, new carport, demolish and replace rear outbuilding	Approved 22.05.2025
DA2025/0054	28.03.2025	4 Sanders Parade, Concord	Demolition of Existing Dwelling and Erection of New Dwelling	Approved 23.05.2025
DA2025/0084	08.05.2025	108 Wellbank Street, Concord	Pruning of five trees on a heritage property	Approved 29.05.2025
DA2025/0060	03.04.2025	55 Zoeller Street, Concord	Removal of 5 x Spineless Yucca	Approved 30.05.2025
DA2025/0066	04.04.2025	9/27-29 George Street, North Strathfield	Proposed Fit-out and Use of Existing Premises as Health and Wellness Studio	Approved 30.05.2025
DA2024/0220	19.11.2024	38-42 Leicester Avenue, Strathfield	Demolition of existing buildings and construction of a seven-storey residential flat building with associated	Approved Sydney Planning Panel (regional panel) 30.05.2025

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
			landscaping, communal open space, and basement parking with vehicular access from Leicester Avenue.	

Total Number of DAs Determined = 19

Development Applications - Lodged

The following Development Applications were lodged with Council during the same period, 1 May 2025 to 31 May 2025:

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0079	01.05.2025	4-8 Ramsay Road, Five Dock	Proposed Sunshade Structure to First Floor Play Terrace Area
DA2025/0081	02.05.2025	26 landra Street, Concord West	Removal of tree within Heritage Conservation Area
DA2025/0082	05.05.2025	19-19A Roseby Street, Drummoyne	Proposed new fit-out for a kiosk for Gong Cha - bubble tea cup shop inside Birkenhead Point Outlet Centre
DA2025/0084	08.05.2025	108 Wellbank Street, Concord	Pruning of five trees on a heritage property
DA2025/0085	15.05.2025	26A Marlborough Street, Drummoyne	Alterations and additions to the existing residential dwelling
DA2025/0086	15.05.2025	8 Fairlight Street, Five Dock	Existing sliding door to be replaced with roller door for conversion of existing storage to become garage
DA2025/0083	16.05.2025	7 Hampden Road, Russell Lea	Construction of a first-story addition to the rear of the existing house, enclosing a small porch on the ground floor, demolishing an existing shed, and rebuilding a smaller shed mostly on the same footprint
DA2025/0087	20.05.2025	255 Great North Road, Five Dock	Demolition of existing structure, propose refurb and extension to single storey dwelling
DA2025/0089	20.05.2025	22 Wareemba Street, Wareemba	Demolition of existing building, construction of a single dwelling house, inground swimming pool and related landscaping
DA2025/0088	20.05.2025	19-19A Roseby Street, Drummoyne	Conversion of existing toilet block on Level 3 of Building D into 3 storage areas
DA2025/0090	21.05.2025	56-60 Burton Street, Concord	Amalgamation of the existing 8 into 2 lots, no physical works

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0091	21.05.2025	2 Fairview Street, Concord	New swimming pool in front setback, changes to front and side boundary fencing, increasing height to 1.8m
DA2025/0092	21.05.2025	35 Burnell Street, Russell Lea	Proposed two-storey dwelling-house with basement car park, in-ground swimming pool, spa and associated landscaping
DA2025/0093	23.05.2025	51 Russell Street, Russell Lea	Construction of a Double Storey Dwelling
DA2025/0096	23.05.2025	12/31 College Street, Drummoyne	Alterations and additions to a unit within an existing residential flat building
DA2025/0095	26.05.2025	95 Patterson Street, Concord	Pruning of two trees on a heritage listed property
DA2025/0094	27.05.2025	52 Preston Avenue, Five Dock	Significant alternations and addition to the existing dwelling house
DA2025/0097	27.05.2025	232 Concord Road, Concord West	Demolition of existing structures for the construction of an attached dual occupancy with Torrens title subdivision
DA2025/0099	30.05.2025	63 Wilga Street, Concord West	Pruning of large Swamp Mahogany tree

Total Number of DAs Lodged = 19

Variations to development standards

There was one variation made to a development standard (e.g. Building Height, Floor Space Ratio) under the provision of Clause 4.6 of the *Canada Bay Local Environmental Plan, 2013* for the period 1 May 2025 to 31 May 2025:

DA NO	PROPERTY	LEP DEVELOPMENT STANDARD	JUSTIFICATION	EXTENT	DATE APPROVED
DA2024/0220	38-42 Leicester Avenue, Strathfield	Height of Buildings, Clause 4.3	The proposal provides an appropriate density and mix of additional general housing in the area with no unreasonable impact on existing surrounding residential developments in terms of noise and visual amenity, overshadowing or generates any	3.8m (11.2%)	30.05.2025

			notable increase in traffic and on-street parking.		
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Land and Environment Court Appeals

The following provides an update on Land and Environment Court appeals as at 31 May 2025:

DA/APPEAL NO	PROPERTY	DESCRIPTION OF DEVELOPMENT	CURRENT STATUS
DA2024/0072	123 Peninsula Drive, Breakfast Point	Class 1 appeal against the deemed refusal of Integrated development under the Water Management Act for internal alterations and additions to existing heritage building, construction of two new structures, basement, swimming pool and related landscaping	No agreement reached at conciliation. Applicant considering responses to submissions.
DA2024/0138	49 Nield Avenue, Rodd Point	Class 1 appeal against the refusal of a development application for the demolition of a dwelling and construction of a two-storey dwelling over basement carpark, swimming pool and related landscaping	S34AA listed for 19 June 2025
DA2025/0009	14 Mons Street, Russell Lea	Class 1 appeal against the refusal of a development application for the alterations and additions to an existing dwelling house, including a first-floor addition.	S34AA listed for 25 August 2025
DA 2024/0180	6 Norman Street, Five Dock	Class 1 appeal against the refusal of development application for the demolition of existing dwelling and construction of a two-storey dwelling with swimming pool, basement and related landscaping works.	S34AA listed for 9 and 10 September 2025
DA2024/0183	65 Byrne Avenue, Russell Lea	Class 1 appeal against the refusal of a development application for the demolition of all structures and construction of an attached two-storey dwelling	S34AA listed for 8 and 9 September 2025
DA2024/0203	1 and 7 Ramsay Road and 5-7 Harrabrook Avenue, Five Dock	Class 1 appeal against the refusal of a development application for a boundary adjustment, demolition of the existing structures and construction of a residential flat building and shop top housing	Appeal received 23 April 2025 with s34 conciliation conference set for 14 August 2025

DA/APPEAL NO	PROPERTY	DESCRIPTION OF DEVELOPMENT	CURRENT STATUS
		development and associated car parking	
DA2025/0062	2 Duchess Avenue, Rodd Point	Class1 appeal against the deemed refusal of a development application for the demolition of existing dwelling and construction of new two-storey dwelling over basement car park and related landscaping	Appeal received 30 May 2025, with hearing dates yet to be set. First directions hearing listed for 18 June 2025

There are seven (7) active appeals before the Land and Environment Court.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

This report is provided for Council's information in response to the Council resolution of 6 February 2018.

ITEM 9.2 OUTCOME OF EXHIBITION - CITY OF CANADA BAY DEVELOPMENT CONTROL PLAN MISCELLANEOUS AMENDMENTS**Reporting Manager Manager Strategic Planning****Attachments:**
1. Draft City of Canada Bay Development Control Plan (*Provided in Attachment Booklet*) [⇒](#)
2. Submission Review (*Provided in Attachment Booklet*) [⇒](#)

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That:

1. Council note the outcome of the public exhibition, submissions received and recommended changes to the draft Canada Bay Development Control Plan.
 2. Council adopt the draft Canada Bay Development Control Plan, provided as Attachment 1.
 3. A public notice confirming the adoption of the Canada Bay Development Control Plan be provided on Council's website in accordance with clause 14(2) of the Environmental Planning and Assessment Regulation 2021.
-

PURPOSE

To report on the outcome of the public exhibition of the draft City of Canada Bay Development Control Plan (DCP) and to seek the adoption of the draft DCP.

EXECUTIVE SUMMARY

On 18 February 2025 Council resolved to place the draft City of Canada Bay Development Control Plan (DCP), containing both miscellaneous amendments and new controls relating to all electric homes and businesses, on exhibition.

The draft DCP was publicly exhibited from 7 March to 6 April 2025. A total of 11 submissions were received, with 9 submissions from members of the public, and two submissions received from internal Council teams.

A number of post-exhibition amendments have been made to the draft DCP following consideration of the submissions. It is recommended that the revised draft DCP be adopted.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 4: Ensure the built environment respect the unique neighbourhood character and responds deftly to evolving community needs

BACKGROUND/DISCUSSION**The draft Development Control Plan**

The proposed amendments to the Development Control Plan (DCP) aim to clarify the intent of existing controls and enhance development quality across the City of Canada Bay.

Key updates include clearer guidance on how the DCP relates to other planning documents, simplified car parking rates based on accessibility, and new electric vehicle (EV) charging requirements to support future-ready infrastructure. Waste management controls now include provisions for food organics and garden organics (FOGO) as mandated by the State, and urban forest and ecology updates focus on biodiversity, tree protection, and emergency procedures.

Additionally, new flood maps and improved flooding guidelines align with State manuals, and controls now ensure substations are better integrated into development design. There is also a proposed requirement for new buildings to be fully electric.

Further amendments address various development types to improve clarity and outcomes. Heritage protections have been refined to better preserve significant elements, while new controls guide the development of boarding houses in line with State policy. Updates for single dwellings, terraces, and flats enhance standards around landscaping, setbacks, and bulk, with a focus on biodiversity and native vegetation. Signage rules now restrict trailer and vehicle-based advertising to preserve streetscape quality. Definitions have been improved for clarity, mapping inconsistencies in conservation areas corrected, and specifications for engineering and tree species have been updated. Housekeeping changes include the renaming of State planning policies and employment zones, along with formatting adjustments to improve the overall readability of the DCP.

Exhibition

The draft DCP was placed on public exhibition from 7 March to 6 April 2025 and was exhibited in the following manner:

- Council's online community engagement platform 'Collaborate';
- Letters sent to properties directly affected by Appendix 1 amendments, comprising changes to conservation significance classifications.

The submissions received and any recommended further amendments are discussed further below and summarised in Attachment [1].

All electric homes and businesses

The draft DCP proposed an amendment to require all development involving a new or replacement dwelling or new commercial building (excluding applications for a change of use for a commercial premise within an existing building) to use only electricity for all energy requirements associated with normal operations.

Submissions

Eight of the eleven submissions related to this amendment. All eight submissions commended Council for proposing the amendment and confirmed their support for the amendments proposed.

Miscellaneous amendments

The draft DCP sought to implement a number of housekeeping amendments and changes to the structure of the document.

Submissions

- A submission requested greater consideration of biodiversity sensitive urban design principles and proposed amendments to biodiversity objectives and controls. Approximately half of the amendments suggested in the submission have been included such as:
 - Changing references from 'endangered' to 'threatened'.
 - New objectives to protect native vegetation.
 - Ensure focus isn't just on tree canopy but the urban forest as a whole, including understorey plantings.
 - Emphasis on encouraging positive interactions between people and trees.

It is recommended that the remaining amendments be considered as part of the preparation of the review of the *City of Canada Bay Biodiversity Strategy*.

- Council's Statutory Planning team suggested improvements to the draft DCP that have been included in the updated draft DCP. These include:
 - Improving various objectives and controls to improve clarity.
 - Removing redundant controls.
 - Removal of numerical maximum for void areas.
 - Clarification that planting on a structure does not substitute or replace the provision of minimum landscaped area.
 - Removal of 'deep soil' references where appropriate.
- Council's Open Space team suggested improvements which focused on Part B6 Urban Ecology. The improvements which have been summarised below have all been included:
 - Formatting
 - Changing 'indigenous' to 'locally native'.
 - Improving various objectives and controls to improve clarity.
 - Clarification of requirements in relation to public and private trees, where appropriate.
 - Responsibilities for survival of trees.
 - Allowance for trees to be planted closer together.
 - New exemption for 10% pruning for works that would otherwise need a permit.
 - Changes to exempt species.
 - Requirements for proof of damage to a structure or infrastructure.
 - Sizing of replacement trees.

Each of the suggested amendments are administrative in nature only and do not alter Council's endorsed policy position with respect to tree and vegetation management and therefore are supported.

It is noted that Council received no submissions in relation to Appendix 1 amendments, comprising changes conservation significance classification.

Additional housekeeping amendments have been included to:

- Improve guidance on developments to which State Environmental Planning Policies (SEPPs) apply.
- Add references to the state government Homebush TOD Precinct.
- Update the name of a SEPP.
- Part B6.4 Tree pruning and/or removal has been reformatted, including minor amendments to controls to simplify and improve legibility.
- A number of controls and figures have been removed from Part K16 Rhodes East to accommodate the adoption of the Rhodes East Public Domain Plan and Street Design Guide. Some new and amended controls have also been proposed to reference the Plan and Guide.

CONSULTATION CONSIDERATIONS

The draft DCP has been publicly exhibited, and all submissions have been considered as discussed above and in Attachment 2.

FINANCIAL CONSIDERATIONS

Nil.

LEGISLATIVE AND POLICY CONSIDERATIONS

A Development Control Plan must be prepared, exhibited, approved (if appropriate) and a notice of the decision published in accordance with Part 2 Division 2 of the *Environmental Planning and Assessment Regulation 2021*.

A Development Control Plan will come into effect on the day on which the notice of council's decision is published on its website (or a later day specified in the notice).

ITEM 9.3 MAINTENANCE OF VEGETATION**Reporting Manager Manager Strategic Planning****Attachments: Nil**

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That Council:

1. Revise its standard conditions of consent to require the maintenance of landscaping as follows:

Landscape Maintenance

Following practical completion of landscape works, landscape maintenance is to be undertaken for the life of the development at sufficient intervals to promote successful establishment and growth of all new plantings and maintain all landscaped areas. Plants that die or are removed are to be replaced with the same or similar species in an equivalent stage of growth, and any trees that are removed must be replaced with a minimum container size of 200L.

Maintenance is to include pruning, fertilising, weeding, re-mulching, inspection of irrigation system operation, pest/ disease control, rubbish removal, leaf litter management, drain clearing, monitoring and replacement of stakes, ties and other tree protection devices and tree maintenance.

2. Write to the Minister for Planning and Public Spaces raising concern with the loss of tree canopy arising from State Government Policies such as Complying Development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and request that State Significant Development contribute towards tree canopy targets.
-

PURPOSE

To outline Council's ability to impose conditions of consent on applicable development regarding the maintenance of landscaping.

EXECUTIVE SUMMARY

The Canada Bay Development Control Plan (DCP) and *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BC SEPP), include provisions that regulate the maintenance of landscaped areas, tree canopy cover, and the clearing of vegetation.

Council may, in reliance on the DCP provisions, recommend conditions of consent for any new development requiring that landscaped areas and tree canopy is maintained for the life of the relevant development. Such conditions, if imposed on development consents, may be enforced by Council.

Council may therefore ensure that landscaped areas and tree canopy may be maintained by the imposition of relevant conditions of consent when granting of a development consent without the need for legislative change.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 4: Ensure the built environment respect the unique neighbourhood character and responds deftly to evolving community needs

BACKGROUND/DISCUSSION

Background

At the Council Meeting of 3 December 2024, the following was resolved:

That:

1. *Council officers prepare and submit a report to Council on whether provision can be placed in Council and state planning instruments to ensure landscaped areas and tree canopy required as part of a development are maintained.*
2. *The report referred to in (1) above include consideration of the need for legislative changes and what action would be required to facilitate such change.*

Applicable planning framework

There are general landscaping and tree canopy coverage provisions within the *Canada Bay Development Control Plan*, which are specific to different types of development, such as heritage items, dwellings, local centres, industrial development, and special precincts.

These provisions relevantly include objectives and controls that, among other things, provide for the:

- retention of established tree canopies;
- retention of landscape elements;
- preservation of vegetation that contributes to the public domain;
- provision and long-term maintenance of large consolidated areas of landscaping that are usable and sustainable;
- retention of existing trees, which should be integrated into landscaping scheme;
- provision of suitable replacement trees as necessary;
- preparation of landscaping plans by a qualified professional; and
- provision of minimum areas for landscaping in setbacks and minimum areas for deep soil zones.

As such, there are currently objectives and controls in the DCP provisions that require, contemplate, or provide scope for the retention or planting of trees, preservation of vegetation, provision and maintenance of landscaping areas, and conservation and enhancement of tree canopy. The current DCP provisions are therefore sufficient to impose conditions on development consents for permissible development and ensure the long-term maintenance of landscaped areas and tree canopy.

Imposition of conditions of consent

Conditions of consent may be imposed by Council upon the granting of a development consent, which require the long-term maintenance of landscape areas and tree canopy coverage.

At present, Council's standard conditions require maintenance for a period of 12 months as follows:

Landscape Maintenance Strategy

To ensure the survival of landscaping following works, a landscape maintenance strategy for the owner/occupier to administer over a 12 month establishment period following the issue of the Occupation Certificate shall be prepared. The strategy is to address maintenance issues such as, but not limited to plant survival, irrigation, soil testing, weeding, staking, fertilizing, remedial pruning and plant replacement.

It is recommended that Council's standard conditions be updated to include the following condition:

Landscape Maintenance

Following practical completion of landscape works, landscape maintenance is to be undertaken for the life of the development at sufficient intervals to promote successful establishment and growth of all new plantings and maintain all landscaped areas. Plants that die or are removed are to be replaced with the same or similar species in an equivalent stage of growth, and any trees that are removed must be replaced with a minimum container size of 200L.

Maintenance is to include pruning, fertilising, weeding, re-mulching, inspection of irrigation system operation, pest/ disease control, rubbish removal, leaf litter management, drain clearing, monitoring and replacement of stakes, ties and other tree protection devices and tree maintenance.

The key difference between these conditions is that under the proposed condition, landscaping will need to be retained for the life of the development, instead of an initial period of 12 months.

TIMING AND RISK CONSIDERATIONS

Should Council wish to amend the condition of consent relating to landscape maintenance, the condition could be updated and implemented within two weeks. If Council proceeds with an amendment, Council officers would only initiate enforcement action where there was a clear breach of the landscape maintenance condition and approved landscape plan. It is also noted that such an amendment would only apply to future development applications, and cannot apply retrospectively.

Council cannot amend state planning instruments. However, Council could request the state government consider the inclusion of a similar requirement for maintenance of landscaping for applications that proceed via a Complying Development Certificate (CDC) or State Significant Development (SSD) application pathway.

SSD applications typically approve a landscape plan, and require maintenance of landscaped areas of the development.

It is noted that most conditions imposed on CDC applications apply before works commence or during construction, and relate to the management of the construction process, rather than post occupation. The likelihood of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* being amended by the State government to include post-occupancy conditions is considered to be low.

FINANCIAL CONSIDERATIONS

There are no financial considerations for Council associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The content of the *Canada Bay Development Control Plan* is sufficient to impose conditions of consent that require ongoing tree maintenance works and maintenance of landscaping.

Council cannot retrospectively impose a condition of consent, or otherwise amend a condition of consent, unless it has received a modification application that relates to landscaping or tree canopy coverage.

10 CITY ASSETS DIRECTORATE REPORTS**ITEM 10.1 CITY OF CANADA BAY LOCAL TRAFFIC COMMITTEE MINUTES - 15 MAY 2025****Reporting Manager** Manager Roads and Traffic

Attachments:

1. Traffic Committee Minutes - 15 May 2025 (*Provided in Attachment Booklet*) [📄](#)
2. Traffic Committee Agenda - 15 May 2025 (*Provided in Attachment Booklet*) [📄](#)

RECOMMENDATION OF DIRECTOR CITY ASSETS

That the minutes and recommendations of the City of Canada Bay Traffic Committee Meeting held 15 May 2025, attached to the report, be adopted.

PURPOSE

To report the City of Canada Bay Local Traffic Committee minutes of 15 May 2025 to Council.

REPORT

The report contains the minutes for the City of Canada Bay Local Traffic Committee held on 15 May 2025 for Council's adoption.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 4: Infrastructure and Transport

Goal IT 2: Manage traffic and parking to minimise congestion and increase road safety

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with the report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The City of Canada Bay Local Traffic Committee meetings are held in line with Transport for NSW guidelines.

11 COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS

ITEM 11.1 CITY OF CANADA BAY ARTS AND CULTURE COMMITTEE MEETING MINUTES - 8 MAY 2025

Reporting Manager Manager Place and Events

Attachments: 1. City of Canada Bay Arts and Culture Committee Meeting Minutes - 8 May 2025 [↓](#)

RECOMMENDATION OF DIRECTOR COMMUNITY CULTURE AND LEISURE

That the minutes of the ordinary meeting of the City of Canada Bay Arts and Culture Committee held on 8 May 2025, attached to the report be noted.

PURPOSE

To present the minutes of the City of Canada Bay Arts and Culture Committee, so that they may be noted.

REPORT

This report provides Council with the minutes of the City of Canada Bay Arts and Culture Committee meeting held on 8 May 2025.

The Committee's role is to advise and make recommendations on arts and culture issues as they relate to Council's operations, with a focus on the implementation and achievement of targets in Council's Cultural Plan 2033.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 2: Improve access to local art, culture and creative activities

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The City of Canada Bay Arts and Culture Committee Charter was endorsed by Council at the ordinary meeting held on 24 May 2024. Other related documents include: *Our Creative City – Cultural Plan 2033*; *Public Art Strategy*; *Art Collection Policy*, *Community Event Strategy & Policy*, and *Creative Hoarding Policy*.

CITY OF CANADA BAY ARTS AND CULTURE COMMITTEE MEETING

MINUTES

Held at Concord Library, Concord

Thursday, 8 May 2025



**Minutes of the City of Canada Bay Arts and Culture Committee Meeting
Held on Thursday, 8 May 2025
At Concord Library, Concord
Commencing at 6:00 PM**

Present:

Mayor Michael Megna	Chairperson
Cr Charles Jago	Councillor
Fausto Biviano	Arts & Culture Citizen of the Year 2024
Catherine Gibson	Community Member
Di Kapera	First Nations Cultural Representative/Arts Professional
Con Nicholas	Community Member
Julie Peadon	Arts Professional (arrived at 6.13pm)
Bruna Rodwell	Community Member (arrived at 6.05pm)

Officers in attendance:

Rachel Hensman	Manager Place & Events
Saskia Vromans	Project Lead, Canada Bay Plug and Play
Kevin Wallace	Place Management Coordinator
Russell Wolfe	Director Community, Culture & Leisure

NOTES

The meeting commenced at 6.05pm and concluded at 7.30pm.

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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

Grant Jones Community Member

LEAVE OF ABSENCE

Nil

3 DISCLOSURES OF PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 CONFIRMATION OF MINUTES

RESOLVED

That the minutes of the City of Canada Bay Arts and Culture Committee Meeting of 6 March 2025, copies of which were previously circulated, are hereby confirmed as a true and correct record of that meeting.

Note: The minutes were adopted.

5 UPDATE ON COMMITTEE MEMBERSHIP

Note: The Mayor officially welcomed Catherine Gibson to the Arts & Culture Committee as the new community organisation representative.

6 REPORTS

ITEM 6.1 WALKER STREET PUBLIC DOMAIN & RHODES RECREATION CENTRE UPDATE**RESOLVED**

That the City of Canada Bay Arts and Culture Committee members note the presentation and endorse the proposed approach.

Note: Kevin Wallace – Place Management Coordinator presented an update on the Walker Street Public Domain and Rhodes Recreation Centre including:

- *The streetscape upgrade planned for Walker Street in Rhodes and proposed placemaking design elements*
- *The proposed Rhodes Art Trail creative interpretation strategy*
- *An update on the delivery of the digital artwork and a temporary ground floor art wall as part of the Rhodes Recreation Centre – Public Art Strategy*

ITEM 6.2 CANADA BAY PLUG AND PLAY

RESOLVED

1. That the City of Canada Bay Arts and Culture Committee members note the presentation.
-

Note: Saskia Vromans – Project Lead, Canada Bay Plug and Play presented on the Canada Bay Plug and Play project including:

- *Background on the Permit/Plug/Play Pilot Program as part of the NSW Government's Vibrancy Reforms*
- *Key project initiatives to assist Council and the community to deliver street-based events more simply and cheaper*

ITEM 6.3 CURRENT PUBLIC ART PROJECTS

RESOLVED

1. That the City of Canada Bay Arts and Culture Committee members note the presentation.
-

Note: Kevin Wallace – Place Management Coordinator presented an update on current public art projects including:

- *The mural on the jump track at Majors Bay Reserve*
- *The Regional Cycleway public artwork*
- *The Five Dock Temporary Place Making Initiatives*

7 GENERAL BUSINESS

ITEM 7.1 SHOPFRONT WINDOWS

Note: Con Nicholas – Committee Member raised the idea of utilising unused shop windows for interim art displays.

ITEM 7.2 NEXT MEETING

*Note: Next meeting was originally scheduled for Thursday, 31 July 2025 at 6.00pm.
The meeting has subsequently been rescheduled for Thursday, 3 July 2025 at 6pm at Concord Library.*

CHAIRPERSON

12 CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS

ITEM 12.1 PROPERTY ACQUISITION, DISPOSAL AND LEASING POLICY

Reporting Manager Manager Property Strategy and Leasing

Attachments: 1. **Draft Property Acquisition, Disposal and Leasing Policy (*Provided in Attachment Booklet*)** [↗](#)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

1. The Land Acquisition and Closed Road Disposal Policy and Lease or Sale of Council Properties Policy be rescinded.
 2. The Property Acquisition, Disposal and Leasing Policy attached to the report be adopted and promoted through Council's communication channels.
-

PURPOSE

This report presents the draft Property Acquisition, Disposal and Leasing Policy for Council's consideration and adoption.

EXECUTIVE SUMMARY

The draft Property Acquisition, Disposal and Leasing Policy (the Policy) attached to this report has been prepared with the objective of consolidating and updating the content of two (2) longstanding policies. Those policies are the Land Acquisition and Closed Road Disposal Policy and Lease or Sale of Council Properties Policy.

The Policy aims to clearly define the approach taken by the City of Canada Bay (Council) when seeking to Acquire, Dispose and Lease Council owned property assets. The Policy also aims to ensure that best value is achieved by Council and to establish the criteria under which Council will acquire, dispose, or lease property.

This report recommends Council adopt the Policy, which establishes a clear, consistent and transparent framework for the management of Council property assets. It also recommends that the Land Acquisition and Closed Road Disposal Policy and Lease or Sale of Council Properties Policy be rescinded.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

Direction 3: Vibrant Urban Living

Goal VUL 4: Ensure the built environment respect the unique neighbourhood character and responds deftly to evolving community needs

Goal VUL 1: Creative vibrant local village centres and community hubs

BACKGROUND/DISCUSSION

The Policy is intended to be a public facing document, that provides information and guidance on process and procedure in a transparent, efficient and complaint manner.

Council has two (2) existing policies – Land Acquisition and Closed Road Disposal Policy and Lease or Sale of Council Properties Policy which have been consolidated and updated into the new Policy.

The Policy applies to all aspects of acquisition, disposal and leasing of Council property assets.

The key objectives of the Policy are to:

- Establish transparent and accountable processes for acquiring, disposing of, and leasing property assets;
- Ensure property transactions are aligned with Council's strategic plans, service delivery requirements and financial sustainability goals;
- Promote consistency and equity in dealings with external parties;
- Comply with relevant legislation, including the Local Government Act 1993;
- Manage risks associated with property transactions, including valuation, conflict of interest, and legal compliance.

The Policy also covers licenses, easements, and other interests in land, excluding the acquisition or disposal of Crown land managed by Council, which must be dealt with in accordance with the Crown Land Management Act 2016.

The Policy excludes the sale of land due to non-payment of rates, which must be dealt with in accordance with applicable provisions of the Local Government Act 1993.

Property acquired or dedicated under planning instruments or agreements pursuant to the Environmental Planning and Assessment Act 1979 such as Affordable Housing, are also excluded from the Policy.

Policy Scope

Probity

Probity principles underpin the way in which Council must acquire, dispose and lease interests in property assets. Irrespective of whether a competitive process or direct negotiation is used, the probity principles must always be complied with.

From time to time a probity advisor may be appointed to oversee a property acquisition, disposal or leasing process.

Council will use a risk-based approach in deciding to appoint a probity auditor and will usually be applied where non-market direct negotiations occur. The principal role of a probity advisor is to provide probity advice and solutions throughout the transaction. The probity advisor will not be involved in the evaluation of any proposal, but will be an independent observer of, and advisor to, a process.

Acquisition

Most acquisitions undertaken by Council are regulated by either the Local Government Act 1993 or the Land Acquisition (Just Terms Compensation) Act 1991. The Policy reflects the requirements of both Acts and outlines the process Council is required to undertake to acquire property assets.

Disposal

In deciding to sell property assets, Council will consider the following matters that are relevant to any proposed sale:

- Whether Council can lawfully sell the property;
- Existing usage and consistency with the core functions of Council;
- Potential future use needs of the community;
- The likely sale price;
- The financial and opportunity cost of retaining the property asset

Where Council wants to sell a property asset the preferred is via competitive process. This includes public auction, tender or expression of interest – unless the circumstances warrant sale by direct negotiation. The policy provides for two (2) valuations to be obtained where the estimated value exceeds \$5m.

Leasing

Council provides community facilities to encourage activities which improve individual and collective health and wellbeing, provision of social, cultural, recreational, educational, environmental and other services which provide community benefits. Council also undertakes events and activities which strengthen community connections and local identity.

Council provides commercial buildings to generate a financial return. This assists Council to fund its services and reduce pressure on other income sources, such as rates. Under the Policy, all organisations (including community groups) seeking to Lease Operational Land are subject to paying Market Rent, unless subject to other provisions. Where appropriate, community groups may receive rental rebates or subsidy from Council subject to review and assessment.

The Policy has been developed following internal review and benchmarking against best practice standards across local government asset management. It also incorporates relevant legislative requirements and risk management considerations.

Adoption of the Policy will improve governance and accountability in property decisions, enable better planning and use of public assets, and support transparent engagement with the community and stakeholders.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

Given the procedural and operational nature of the Policy, Community Consultation is not required.

This policy aims to reduce risk to Council by ensuring that Council has a documented policy that clearly states the criteria and actions Council that underpin the acquisition, disposal and leasing of Council property assets.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Some of the legislation and policies regulating Council's real property dealings includes:

- Local Government Act 1993 (LG Act) (NSW)
- Valuation of Land Act 1916 (NSW)
- Real Property Act 1900 (NSW)
- Land Acquisition (Just Terms Compensation) Act 1991 (LAJTC Act)
- Roads Act 1993 (NSW)

- Environmental Planning and Assessment Act 1979 (NSW)
- Retail Leases Act 1994 (NSW)
- Residential Tenancies Act 2010 (NSW)

ITEM 12.2 PROPOSED CLASSIFICATION OF LAND - AFFORDABLE HOUSING UNITS, 25 GEORGE STREET NORTH STRATHFIELD**Reporting Manager Manager Property Strategy and Leasing****Attachments: Nil**

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

1. In accordance with Section 34 of the Local Government Act 1993, Council approves the commencement of the public notification process, notifying of its intention to classify four (4) affordable housing units at 25 George Street, North Strathfield as Operational Land.
 2. A further report be submitted to a future meeting of Council following completion of the public notification process.
 3. The General Manager be authorised to execute all necessary documentation to finalise the transfer of the four (4) affordable housing units to Council.
-

PURPOSE

The purpose of this report relates to the proposed classification of land by the City of Canada Bay (Council) of four (4) Affordable Housing Units to be transferred to Council under terms of a Voluntary Planning Agreement (VPA) with SGE High Street Pty Ltd (the Developer) for 25 George Street, North Strathfield.

EXECUTIVE SUMMARY

This report is seeking approval to begin the statutory notification process required prior to a formal resolution of Council regarding the proposed Operational Classification of four (4) strata title units pending transfer (at the time of drafting this report) to Council.

It is proposed that a further report be submitted to a future meeting of Council following the completion of the public notification process.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 1: Connected Community

Goal CC 3: Provide the community with equitable access to a range of programs, services, and facilities

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

BACKGROUND/DISCUSSION

Council is in the process of facilitating the transfer and taking possession of four (4) affordable housing properties secured through a VPA with the developer of 25 George Street, North Strathfield. The four (4) properties to be transferred to Council under the VPA are described as follows:

1. Unit 119 as Lot 108 in folio identifier 100/1282477
2. Unit 120 as Lot 109 in folio identifier 100/1282477

3. Unit 122 as Lot 144 in folio identifier 100/1282477
4. Unit 222 as Lot 149 in folio identifier 100/1282477

The Local Government Act 1993 (the Act) requires all land to be classified as either operational or community.

If a newly acquired lot is to be classified as operational land (as the first classification) Council can resolve to do this within 3 months of receipt of the parcel and any time prior to its receipt. Statutory advertising is required before this resolution can occur. Given the operational nature of the Affordable Housing program which involves leasing of residential properties to eligible participants at a discount to market rates, it is deemed that an operational classification is appropriate as this provides Council greater flexibility to deal with the assets. To this end, this report seeks endorsement to commence the process to classify the four (4) strata title units as operational land.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

- 1) Section 31(2) of the Act permits Council to resolve to classify land prior to or within three months after its acquisition of the land;
- 2) Section 34 requires public notice to be given of classification or reclassification by Council resolution, including:
 - Terms of proposed resolution and description of the land concerned; and
 - A period of not less than 28 days during which submissions can be made to Council.

FINANCIAL CONSIDERATIONS

Council will recognise the asset value on acquisition of the four (4) units and will generate restricted net revenue from the rental of the four units.

LEGISLATIVE AND POLICY CONSIDERATIONS

The following sections of the Act are relevant:

- a) Section 25 requires all public land to be classified as either community or operational
- b) Section 31(2) permits Council to resolve to classify land prior to or within three months after its acquisition of the land;
- c) Section 34 requires public notice to be given of classification or reclassification by Council resolution; and
- d) Section 34(3) requires the public notice to specify a period of not less than 28 days during which submissions may be made to the Council.
- e) Section 31 of the Act places a time restriction on the Council resolution to classify the land.

ITEM 12.3 ENDORSEMENT OF THE COMMUNITY STRATEGIC PLAN OUR FUTURE 2036, ADOPTION OF THE RESOURCING STRATEGY, DELIVERY PROGRAM 2025-2029 AND OPERATIONAL PLAN 2025-2026, INCLUDING THE BUDGET AND FEES AND CHARGES

Reporting Manager Chief Financial Officer

- Attachments:**
1. Attachment 1 - Public submissions, responses and recommended changes (*Provided in Attachment Booklet*) [⇒](#)
 2. Draft Community Strategic Plan Our Future 2036 (*Provided in Attachment Booklet*) [⇒](#)
 3. Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy) (*Provided in Attachment Booklet*) [⇒](#)
 4. Draft Schedule of Fees and Charges 2025-2026 (*Provided in Attachment Booklet*) [⇒](#)
 5. Draft Resourcing Strategy 2025-2035 summary (*Provided in Attachment Booklet*) [⇒](#)
 6. Draft Long-Term Financial Plan 2025-2035 (*Provided in Attachment Booklet*) [⇒](#)
 7. Draft Asset Management Strategy and Plans 2025-2035 (*Provided in Attachment Booklet*) [⇒](#)
 8. Draft Workforce Management Strategy 2025-2029 (*Provided in Attachment Booklet*) [⇒](#)
-

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

1. Council considers the submissions received in response to public exhibition of the following documents, as summarised in Attachment 1 to the report:
 - (a) Draft Community Strategic Plan Our Future 2036
 - (b) Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy)
 - (c) Draft Schedule of Fees and Charges 2025-2026
 - (d) Draft Resourcing Strategy 2025-2035 summary
 - (e) Draft Long-Term Financial Plan 2025-2035
 - (f) Draft Asset Management Strategy and Plans 2025-2035
 - (g) Draft Workforce Management Strategy 2025-2029.
 2. Amendments to the documents following exhibition included in Attachment 1 be considered and adopted.
 3. The Community Strategic Plan Our Future 2036, as amended, be endorsed (Attachment 2).
 4. The Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy) (Attachment 3), with the amendments identified in Attachment 1, be adopted in accordance with Section 404 and 405 of the Local Government Act (the Act).
 5. The Schedule of Fees and Charges for 2025-2026 applying from 1 July 2025 to 30 June 2026, in accordance with Sections 535 and 608 of the Act, with the amendments identified in Attachment 1, be adopted (Attachment 4).
-

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6. The Resourcing Strategy 2025-2035 summary be endorsed (Attachment 5).
 7. The Long-Term Financial Plan 2025-2035, as amended, be adopted (Attachment 6).
 8. The Asset Management Strategy and Plans 2025-2035, be adopted (Attachment 7).
 9. The Workforce Management Strategy 2025-2029, be endorsed (Attachment 8).
 10. The aforementioned endorsed or adopted documents be altered in accordance with Attachment 1 before being placed on Council's webpage and promoted through Council's communication channels.
 11. That those who made submissions be advised of Council's resolution.
 12. That Council make the following ordinary rates and charges in accordance with Section 494 and 535 of the Act:
 - (a) **Residential - Ordinary Rate**

An ad valorem rate in the \$ of 0.00068100 with a Minimum Rate of \$1,030.06

The Residential – Ordinary Rate is to be applied to all land categorised Residential throughout the whole of the City of Canada Bay Local Government Area.
 - (b) **Business – Ordinary Rate**

Ad valorem rate in the \$ of 0.00196777 with a Minimum Rate of \$1,030.06

The Business - Ordinary Rate is to be applied to all land categorised as Business throughout the whole of the City of Canada Bay Local Government Area.
 - (c) **Residential - Stormwater Management Service Charge**

A stormwater management service charge amounting to \$25 per residential allotment.

A stormwater management service charge amounting to \$12.30 per residential strata allotment.
 - (d) **Business – Stormwater Management Service Charge**

A stormwater management service charge amounting to \$25 per business allotment per 350m² or part thereof.

For a lot in a strata scheme that is categorised as Business – the greater of:

\$5 or the relevant portion of the maximum annual charge that would apply to the land subject to the strata scheme if it were a parcel of land categorised as Business.
 - (e) **Residential Domestic Waste Management Charge**

The standard Domestic Waste Management Charge is set at \$478 for each residential property in the City of Canada Bay Local Government Area with further detail provided in the Schedule of Fees and Charges 2025-2026 (Attachment 4).
 13. Ordinary Rates and Charges included in 12 above be made in respect to the twelve month rating year commencing 1 July 2025 in accordance with Section 534 of the Local Government Act, 1993;
 14. If the levying of a minimum rate would apply unfairly, or cause hardship to a rateable person who is rateable in respect of two or more separate parcels of land subject to the rate, then it may aggregate the land values of such of the parcels as it determines and levy the rate on the aggregated land values in accordance with sections 548A and 531B of the Local Government Act, 1993.
 15. Pursuant to Section 566(3) of the Local Government Act 1993, interest on overdue rates be set at 10.5% per annum simple interest for the period 1 July 2025 to 30 June 2026 (inclusive), subject to Council reserving the right to vary the interest chargeable on overdue rates to
-

accord with any variations made to the Local Government Act, 1993 and regulations thereunder.

16. Council notes that in accordance with Section 333 of the Local Government Act 1993, the General Manager has reviewed the organisation structure and has determined that it remain unchanged.
 17. Council confirms that, in accordance with Section 332 of the Act, the budget has been prepared and adopted to fund the positions within the organisation structure to give effect to the priorities set out in the draft Community Strategic Plan Our Future 2036, and the draft Delivery Program 2025-2029 and Operational Plan 2025-2026.
-

PURPOSE

To submit the:

- (a) Draft Community Strategic Plan Our Future 2036
- (b) Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy)
- (c) Draft Schedule of Fees and Charges 2025-2026
- (d) Draft Resourcing Strategy 2025-2035 summary
- (e) Draft Long-Term Financial Plan 2025-2035
- (f) Draft Asset Management Strategy and Plans 2025-2035
- (g) Draft Workforce Management Strategy 2025-2029.

and submissions received during public exhibition of these documents, along with Council Officer recommendations for amendments, for consideration in their endorsement or adoption as per the relevant sections of the Local Government Act.

EXECUTIVE SUMMARY

Following an ordinary election of Council, the Local Government Act 1993 requires that City of Canada Bay (Council) prepare a suite of Integrated Planning and Reporting documents, exhibit them for a minimum of 28 days and consider all submissions prior to endorsing or adopting them by the end of the following June.

Attachment 1 to this report contains a summary of the submissions received during the engagement period and Council officer responses with recommendations.

The following documents are presented to Council for endorsement/adoption:

- (a) Draft Community Strategic Plan Our Future 2036 (Attachment 2)
- (b) Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy) (Attachment 3)
- (c) Draft Schedule of Fees and Charges 2025-2026 (Attachment 4)
- (d) Draft Resourcing Strategy 2025-2035 summary (Attachment 5)
- (e) Draft Long-Term Financial Plan 2025-2035 (Attachment 6)
- (f) Draft Asset Management Strategy and Plans 2025-2035 (Attachment 7)
- (g) Draft Workforce Management Strategy 2025-2029 (Attachment 8).

The documents were placed on public exhibition, as drafts, from Thursday 17 April to Tuesday 20 May 2025 and Council received eleven submissions to consider.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

Goal CL 4: The City of Canada Bay community is well informed and eager to engage in issues and decisions that impact them

BACKGROUND/DISCUSSION

At its meeting of 15 April 2025, Council resolved that:

1. *The following documents be placed on exhibition for a minimum of 28 days in accordance with the requirements of the Local Government Act 1993:*
 - (a) *Draft Community Strategic Plan Our Future 2036*
 - (b) *Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy)*
 - (c) *Draft Fees and Charges booklet for 2025-2026*
 - (d) *Draft Resourcing Strategy 2025-2035 summary*
 - (e) *Draft Long-Term Financial Plan 2025-2035*
 - (f) *Draft Asset Management Strategy and Plans 2025-2035*
 - (g) *Draft Workforce Management Strategy 2025-2029.*
2. *The period of exhibition be from 17 April to 18 May 2025.*
3. *A further report be prepared and submitted to council following the exhibition period.*

The draft Fees and Charges 2025-26 document was updated on 22 April 2025 with removal of a set of duplicated Recreation Management fees for Rhodes Recreation Centre. The revised document was placed on exhibition immediately that the changes were made, and the public exhibition period extended to 20 May 2025 to cover the 28-day statutory requirement.

This report provides the results of the extended public exhibition and submits the documents and submissions received to Council for adoption or endorsement in accordance with the Local Government Act 1993, as appropriate.

Exhibition period

Documents (a), (b), (d), (e), (f) and (g) from the above list were exhibited for a period of 34 days from 17 April to 20 May 2025. The draft Fees and Charges booklet, listed above as document (c), was amended early in the exhibition period to account for removal of a duplicated set of fees for Rhodes Recreation Centre that had been inadvertently left in the Recreation Management fees section of the document. The changes were made on 22 April 2025, with the public exhibition period of the entire suite of documents extended until 20 May 2025, so that the 28-day statutory exhibition of the Schedule of Fees and Charges was maintained.

The exhibition and submission period, including the extension, were advertised in the printed City of Canada Bay news, and on social media. Hard copies of these documents were available for viewing at the Drummoyne Civic Centre and at Five Dock and Concord Libraries and the Learning Space, Rhodes. The documents were also published on Collaborate Canada Bay.

A table containing the submissions received and detailing Council officer responses for Council consideration is presented as Attachment 1 to this report.

- Engagement summary
 - Two Collaborate pages established, one for the Community Strategic Plan and one for the remainder of the Integrated Planning documents.
 - Signs advertising the exhibition period and hard copies of the documents were located at Council's three libraries and in the customer service area at Drummoyne Council Chambers.
 - QR codes placed in Council's printed media.
 - Email notification of public exhibition period to:
 - 3,403 Collaborate Canada Bay members
 - 58 customers of Council's Venues for Hire
 - 293 of Council's Children's Education and Care Services families
 - 767 views by 544 unique site visitors across both Collaborate pages
 - 401 total document downloads

Eleven public submissions were received. This is comprised of one submission on the Community Strategic Plan Our Future 2036, three submissions on the Delivery Program 2025-2029 and Operational Plan 2025-2026, and seven on the Schedule of Fees and Charges. Submissions made during the public exhibition period are shown in Attachment 1 to this report for Council's consideration. The submissions are accompanied by changes suggested by Council staff. The exhibited documents are attached to this report for endorsement or adoption, in accordance with the requirements of the Local Government Act 1993. Subject to adoption by Council, the changes specified in Attachment 1 will be made to the documents before they are lodged on Council's webpage. A summary is presented below:

- Draft Community Strategic Plan Our Future 2036
 - One submission received
 - Plan implementation questions
 - No change to the CSP document as exhibited
- Draft Delivery Program 2025-2029 and Operational Plan 2025-2026 (including the Budget and Statement of Revenue Policy)
 - Three submissions received
 - Solar panel overshadowing
 - Timbrell Park traffic study initiatives clarification
 - Active transport projects questions
 - No submissions require a change to the document as exhibited.
- Draft Fees and Charges booklet for 2025-2026
 - Seven submissions received
 - Two submissions requesting that the commercial fees for Chiswick Community Hall remain at the 2024-2025 rate, which proposed in Attachment 1 for Council consideration.
 - Four submissions asking for clarification about booking fees that require no changes to the exhibited fees and charges.

- One compliment which requires no changes to the exhibited fees and charges.
- Draft Resourcing Strategy 2025-2035 summary
 - No submissions received
- Draft Long-Term Financial Plan 2025-2035
 - No submissions received
- Draft Asset Management Strategy and Plans 2025-2035
 - No submissions received
- Draft Workforce Management Strategy 2025-2029.
 - No submissions received

Environmental Planning and Assessment Regulation changes to Fees and Charges

From 1 July 2025, the fee unit for planning services will increase to reflect movements in the consumer price index (CPI). This includes development application fees based on the fee unit contained in Schedule 4 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation).

The new fee unit for the financial year commencing 1 July 2025 will be \$113.90 and this new fee unit has now been included within Schedule 4, Part 1(8) of the EP&A Regulation. Updating the fee unit each year in line with CPI changes means that fees will better reflect the cost of providing planning services and any increases will be gradual. There will also be minor changes to Planning Portal fees, which are based on fee units to reflect movements in CPI.

Relevant fees calculated by reference to a fee unit must be rounded to the nearest dollar and an amount of 50 cents must be rounded down.

The revised fees are tabulated in Attachment 1 and will be updated in the Schedule of Fees and Charges for 2025-2026 prior to them being published on Council's webpage.

Statement of Revenue Policy – post exhibition amendments

Revisions – sentences/justifications

Tables – operational (including statement of revenue adjustments) and capital

Table 1. Operating Statement

	Forecast 2025-2026	Forecast 2025-2026	Forecast 2025-2026
	<i>Exhibited</i>	<i>Proposed</i>	<i>Movement</i>
Operating Income			
<i>Rates and Annual Charges</i>	75,684,510	75,689,149	(4,639)
<i>User Fees and Charges</i>	24,135,558	24,135,558	0
<i>Other Revenue</i>	7,563,909	7,563,909	0
<i>Other Income/Rental Income</i>	4,986,035	4,986,035	0
<i>Grants and Contributions-Operational</i>	9,239,464	9,252,864	(13,400)
<i>Interest</i>	7,433,000	7,500,000	(67,000)
Total operating income	129,042,476	129,127,515	(85,039)
Operating Expenses			
<i>Employee Costs</i>	56,257,897	56,257,897	0
<i>Borrowings</i>	552,424	552,424	0
<i>Materials & Services</i>	44,441,503	44,429,799	11,704
<i>Depreciation</i>	20,463,000	20,463,000	0
<i>Other Expenses</i>	7,239,697	7,336,440	(96,743)
Total operating expenditure	128,954,521	129,039,560	(85,039)
Operational result – surplus /(deficit)	87,955	87,955	0

Table 2. Capital Statement

Capital	Forecast 2025-2026	Forecast 2025-2026	Forecast 2025-2026
	<i>Exhibited</i>	<i>Proposed</i>	<i>Movement</i>
Capital Income			
<i>Grants And Contributions-Capital</i>	18,057,277	21,580,852	3,523,575
<i>New Loans</i>	0	0	0
<i>Proceeds From the Disposal of Assets</i>	501,000	501,000	0
Total Capital Income	18,558,277	22,081,852	3,523,575
Capital Expenditure			
<i>Capital Expenditure</i>	43,305,915	52,223,985	8,918,069
<i>Capital Expenditure - Principal Loan</i>	826,456	826,456	0
<i>Capital Expenditure - Other</i>	1,180,000	1,805,000	625,000
Total capital expenditure	45,312,372	54,855,441	9,543,070
Capital result - surplus/(deficit)	(26,754,094)	(32,773,589)	(6,019,495)
Funding Movements			
<i>Add Back Depreciation & Amortisation - Non Cash Item</i>	20,463,000	20,463,000	0
<i>Transfer From Reserve</i>	21,650,265	27,669,759	6,019,495

<i>Transfer To Reserve</i>	15,447,125	15,447,125	0
Total Funding Movements	26,666,140	32,685,634	6,019,495
Capital Result – surplus/(deficit)	(87,955)	(87,955)	(0)
Net Working Capital Result - surplus/(deficit)	(0)	(0)	(0)

Changes to Ordinary Rates

Exhibited			Proposed		
Rate Category, No of Assessments and Rateable Land Value	Basis of Rate Calculation	Total Ordinary Rate Income	Rate Category, No of Assessments and Rateable Land Value	Basis of Rate Calculation	Total Ordinary Rate Income
Residential Residential Number: 37,565	Minimum Rate \$1,030.06	\$48,298,283	Residential Residential Number: 37,766	Minimum Rate \$1,030.06	\$48,490,924
No. Minimums: 22,732	Rate in the Dollar: 0.00068119		No. Minimums: 23,487	Rate in the Dollar: 0.00068100	
Land Value: \$46,822,354,623			Land Value: \$46,825,537,258		
Business Business Number: 1,826	Minimum Rate \$1,030.06	\$7,270,342	Business Business Number: 1,832	Minimum Rate \$1,030.06	\$7,206,740
No. Minimums: 811	Rate in the Dollar: 0.00196787		No. Minimums: 829	Rate in the Dollar: 0.00196777	
Land Value: \$3,419,964,422			Land Value: \$3,339,812,787		
Total Rate Assessments 39,391	Total Rateable Value \$50,242,319,045	\$55,568,625	Total Rate Assessments 39,598	Total Rateable Value \$50,165,350,045	\$55,697,664

Changes to Capital Works Program by Project

	Exhibited	Proposed budget	Change
Buildings Renewal Program	3,545,788	3,976,063	430,275
Community Sports Facility - Five Dock Park	1,000,000	1,036,000	36,000
Amenities Building (New) - Bayview Park	-	642,053	642,053
Renovation - Five Dock Leisure Centre	-	911,679	911,679
Sports field Storage Facilities	-	300,000	300,000
Firewall replacement	-	150,000	150,000
Rhodes Recreation Centre Operational Readiness	475,000	950,000	475,000
Urban Canopy Street Tree Masterplan	30,000	79,507	49,507

	Exhibited	Proposed budget	Change
Playground upgrade - Central Park	-	172,073	172,073
Playground upgrade - Coralie Reserve	-	20,186	20,186
Upgrade - Howley Park East	1,800,000	2,200,000	400,000
Golf Course Safety Screen Program	450,000	769,800	319,800
Upgrade - Utz Reserve	-	285,175	285,175
Upgrade - Lovedale Place	-	199,950	199,950
St Lukes Oval Water Refill Station	-	19,252	19,252
Rhodes Retaining Wall	200,000	175,000	(25,000)
Playground upgrade – Rhodes Foreshore Park	-	25,000	25,000
Depot Relocation Investigation	600,000	837,489	237,489
Parramatta to Sydney Foreshore Link (PSFL)	141,500	305,115	163,615
Traffic Facilities Program	150,000	265,970	115,970
Regional Cycleway Upgrade - RMS Grant	2,228,582	4,989,782	2,761,200
Car Parking Upgrade - Greenlees Avenue and Wellbank	-	300,000	300,000
Drainage Renewal and Relining Program	450,000	809,846	359,846
Seawall Renewal - Sisters Bay to Birkenhead Point	-	450,000	450,000
Drainage Relining - Rothwell Park	-	494,000	494,000
Pedestrian Crossing Lighting Improvement Program	450,000	700,000	250,000
Total			9,543.070

Local Government Act – section 333 organisation structure confirmation

It is noted that the draft budget was been prepared with consideration of the existing organisation structure, comprising four Directorates, that was established in September 2022 following consultation with the elected Council. Section 333 of the Local Government Act 1993 (the 'Act') prescribes that the organisation structure be reviewed within 12 months of any ordinary election of a council. The four Directorate structure has operated successfully, with some relatively minor changes occurring at Department level, since September 2022. In view of the ordinary elections of September 2024, and to comply with Section 333 of the Act, the General Manager has reviewed the organisation structure and has determined that it remain unchanged. In accordance with Section 332 of the Act, the draft budget has been prepared to fund the positions within the organisation structure to give effect to the priorities set out in the draft Community Strategic Plan Our Future 2036, and the draft Delivery Program 2025-2029 and Operational Plan 2025-2026.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

Adoption and/or endorsement of the Integrated Planning and Reporting framework documents discussed in this report by the end of June 2025 is a requirement of the Local Government Act, 1993.

Adoption of the Operational Plan prior to 30 June 2025 is a legislative requirement of the Local Government Act 1993 that allows Council to levy rates and undertake expenditure from 1 July 2025.

FINANCIAL CONSIDERATIONS

The forecast 2025-2026 budget continues to deliver a range of projects and service improvements identified through community engagement. As detailed in the report, this budget forecasts an Operating Budget surplus of \$87,955.

The Operational Plan, including the Statement of Revenue Policy, which incorporates a draft Budget and Schedule of Fees and Charges incorporate the third year of the IPART determination with respect to the minimum rate and overall rate income increasing in line with IPART's rate peg determined for Council at 4.69%. The expanded level of service funded by the special rate variation (SRV) that commenced in 2023-2024 is continuing in a program amounting to \$6M in 2025-2026.

Council is optimistic that inflationary pressures will improve towards the end of 2025-26 to be back in line with its 2.5% forecast modelled in its adopted Long Term Financial Plan. This will enable the reduced allocation of \$472K in 2025-2026 to increase to the forecast SRV allocation of approximately \$1M to asset renewal 2026-2027.

- Schedule of Fees and Charges considerations
 - Per Attachment 1, two commercial operators at the Chiswick Community Hall, who collectively bring approximately \$9,800 of revenue to Council each year have requested that the rates remain the same as those charged in the 2024-2025 financial year. Doing so in accordance with the Council staff recommendation will impact Council's budget by \$600 in 2025-2026.
 - Per Attachment 1, the NSW Department of Planning, Housing and Infrastructure adjusted the *Environmental Planning and Assessment Regulation 2021* fee unit for 2025-2026. These amendments are summarised in the attachment.

LEGISLATIVE AND POLICY CONSIDERATIONS

This report complies with the requirements of the Local Government Act, 1993.

**ITEM 12.4 LOCAL GOVERNMENT REMUNERATION TRIBUNAL DETERMINATION
2025/26****Reporting Manager Manager Governance and Risk****Attachments: Nil**

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That, pursuant to section 248 of the *Local Government Act 1993*, the annual fee for the Mayor and Councillors, payable monthly in arrears, for the period 1 July 2025 to 30 June 2026 be fixed as follows:

- (a) Councillors at \$23,220 per annum
 - (b) Mayor at \$50,650 per annum.
-

PURPOSE

The Local Government Remuneration Tribunal handed down its report on fees to be paid to mayors and councillors for the 2025-2026 financial year on 17 April 2025. The Tribunal determines the categories for councils in New South Wales and the minimum and maximum fees payable to mayors and councillors within those categories. In conducting its annual review, the Tribunal considers submissions from councils and Local Government New South Wales.

REPORT

Section 248 and 249 of the Act require councils to fix and pay an annual fee to councillors and mayors from 1 July 2025 based on the Tribunal's determination for the 2025-2026 financial year.

The Local Government Remuneration Tribunal (the Tribunal) has determined an increase of 3.00% to mayoral and councillor fees for the 2025-2026 financial year effective from 1 July 2025.

The Tribunal is required to determine the remuneration categories of councils at least once every three years under section 239 of the *Local Government Act, 1993* (the Act.) The tribunal last undertook a significant review of the categories as part of its 2023 determination and will next review these categories in 2026.

The Tribunal found that the allocation of most councils into the current categories continued to be appropriate having regard to the 2023 review, the current category model and criteria, and the evidence put forward in the submissions received. The categories of all Sydney Metropolitan councils remained unchanged.

The City of Canada Bay remains classified as a 'Metropolitan Small' Council and the fees are outlined in the tables below from the Tribunal's report.

Councillor/Member Annual Fee (\$) effective 1 July 2025

Category	Minimum	Maximum
Principal CBD	31,640	46,420
Major CBD	21,120	39,100
Metropolitan Major	21,120	36,970
Metropolitan Large	21,120	34,820
Metropolitan Medium	15,830	29,550
Metropolitan Small	10,530	23,220

Mayor/Chairperson Additional Fee* (\$) effective 1 July 2025

Category	Minimum	Maximum
Principal CBD	193,650	254,810
Major CBD	44,840	126,320
Metropolitan Major	44,840	114,300
Metropolitan Large	44,840	101,470
Metropolitan Medium	33,630	78,480
Metropolitan Small	22,420	50,650

In accordance with the relevant classification, and Council's historical approach, the following fees are recommended for payment to for the mayor and councillors in the 2025-2026 financial year:

Councillor (Metropolitan Small):	\$23,220
Total (9 councillors):	208,980
Mayor (Metropolitan Small):	\$50,650
Total (1 mayor)	\$50,650
Total fees payable to the mayor and councillors:	259,630

It should be noted that councillor superannuation is paid to those councillors who 'opt in' to receive superannuation and is paid over and above the mayor and councillor fees set by the Tribunal (at a rate of 12% from 1 July 2025 as per the superannuation guarantee.)

This follows the 2021 amendment to the Act (Section 254B) which commenced on 1 July 2022, whereby councils may make payments as a contribution to a superannuation account nominated by their councillors.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

The Tribunal makes its determination in April/ May each year to take effect on 1 July for the coming financial year.

FINANCIAL CONSIDERATIONS

The mayor and councillor fees are budgeted for in the 2025-2026 budget.

LEGISLATIVE AND POLICY CONSIDERATIONS

Regard has been given to sections 248 and 249 of the *Local Government Act, 1993*.

ITEM 12.5 CASH AND INVESTMENTS REPORT - MAY 2025**Reporting Manager** Chief Financial Officer**Attachments:** 1. Investment Report May 2025 (*Provided in Attachment Booklet*) [⇒](#)**RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY**

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

PURPOSE

To present Council's Investment portfolio performance for May 2025.

EXECUTIVE SUMMARY

Council's investments are reported monthly to Council in accordance with the Local Government Act 1993, the Local Government (General) Regulation 2021 and Council's Investment Policy.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

BACKGROUND/DISCUSSION

This report incorporates the May 2025 Cash and Investments Reports, for Council's consideration.

Certification - Responsible Accounting Officer

Evan Hutchings as the Responsible Accounting Officer have certified that the investments listed in the attached report have been made in accordance with Section 625 of the Local Government Act 1993, clause 212 of the Local Government General Regulation 2021 and Council's Investment Policy.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS**Summary position as of 31 May 2025**

The Cash at Bank and Cash Investments are summarised below:

Month	Cash At Bank	Cash Investments	Total Cash
31 May 2025	\$3,984,109.93	\$204,607,423.39	\$208,591,533.32

The detailed Schedule of Investments held, for May are also provided over the next page.

STATEMENT OF CASH INVESTMENTS							
Maturity Date	Bank/Issuer	Long Term Rating	Fair Value	Term	Interest	Issue Date	Investment Type
05/06/25	National Australia Bank (NAB)	AA-	\$2,500,000.00	91	4.70%	06/03/25	Term Deposits
05/06/25	National Australia Bank (NAB)	AA-	\$2,000,000.00	258	4.98%	20/09/24	Term Deposits
12/06/25	National Australia Bank (NAB)	AA-	\$3,000,000.00	91	4.65%	13/03/25	Term Deposits
12/06/25	National Australia Bank (NAB)	AA-	\$3,000,000.00	217	5.05%	07/11/24	Term Deposits
17/06/25	State Bank of India, Sydney Branch	BBB-	\$2,000,000.00	91	5.00%	18/03/25	Term Deposits
19/06/25	ANZ	AA-	\$3,000,000.00	366	5.24%	18/06/24	Term Deposits
26/06/25	ANZ	AA-	\$2,000,000.00	240	5.06%	29/10/24	Term Deposits
26/06/25	Bank of Queensland	A-	\$2,000,000.00	223	5.15%	15/11/24	Term Deposits
26/06/25	Bank of Queensland	A-	\$2,500,000.00	154	4.90%	23/01/25	Term Deposits
03/07/25	Bank of Queensland	A-	\$2,000,000.00	216	5.17%	29/11/24	Term Deposits
03/07/25	National Australia Bank (NAB)	AA-	\$3,000,000.00	365	5.45%	03/07/24	Term Deposits
03/07/25	Bank of Queensland	A-	\$2,500,000.00	161	4.93%	23/01/25	Term Deposits
10/07/25	National Australia Bank (NAB)	AA-	\$3,000,000.00	371	5.45%	04/07/24	Term Deposits
17/07/25	National Australia Bank (NAB)	AA-	\$3,000,000.00	377	5.45%	05/07/24	Term Deposits
18/07/25	ING	A	\$2,500,000.00	365	5.33%	18/07/24	Term Deposits
24/07/25	ANZ	AA-	\$2,000,000.00	253	5.11%	13/11/24	Term Deposits
31/07/25	National Australia Bank (NAB)	AA-	\$2,500,000.00	366	5.30%	30/07/24	Term Deposits
08/08/25	ING	A	\$2,000,000.00	365	5.04%	08/08/24	Term Deposits
14/08/25	ANZ	AA-	\$3,000,000.00	210	5.00%	16/01/25	Term Deposits
26/08/25	ING	A	\$2,000,000.00	368	4.90%	23/08/24	Term Deposits
04/09/25	National Australia Bank (NAB)	AA-	\$2,000,000.00	371	4.90%	29/08/24	Term Deposits
11/09/25	ING	A	\$2,500,000.00	372	4.93%	04/09/24	Term Deposits
18/09/25	State Bank of India, Sydney Branch	BBB-	\$2,500,000.00	154	4.85%	17/04/25	Term Deposits
25/09/25	ANZ	AA-	\$2,000,000.00	287	5.06%	12/12/24	Term Deposits
16/10/25	ING	A	\$2,000,000.00	364	5.03%	17/10/24	Term Deposits
30/10/25	ING	A	\$2,000,000.00	366	5.10%	29/10/24	Term Deposits
30/10/25	Bank of Queensland	A-	\$4,000,000.00	182	4.50%	01/05/25	Term Deposits
06/11/25	National Australia Bank (NAB)	AA-	\$2,000,000.00	275	4.80%	04/02/25	Term Deposits
13/11/25	ANZ	AA-	\$3,000,000.00	204	4.62%	23/04/25	Term Deposits
04/12/25	ANZ	AA-	\$2,000,000.00	301	4.78%	06/02/25	Term Deposits
18/12/25	ANZ	AA-	\$4,000,000.00	239	4.64%	23/04/25	Term Deposits
22/01/26	ANZ	AA-	\$3,000,000.00	378	4.88%	09/01/25	Term Deposits
29/01/26	ANZ	AA-	\$3,000,000.00	281	4.53%	23/04/25	Term Deposits
05/02/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	366	4.72%	04/02/25	Term Deposits
12/02/26	Bank of Queensland	A-	\$4,000,000.00	287	4.30%	01/05/25	Term Deposits
16/02/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	364	1.04%	16/02/21	Term Deposits
07/05/26	ING	A	\$4,000,000.00	371	4.18%	01/05/25	Term Deposits
31/08/26	ING	A	\$2,000,000.00	732	4.58%	29/08/24	Term Deposits
10/09/26	ING	A	\$2,000,000.00	741	4.63%	30/08/24	Term Deposits
28/10/26	ING	A	\$2,000,000.00	737	4.74%	21/10/24	Term Deposits
05/11/26	ING	A	\$16,500,000.00	737	4.94%	29/10/24	Term Deposits
04/02/27	ING	A	\$4,000,000.00	644	4.10%	01/05/25	Term Deposits
18/03/27	National Australia Bank (NAB)	AA-	\$2,000,000.00	678	4.09%	09/05/25	Term Deposits
01/04/27	ING	A	\$4,000,000.00	700	4.08%	01/05/25	Term Deposits
06/05/27	ING	A	\$2,500,000.00	728	4.03%	08/05/25	Term Deposits
12/05/27	Rabobank Aus Limited	A	\$2,000,000.00	730	4.22%	12/05/25	Term Deposits
20/05/27	National Australia Bank (NAB)	AA-	\$2,000,000.00	741	4.07%	09/05/25	Term Deposits
11/05/28	Rabobank Aus Limited	A	\$2,000,000.00	1095	4.37%	12/05/25	Term Deposits
20/11/25	Westpac	AA-	\$1,500,000.00	185	1.87%	19/11/21	Tailored Deposit
17/02/26	Westpac	AA-	\$2,500,000.00	274	2.24%	18/02/22	Tailored Deposit
24/02/26	Westpac	AA-	\$2,000,000.00	274	2.31%	25/02/22	Tailored Deposit
03/03/26	Westpac	AA-	\$2,000,000.00	365	2.22%	04/03/22	Tailored Deposit
17/10/25	Suncorp Covered	AAA	\$1,000,000.00	183	4.89%	17/10/22	Floating Rate Notes
09/12/25	Macquarie Bank	A+	\$2,000,000.00	274	4.59%	02/06/21	Floating Rate Notes
13/01/26	Commonwealth Bank	AA-	\$1,500,000.00	274	4.97%	13/01/23	Floating Rate Notes
24/02/26	RACQ Bank	BBB+	\$2,300,000.00	274	5.21%	24/02/23	Floating Rate Notes
15/05/26	Bendigo Adelaide Bank	A-	\$1,000,000.00	365	5.05%	15/05/23	Floating Rate Notes
15/06/26	Teachers Mutual Bank	BBB+	\$850,000.00	455	4.79%	16/06/21	Floating Rate Notes
19/08/26	ING Bank Covered	AAA	\$500,000.00	457	4.21%	19/08/21	Floating Rate Notes
14/09/26	Macquarie Bank	A+	\$1,600,000.00	549	4.97%	14/09/23	Floating Rate Notes
23/12/26	Commonwealth Bank	AA-	\$2,000,000.00	639	4.53%	23/09/21	Floating Rate Notes
22/03/27	ING	A	\$1,000,000.00	728	5.07%	22/03/24	Floating Rate Notes
14/05/27	Bendigo Adelaide Bank	A-	\$800,000.00	730	4.79%	14/05/24	Floating Rate Notes
18/08/27	Commonwealth Bank	AA-	\$1,100,000.00	821	4.83%	18/08/22	Floating Rate Notes
13/09/27	AMP	BBB+	\$1,300,000.00	914	5.39%	13/09/24	Floating Rate Notes
01/11/27	Great Southern Bank	BBB+	\$1,150,000.00	914	4.91%	01/11/24	Floating Rate Notes
13/01/28	Commonwealth Bank	AA-	\$1,500,000.00	1004	5.22%	13/01/23	Floating Rate Notes
19/01/28	Rabobank Aus Branch	A+	\$1,000,000.00	1002	5.13%	19/01/23	Floating Rate Notes
16/02/28	Westpac	AA-	\$1,000,000.00	1005	4.78%	16/02/23	Floating Rate Notes
09/05/28	Bank of Queensland Covered	AAA	\$1,250,000.00	1096	5.01%	09/05/23	Floating Rate Notes
17/08/28	Commonwealth Bank	AA-	\$1,250,000.00	1186	4.76%	17/08/23	Floating Rate Notes
20/08/29	ING	A	\$1,800,000.00	1553	4.81%	20/08/24	Floating Rate Notes
27/09/29	ANZ	AA-	\$2,100,000.00	1645	5.02%	27/09/24	Floating Rate Notes
18/03/30	National Australia Bank (NAB)	AA-	\$1,600,000.00	1826	4.94%	18/03/25	Floating Rate Notes
21/05/30	ANZ	AA-	\$700,000.00	1826	4.66%	21/05/25	Floating Rate Notes
15/06/25	NTTC	AA-	\$2,000,000.00	363	1.10%	11/05/21	Fixed Rate Bond
18/08/25	Commonwealth Bank	AA-	\$1,500,000.00	181	4.20%	18/08/22	Fixed Rate Bond
24/08/26	Suncorp Covered	AAA	\$2,000,000.00	546	3.25%	20/04/22	Fixed Rate Bond
21/01/30	Westpac	AA-	\$1,800,000.00	1826	4.95%	21/01/25	Fixed Rate Bond
21/05/30	ANZ	AA-	\$500,000.00	1826	4.60%	21/05/25	Fixed Rate Bond
	AMP	BBB+	\$7,000,000.00		4.50%		AMP
	AMP	BBB+	\$300.00		2.25%		AMP
	Macquarie Bank	A+	\$2,007,123.39		4.15%		Macquarie CMA
	Commonwealth Bank	AA-	\$13,000,000.00		3.85%		CBA BOS
31/05/25			\$204,607,423.39		4.54%		
TOTAL INVESTMENTS at 30/04/2025			\$187,907,738.97				
Net Increase/(Decrease) in Investments			\$16,699,684.42				

FINANCIAL CONSIDERATIONS

Council's adopted budget for 2024-25 forecasts interest earnings of \$6.85M. The Budget has been revised up by \$1.3M to \$8.15M in quarter one and to \$8.35M in quarter two. The most recent budget review for the third quarter has the forecast revised up to \$9.21M. Investment income earned for May 2025 amounted to \$830,183.63

LEGISLATIVE AND POLICY CONSIDERATIONS

Council's investments are made in accordance with the Local Government Act (1993), the Local Government (General) Regulation 2021 and Council's Investment Policy. Section 212 of the Local Government (General) Regulation 2021 states:

- (1) The responsible accounting officer of a council:
 - (a) must provide the council with a written report (setting out details of all money that the council has invested under section 625 of the Act) to be presented;
 - (i) if only one ordinary meeting of the council is held in a month, at that meeting, or
 - (ii) if more than one such meeting is held in a month, at whichever of those meetings the council by resolution determines, and
 - (b) must include in the report a certificate as to whether or not the investment has been made in accordance with the Act, the regulations and the council's investment policies.
- (2) The report must be made up to the last day of the month immediately preceding the meeting.

ITEM 12.6 INVESTMENT POLICY UPDATE**Reporting Manager** Chief Financial Officer**Attachments:** 1. **Updated Investment Policy April 2025 (*Provided in Attachment Booklet*)** [⇒](#)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

1. Council's Investment Policy be updated to reflect the investment framework outlined in the report.
 2. The updated Investment Policy attached to the report be publicly exhibited for 28 days with a further report, including the outcomes of submissions from the public exhibition, submitted to a future Council meeting.
-

PURPOSE

The purpose of this report is for Council to consider proposed updates to Council's Investment Policy.

EXECUTIVE SUMMARY

The current Investment Policy was adopted by Council at its meeting of 20 September 2022.

Following TCorp's broad policy decision (applicable to all councils) to remove certain requirements from its existing and future loan agreements, some minor adjustments to this Policy are proposed to reflect the removal of TCorp imposed restrictions that are no longer applicable. TCorp has instead advised that it will rely on Council complying with its own obligations and responsibilities, in complying with the Local Government Act 1993 (NSW), the Investment Policy Guidelines issued by the Office of Local Government, and the Investment Order issued by the Minister for Local Government.

TCorp will take that compliance into account when it considers its lending (and ability to lend) to Council, alongside its ongoing obligations to keep the Office of Local Government informed of any specific or thematic concerns.

These additional restrictions related to lower rated and smaller Approved Deposit Taking Institutions (ADI's).

Staff have liaised with Arlo Advisory, Council's Investment Advisor to review and update the Investment Policy.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

BACKGROUND/DISCUSSION

The proposed investment framework increases the maximum limits allowed to be invested in ADI's based on their long term credit rating. The following table compares the current policy limits to those proposed:

Portfolio Holdings:

Portfolio Holdings	Current	Current	Proposed	Proposed
Long Term Rating	Minimum Requirement	Maximum Limit	Minimum Requirement	Maximum Limit
AAA to AA-or Major Banks and below	30%	100%	30%	100%
A+ to A and below	0%	70%	0%	70%
A- and below	0%	50%	0%	70%
BBB+ and below	0%	30%	0%	40%
BBB and below	0%	15%	0%	40%
BBB- and below	0%	5%	0%	40%
Unrated ADI with a branch within the Canada Bay LGA	0%	\$250,000 (or whatever the prevailing government guaranteed amount)	0%	\$250,000 (or whatever the prevailing government guaranteed amount)
TCORP IM Funds	0%	40%	0%	40%

Maximum Individual institution Limit

Maximum Individual Limit	Current	Proposed
Long Term Rating		
Federal or NSW Government	100%	100%
AAA	45%	50%
AA+ to AA- or Major Banks	45%	45%
A+ to A	30%	30%
A-	20%	30%
BBB+	10%	10%
BBB	5%	10%
BBB-	5%	10%
Unrated	\$250,000 or the prevailing Government Guaranteed Amount	\$250,000 or the prevailing Government Guaranteed Amount
TCorp Managed Funds	30%	20%

Individual Investments must conform to the following term maturities based on credit rating

Maximum Tenor	Current	Proposed
Long Term Rating	Maximum Tenor	Maximum Tenor
AAA to AA-	5 Years	5 Years
A+ , A	5 Years (Floating Rate Notes) 3 Years (All other investments)	5 Years
A-	3 Years	5 Years
BBB+	3 Years	3 Years
BBB	1 Year	3 Years
BBB- and below	1 Year	1 Year
TCorplm Funds	N/A	N/A

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

That the revised Investment Policy be placed on public exhibition for a period of 28 days with a further report to be prepared and submitted to Council on any submissions received.

FINANCIAL CONSIDERATIONS

The proposed policy changes will allow Council to take advantage of slightly higher rates of interest being offered by the lower rated Approved Deposit Taking Institutions (ADIs) rated “A” and “BBB” when compared to the domestic major banks “AA” rated.

LEGISLATIVE AND POLICY CONSIDERATIONS

<https://www.olg.nsw.gov.au/wp-content/uploads/Investment-Order-12-1-2011.pdf>

Local Government ACT 1993 – Investment Order –Dated 12 January 2011

ITEM 12.7 REVIEW OF ENTERPRISE RISK MANAGEMENT POLICY**Reporting Manager** Manager Governance and Risk

Attachments:

1. Existing Enterprise Risk Management Policy (*Provided in Attachment Booklet*) ➡
2. Revised Enterprise Risk Management Policy (*Provided in Attachment Booklet*) ➡

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That Council adopt the revised Enterprise Risk Management Policy, including the Risk Appetite, attached to the report.

PURPOSE

The purpose of this report is to recommend the adoption of the revised Enterprise Risk Management Policy, including the Risk Appetite.

This will, in part, satisfy Council's compliance obligations under the *Local Government (General) Regulation 2021* (Regulation) and the Office of Local Government's (OLG) comprehensive *Guidelines for Risk Management and Internal Audit for Local Government in NSW*, November 2023 (Guidelines).

EXECUTIVE SUMMARY

Amendments to the Regulation and the OLG's Guidelines that came into effect on 1 July 2024, require Council to comply with additional obligations in relation to its Audit, Risk and Improvement Committee, internal audit function, and risk management framework.

In 2024, Council met its compliance obligations in relation to both its Audit, Risk and Improvement Committee and internal audit function by:

- Adopting a new Terms of Reference document for its Audit, Risk and Improvement Committee and appointing a new Committee operating under the new Terms of Reference
- Adopting a new Internal Audit Charter and established an internal audit function operating under the new Charter.

To satisfy the compliance obligations for Council in relation to its risk management framework, the existing Enterprise Risk Management Policy (attachment 1) was reviewed, and a revised Enterprise Risk Management Policy (attachment 2) including risk appetite, is presented to Council for consideration and proposed adoption.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 1: Council is accountable, efficient, and ready to meet future challenges

BACKGROUND/DISCUSSION

Amendments to the Regulation and the OLG's Guidelines require Council to have:

- an Audit, Risk and Improvement Committee that continuously reviews and provides independent advice to Council on how it is functioning and managing risk;
- an effective internal audit function that provides independent advice as to whether Council is

functioning effectively and Council's internal controls to manage risk are working; and

- a robust risk management framework that accurately identifies and mitigates the risks facing Council and its operations.

Audit, Risk and Improvement Committee

Since 1 July 2024, the Audit, Risk and Improvement Committee Council has been operating under Terms of Reference adopted by Council at its meeting on 20 February 2024, which satisfies the compliance obligations in the Regulation and the OLG's Guidelines in relation to its Audit, Risk and Improvement Committee.

Internal Audit Function

Council adopted a new Internal Audit Charter at its meeting held on 20 February 2024, and has established an internal audit function operating under the new Charter, which satisfies the compliance obligations in the Regulation and the OLG's Guidelines in relation to its internal audit function.

Enterprise Risk Management Framework

The existing Enterprise Risk Management Policy (attachment 1) was adopted by Council at its meeting held on 9 April 2019.

To satisfy the compliance obligations in the Regulation and the OLG's Guidelines in relation to risk management, the existing Enterprise Risk Management Policy was reviewed in consideration of the obligations and Council's operating environment.

The review of the Enterprise Risk Management Policy also considered the *Australian Standard ISO 31000:2018 Risk Management – Guidelines*, and recommendations for improvement by external consultants, InConsult further to their review of Council's risk documentation undertaken in 2022.

The revised Enterprise Risk Management Policy (attachment 2) was developed based on the OLG's policy template, and includes:

- Council's commitment to maintaining an effective and efficient risk management framework to support the management of enterprise-wide risks at all levels and embed risk management into day-to-day activities.
- An overview of the Enterprise Risk Management Framework
- Council's approach to risk management set out in policy principles, and
- Roles and responsibilities in risk management at Council.

The revised Enterprise Risk Management Policy includes risk appetite, which requires adoption by Council. The risk appetite contains broad statements for each risk category that convey how much risk will be tolerated by Council and how risk is to be managed, and decisions made in pursuit of its strategic objectives.

The Executive Leadership Team and the Audit, Risk and Improvement Committee have considered and endorsed the revised Enterprise Risk Management Policy, including the Risk Appetite.

To satisfy its compliance obligations under the Regulation and the OLG's Guidelines in relation to risk management, it is recommended that Council adopt the revised Enterprise Risk Management Policy, including the Risk Appetite.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

There is a risk of non-compliance with the relevant risk management compliance obligations within the *Local Government Act, 1993* and the Regulation if the revised Enterprise Risk Management Policy is not adopted.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Council is required to comply with the:

- *Local Government Act, 1993 and the Regulation*
- *Local Government (General) Regulation 2021.*
- *The Office of Local Government's Guidelines for Risk Management and Internal Audit for Local Government in NSW, November 2023.*

13 NOTICES OF MOTION**ITEM 13.1 NOTICE OF MOTION - CR ALAFACI - MOBILE CCTV CAMERAS FOR ILLEGAL DUMPING PREVENTION**

Submitted by: Councillor Sylvia Alafaci

MOTION

That:

1. Council officers investigate the procurement and deployment of additional mobile CCTV cameras to be strategically located at illegal dumping hotspots across the LGA to support law enforcement efforts.
 2. The outcomes of the investigation referred to in 1. above be presented to a Councillor Workshop
-

BACKGROUND FROM COUNCILLOR SYLVIA ALAFACI

Mobile CCTV technology offers Council a practical and effective means to address several pressing community concerns including the illegal dumping of rubbish. Council undertakes surveillance activities with existing infrastructure, but I believe that it would benefit from additional infrastructure to enhance these efforts.

I consider CCTV to be a proactive and cost-effective investment in environmental stewardship. It aligns with Council's commitment to amenity, and responsible governance. I urge my fellow councillors to support this motion in the interests of protecting our neighbourhoods and upholding the standards our residents deserve.

ITEM 13.2 NOTICE OF MOTION - CR JAGO - IMPROVED INVESTMENT OPTIONS FOR NSW COUNCILSSubmitted by: Councillor Charles Jago

MOTION

That Council:

1. Notes that in 2011, in response to investment issues arising in the NSW Local Government sector, the NSW government introduced restrictive investment guidelines (the Ministerial “Investment Order” (1)) which severely limited the investment choices available to all councils.
 2. Notes that the Investment Order excludes a range of otherwise potentially useful investments.
 3. Notes that councils have little choice but to invest a large proportion of their reserve funds in “Big 4” banks, namely the Commonwealth, ANZ, NAB and Westpac banks which have loaned over \$8 billion to fossil-fuel projects since 2016.
 4. Notes that Council passed a climate emergency declaration in September 2019, recognising the need for urgent action on reducing emissions plus mitigation and adaptation measures.
 5. Writes to the NSW Premier and Treasurer to strongly recommend that:
 - (a) the NSW government urgently review the range of investments available to councils with a view to widening the acceptable range of secure investments well beyond the big banks which lend money to climate-destroying projects, and
 - (b) the NSW government establish alternative investment options which benefit planetary climate.
 6. Seeks to gain additional support for this issue through LGNSW and SSROC.
-

BACKGROUND FROM COUNCILLOR CHARLES JAGO

The purpose of this motion is to lobby the NSW government to provide fit-for purpose investment options for NSW Councils.

Councils across Australia have significant funds which they invest. A large part of those funds is set aside for specific purposes – mostly infrastructure projects which will take some time to initiate and complete. Councils need access to better investment options than are currently available to get a better return on their funds, and to avoid being forced to use banks which lend their money to fossil-fuel projects.

Achieving better investment returns

Council needs good investment options which will pay a solid return to maximise value for money from ratepayers’ funds.

Following the Global Financial Crisis of 2008, the local government sector recognised the need for stronger supervision of councils’ finances, with tighter rules on acceptable investments. The Ministerial Investment Order in 2011 ruled out substantial areas of investment. Overall, the sector now views the extremely limited range of investment choices as an over-reaction.

While the investments in the major banks are secure, they do not offer the same level of return that other – still conservative, very low risk – investments can offer. Note that Council’s investments follow its Investment Policy, which ensures that all our investments carry low risk.

In plain language, the government rules now represent “nanny state” limitations which unnecessarily limit council’s reasonable investment options. Examples of investments which could be allowed include:

- Subordinated investments with Approved Deposit Taking Institutions (ADIs)
- Managed funds outside of NSW Treasury Corporation’
- Other asset classes such as listed property trusts (commercial and residential real estate
- Investments in shares through exchange traded funds (ETFs)

The problem of fossil fuel investments

According to Market Forces, an NGO campaigning to stop financial institutions lending to fossil fuel projects:

“In 2023, Australia’s big four banks, ANZ, Commonwealth Bank, NAB, and Westpac continued to pour billions of dollars into the fossil fuel industry. In 2023 these banks loaned \$3.6 billion to fossil fuels. The big four have now poured over \$61 billion into fossil fuels since the Paris Agreement” (2).

All the big four Australian banks - Commonwealth, ANZ, NAB and Westpac – have committed to the goals of limiting warming to 1.5°C and net-zero emissions by 2050. Yet since 2016, they have loaned the following amounts totalling \$6.85 billion to fossil fuel projects (in billions of dollars) (3):

ANZ	\$2.6
Commonwealth	\$0.85
NAB	\$2.4
Westpac	\$1.0

That is, their commitments are being broken. In this period, Macquarie Bank also loaned \$1.3 billion to fossil fuel projects. In 2023 alone according to Market Forces (4), 10 retail banks in Australia committed AU \$74.4 billion in finance to fossil fuel companies around the world in 2023.

It is also clear that, unfortunately, the Australian and NSW government’s complacent policies on climate change are not helping. Despite some useful policies on renewables, these governments are missing in action regarding any urgency in responding to the climate crisis. It is important that councils can invest money without those investment funds simply being loaned to fossil fuel projects.

I emphasise that simply choosing “green” investments from banks which continue to lend to fossil fuel projects does not lead to any change in financial market behaviour or climate benefits from that. It allows those banks to continue to participate in profitable climate destruction under cover of greenwashing – it is not an alternative.

Avoiding investments which support fossil fuel projects

My Notice of Motion on divestment in 2018 set the current basis for Council to avoid climate-destructive investments as far as possible. It established that investments would be made:

- with overall returns on investment being no less than with existing lenders, and
- fully maintaining the standards of risk management of investments outlined in Council’s Investment Policy.

Council has been able to switch a limited number of investments from the “Big 4” banks in the top tier of ratings to lower tier banks like Bendigo Bank which have a rating of BBB or similar. However, the Ministerial Investment Order limits these BBB type investments to a maximum of 40% of Council’s investments, effectively forcing close to 60% investment in the Big 4 banks and others that also lend to fossil-fuel projects in the coal, gas and oil sectors which promote climate destruction.

Expanding the range of acceptable investment options for councils will help ensure that Council funds invested with banks are loaned for worthwhile purposes.

Residents, please note

For Canada Bay residents and many others: **there is also every reason for you as retail customers to consider changing banks to an alternative bank which doesn't lend your money to fossil-fuel focused corporations.** Yes, most people are more likely to get divorced than change banks, but you could contribute to action on climate while also paying less fees to your bank (5).

References/ Links

1. <https://www.olg.nsw.gov.au/wp-content/uploads/Investment-Order-12-1-2011.pdf>
2. <https://www.marketforces.org.au/campaigns/banks/banking-climate-failure/>
3. <https://www.marketforces.org.au/info/compare-bank-table/>
4. <https://www.marketforces.org.au/retail-banks-in-australia-burning-our-future-pour-74-billion-into-fossil-fuels/>
5. <https://www.theguardian.com/australia-news/2025/may/31/a-guide-to-greener-banking-i-divested-my-personal-finances-and-you-can-too-heres-how>

ITEM 13.3**NOTICE OF MOTION - CR ROBINSON - COST OF LIVING SUPPORT FOR CANADA BAY RESIDENTS - BILL SMOOTHING**

Submitted by: Councillor Hugo Robinson

MOTION

That:

1. Council Officers investigate options to facilitate bill smoothing so that residents can pay their rates in small, even, regular payments.
 2. Following the investigation referred in 1. above, a report be prepared and submitted to Council, including options to promote the service.
-

ITEM 13.4 NOTICE OF MOTION - CR JAGO - TRAFFIC OPTIONS FOR THE GEORGE STREET PRECINCTSubmitted by: Councillor Charles Jago

MOTION

That Council:

1. Notes that the recently zoned Homebush Precinct created by the NSW government has been in an area that already experiences extreme traffic jams.
 2. Notes that the approximate quadrupling of the local population along George Street will make local traffic totally unmanageable.
 3. Notes that the problem directly arises from planning initiatives imposed by the NSW government, who should provide funding to cover the costs of resolving it.
 4. Investigate the value of the recommendations in the NSW government Arup transport report, and;
 5. Write to the Minister for Planning and Public Spaces and the Minister for Roads and request that Transport for NSW consider solutions that the State government, as part of its housing delivery plans, could deliver to provide a road connection between George St, Concord West, and Homebush Bay Drive.
 6. Update Councillors at a Councillor Workshop.
-

BACKGROUND FROM COUNCILLOR CHARLES JAGO

The purpose of this motion is for council to examine traffic options for the George Street precinct.

In November 2024, the NSW Government finalised the rezoning for the Homebush Transport Oriented Development (Homebush TOD) Precinct. Within the precinct, all the residential area on the eastern side of the train line, from Pomeroy Street in North Strathfield to Station Street Concord West relies on a single vehicular entry and exit point at the corner of George and Pomeroy Streets. In the 1970s, an alternative rail crossing at Victoria Street Concord West was permanently closed.

With current regular traffic jams along George Street of over 500m (the record is about 2km) from the intersection of George and Pomeroy several times daily, this area's traffic problems will multiply greatly when the majority single storey housing along most of the area between George Street and Powell's Creek is replaced by apartments ranging from 8 to 18 storeys over the next ten to thirty years. This will be exacerbated if the NSW government chooses to radically increase the scope of the 1 King Street Concord West development from around 600 to perhaps 1,400 apartments.

There was a traffic study associated with the announcement of the Homebush TOD by the NSW Government, produced by Arup for the government (1). From conversations I have had, residents in the area generally have a low opinion of that traffic study which appeared to dismiss the concerns of locals. The recommendations in the study did not appear to respond to the scale of traffic issues already being experienced in the area, let alone preparing for the future scale of traffic. The greatest concern of residents in the public exhibition of the Homebush TOD was traffic congestion.

A Council submission to the NSW Government approved in an extraordinary council meeting on 13 August 2024 (Item 4.1, link 2 below) noted that the Arup traffic study only assessed traffic arising from about 46% of the full buildout expected from the rezoning, and stated that "No meaningful, metrics-based consideration has been given to the 'master planning' of the transport needs of the remaining 54% of the Homebush TOD precinct."

Given the enormous changes to come, it is important that Council consider the future traffic options in the George Street precinct, including past suggestions and using the most updated modelling. The investigation should also look at options that would not otherwise have been considered such as investigation of the possibility of a connection between George Street Concord West and Homebush Bay Drive by NSW Government.

References/ Links

1. <https://www.strathfield.nsw.gov.au/files/assets/public/v/1/develop/homebush-tod-precinct/homebush-tod-rezoning-precinct-transport-statement-november-2024.pdf>
2. https://www.canadabay.nsw.gov.au/sites/default/files/Extraordinary%20Agenda%20-%202013%20August%202024_Reduced.pdf

ITEM 13.5 NOTICE OF MOTION - CR MANSFORD - NO SMOKING IN OUTDOOR DINING PRECINCT

Submitted by: Councillor David Mansford

MOTION

That Council Officers:

1. Investigate the viability of declaring Council's outdoor dining precincts (as defined in Council's Business Use of Public Footpath Policy) to be Non-Smoking Areas.
 2. Present the findings of the investigation to a Councillor Workshop including advice on the community consultation process
-

BACKGROUND FROM COUNCILLOR DAVID MANSFORD

Some of Council's outdoor dining spaces are enclosed by dining structures. These structures trap smoke produced from cigarettes and vape devices which lingers around diners.

Other Local Council's such as Strathfield Council and North Sydney Council have implemented bans and restrictions on smoking in public places.

Whilst I acknowledge that the Smoke-free Environment Act 2000 (NSW) makes most enclosed public places smoke-free, including areas within 4 meters of pedestrian entrances and exits, I believe more can be done by Council to minimise the impact of smoking within and around Council's outdoor dining precincts.

**ITEM 13.6 NOTICE OF MOTION - CR MANSFORD - NULLAWARRA AVENUE,
CONCORD WEST**

Submitted by: Councillor David Mansford

MOTION

That Council Officers investigate pedestrian safety in crossing Nullawarra Avenue between Nirranda and Yaralla Streets, Concord West for residents to safely access the new playground at Majors Bay Reserve and report findings to a Councillor Workshop.

BACKGROUND FROM COUNCILLOR DAVID MANSFORD

New community outdoor facilities have recently been opened in Majors Bay Reserve including the provision of jump tracks, amenities, and a new children's playground. The facilities are popular with residents, especially those with young children, have contacted me to say that they expect to be able walk safely to the new playground in crossing Nullawarra Avenue between Nirranda and Yaralla Streets.

There are hundreds of families in the streets bounded by Nullawarra Avenue, Concord Road and Yaralla Street who want to safely use active transport to access these great new facilities.

14 NOTICES OF MOTION OF RESCISSION

Nil

15 MATTERS OF URGENCY

Nil

16 QUESTIONS WITH NOTICE

Nil

17 CONFIDENTIAL MATTERS

RECOMMENDATION

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 17.1 FOOTPATH DINING - SYDNEY METRO WORKS - GREAT NORTH ROAD

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.

BACKGROUND/DISCUSSION

In accordance with section 10A(2) of the Act, Council may close part of its meeting to deal with business of the following kind:

- (a) Personnel matters concerning particular individuals (other than councillors).
 - (b) Personal hardship of any resident or ratepayer.
 - (c) Information that would, if disclosed, confer a commercial advantage on a person with whom 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 a person who supplied it: or
 - (ii) Confer a commercial advantage on a competitor of Council;
 - (iii) Reveal a trade secret.
-

- (e) Information that would, if disclosed, prejudice the maintenance of law.
- (f) Matters affecting the security of Council, Councillors, Council staff and 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.
 - (i) Alleged contraventions of any Code of Conduct requirements applicable under section 440.

It is considered that the business listed in the recommendation is of a kind referred to in section 10A(2) of the Local Government Act 1993 and, under the provisions of the Act and the Local Government (General) Regulation 2021, should be dealt with in a part of the meeting that is closed to members of the public and the media.

Pursuant to section 10A(4) of the Act and clauses 14.9–14.10 of the City of Canada Bay Code of Meeting Practice, members of the public may make representations to the meeting immediately after the motion to close part of the meeting is moved and seconded, as to whether that part of the meeting should be closed.

18 CONFIDENTIAL RESOLUTIONS

In accordance with Part 14 of the Code of Meeting Practice, resolutions passed during a meeting, or a part of a meeting that is closed to the public must be made public by the chairperson as soon as practicable. The resolution must be recorded in the publicly available minutes of the meeting.
