

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

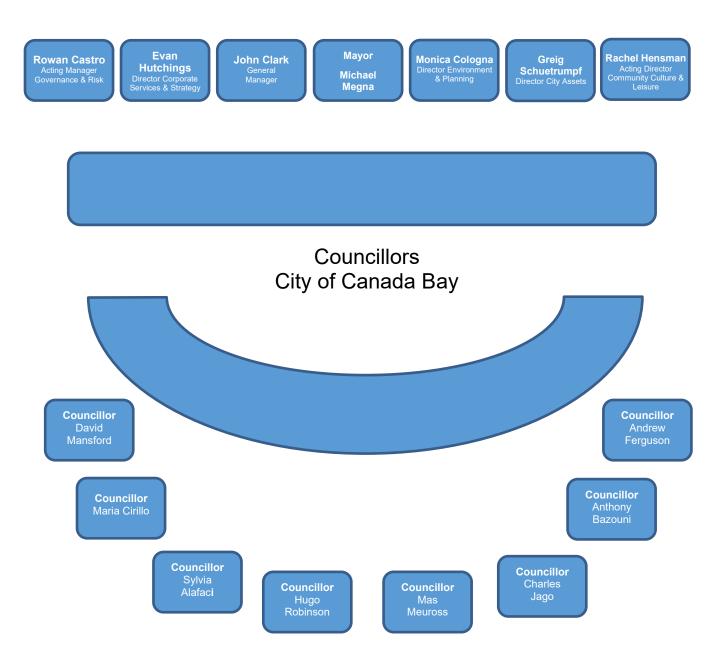
Tuesday, 18 November 2025

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

John Clark

General Manager





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 18 November 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 21 OCTOBER 2025

RECOMMENDATION

That the minutes of the Ordinary Council Meeting of 21 October 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 October 2025 to 31 October 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 October 2025 to 31 October 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 29 October 2025

The following applications were listed for consideration at the CBLPP meeting on 29 October 2025:

- MOD2025/0073 118-128 Tennyson Road, Mortlake Alterations to internal layouts of units and structural/plant elements and reduction in number of units from 36 to 30 units – Approved subject to conditions.
- MOD2025/0096 1 Nullawarra Avenue, Concord (The Concord Community Club) Extension
 of hours, allowing for some morning trade and extended night trade until 3.00am, and seeks
 approval to extend the external live music hours from 10.00pm until midnight during the
 weekends Refused as per Recommendation.

Items for CBLPP Meeting on 26 November 2025

At the time of writing this report, the following applications are listed for consideration at the CBLPP meeting on 26 November 2025:



• DA2025/0161 - 77 Burnell Street, Russell Lea - Internal alterations to existing garage to convert to a habitable space.

Development Applications - Determined

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

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
DA2025/0157	26.08.2025	7 Correys Avenue, Concord	Ground floor alterations and first floor addition to existing dwelling	Approved 03.10.2025
DA2024/0203	21.10.2024	1 Ramsay Road, Five Dock	Demolition of existing buildings, boundary adjustment construction of shop top housing and residential flat building and associated car parking	Approved – Court 07.10.2025
DA2025/0163	29.08.2025	71 Thompson Street, Drummoyne	Internal alterations including change in ground and first floor levels and external change to roof forms	Approved 10.10.2025
DA2025/0176	23.09.2025	114A Gipps Street, Drummoyne	New pool fence, barbecue bench with canopy, and pergola	Approved 14.10.2025
DA2025/0165	04.09.2025	10 Nullawarra Avenue, Concord West	Ground floor alterations and first floor addition to an existing dwelling house	Approved 15.10.2025
DA2025/0145	29.07.2025	50 Queens Road, Five Dock	Demolition of existing dwelling, construction of a two-storey dual occupancy with related landscaping and torrens title subdivision	Approved 15.10.2025
DA2025/0187	15.10.2025	39 Byrne Avenue, Russell Lea	Strata subdivision of a dual occupancy	Approved 15.10.2025
DA2025/0171	12.09.2025	27A St Georges Crescent, Drummoyne	Construction of a rooftop swimming pool and deck	Approved 16.10.2025
DA2025/0151	07.08.2025	46 landra Street, Concord West	Alterations and second storey addition, new swimming pool, front fence, retaining walls,	Approved 17.10.2025



DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
			tree removal and associated landscaping	
DA2025/0159	25.08.2025	28 Marlborough Street, Drummoyne	Removal of several trees due to damage caused by roots to main house and retaining walls	Refused 17.10.2025
DA2024/0183	27.09.2024	65 Byrne Avenue, Russell Lea	Proposed construction of an attached two storey dwelling and demolition of all existing structures	Approved – Court 23.10.2025
DA2025/0179	30.09.2025	65 Edenholme Road, Russell Lea	Replacement of a portion of the front lawn to create a single uncovered car space	Refused 24.10.2025
DA2025/0129	08.07.2025	34 Hospital Road, Concord West	Demolition of all structures and construction of an attached two storey dual occupancy, swimming pools and associated landscape works Approved 24.10.2025	
DA2025/0194	29.10.2025	1 Feilberg Place, Abbotsford	2 lot Strata Subdivision of an attached dual occupancy	Approved 29.10.2025
DA2025/0197	30.10.2025	8 Peninsula Drive, Breakfast Point	Installation of a 51.2kWh battery energy storage system in the basement garage	Approved 30.10.2025

Total Number of DAs Determined = 15

Development Applications - Lodged

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

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0181	03.10.2025	16 George Street, North Strathfield	Temporary operation of two Food Trucks at the existing at-grade carpark
DA2025/0184	08.10.2025	36 Currawang Street, Concord West	Demolition of existing single storey home and construction of a dual occupancy with attached garage, torrens title subdivision and associated landscaping and retaining walls



DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0182	08.10.2025	Queens Road, Five Dock	Proposed change of use of the existing fitness space within the Five Dock Leisure Centre (FDLC) to a café, including associated internal modifications and external additions such as a new awning
DA2025/0183	09.10.2025	38 Murralong Avenue, Five Dock	Amending DA to CDC2025/0032 for the additions of two balconies on an approved dual occupancy
DA2025/0185	15.10.2025	1-11 George Street, North Strathfield	Fit-out and use of a Tobacco Shop and associated signage
DA2025/0186	15.10.2025	88 Bayview Road, Canada Bay	Demolition and construction of a single dwelling
DA2025/0187	15.10.2025	39 Byrne Avenue, Russell Lea	Strata subdivision of a dual occupancy
DA2025/0189	16.10.2025	10 Corby Street, Concord	Demolition of existing buildings, construction of a two storey dual occupancy, swimming pool and related landscaping and 2 lot Strata title subdivision
DA2025/0188	20.10.2025	14 Fortescue Street, Chiswick	Alterations and additions including the replacing the existing with a new flat roof, changes to windows, construction of a new in-ground swimming pool with associated landscaping works, and the installation of a new front entry gate
DA2025/0191	24.10.2025	45 College Street, Drummoyne	Demolition of an existing dwelling, construction of an attached dual occupancy and Strata subdivision
DA2025/0192	27.10.2025	3 Boronia Avenue, Russell Lea	Ground floor alterations and additions to the existing dwelling
DA2025/0194	29.10.2025	1 Feilberg Place, Abbotsford	2 lot Strata Subdivision of an attached dual occupancy
DA2025/0195	29.10.2025	12 Creewood Street, Concord	Rear split level extension, refurbish existing shed, inground pool and proposed front fence
DA2025/0196	29.10.2025	1 Bayview Road, Canada Bay	Rear ground floor extension and first floor addition to a semi-detached dwelling
DA2025/0198	30.10.2025	90 Henley Marine Drive, Russell Lea	New pool and front fence
DA2025/0197	30.10.2025	8 Peninsula Drive, Breakfast Point	Installation of a 51.2kWh battery energy storage system in the basement garage



DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0199	30.10.2025	30 Carrington Street, North Strathfield	Removal of 2 trees (Monterey Cypress and Lilly Pilly) due to proximity to power lines and boundary fence

Total Number of DAs Lodged = 17

Variations to development standards

There was one (1) 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 October 2025 and 31 October 2025.

DA NO	PROPERTY	LEP DEVELOPMENT STANDARD	JUSTIFICATION	EXTENT	DATE APPROVED
DA2025/0129	34 Hospital Road, Concord West	Minimum lot size width, Clause 4.1A	The building exhibits a bulk and scale that is consistent with the desired future character of the locality, noting compliance with key envelope controls such as building height, FSR, setbacks and landscape	285mm (2.03%)	24.10.2025

Land and Environment Court Appeals

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

DA/APPEAL NO	PROPERTY	DESCRIPTION OF DEVELOPMENT	CURRENT STATUS
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 development and associated car parking	Proposal amended enabling the Court to approve the development on 7 October 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	Proposal amended enabling the Court to approve the development on 23 October 2025.
DA2024/0250	176 – 184 George Street, Concord West	Class 1 appeal against the deemed refusal of development for the Demolition of existing	S34 convened 29 September 2025. Awaiting possible amendments by the applicant.



DA/APPEAL NO	PROPERTY	DESCRIPTION OF DEVELOPMENT	CURRENT STATUS
		structures and construction of a six to eight-storey Infill Affordable Housing Residential Flat Building Development, comprising 183 units including 32 affordable units, with 2 x basement levels containing 198 car parking spaces, plus neighbourhood shop, with Torrens title subdivision (consolidation of lots).	

Of the three matters listed, one of them is an active appeal 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 PLANNING PROPOSAL - MISCELLANEOUS AMENDMENTS 2025

Reporting Manager

Manager Strategic Planning

Attachments:

- 1. Attachment A Miscellaneous Amendments 2025 Planning Proposal (*Provided in Attachment Booklet*)
- 2. Attachment B Local Planning Panel Minutes 22 October 2025 (Provided in Attachment Booklet)

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That:

- 1. The Planning Proposal Miscellaneous Amendments 2025 (PP2025/0004), seeking to correct errors and introduce minor updates to the *Canada Bay Local Environmental Plan 2013*, at Attachment A to the report, be endorsed for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- 2. Delegation be requested from the Department of Planning, Housing and Infrastructure to manage the plan making process.
- 3. The General Manager be authorised to make minor variations to the Planning Proposal to correct any drafting errors or to ensure that it is consistent with the Gateway Determination.
- 4. The Planning Proposal be endorsed for public exhibition in accordance with relevant conditions imposed under the Gateway Determination.

PURPOSE

To outline the contents of a Planning Proposal to amend the *Canada Bay Local Environmental Plan 2013* (CBLEP) to correct errors and introduce minor updates the CBLEP, and to seek endorsement to submit the Planning Proposal to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

EXECUTIVE SUMMARY

A Planning Proposal has been prepared (Attachment A) that proposes a series of minor and miscellaneous amendments to the *Canada Bay Local Environmental Plan 2013* (CBLEP).

The proposed amendments will ensure that the CBLEP remains an effective, responsive and accurate planning instrument to guide development in the Local Government Area.

It is recommended that the Planning Proposal be endorsed for submission to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 3: Vibrant Urban Living

Goal VUL 3: Promote the City as an attractive, welcoming place to do business



BACKGROUND/DISCUSSION

Background

The Canada Bay Local Environmental Plan 2013 (CBLEP) was finalised in 2013. Since then, a number of minor errors and inconsistencies have been identified and compiled into a "Housekeeping – Miscellaneous Amendments Planning Proposal," which was finalised in 2022. Following that, additional minor issues and opportunities for improvement have emerged. This new planning proposal has been prepared to address those outstanding matters.

Planning Proposal

The Planning Proposal seeks to amend the Canada Bay Local Environmental Plan 2013 to:

- correct errors and inconsistencies in the CBLEP to improve legibility and accuracy
- correct heritage item descriptions to ensure heritage assessment is only required where necessary
- remove superfluous development standards where no longer relevant
- introduce new LEP provisions where appropriate
- enable appropriate and responsive development through a more effective LEP.

The proposed amendments are detailed in the Planning Proposal (Attachment A) and are summarised below.

A. Heritage mapping and Schedule 5 updates

- Amendments to the Moore Street Heritage Conservation Area boundary to remove a redeveloped site that no longer contributes to the character of the conservation area.
- Amendments to the Powell's Estate Heritage Conservation Area to remove sites affected by land clearing associated with the WestConnex project, resulting in vacant lots that no longer hold heritage value or contribute to the character of the conservation area.
- Amendment of the curtilage of Joanna Walter Memorial Children's Hospital, Thomas Walker Hospital Group, and Concord Repatriation Hospital to align with the State Heritage mapping of these items.
- Reduction of the area of 1A Marlborough Street, Drummoyne mapped as a heritage item as only part of the site (the War Memorial) is of heritage significance.
- Amendment to the extent of trees along Lyons Road currently mapped as containing heritage significance as only part of the road contain trees that reflect the heritage character of the area.
- Removal of heritage listing of item at 42P Swan Avenue, Strathfield (cedar trees) as the trees have been removed.
- Removal of heritage listing of item at 37 Llewellyn Street, Rhodes (house) as the house was demolished under a court approved Development Application.
- Updating of various lot descriptions, addresses and heritage item descriptions to accurately identify heritage items. These were either drafting errors, lot title changes and/or more precise descriptions of the heritage items themselves to better understand the items' heritage value.

B. Floor Space Ratio (FSR) update:

- Increasing the FSR standard for 545-551 Great Northern Road, Abbotsford from 0.5:1 to 1:1, to be consistent with the FSR on adjacent land also zoned E1 Local Centre.
- Including two additional objectives under clause 4.4 Floor Space Ratio.
 - o Include an additional objective to encourage development with a built form and density proportionate to the size of land in areas zoned R2 Low Density Residential. This



- objective will reinforce the underlying purpose of the Floor Space Ratio standard, which is to control the amount of Gross Floor Space as a ratio to site area.
- o Include an objective related to view impacts, recognising the value of view sharing whilst not restricting the reasonable development potential of land.

C. 160 Burwood Road, Concord mapping correction

Amending the CBLEP Additional Permitted Uses map to include 160 Burwood Road, Concord.
 The additional uses are currently permissible in the CBLEP written instrument but not included in the mapping. This amendment proposes to correct the mapping error.

D. Identify Rhodes West Active Street Frontages in CBLEP

• Amending the CBLEP Active Street Frontage map to include Rider Boulevard, Rhodes West to reflect the controls in the Canada Bay Development Control Plan (DCP). The DCP identifies this area of Rhodes West as having an activity strip (an older reference to an Active Street Frontage), however this is not identified on the CBLEP Active Street Frontage Map.

E. Land use table updates

Amending Zone R2 Low Density Residential and Zone R3 Medium Density Residential land
use tables to include 'Home business' as a use permitted with consent. This amendment will
enable a home business to be undertaken in a dwelling or in a building ancillary to a dwelling.

F. Minimum lot sizes for Boarding houses.

• Remove the minimum lot sizes for boarding houses in the R2 Low Density Residential zone. State Environmental Planning Policy (Housing) permits boarding houses in R2 Low Density Residential zones where the land is within an accessible area or otherwise located within the vicinity of commercial zones. In these instances, a minimum lot size of 600m² is required. For all other land in an R2 Low Density zone, Boarding houses are prohibited. The removal of the minimum lot size standard in the LEP will therefore reduce duplication.

G. Exempt development update.

 Amending Exempt Development criteria for bus shelter advertising to introduce a new criteria requiring bus shelter advertising be erected by or on behalf of Council. These amendments will ensure bus shelter advertising is provided in appropriate localities and in locations authorised by Council.

H. Removal of BASIX incentive clauses.

 Removal of clauses 7.11 and 8.9 of CBLEP to remove the 5% bonus FSR for development that exceeds certain minimum BASIX requirements for energy and water. With industry wide sustainability standards now achieving higher minimum standards than assumed at the time of the introduction of these clauses, the FSR bonus is deemed to be outdated and no longer required to incentivise sustainable development.

I. Design quality of certain boarding houses and co-living housing.

 Amending the CBLEP to apply the design quality requirements of Chapter 4 of the Housing SEPP 2021 to boarding houses and co-living housing within a mixed-use development. This amendment will ensure quality apartment design is achieved for all types of housing, including more affordable housing typologies.

J. Sun access at Concord Oval.

 Inserting a new clause in the CBLEP to limit overshadowing of the Concord Oval open space area by surrounding development. Additional overshadowing will impact the quality and usability of this critical local and professional level open space facility, reducing useability by the community and professional sporting groups.



K. Additional objectives for development within the foreshore area

 Insert additional objectives to protect natural foreshore processes, the natural landform and landscape of the foreshore, visual amenity and public view of the foreshore, and dwellings from potential sea level rise.

Key Findings and Recommendations

By removing errors and introducing minor updates, the Planning Proposal will ensure the CBLEP remains an effective, responsive and accurate planning instrument to guide development in the LGA.

It is recommended the Planning Proposal be endorsed for submission to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination

STRATEGIC ALIGNMENT

Planning Proposals are required to be assessed for *strategic merit* against relevant plans and strategies prepared by NSW Government and Council. Attachment A provides an assessment of the planning proposal against relevant plans and strategies and demonstrates the planning proposal to be consistent with these.

TIMING AND CONSULTATION CONSIDERATIONS

Should the Planning Proposal proceed to Gateway Determination, it will be placed on public exhibition for a period of 28 days in accordance with the *Canada Bay Community Participation Plan*

Local Planning Panel

The Planning Proposal was presented to the Canada Bay Local Planning Panel (LPP) on 22 October 2025. Advice from the LPP with a comment by Council Officers is provided in the table below. A copy of the LPP minutes is provided at Attachment B.

Advice	Comment
The LPP endorsed the Planning Proposal for submission to the Department of Planning, Housing and Infrastructure for a Gateway Determination.	Noted.
Consider adding view impacts to an existing	The Planning Proposal has been updated to insert the following additional objective regarding view impacts:
FSR objective relating to other amenity impacts.	(g) to recognise the value of view sharing whilst not restricting the reasonable development potential of land.
In consultation with DPHI as may be	It is considered appropriate to expand the objectives of the Foreshore Area (Clause 6.4) of the Canada Bay LEP. The Planning Proposal has been updated to make the following change to clause 6.4:
required, consider reviewing and expanding the objectives related to the Foreshore Area	From:
(Clause 6.4), as they are currently inadequate, and given the FSR objectives are being reviewed	(1) The objective of this clause is to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area.
	То:



	(1) The objectives of this clause are as follows—
	a) to ensure that development in the foreshore area will not impact on natural foreshore processes or affect the significance and amenity of the area,
	b) to protect the natural landform and landscape of the foreshore,
	c) to contribute to a bushland and wildlife corridor around the foreshore of Canada Bay and enhance local native vegetation growth,
	d) to protect the visual amenity and public view of the foreshore,
	e) to provide access to and along the foreshore,
	f) to protect dwellings from potential sea level rise.
For the Exempt development provisions related to bus shelters, review the necessity of reference to an existing heritage item, if this is covered by general provisions within the SEPP (Exempt and Complying Codes) 2008	Div 2, 1.16 (1C) of the SEPP (Exempt and Complying Codes) 2008 already limits the location of structures on mapped heritage items. The Canada Bay LEP maps heritage items, therefore the Planning Proposal has been updated to remove reference to heritage items at bus shelters as this is already covered by the SEPP.
For boarding houses and co-living provisions, the Panel is supportive of identifying that development as residential apartment development (which otherwise meets the provisions of Chapter 4 of SEPP (Housing) 2021, including relating to three or more storeys). This in turn would activate referral to Council's Design Review Panel and review of their comments in decision-making. However, many of the provisions of the Apartment Design Guide would not be applicable to these types of development. It would therefore seem appropriate to only apply the design principles of Schedule 9 of SEPP (Housing) 2021	Supported. The Planning Proposal has been updated to confirm that the intent of the amendment is to apply the relevant requirements and provisions of Chapter 4 of SEPP (Housing) 2021 in relation to referral to the Design Panel and the design principles of Schedule 9 of the SEPP. Drafting of this provision will be undertaken in consultation with Parliamentary Counsel.
The Panel would encourage background information and studies done relating to the Concord Oval overshadowing provisions to be included as part of the community consultation package.	Noted.
The Panel commends the Council staff approach of a regular and systematic review for ongoing improvements to Council's comprehensive LEP.	Noted.



FINANCIAL CONSIDERATIONS

There are no financial considerations or implications for this Planning Proposal.

LEGISLATIVE AND POLICY CONSIDERATIONS

The Planning Proposal has been prepared in accordance with relevant legislation, including the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*.



ITEM 9.3 CANADA BAY CONTRIBUTION PLAN REVIEW

Reporting Manager

Manager Strategic Planning

Attachments:

- 1. Attachment A Draft Canada Bay Local Infrastructure Contributions Plan (*Provided in Attachment Booklet*)
- 2. Attachment B Draft Homebush TOD 7.12 Plan (Provided in Attachment Booklet)

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That:

- 1. The draft *Canada Bay Local Infrastructure Contributions Plan*, provided as Attachment A to the report, be endorsed for public exhibition.
- 2. The draft *Homebush TOD s7.12 Contributions Plan*, provided as Attachment B to the report, be endorsed for public exhibition.
- 3. The General Manager be authorised to make minor variations to either contribution plan to correct any drafting errors.

PURPOSE

To provide an overview of proposed amendments to the *City of Canad Bay Local Infrastrasture Contributions Plan (LICP)* and the new *Homebush TOD s7.12 Contributions Plan* and seek endorsement to place the draft Plans on public exhibition.

EXECUTIVE SUMMARY

The City of Canada Bay Local Infrastructure Contributions Plan (LICP) was adopted in February 2022 and is the primary source of funding for capital infrastructure across the local government area (LGA). A review of the LICP has been undertaken and an updated draft LICP (Attachment A) has been prepared to respond to significant shifts in projected population growth and local infrastructure needs.

In 2024 the NSW government rezoned land in the Homebush Transport Oriented Development (TOD) Precinct, significantly increasing the future residential population. A draft *Homebush TOD s7.12 Contributions Plan* (Attachment B) was also prepared at this time, to enable the collection of funds to deliver local infrastructure for this growing population. Drafted in collaboration with Council, the Department of Planning, Housing and Infrastructure (DPHI) and GLN Planning, this new contribution plan seeks to apply a s7.12 development contribution levy of up to 3% of development costs, enabling funding and delivery of local infrastructure in the Homebush TOD Precinct.

It is recommended that the draft LICP and the draft Homebush TOD 7.12 Contributions Plan be placed on public exhibition.

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

Direction 1: Connected Community

Goal CC 5: Provide open space, facilities, and programs that promote active lifestyles



BACKGROUND/DISCUSSION

Background

Adopted in February 2022, the *City of Canada Bay Local Infrastructure Contributions Plan* (LICP) is the City of Canada Bay Council's (Council) primary framework for funding capital infrastructure across the local government area (LGA).

Since 2022, there have been significant changes to NSW Government housing policy, including the creation of Transport Oriented Development (TOD) precincts in Homebush and North Strathfield and potential new development in Metro precincts, including Five Dock and Burwood North. Updates to the LICP are subsequently required.

In November 2024, the NSW government rezoned land in the Homebush TOD precinct for primarily high-density residential development and some non-residential uses. This rezoning will significantly increase the resident population of the precinct and create significant additional demand for local infrastructure. To enable Council to collect funds to deliver this additional infrastructure, DPHI prepared a s7.12 contribution plan. This plan now requires public exhibition and Council adoption.

Contributions and how are they levied

Infrastructure contributions are payments made to government agencies by developers to help fund delivery of the infrastructure required to support a growing population. These can be local or NSW government contributions. Local contributions are a key source of funding for councils, used to assist in the delivery of local infrastructure such as parks, roads, community facilities and public domain elements.

Part 7 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) regulates how and when councils can obtain contributions and how these funds can be spent. This includes a requirement for any contribution to be consistent with an adopted 'contributions plan' and can include monetary, land or works in kind contributions for new or upgraded local infrastructure.

The EP&A Act provides for local development contributions to be collected through two primary mechanisms:

- Section 7.11 contributions a contribution towards infrastructure provision where development creates a direct demand (nexus) for that infrastructure. Councils must establish exactly what infrastructure is needed in an area and estimate how much this will cost to provide. Once established, each development must pay for a portion of this cost. Section 7.11 contributions are generally applied to residential development and is capped at \$20,000 for each new dwelling.
- Section 7.12 levies a simpler contribution that is charged as a percentage of the total cost of development. For the LGA, Council charges between 0% (for development less than \$100k and up to 1% (for development over 200k). Unlike section 7.11 contributions, section 7.12 levies can be charged even if there is no direct relationship (nexus) between the development and the infrastructure being funded. Section 7.12 historically applies to non-residential development but can also be applied to residential growth.

Generally, a local contributions plan will adopt both these mechanisms, with this structured to optimise the total value of contributions received by Council. The *Canada Bay LICP* adopts both mechanisms and the new *Homebush TOD s7.12 Contributions Plan* uses the simpler s7.12 mechanism.

It is important to note that a LICP is accompanied by a works schedule and associated cost estimates for each project. The EP&A Act requires contributions received fund only works contained in the schedule, up to the value included in that schedule.

Limitations

Contributions collected for residential development under section 7.11 are capped at a maximum \$20,000 per dwelling. This cap has been in place for some years and is not able to be indexed.



The limitation on the amount of monetary contributions Council can collect can result in a gap between the money collected, and the amount of money needed to fund the projects identified in the works schedule. This is a common occurrence for most councils in NSW. Council (and other NSW councils) finance the gap through other funding sources, such as grants, co-funding from NSW government, general revenue (e.g. rates), etc.

For contributions collected under section 7.12 of the EP&A Act, there is no such restriction, and a percentage of the total development cost is collected as a contribution. For the *Homebush TOD s7.12 Contributions Plan*, this is up to 3%.

NSW councils are gradually seeing the costs of infrastructure delivery exceed the imposed \$20,000 dwelling cap. A transition to applying Section 7.12 contributions is increasingly being seen as councils work to ensure infrastructure delivery does not become an unreasonable burden.

Review of Contributions Plans

In 2024, Council engaged GLN Planning (GLN) to review and update the Canada Bay LICP. This work sought to address local infrastructure needs associated with growth alongside significant NSW Government housing reform and Council's current program of strategic planning. These include:

- Low and Mid-Rise Housing reforms through changes to SEPP (Housing) 2021
- DPHI release of updated housing targets for Canada Bay with an increase of 5,000 dwellings by 2029.
- NSW Government announcement of the Homebush Transport Orientated Development (TOD) precinct affecting Homebush and North Strathfield areas.
- Council's Parramatta Road Corridor Urban Transformation (Stage 2) Project.
- Council's master planning for Five Dock Metro Precinct.

Additionally, GLN prepared a review of the Department of Planning, Housing and Infrastructure's (DPHI) s7.12 development contributions plan for the Homebush TOD precinct to ensure the percentage rate applied to development value and the costs included in the Works schedule supported infrastructure needs.

City of Canada Bay Local Infrastructure Contributions Plan updates

Internal engagement has been undertaken with relevant Council teams to review and update the LICP works schedule. The *draft LICP* (ATTACHMENT A) has been updated to:

- Provide revised dwelling forecasts and remove references to superseded Government policies and bodies, including references to the Greater Sydney Commission, Greater Sydney Region Plan - Metropolis of Three Cities and the Eastern District Regional Plan and the Strathfield Triangle, by amending Appendix A - 'Infrastructure demand and the calculation of the contribution rates'.
- Include additional works and remove completed items in Appendix B 'Works Schedule' and amend mapping to show these items.
- Remove Appendix D: Strathfield Triangle as the area has been absorbed into the Homebush TOD area.
- Renumber Appendix E (PRCUTS) to Appendix D to adjust to removal of previous Appendix D: Strathfield Triangle.

The updated works schedule highlights items that are either new or updated for the purposes of this review. In summary these changes result in the following:

Addition of new projects to cater for the increased demand for services and infrastructure.
 Additional projects align with those identified in relevant Council strategies, project plans, and infrastructure commitments.



- Removal of completed projects where contributions received to date fully cover the costs of delivering these.
- Updated costs for projects currently listed in the works schedule, including reflecting factors outside of inflation, such as increased costs in labour hire and materials, etc.
- Updated descriptions of several currently listed projects to be more specific.

Notable new projects include:

- New District Multipurpose Community Centre and Library "Hub" (total 3,000sqm), Five Dock Approx \$35m.
- Indoor Youth Space (approx. 800-1000sqm) construction and fit out, Concord Approx \$7.5m.
- Taplin Park, Drummoyne Oval, Drummoyne Park, Queen Elisabeth Park upgrades Approx 52.5m.
- Rhodes Station Precinct Infrastructure (e.g. Walker Street Bridge) Approx \$10m.
- Urban canopy tree planting, LGA wide Approx \$5m.
- Burwood Stage 2 and Kings Bay Stage various street upgrades and changes as part of PRCUTs (e.g. Gipps Street, Queens Road, etc) – Approx \$4.5m
- Cabarita Pool Major Renovation Approx 200k.
- Outdoor shade and dining structures, Majors Bay Village Approx \$3m
- Provision of Public Art, LGA wide Approx \$500k

Homebush TOD 7.12 Contributions Plan

Rezoning within DPHI's Homebush Transport Oriented Development (TOD) precinct (Figure 1) creates significant demand for new local infrastructure to service the needs of this growing population. To address this demand DPHI's draft *Homebush s7.12 Contributions Plan* proposed a contribution rate of 2.5% of development cost for sites within the Canada Bay portion of the TOD precinct (Figure 2).

Notable new infrastructure from the plan includes:

- A new community arts and cultural space (approx. 500sqm) to include around 4-6 artist studios Location TBD Approx 5.7m and \$7.9m (for land acquisition).
- New multipurpose community centre at McDonald College site (approx. 3,000sqm) including multipurpose district level library and community hub facility) – Approx \$12.2m
- Wombat crossings for safe crossing opportunities for pedestrians along George St Approx \$530k.
- A new laneway at the rear of properties fronting Leicester Ave between Hilts Road and realigned Cooper St – Approx \$1m
- A new street along the edge of Powells Creek between Conway Ave and Allen Street Approx \$22.5m.
- Widen Cooper Street Approx \$1.7m.
- Realign Cooper Street to Leicester Ave with a new signalised intersection Approx \$2.2m
- Various new open space embellishments for North Strathfield Station Park (6,598sqm), Cooper Street Park (6,222sqm), Allen Street Bakehouse Quarter Park (5,482sqm), Swan Ave Park (2,442sqm)
- WA McInnes Park (3,371sqm). Embellishment of current and expanded park Approx \$4.8m
- Powells Creek North Park (23,112sqm). Embellishment Approx \$16.2m



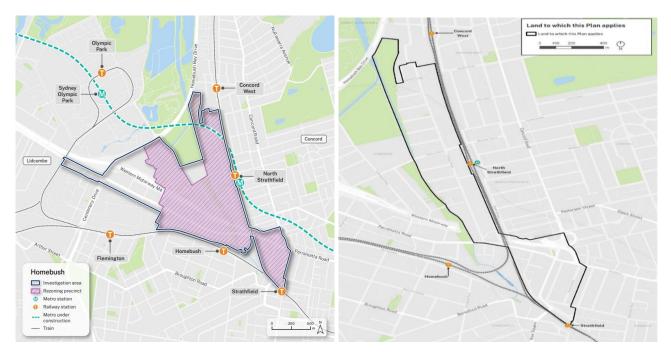


Figure 1. Homebush TOD precinct (Source: DPHI)

Figure 2. Proposed section 7.12 contribution levy area. (Source: *Homebush TOD s7.12 Contributions Plan*).

In early discussions with DPHI, Council staff highlighted concerns with the proposed 2.5% levy and requested that the residential contribution rate be amended to a minimum of 3%. Council's key concerns included:

- The proposed 2.5% levy being insufficient to fund the quantum and timing of infrastructure delivery in step with projected population growth, especially as 80% of the works schedule would need to be delivered to support the population associated with 50% of development.
- The risk of a significant funding shortfall for local infrastructure (approximately \$78 million), particularly under partial development scenarios.

DPHI advised that an approach that increases the levy based on development take up rates could not be supported. DPHI did however confirm that revised cost estimates for infrastructure items within the current works schedule (and/or any additional infrastructure items) would be considered, with these potentially justifying a higher levy.

GLN Planning's subsequent analysis of the works schedule for Council has demonstrated that a higher rate levy was justified based on actual infrastructure costs. The analysis established that a levy of at least 3% would be necessary to sustainably fund approximately \$200 million in local infrastructure identified in the updated works schedule. DPHI have confirmed their support for a maximum levy of 3% for the CCBC Homebush TOD precinct area based on this analysis.

It is recommended that the draft *Homebush TOD s7.12 Contributions Plan* at Attachment B be placed on public exhibition.



Development type and proposed development cost	Levy
All development with a proposed cost up to and including \$100,000	Nil
All development with a proposed cost between \$100,001 to \$250,000	0.5%
All non-residential development with a proposed cost of more than \$250,000	1%
All residential accommodation development with a proposed cost of more than \$250,000	3%

Figure 3. Proposed Homebush TOD Section 7.12 levy rates (Source: extract from *Homebush TOD s7.12 Contributions Plan*)

TIMING, CONSULTATION AND RISK CONSIDERATIONS

Timing

Local contribution plans are required to be periodically reviewed and updated to account for the growing needs of the community and evolving NSW government housing policy reforms. The LICP has not been reviewed since its adoption in 2022.

Due to significant changes in housing policy and dwelling projections, revision of the LICP ensures Council can levy contributions appropriately and collect adequate funding to ensure timely delivery of infrastructure.

The Homebush TOD was rezoned in 2024 however the draft contributions plan to support this anticipated growth is yet to be finalised. As a result, contributions for development applications across the precinct are calculated using Councils existing LICP, which was prepared to accommodate a previous growth scenario for the precinct. Early exhibition and adoption of the *Homebush TOD s7.12 contributions plan* is therefore critical in ensuring Council can appropriately levy early developments and collect the full quantum of contributions for delivery of the needed infrastructure.

Consultation

It is recommended that both the draft LICP and new *Homebush TOD s7.12 Contributions Plan* be placed on public exhibition for 28 days, in accordance with the *Canada Bay Community Participation Plan*.

Following consultation, a report will be presented to a Council meeting summarising any submissions made during the public exhibition period.

Risk

If Council fails to adopt either contribution plan, collection of contributions will be limited to the monetary values and works schedule to those within the current LICP.

The current LICP was prepared based on previous growth forecasts for the LGA. Failure to provide timely updates to the LICP to accommodate new growth may mean Council will not collect the funds needed to cater for new demand. This outcome is likely to result in funding gaps and delays to timing of delivery of the infrastructure.

FINANCIAL CONSIDERATIONS

The LICP and new Homebush TOD s7.12 Contributions Plan allows Council to collect monetary contributions from new development to fund the provision of local infrastructure in the LGA. By regularly reviewing and updating the LICP, and producing new contribution plans where necessary, Council can more accurately identity the necessary infrastructure needed to meet the growing



community needs, and fully or partly fund this infrastructure from developer contributions rather than general revenue.

LEGISLATIVE AND POLICY CONSIDERATIONS

Part 7 - Infrastructure contributions and finance, of the *Environmental Planning and Assessment Act* 1979 (EP&A Act) is the legislative framework that Council operates under when collecting infrastructure contributions from new development. Specifically, both the *City of Canada Bay Local Infrastructure Plan* and proposed *Homebush TOD s7.12 Contributions Plan* are a 'contributions plan' under section 7.13 of the EP&A Act and collect local infrastructure contributions under section 7.11 and section 7.12 of the EP&A Act.



ITEM 9.4

HERITAGE LISTING OF 535 LYONS ROAD WEST, FIVE DOCK

Reporting Manager

Manager Strategic Planning

Attachments:

- 1. Kemp and Johnson Heritage Significance Assessment (Provided in Attachment Booklet)
- 2. Three+One Heritage Peer Review (Provided in Attachment Booklet)
- 3. John Oultram Heritage and Design Heritage Assessment report (Owner) (Provided in Attachment Booklet)
- 4. HHC Structural Inspection Report (Owner) (Provided in Attachment Booklet)
- 5. AC Been Structural Peer Review Report (Provided in Attachment Booklet)
- 6. Final structural assessment report by HHC Engineers (Owner) (Provided in Attachment Booklet)
- 7. Addendum structural report from AC Been Consulting Engineers (Council) (Provided in Attachment Booklet)
- 8. Local Planning Panel Minutes (22.10.25) (Provided in Attachment Booklet)

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That the:

- 1. Proposed listing of 535 Lyons Road West, Five Dock, as a local heritage item in Schedule 5 (the Heritage Schedule) of *Canada Bay Local Environmental Plan 2013* not proceed.
- 2. Interim Heritage Order for 535 Lyons Road West, Five Dock, be revoked subject to the owner:
 - a. providing an archival photographic record of the existing house and grounds (prepared by a qualified and experienced heritage practitioner) to Council for lodgement in the Local Studies Library; and,
 - b. salvaging historic building elements in good condition and transferring these to an established second building material dealer for reuse.

PURPOSE

To seek Council endorsement to revoke the Interim Heritage Order that applies to 535 Lyons Road West, Five Dock, subject to the owner providing an archival photographic record and to salvaging historic building elements that are in good condition.

EXECUTIVE SUMMARY

On 20 May 2025 Council resolved to place an Interim Heritage Order (IHO) over 535 Lyons Road West, Five Dock. The IHO was gazetted on 23 May 2025 and will lapse on 22 November 2025 if Council fails to resolve to list the property as a heritage item prior to this date.

The heritage significance of 535 Lyons Road West, Five Dock, has been assessed by two independent heritage consultants and the property has been found to have heritage value sufficient to warrant its listing as a local heritage item. However, several structural reports have since been prepared on the condition of the existing house. The structural engineer engaged by Council to review the owner's structural reports supports the demolition of the house due to the poor quality of its construction and extensive need for remedial work.



It is therefore recommended that the Interim Heritage Order be revoked, subject to the owner providing an archival photographic record and to salvaging historic building elements that are in good condition, prepared by a qualified and experienced heritage practitioner.

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

Council is currently producing a Five Dock Metro Precinct Masterplan and planning proposal for the Five Dock town centre. To support the work, Council commissioned several technical studies, including a heritage assessment by GML Heritage. The assessment recommended that 535 Lyons Road West, Five Dock be investigated as a potential local heritage item.

In April 2025, Council commissioned Kemp and Johnson Heritage to prepare a heritage study to investigate the heritage significance of the property (Attachment 1). This study determined that the house warranted heritage listing due to the presence of the largely unmodified house constructed around 1912, holding strong evidence of the Federation-era detached residential development of Five Dock, and containing unique architectural elements for this era. It specifically provides evidence of the innovative use of concrete as a residential building material, potentially the use of patented camerated concrete, and connections with prominent local businesspeople.

On 20 May 2025, Council resolved that:

An Interim Heritage Order be made for 535 Lyons Road West, Five Dock, in accordance with the conditions under the Ministerial Order published in the Government Gazette on 12 July 2013...

The heritage assessment be reported back to Council within 6 months of gazettal of the IHO for the purpose of determining if 535 Lyons Road West should be listed as local heritage item in Schedule 5 of Canada Bay Local Environmental Plan 2013.

On 23 May 2025, the IHO was published in the NSW Government Gazette and the owner subsequently advised.

Council then engaged Three+One Heritage to peer review the Kemp and Johnson Heritage assessment (Attachment 2). The owner provided access to the site and to the interior of the house to assist with this assessment.

On the 4 November 2025, the property owner submitted an independent heritage study for the building to Council (Attachment 3), prepared by John Oultram Heritage and Design. This study confirmed the heritage value of the property for similar reasons as heritage reports prepared for Council and noted the very poor condition of the building and questioned the feasibility of restoration.

Investigations into the structural integrity of the property have also been undertaken to inform decision making:

- Structural assessment report by HHC Engineers, commissioned by the owner to assess the structural integrity of the property and the impacts of this on suitability for retention (Attachment 4).
- Structural assessment report by AC Been Consulting Engineers, commissioned by Council to provide independent advice on the structural condition of the house and to review the structural



assessment report provided by the property owner (Attachment 5). The owner provided access to the site and to the interior of the house to assist with this assessment.

- A further (final) structural assessment report commissioned by the owner to provide additional structural information on the construction of the house (Attachment 6).
- Addendum Structural assessment report by AC Been Consulting Engineers, commissioned by Council to provide independent advice on the additional structural information provided by the owner (Attachment 7).

Heritage significance

The house at 535 Lyons Road West is a rare single storey, freestanding concrete house designed and possibly constructed in 1912 by Henry A. Goddard's Land Building & Investment Co for Arthur Gilbert Friend. Goddard was a local alderman, Mayor and businessman. Friend was a prominent businessman and major land holder in the area.

The house features a central projecting entry porch with a hipped and gabled terracotta tiled roof and demonstrates a fashionable architectural response to the use of reinforced concrete technology. This is demonstrated in the design and finish of the house, which was carefully and well designed, with an elaborate use of external wall finishes and - very unusually for this period - unique corner windows to the façade, along with the use of a fenestration arrangement to the entry.

Kemp and Johnson Heritage consultants determined that the house was of heritage significance sufficient to warrant heritage listing.

The heritage value of the property was confirmed by the heritage consultant, Three+One Heritage, in their heritage assessment report dated October 2025. The consultant provided the following statement of heritage significance.

The largely unmodified dwelling at 535 Lyons Road West, Five Dock, constructed c.1912 provides evidence of the Federation-era detached residential development of Five Dock. It specifically provides evidence of the innovative use of concrete as a residential building material, with the local area being one of the primary locations for early concrete home construction. The site is associated with Arthur Gilbert Friend, the owner of the property and prominent local businessman, managing the W.S & Co factory at Abbottsford. Friend was also the financial backer behind much of the innovative use of concrete for new home construction within the local area and adjoining municipalities in conjunction with Henry Goddard.

It is strongly suspected, although not definitively confirmed, that the dwelling is of camerated concrete construction, an innovative method of concrete construction developed and patented by local concrete construction pioneer and former Concord Mayor, Henry Goddard.

The dwelling remains largely unchanged both internally and externally, despite extensive damage/deterioration. Its atypical design featuring a symmetrical configuration with a central chimney, unique corner windows and fine remnant decorative detailing and finishes that in conjunction with its prominent location ensure it has aesthetic significance in the local context.

The site provides opportunity for further investigation to establish whether the dwelling could definitively be attributed to Henry Goddard's camerated concrete system.

Due to the site's concrete construction, intactness and atypical design elements, it has rarity significance at a local level, while remaining representative of the series of concrete dwellings constructed in the period intended to minimise manual labour required for residential construction.

If attribution of the connection to Henry Goddard's camerated concrete system can be substantiated via physical testing or other, this would add further layers of significance to the site.



Condition of the house

While the house displays a high degree of internal and external integrity, its condition is only fair and it has suffered from a lack of maintenance, including pest inspection and treatment. The structural report provided by the owner (HHC Engineers, 2 July 2025) concluded that the house should be demolished because of the structural inadequacy of the footings, floors and walls, the extent of termite damage and the numerous damp problems.

Council's peer review of HHC Engineers' structural reports by AC Been Consulting Engineers (3 November 2025) found that demolition was justified due to the poor quality of construction (low grade concrete, shallow narrow foundations), the difficulty in repairing the cracked walls, and the cost of underpinning the existing walls.

Local Planning Panel

The planning proposal to heritage list 535 Lyons Road West, Five Dock, was considered by the Canada Bay Local Planning Panel (LPP) on 22 October 2025 (Attachment 8 – LPP Minutes). Following review of available technical studies and a site inspection, the Panel did not support the proposed listing proceeding.

In reaching the recommendation, the Panel made the following observations:

- 1. The rationale for the proposed listing for the dwelling was understandable and sound. However, it is not the only example of early concrete construction in housing (although camerated construction is less common). There is also some irony in a reason for the significance relating to the type of construction when construction techniques appear to be failing, albeit after a long time.
- 2. The structural integrity of the dwelling and likely required remedial measures are relevant in considering the proposed heritage listing, both in terms of potential impact on the heritage significance sought to be protected and the degree and cost of intervention in terms of the reasonableness of the listing.
- 3. The Panel inspected the site and it was clear to the Panel that there are significant structural issues that will be challenging if not impossible to remedy whilst maintaining the heritage significance of the building. Remedial work, if able to be done, is likely to be significant and costly, with unknown but likely impact on the heritage significance of the dwelling.
- 4. The Panel observed a lack of footings on site with a partial clay substrate, relatively thin single skin walls of variable consistency, cracking in many places and significant termite damage.

While the Panel did not support the proposed listing proceeding, part of the rationale was that some of the historical and association reasoning for the proposed listing may also be able to be respected by proper recording, archival photographs and salvage for reuse of significant retrievable fabric. So, this should reasonably be linked to not pursuing the proposed heritage listing.

TIMING, CONSULTATION AND RISK CONSIDERATIONS

The existing Interim Heritage Order will lapse on 22 November 2026, 6 months from the date of gazettal (23 May 2025), unless Council resolves to list 535 Lyons Road West, Five Dock, as a heritage item in Schedule 5 of *CBLEP2013* prior to this date. Should Council resolve to abandon heritage listing of the property, the Interim Heritage Order will lapse immediately, and the owner will be free to demolish the house.

The revocation of the current Interim Heritage Order requires the revocation to be published in the NSW Government Gazette, the owner to be advised, and Heritage NSW to be advised. In addition, within 7 days of the revocation of the order, this must be brought to the attention of members of the public within the City of Canada Bay.

Should Council support heritage listing 535 Lyons Road West, Five Dock, a planning proposal would be required in order to amend the Heritage Schedule of Canada Bay Local Environmental Plan 2013.



FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The relevant legislation is:

- the Heritage Act 1977 provides for the making of Interim Heritage Orders; and,
- the *Environmental Planning and Assessment Act 1979* includes provisions to inform the making of local environmental plans.



ITEM 9.5 CITY OF CANADA BAY - ENVIRONMENT ADVISORY COMMITTEE

MINUTES - 23 OCTOBER 2025

Reporting Manager Manager Sustainability and Waste

Attachments: 1. Environment Advisory Committee - Minutes - 23 October 2025

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That the Minutes of the Environment Advisory Committee held on 23 October 2025, attached to the report be noted.

PURPOSE

The purpose of the report is to present the minutes of the City of Canada Bay Environment Advisory Committee meeting held on 23 October 2025.

REPORT

This report provides Council with the minutes of the City of Canada Bay Environment Advisory Committee from the meeting held on 23 October 2025 (refer to Attachment 1).

The Committee's role is to advise and make recommendations on sustainability and waste issues as they relate to Council's operations, with a focus on the implementation of and achievement of targets in Council's Community Strategic Plan, Our Future 2036.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 2: Sustainable and Thriving Environment

Goal STE 1: Reduce greenhouse gas emissions

Goal STE 2: Increase urban tree canopy

Goal STE 3: Reduce waste to landfill through avoidance and increased recycling and reuse

Direction 5: Civic Leadership

Goal CL 3: Council works with partners to actively shape the City's future

Goal CL 4: The City of Canada Bay community is well informed and eager to engage in

issues and decisions that impact them

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

There are no timing/consultation and/or risk considerations associated with this report.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Council has adopted an Environmental Strategy and Resource Recovery and Waste Strategy.





Environment Advisory Committee Minutes

Thursday 23 October 2025 6:30pm – 8:30pm

Drummoyne Civic Centre - Halliday Room Dinner Provided (from 6:15pm)

Committee List: Councillor Charles Jago (ClrJ), Councillor David Mansford (ClrM), Belinda Snape (BS), Emma Pryor (EP), Mavis Clements (MC), Rolf Muller (RM), Thomas Lawson (TL), Chanelle-Marie Nader (CN)

APOLOGIES: Nicole Capanna (NC), Tony Manning (TM), Sally Ash (SA), Edward O'Brien (EO), Alessio Maiese (AM), Jansen Li (JL)

COUNCIL COMMITTEE STAFF: Monica Cologna (MoC), Belinda Koytz (BK), Gabriella Love (GL), Ju'eta Amir (JA)

CHAIR: Councillor Charles Jago (ClrJ)

ITEMS:

Announcements/Introductions (10mins)

Clr Jago

- · Round of introductions
- BK introduced GL to the committee as the new council EAC support. BK acknowledged and thanked AS for his work and contribution to the EAC.

Council Presentation - Biodiversity (60mins)

Ju'eta Amir

JA presented on Council's Biodiversity Action Plan and Local Priority Weed Management Plan

- · The following comments were made by the committee:
 - Importance of educating the community on how to identify and dispose of priority weeds, including common names. JA demonstrated the NSW WeedWise website for weed identification in the LGA - https://weeds.dpi.nsw.gov.au/
 - Enquired about collaboration and training the Biosecurity Officer does with Open Space and Bushcare teams for weed identification in the LGA.
 - Committee members highlighted native species they have spotted in the LGA, e.g tawny frogmouth, rakali and brush turkeys.
 - Desire for more native species in park upgrades and interest in community consultation process.
 - o BS enquired about mangrove vandalism signs at Rodd Park.
- JA also explained the Grow our Green Spaces competition to the committee
- GL to send website link of the plans to the committee.

Council Update - (20mins)

Belinda Koytz

- BK updated committee on the emissions plan review including corporate and community targets, as requested by committee in June meeting.
 - o Community Emissions
 - BS identified that waste has increased over time. MC identified that population has also increased. BK identified that FOGO and other diversion

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- initiatives will reduce this. ClrM enquired about emissions from FOGO processing.
- Discussion around per capita emissions. BK outlined that Council looks at emissions as a whole to achieve net zero emissions. Council also monitors per capita emissions.
- MC enquired if there is a midpoint target for 2035. ClrJ outlined that he has previously raised science-based targets in the June meeting.
- Discussion around increasing development and population surrounding metro locations and shopping precincts.
- Discussion around transport transitions including EVs, metro, micromobility and bike paths.
- The committee considered what would be an appropriate target for community emissions. Requesting council officers bring to the December committee meeting further information on a potential 2035/2040 target scenario considering the climate emergency.

Corporate emissions

- MC moved a motion and RM seconded that the committee would like to acknowledge and congratulate the council staff in a reduction in corporate emissions whilst also reducing energy costs.
- Due to meeting going overtime. BK will send list of upcoming council events to the committee
- BK advised committee that the DIAP is open for community consultation until 7 December 2025.

General Business (15mins)

ALL

- RM was impressed with Forestree app in last meeting and undertook more research.
 Enquired if Canada Bay is planning to have public platform available for our community.
- MC enquired about new rebates for solar will send more information to sustainability team

Meeting dates for 2025

Thursday 4 December 2025

- Topic change from waste and recycling to emissions due to meeting discussions
- Waste and recycling will be revisited next year

Standing Items

Next Meeting - Thursday 4 December 2025

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10 CITY ASSETS DIRECTORATE REPORTS

ITEM 10.1 CITY OF CANADA BAY LOCAL TRAFFIC COMMITTEE MINUTES -

16 OCTOBER 2025

Reporting Manager Manager Roads and Traffic

Attachments: 1. Traffic Committee Minutes - October 2025

RECOMMENDATION OF DIRECTOR CITY ASSETS

That the minutes and recommendations of the City of Canada Bay Traffic Committee Meeting held 16 October 2025, attached to the report, be adopted.

PURPOSE

To report the City of Canada Bay Local Traffic Committee minutes of 16 October 2025 to Council.

REPORT

The report contains the minutes for the City of Canada Bay Local Traffic Committee held on 16 October 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.

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CITY OF CANADA BAY TRAFFIC COMMITTEE MEETING

MINUTES

The meeting was held electronically via email.

Thursday, 16 October 2025

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Minutes of a City of Canada Bay Traffic Committee Meeting Held on Thursday 16 October 2025

Voting Members Present:

Councillor Hugo Robinson - Chairperson Sergeant Tohme - NSW Police Kathryn Hawkins - Transport for NSW Stephanie Di Pasqua - Local Member of Parliament

Non-voting Members Present:

M Pruss - State Transit Authority, Transit Systems

D Martin - BayBUG - Canada Bay Bicycle Users Group

B Cantor - Busways

Officers in attendance:

C Di Natale - CCBC Council R Ristevski - CCBC Council H Huynh - CCBC Council M Saini - CCBC Council S Tran - CCBC Council C Johnson - CCBC Council

NOTES

The meeting was held electronically via email.

Refer to the City of Canada Bay Traffic Committee Meeting Agenda papers in the attached booklet.

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Minutes to City of Canada Bay Traffic Committee Meeting

16 October 2025

1 WELCOME/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

APOLOGIES

Andy Huynh - Transport for NSW L Huang – CCBC Council M Dizon - CCBC Council

LEAVE OF ABSENCE

Nil

3 DISCLOSURES OF PECUNIARY AND NON-PECUNIARY INTEREST

4 CONFIRMATION OF MINUTES

4.1 Minutes of City of Canada Bay Traffic Committee Meeting held 11 September 2025

COMMITTEE RECOMMENDATION

There were no items recorded for the City of Canada Bay Traffic Committee Meeting of 11 September 2025.

5 REPORTS

ITEM 5.1 ITEMS APPROVED UNDER TEMPORARY DELEGATION

COMMITTEE RECOMMENDATION

That the Committee have noted the items approved under Council's temporary delegation.

1. Lancelot Street, Five Dock - Proposed 'No Parking' Restrictions

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Minutes to City of Canada Bay Traffic Committee Meeting

16 October 2025

- 2. Victoria Road, Drummoyne Proposed Time Restricted Parking with Permit Exemptions
- 3. Cumming Avenue and Links Avenue, North Strathfield Proposed traffic facilities
- 4. Brewer Street, Concord Angled parking bays
- 5. Gipps Street, Drummoyne Proposed Traffic Calming Measures
- Ingham Avenue, Five Dock Proposed Traffic Calming Measures and 'No Stopping' Restrictions
- 7. Brays Road and Wiggins Place, Concord Proposed 'No Stopping' restrictions
- Hampden Road and Sibbick Street, Russell Lea Proposed Traffic Calming Measures, 'No Stopping' Restrictions and Centreline marking
- Bayview Road and Walker Street, Canada Bay Regulatory 'No Stopping' signs with Yellow 'No Stopping' Lines

6 GENERAL BUSINESS

1. Updated Transport Authorisation and Delegation Instrument (2025) - Local Transport Forum

TfNSW has introduced significant changes to the operation and governance of LTC's across NSW, replacing them with a new model known as the Local Transport Forum (LTF). The new framework is designed to streamline decision making processes and clearly define the delegation arrangements between TfNSW and local Councils.

The LTF will continue to perform a similar advisory role to the former LTC while operating under an expanded scope that enables consideration of active transport and public transport integration. The LTF framework also provides greater flexibility for councils to engage a broader range of stakeholders where appropriate.

The new LTF framework provides greater transparency and consistency in local transport decision making. It supports more efficient assessment and approval of traffic and transport matters, reduces administrative duplication and encourages a more strategic approach to transport planning that better aligns with Councils long term objectives.

Further information on the LTF function can be viewed through the Transport webpage which presents all information related and includes supporting materials to assist with understanding and adopting the new Instrument - https://www.transport.nsw.gov.au/operations/roads-and-waterways/committees-communities-and-groups/committees-and-groups/transports.

Any questions can be directed to Council members or TfNSW (delegated works@transport.nsw.gov.au).

CHAIRMAN
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11 COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS

ITEM 11.1 RHODES COMMMUNITY COMMITTEE UPDATE

Reporting Manager Acting Manager Place and Events

Attachments: Nil

RECOMMENDATION OF DIRECTOR COMMUNITY CULTURE AND LEISURE

That the update report regarding the Rhodes Community Committee be noted.

PURPOSE

This report provides an update on the Rhodes Community Committee.

EXECUTIVE SUMMARY

A meeting of the Rhodes Community Committee was scheduled for 9 October 2025 however a quorum was not reached, and no formal meeting was held. The remaining members of the Committee who were present, received an information update on the Rhodes Station Precinct, the proposed Foreshore Park Playground Upgrade, the Rhodes Recreation Centre, and the Rhodes Ferry Terminal Mayoral Minute.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

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

A meeting of the Rhodes Community Committee was scheduled for 9 October 2025. At the commencement of the meeting at 6:15pm, the quorum was not reached. Six out of fourteen committee members were in attendance. No formal meeting was held, however the members of the Committee who were present, received an information update on the Rhodes Station Precinct, the proposed Foreshore Park Playground Upgrade, the Rhodes Recreation Centre, and the Rhodes Ferry Terminal Mayoral Minute. Proposed meeting dates for the Rhodes Community Committee were also provided to the members present.

RISK CONSIDERATIONS

There are no risk considerations associated with this report.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The City of Canada Bay Rhodes Community Committee Charter was endorsed by Council at the ordinary meeting held on 12 November 2024.

Item 11.1 Page 40



ITEM 11.2 CITY OF CANADA BAY ACCESS AND INCLUSION COMMITTEE

MEETING MINUTES - 2 OCTOBER 2025

Reporting Manager Manager Library and Community Services

Attachments: 1. City of Canada Bay Access and Inclusion Committee Meeting

Minutes - 2 October 2025

RECOMMENDATION OF DIRECTOR COMMUNITY CULTURE AND LEISURE

That the minutes of the ordinary meeting of the City of Canada Bay Access and Inclusion Committee held on 2 October 2025, attached to the report be noted.

PURPOSE

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

EXECUTIVE SUMMARY

This report provides Council with the minutes of the City of Canada Bay Access and Inclusion Committee meeting held on 2 October 2025.

The Committee's role is to advise and make recommendations on access and inclusion issues as they relate to Council's operations, with a focus on the implementation and achievement of targets in Council's Disability Inclusion Action Plan.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 1: Connected Community

Goal CC 1: Foster an inclusive community where diversity is welcomed and celebrated Goal CC 3: Provide the community with equitable access to a range of programs, services,

Trovide the community with equitable access to a range of programs, services

and facilities

BACKGROUND/DISCUSSION

Council endorsed the City of Canada Bay Access and Inclusion Committee Charter on 12 November 2024. The Access and Inclusion Committee advise Council and make recommendations on access and inclusion issues as they relate to Council's operations, with a particular focus on the implementation and of actions from the Disability Inclusion Action Plan.

The report provides Council with the minutes from the Committee meeting held on 2 October 2025.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

There are no timing, consultation or risk considerations associated with this report.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The City of Canada Bay Access and Inclusion Committee Charter was endorsed by Council at the ordinary meeting held on 12 November 2024.

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CITY OF CANADA BAY ACCESS AND INCLUSION COMMITTEE MEETING

MINUTES

Held at Five Dock Library, Five Dock.

Thursday, 02 October 2025





Minutes of City of Canada Bay Access and Inclusion Committee Meeting Held on Thursday, 02 October 2025 At the Five Dock Library, Five Dock. Commencing at 2:00pm

Present:

Mayor Michael Megna Chairperson
Maria Cirillo Councillor

Coral Arnold Community Member

Nicole Bradshaw Community Member (Teams)

Jennifer Koutoulas Community Member
Tailoi Ling Community Member

Joanna Najdzion Community Member (Teams)

Corrine Pisanu Community Member
Robyn Ryan Community Member.

Jennifer Smith Community Member (Teams)

Officers in attendance:

Mary Ciantar Community Development Officer

Steve Clark Project Manager

Tania Gamble Community Development Manager
Rachael Jones Community Development Support Officer

Belinda Koytz Manager Sustainability and Waster

Saskia Vromans Place Manager Rhodes.

NOTES

The meeting commenced at 2pm and concluded at 4pm.

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2 October 2025

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

APOLOGIES

Michelle Cullen Community Member

Philip Edney A/Director, Community Culture and Leisure

Jill Hodder Community Member

Skadi Nova A/Manager, Library and Community Services.

LEAVE OF ABSENCE

Nil

3 DISCLOSURES OF PECUNIARY AND NON-PERCUNIARY INTEREST

Nil

4 CONFIRMATION OF MINUTES

ITEM 4.1 Minutes of the City of Canada Bay Access and Inclusion Committee Meeting held on 10 July 2025.

RESOLVED

 That the minutes of the City of Canada Bay Access and Inclusion Committee Meeting of 10 July 2025, copies of which were previously circulated, are hereby confirmed as a true and correct record of the proceedings of that meeting.

Note: The minutes were adopted.

Page 4





2 October 2025

5 MATTERS ARISING FROM PREVIOUS MINUTES

ITEM 5.1 INCLUSIVE WALKS

RESOLVED

 That the City of Canada Bay Access and Inclusion Committee members note the current inclusive walks and artistic projects available and are provided with links to the audio and video guided walks.

Note:

Mary Ciantar, Community Development Officer, informed the committee of the Department of Veteran's Affairs' commitment to continue funding the Kokoda Track Memorial Walkway for a further four years (Media Release, 21 April 2025). Discussion included other inclusive walking opportunities within the City of Canada Bay:

- nature trail walks from Briars Club to Queen Elizabeth Park;
- virtual audio and video guided tours in Rhodes;
- a past installation of a Valentine Seat in braille at Formosa Street,
- and a soundscape catalogue for the Brays Bay sculpture.

Where relevant Council will research grants and other funding opportunities to enhance accessibility features of walks across the city.

6 REPORTS

ITEM 6.1 ELECTRIC VEHICLE CHARGING STATIONS

RESOLVED

 That the City of Canada Bay Access and Inclusion Committee members note the presentation.

Note:

Belinda Koytz, Manager - Sustainability and Waste, briefed Committee members on the current issues regarding public electric vehicle charging stations. She noted there is a current lack of accessibility guidelines in NSW for electric vehicle infrastructure, and the need for advocacy to standardise this.

The Committee discussed accessibility issues such as the heaviness and length of charging cords, location and size of parking spaces, bollard placement, and time limits. It was suggested that best practice examples from Macquarie University and overseas, such as overhead arms to support cord weight and wider bollard spacing for wheelchair access, could inform future improvements. The potential involvement of NRMA and the use of apps to support accessibility were also noted.

Council staff will send locations of current public electric vehicle charges in the area to the Committee.

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2 October 2025

ITEM 6.2 DISABILITY INCLUSION ACTION PLAN (DIAP) - ENGAGEMENT STRATEGY

RESOLVED

 That the City of Canada Bay Access and Inclusion Committee members note the presentation.

Note:

The engagement plan for the Disability Inclusion Action Plan 2026-2030 will commence in October 2025. Consultation will be undertaken by Urbis with the Committee at the next meeting on 20 November 2025.

ITEM 6.3 PLUG AND PLAY CANADA BAY PROJECT

RESOLVED

 That the City of Canada Bay Access and Inclusion Committee members note the presentation, review website and provide feedback on creating accessible and inclusive events

Note:

Saskia Vromans, Place Manager for Rhodes, presented Plug and Play Canada Bay, a vibrancy project funded by Transport for NSW. The initiative includes the creation of resources for individuals and organisations to host local events. Resources include a digital portal offering tools, training and event guides; pilot activation sites and event testing. Committee members were invited to review the portal and provide feedback.

Discussion included the importance of recognising chronic illness in accessibility planning, using inclusive language for people with intellectual and neurosensory disabilities, and improving event facilities such as accessible toilets, changing places, and parent areas. Members raised concerns about accessing stalls, footpath height and food truck design. Ideas for better parking included using nearby school or club grounds and providing a phone number to assist attendees with navigation.

ITEM 6.4 RHODES RECREATION CENTRE - VIRTUAL TOUR

RESOLVED

 That the City of Canada Bay Access and Inclusion Committee members note the presentation.

Note:

Steve Clark, Project Lead of the Rhodes Recreation Centre provided a virtual tour of the new Centre. Key features of the centre included a staff concierge on duty to help guide people in the foyer; a lounge area with a café, main stage and adjoining canvas room; digital art walls; tactile tiles; ramps and lifts between the levels; a gym, outdoor training space and signage with braille. Businesses will use the space such as Allied Health, and an Early Learning Centre which will open in January 2026. The opening date for the Recreation Centre is 20 October 2025.

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2 October 2025

7. GENERAL BUSINESS

ITEM 7.1 PARKING ON FOOTPATHS - ACCESSIBILITY ISSUES IN SOME STREETS

Note:

Jennifer Koutaoulas, Committee Member raised concerns about vehicles parking on footpaths along Bowman Street in Drummoyne. Discussion included accessibility issues in Bowman Street and surrounding areas including Broughton and Polding Streets, highlighting the impact on pedestrian access, parking and accessibility.

The City of Canada Bay Traffic Committee has previously discussed these issues. The matter will be raised with Council's Manager - Roads and Traffic to review any options for traffic management changes.

ITEM 7.2 LONELINESS AND PSYCHOSOCIAL DISABILITY

Note:

Tailoi Ling shared insights from her research on loneliness and its impacts, highlighting the need for local action.

Tania Gamble, Community Development Manager, to follow up with Committee members individually.

ITEM 7.3 NEXT MEETING

Note:

2-4pm on 20 November - Concord Library.

The meeting will be devoted to a Consultation with the Committee as part of the Disability Inclusion Action Plan 2026-2030 Engagement Strategy, conducted by Urbis consultancy firm.

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12 CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS

ITEM 12.1 OPERATIONAL CLASSIFICATION OF LAND - 25 GEORGE STREET,

NORTH STRATHFIELD

Reporting Manager Manager Property Strategy and Leasing

Attachments: Nil

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That Council:

- 1. Notes no submissions were received during the notification period undertaken to classify four (4) Affordable Housing units at 25 George Steet, North Strathfield NSW being Lots 40,156, 21 and 27 of Strata Plan 109253 as Operational Land.
- 2. Resolves to classify Lots 40, 156, 21 and 27 of Strata Plan 109253 at 25 George Street, North Strathfield as Operational Land.

PURPOSE

The purpose of this report is to recommend the classification of four (4) Affordable Housing units acquired by City of Canada Bay (Council) at 25 George Steet North Strathfield NSW (Lots 40,156, 21 and 27 of Strata Plan 109253) as Operational Land under the Local Government Act 1993.

EXECUTIVE SUMMARY

Council has acquired four (4) Affordable Housing units at 25 George Steet, North Strathfield NSW (Lots 40,156, 21 and 27 of Strata Plan 109253) to be included into Council's Affordable Housing portfolio.

Section 25 of the Local Government Act 1993 (the Act) requires all public land to be classified, the classifications of which are prescribed by Section 26 of the Act, namely being either Community Land or Operational Land.

Council at its meeting of 19 August 2025 resolved to commence the public notification process for the proposed Operational Land classification of Lots 40,156, 21 and 27 of Strata Plan 109253 at 25 George Street, North Strathfield.

This report advises the outcome of the public notification process, being that no submissions were received and recommends that Lots 40,156, 21 and 27 of Strata Plan 109253 at 25 George Street, North Strathfield be classified, by way of resolution pursuant to Section 31(2) of the Act, as Operational Land.

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

As part of the approved Affordable Housing Acquisition Strategy, Council approved acquisition of four (4) Affordable Housing units at 25 George Street, North Strathfield in August 2025 and to commence a public notification process for the proposed land classification as Operational Land.

Settlement of the Affordable Housing properties at 25 George Street occurred on 16 October 2025.

Section 25 of the Local Government Act 1993 (the Act) requires all public land to be classified, the classifications of which are prescribed by Section 26 of the Act, namely being either Community Land or Operational Land. 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 public notification is required as part of the process.

Given the operational nature of Affordable Housing includes regular leasing for residential purposes, it is deemed that an operational classification is appropriate as it provides Council with the required flexibility to deal with the land.

As a result of the public consultation period, no submissions were received. It is therefore recommended that Council resolve to formally classify Lots 40,156, 21 and 27 of Strata Plan 109253 at 25 George Street, North Strathfield, by way of resolution pursuant to Section 31(2) of the Act, as Operational.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

The public notification period commenced on 15 September 2025 and concluded on 27 October 2025 enabling the public to make written submissions on the property being classified as Operational Land.

- 1) Section 31(2) 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.

Upon closure of the notification period no submissions were received and in compliance with the Local Government Act 1993, Council can now resolve to classify the land as Operational.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The following sections of the Local Government Act 1993 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.

Section 31 of the Local Government Act 1993 places a time restriction on the Council resolution to classify the land.



The Act requires Council to pass a resolution to classify a Land within three months of acquisition or receipt otherwise the land automatically reverts to Community Land.



ITEM 12.2 ANNUAL REPORT - 2024-2025 FINANCIAL YEAR.

Reporting Manager Chief Financial Officer

Attachments: 1. Annual Report 2024-2025 (Provided in Attachment Booklet)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

- 1. The Annual Report for 2024-2025 attached to the report be endorsed and published on Council's website.
- 2. A copy of the Annual Report for 2024-2025 be provided to the Minister for Local Government.

PURPOSE

To present the Annual Report for 2024-2025 to Council for endorsement.

EXECUTIVE SUMMARY

Council's Annual Report for 2024-2025 is presented to Council in accordance with the Local Government Act 1993 and associated legislation. The report showcases Council's achievements during the 2024-2025 reporting year.

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

Council's Annual Report for 2024-2025 is presented for endorsement in accordance with the Local Government Act 1993 (the Act), the Local Government (General) Regulation 2021 (the Regulation), and the Integrated Planning and Reporting Guidelines for Local Government in NSW, issued in September 2021 by the Office of Local Government. This report is the third annual report of progress towards achievement of the principal activities contained within the Delivery Program 2022-2026. It has been prepared in eight sections as outlined below:

- 1. Introduction Provides the context for annual reporting and contains introductions from the Mayor and General Manager.
- 2. Our City Provides context for the City, including key facts about the area's population and environment.
- 3. Year in review Contains a high-level summary of Council's achievements for the reporting year 2024-2025.
- 4. Delivering our services Outlines the Integrated Planning and Reporting framework that is used to guide Council planning and reporting, and Council's Community Engagement Strategy.
- 5. Our performance Tracks and measures Council's operational performance to achieve the goals of the Delivery Program 2022-2026 and Operational Plan 2024-2025. These goals are aligned with the five strategic directions of the Community Strategic Plan: Our Future 2036.





- 6. Governance Provides details about Council meetings during the reporting year and the organisation that serves the community.
- 7. Statutory reporting Addresses the reporting requirements of various Acts of legislation in NSW, per the 2025 Office of Local Government Checklist.
- 8. Audited Financial Report and Special Schedules Provides a copy of Council's audited financial reports prepared in accordance with the Local Government Code of Accounting Practice and Financial Reporting.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

In accordance with the requirements of the Local Government Act 1993, the Annual Report for 2024-2025 must be endorsed by Council before 30 November 2025. The endorsed Annual Report must also be published on Council's website with a link to the report provided to the Minister for Local Government prior to that date.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

In accordance with the requirements of the Local Government Act 1993, the Annual Report for 2024-2025 is presented for endorsement at the November 2025 Council meeting.

Once published on Council's website, the URL link to the report will be provided to the Minister for Local Government through the Office of Local Government.



ITEM 12.3 FIRST QUARTER BUDGET REVIEW - JULY TO SEPTEMBER 2025

Reporting Manager

Chief Financial Officer

Attachments:

- 1. Quarterly Budget Review Statement September 2025 (Provided in Attachment Booklet)
- 2. Capital Works Program as at September 2025 (Provided in Attachment Booklet)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That the first quarter Budget Review for 2025/26, including the variations as identified in the report and attachments be adopted.

PURPOSE

To inform Council on the results of the first quarter budget review and what material changes to the annual budget have occurred from July 2025 to September 2025. Revised year end forecasts are based on financial performance and trends over the period 1 July 2025 to 30 September 2025.

EXECUTIVE SUMMARY

The Office of Local Government (OLG) has recently released updated Quarterly Budget Review Statement (QBRS) Guidelines with mandatory reporting to commence for the first quarter ending 30 September 2025.

The QBRS reporting requirements outlined in the Guidelines include standardised QBRS reporting templates to be presented to Councillors, the community and to the OLG.

The QBRS is in the prescribed format and included as Attachment 1 to this report and comprises:

- A QBRS Overview -providing a one-page snapshot of how Council is performing at the end of the quarter
- Income and Expenses Budget Review Statements for the General Fund (incorporating the Domestic Waste Fund)
- Capital Budget Review Statement
- Cash and investments Budget Review Statement
- Summary of Developer Contributions and
- A report from the Responsible Accounting Officer (RAO) stating whether the RAO believes Council's financial position is satisfactory, and if not, what recommendations should be implemented.

As at the end of Quarter 1, Council is forecasting an operating budget surplus of \$2,711k which includes net gain from disposal of assets of \$2,124k.

Budget adjustments proposed in this review will positively impact the forecast operating result (excluding capital items) by \$2,623k. Operating income has been revised up by \$5,944k with increased Operating Expenditure of \$3,321k being brought to account. Details relating to material revisions are provided in the report attachments.

The Quarterly Budget Review Statement, provides a summary of Council's financial position at the end of each quarter and highlights progress against both the original Operational Plan and the last revised budget, in addition to any recommended revisions identified as part of the budget review process.



The Operating Budget result has improved from the adopted budget surplus of \$88k to a surplus of \$2,711k, excluding capital income and reserves movements. Overall, the consolidated budget position incorporating the Capital Budget has not changed from a balanced budget.

Material Operational Plan revisions detailed in the September 2025 QBRS forecasts are as follows:

Increase in Income: \$7,469k (Excluding Capital Grants and Contributions)

- Forecast increase in User Fees and Charges of \$65k. This increase is attributable to use of public space fees increasing UP \$142K, Leisure Centre Income, UP \$97K, Commercial Waste charges UP \$57K, Hall Hire income anticipated from the Rhodes Recreation Canvas Room, DOWN \$37K, Companion Animals Income, DOWN \$50K and Development Application fees DOWN \$150K.
- Forecast increase in Other Revenue UP \$257K. This increase is attributable to an insurance settlement of \$180K and Place and Event Sponsorships, UP \$50K.
- Forecast increase in operating grants and contributions of \$2,697k. This increase is attributable to several significant grants, including \$1,853k for Sydney Metro restoration contributions, \$336k for Plug and Play, \$256k for Roads to Recovery, \$200k for Five Dock Metro and Town Centre precinct and \$133k from Sydney Metro to fund a liaison engineer. The Financial Assistance grant was less than anticipated resulting in the budget being revised down by \$110k.
- Forecast increase in interest and investment revenue of \$400k, resulting from favourable market conditions and more funds available to invest than anticipated. The investment portfolio comprised of \$206m at the end of September 2025. Average investment returns on the portfolio of 4.32% are being achieved.
- Forecast increase in Net gain from disposal of Assets of \$2,525k. This relates to the sale of the former Concord depot site at Beaconsfield Ave, Concord, and 10 Thornleigh Ave, Concord.

Increase in Expenditure: \$3,321k

- Forecast decrease in employee benefits and on-costs of \$295k. This result is attributable to salary savings across the organisation of \$295K.
- Forecast increase in materials and services of \$3,228k, are in the main funded from increased grants and contributions and salary savings. Expenditure increases relating to the Sydney Metro Restorations of \$1.3m, Strategic Planning for Parramatta Rd Corridor \$281k, Five Dock Metro and Town Centre Precinct Masterplan \$200k and Overshadowing Impact Assessment \$50k, Plug and Play \$256kand revisions to account for strata levies at Rhodes Recreation centre UP \$146k.
- Forecast increase in Loss from Disposal of Assets of \$401k. This relates to infrastructure
 assets written off, through asset inspections or assets disposed of, as part of their renewal or
 upgrade.

Increase in Capital Grants and Contributions: \$567k

- Grants received in previous financial years for projects carried forward to 2025/26 have been brought to account in line with the achievement of milestones approved under the various funding agreements. UP \$517k.
- New grant received for Cabarita Park Masterplan, \$50K.



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 quarterly review of the 2025/26 Budget for the period July 2025 to September 2025 has been completed. Actual results for the first quarter are assessed to determine the need for revisions to the original budget. Explanations are included for recommended changes and any impact on Council's original Operational Plan, Delivery Program or Long Term Financial Plan.

The Budget is comprised of two components:

- Continuing Operations Budget
- Capital Budget

A copy of the Quarterly Report is attached to this report.

Council's Original Budget for 2025/26, provided for an Operational surplus of \$88k.

The first quarter Review of Council's 2025/26 Budget forecasts a projected year end result of a surplus of \$2,711k, including an adjustment for the Net gain from disposal of Assets of \$2,124k.

A summary of the Budget along with variations associated with the "Proposed September Variations" recommended as part of this review are included in the report attachment.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

Not later than 2 months after the end of each quarter, the responsible accounting officer of a council must prepare and submit to the council a budget review statement that shows, by reference to the estimate of income and expenditure set out in the management plan that the council has adopted for the relevant year, a revised estimate of the income and expenditure for that year.

FINANCIAL CONSIDERATIONS

The consolidated budget summarised below incorporates the Operational Budget and Capital Budgets. The Funding movements section details transfers to and from Cash Reserves.



		Original	Quarter 1	Proposed
Operation	nal	Budget	Movement	Budget
Income	Rates and Annual Charges	75,689,149	0	75,689,149
	User Fees and Charges	24,135,558	65,010	24,200,568
	Other Revenue	7,563,909	256,901	7,820,810
	Grants and Contributions-Operational	9,252,864	2,697,080	11,949,945
	Interest	7,500,000	400,000	7,900,000
	Other Income/Rental Income	4,986,035	0	4,986,035
	Net Gain from disposal of assets	0	2,525,000	2,525,000
	Total operating income	129,127,515	5,943,991	135,071,506
Expense	Employee Costs	56,257,897	(294,870)	55,963,027
	Materials & Services	44,429,799	3,227,790	47,657,589
	Borrowings	552,424	0	552,424
	Other Expenses	7,336,440	(13,061)	7,323,379
	Net Loss from disposal of assets	0	400,806	400,806
	Depreciation	20,463,000	0	20,463,000
	Total operating expenditure	129,039,560	3,320,665	132,360,225
Operation	nal result - surplus/(deficit)	87,955	2,623,326	2,711,281
Capital				
Income	Grants And Contributions-Capital	21,580,852	566,527	22,147,379
	New Loans	0	0	0
	Proceeds From The Disposal Of Assets	501,000	25,600,000	26,101,000
	Total Capital Income	22,081,852	26,166,527	48,248,379
Expense	Capital Expenditure	52,265,744	41,491,458	93,757,202
	Capital Expenditure - Principal Loan	826,456	0	826,456
	Capital Expenditure - Other	1,805,000	835,196	2,640,196
	Total capital expenditure	54,897,200	42,326,654	97,223,854
Capital re	sult - surplus/(deficit)	(32,815,348)	(16,160,127)	(48,975,476)
Funding I	Movements			
	Add Back Depreciation & Amortisation -	20,463,000	0	20,463,000
	Gain/Loss from disposal of assets	0	(2,124,194)	(2,124,194)
	Transfer From Reserve	27,711,518	41,709,950	69,421,469
	Transfer To Reserve	(15,447,125)	(26,048,955)	(41,496,080)
Total Fun	ding Movements	32,727,393	13,536,801	46,264,195
Net result	t - surplus/(deficit)	0	0	0

This review recommends a number of changes to the Continuing Operations Budget and provides revised estimates for the full year. In some cases, the recommended changes to the budget are movements of funds across functions or activities of Council. The overall consolidated budget movement over the first quarter is zero, which maintains unrestricted cash reserves at budget forecast balances.

Material variations highlighted during the quarter are detailed in the Quarterly Budget Review Statement attachment.



Capital Works Program

The Capital Budget includes the Capital Works Program comprising new and renewal infrastructure projects, planned purchases and disposals of major equipment, loan repayments and allocations to reserves. The capital expenditure program is funded from developer contributions, grants, funds drawn down from reserves and specific purpose income such as the Stormwater Management Charge.

The following table summarises variances to the original budget for Capital Expenditure:

Туре	Original Budget \$'000	September Variations \$'000	Proposed Budget \$'000
Capital Expenditure	52,266	41,492	93,758
Intangible Assets	1,805	835	2,640
Loans	826	0	826
Total Capital	54,897	42,327	97,224

The above table shows the net movement in the Capital Expenditure Program, increasing by \$41.5m. The significant expenditures included in this review include \$28.1m for property acquisition relating to affordable housing, and \$9m for public domain construction works at Rhodes

Full details of the recommended variations to forecast budgets are shown in the first quarter Budget Review Capital Works Program in Attachment 2 to the report.

Cash & Investments

The Statement of Investments as at 30 September 2025 will be presented at the Council Meeting of 21 October 2025. At the end of the first quarter, Council's Cash and Investments amounted to \$206,823,716.68. By comparison, at the end of the first quarter in September 2024, Cash and Investments amounted to \$187,002,721.22. These funds are invested in accordance with Council's Investment Policy.

A detailed Statement of Cash and Investments is incorporated in Attachment 1 to the report.

Cash flows from rate collections over the first three months of the 2025/26 financial year amount to approximately \$30 million of the \$78 million rate debtor. This represents 38% of the total collectible compared to 38% for the same period last year.

Financial Assistance Grant

The budget also accounts for the ongoing payment in advance of the Financial Assistance Grant. The advance payment of Financial Assistance Grant would usually be paid in June 2025.

Failure to receive this grant will result in the forecast result being unachievable.

Financial Impact

The first quarter review forecasts a revised operating budget surplus of \$2,711k, including \$2,124k in net gain from disposal of assets.

The capital program has been updated to reflect current budget phasing, with an increase of \$42.2m in expenditure. The impact of these combined funding movements results in the revised capital works program being adjusted up from \$54.9m to \$97.1m.

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2021.

It is my opinion that the Quarterly Budget Review Statement for City of Canada Bay Council for the quarter ended 30/09/2025 indicates that Council's projected financial position as at 30 June 2025



will be satisfactory at the year end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure. This opinion focuses on Council's projected short-term liquidity position at year end. It does not extend to an opinion relating to Council's long-term financial position.

Evan Hutchings - Responsible Accounting Officer.

LEGISLATIVE AND POLICY CONSIDERATIONS

Clause 203(2) of the Local Government (General) Regulation 2021 requires that at the end of each quarter, a Budget Review Statement be prepared and submitted to Council that provides the latest estimate of Income and Expenditure for the current financial year.



ITEM 12.4 CASH AND INVESTMENTS REPORT - OCTOBER 2025

Reporting Manager Chief Financial Officer

Attachments: 1. Investment Report October 2025 (Provided in Attachment

Booklet)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

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

PURPOSE

To present Council's Investment portfolio performance for October 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 October 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.

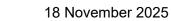
TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

Summary position as of 31 October 2025

The Cash at Bank and Cash Investments are summarised below:

Month	Cash At Bank	Cash Investments	Total Cash
31 October 2025	\$3,369,059.46	\$197,901,003.71	\$201,270,063.17

The detailed Schedule of Investments held, for October 2025 are also provided over the next page.





Maturity		SIAIEMEN	Γ OF CASH INVE	STMENT	ΓS		
	Bank/Issuer	Long Term	Fair Value	Term	Interest	Issue	Investment
Date 06/11/25	National Australia Bank (NAB)	Rating AA-	\$2,000,000.00	275	4.80%	Date 04/02/25	Type Term Deposits
13/11/25	ANZ	AA- AA-	\$3,000,000.00	204	4.62%	23/04/25	Term Deposits
19/11/25	National Australia Bank (NAB)	AA-	\$2,500,000.00	76	3.96%	04/09/25	Term Deposits
27/11/25	Bank of Queensland	A-	\$3,000,000.00	155	4.30%	25/06/25	Term Deposits
03/12/25	National Australia Bank (NAB)	AA-	\$3,000,000.00	139	4.15%	17/07/25	Term Deposits
04/12/25	ANZ	AA-	\$2,000,000.00	301	4.78%	06/02/25	Term Deposits
10/12/25 18/12/25	State Bank of India, Sydney Branch ANZ	BBB AA-	\$2,500,000.00 \$4,000,000.00	145 239	4.50% 4.64%	18/07/25 23/04/25	Term Deposits Term Deposits
07/01/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	134	4.10%	26/08/25	Term Deposits
14/01/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	132	4.13%	04/09/25	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
04/02/26	State Bank of India, Sydney Branch	BBB	\$2,000,000.00	195 366	4.35%	24/07/25	Term Deposits
05/02/26 12/02/26	National Australia Bank (NAB) Bank of Queensland	AA- A-	\$2,000,000.00 \$4,000,000.00	287	4.72% 4.30%	04/02/25 01/05/25	Term Deposits Term Deposits
16/02/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	364	1.04%	16/02/21	Term Deposits
04/03/26	National Australia Bank (NAB)	AA-	\$3,000,000.00	202	4.12%	14/08/25	Term Deposits
12/03/26	National Australia Bank (NAB)	AA-	\$3,000,000.00	260	4.23%	25/06/25	Term Deposits
18/03/26	National Australia Bank (NAB)	AA-	\$3,000,000.00	208	4.13%	22/08/25	Term Deposits
19/03/26 25/03/26	ANZ National Australia Bank (NAB)	AA- AA-	\$2,500,000.00 \$2,000,000.00	265 240	4.27% 4.20%	27/06/25 28/07/25	Term Deposits Term Deposits
25/03/26	National Australia Bank (NAB)	AA-	\$3,000,000.00	208	4.10%	29/08/25	Term Deposits
01/04/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	243	4.15%	01/08/25	Term Deposits
01/04/26	National Australia Bank (NAB)	AA-	\$2,500,000.00	209	4.13%	04/09/25	Term Deposits
08/04/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	243	4.20%	08/08/25	Term Deposits
15/04/26 22/04/26	ANZ National Australia Bank (NAB)	AA- AA-	\$2,500,000.00 \$2,000,000.00	216 268	4.19% 4.20%	11/09/25 28/07/25	Term Deposits Term Deposits
30/04/26	National Australia Bank (NAB) ANZ	AA- AA-	\$2,000,000.00	268 307	4.20%	28/07/25 27/06/25	Term Deposits Term Deposits
07/05/26	ING	A	\$4,000,000.00	371	4.20%	01/05/25	Term Deposits
20/05/26	ANZ	AA-	\$2,000,000.00	251	4.19%	11/09/25	Term Deposits
27/05/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	252	4.15%	17/09/25	Term Deposits
25/06/26 01/07/26	National Australia Bank (NAB) Heartland Bank Australia	AA- BBB	\$3,000,000.00	365 258	4.15% 4.30%	25/06/25 16/10/25	Term Deposits
31/08/26	Heartiand Bank Australia ING	A A	\$2,000,000.00 \$2,000,000.00	258 367	4.58%	29/08/24	Term Deposits Term Deposits
10/09/26	ING	Ä	\$2,000,000.00	374	4.63%	30/08/24	Term Deposits
17/09/26	National Australia Bank (NAB)	AA-	\$2,000,000.00	365	4.16%	17/09/25	Term Deposits
28/10/26	ING	Α	\$2,000,000.00	372	4.74%	21/10/24	Term Deposits
05/11/26	ING	A	\$16,500,000.00	372	4.94%	29/10/24	Term Deposits
04/02/27 18/03/27	ING National Australia Bank (NAB)	A AA-	\$4,000,000.00 \$2,000,000.00	644 678	4.10% 4.09%	01/05/25 09/05/25	Term Deposits 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	Α	\$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
29/10/27 11/05/28	ING Rabobank Aus Limited	A A	\$2,000,000.00 \$2,000,000.00	729 1095	4.25% 4.37%	30/10/25 12/05/25	Term Deposits Term Deposits
30/10/28	ING	Ä	\$2,000,000.00	1095	4.37%	30/10/25	Term Deposits
20/11/25	Westpac	AA-	\$1,500,000.00	93	1.87%	19/11/21	Tailored Deposit
17/02/26	Westpac	AA-	\$2,500,000.00	183	2.24%	18/02/22	Tailored Deposit
24/02/26	Westpac	AA-	\$2,000,000.00	183	2.31%	25/02/22	Tailored Deposit
03/03/26 30/10/26	Westpac Westpac	AA- AA-	\$2,000,000.00 \$2,000,000.00	181 365	2.22% 4.30%	04/03/22 30/10/25	Tailored Deposit Tailored Deposit
09/12/25	Macquarie Bank	A+	\$2,000,000.00	91	4.06%	02/06/21	Floating Rate Notes
13/01/26	Commonwealth Bank	AA-	\$1,500,000.00	92	4.48%	13/01/23	Floating Rate Notes
24/02/26	RACQ Bank	BBB+	\$2,300,000.00	183	5.05%	24/02/23	Floating Rate Notes
15/05/26	Bendigo Adelaide Bank	A-	\$1,000,000.00	273	4.86%	15/05/23	Floating Rate Notes
15/06/26 19/08/26	Teachers Mutual Bank ING Bank Covered	BBB+ AAA	\$850,000.00 \$500,000.00	272 365	4.24% 3.98%	16/06/21 19/08/21	Floating Rate Notes Floating Rate Notes
14/09/26	Macquarie Bank	AAA A+	\$1,600,000.00	364	4.43%	14/09/23	Floating Rate Notes
23/12/26	Commonwealth Bank	AA-	\$2,000,000.00	456	3.97%	23/09/21	Floating Rate Notes
22/03/27	ING	Α	\$1,000,000.00	546	4.50%	22/03/24	Floating Rate Notes
14/05/27	Bendigo Adelaide Bank	A-	\$800,000.00	638	4.61%	14/05/24	Floating Rate Notes
18/08/27 13/09/27	Commonwealth Bank AMP	AA- BBB+	\$1,100,000.00 \$1,300,000.00	730 728	4.61% 4.85%	18/08/22 13/09/24	Floating Rate Notes Floating Rate Notes
01/11/27	Great Southern Bank	BBB+	\$1,150,000.00	822	4.72%	01/11/24	Floating Rate Notes
13/01/28	Commonwealth Bank	AA-	\$1,500,000.00	822	4.73%	13/01/23	Floating Rate Notes
19/01/28	Rabobank Aus Branch	A+	\$1,000,000.00	821	4.67%	19/01/23	Floating Rate Notes
16/02/28	Westpac Bank of Queensland Covered	AA-	\$1,000,000.00	911	4.57%	16/02/23	Floating Rate Notes
09/05/28 17/08/28	Bank of Queensland Covered Commonwealth Bank	AAA AA-	\$1,250,000.00 \$1,250,000.00	1002 1095	4.86% 4.54%	09/05/23 17/08/23	Floating Rate Notes Floating Rate Notes
20/08/29	ING	A	\$1,800,000.00	1461	4.60%	20/08/24	Floating Rate Notes
27/09/29	ANZ	AA-	\$2,100,000.00	1459	4.51%	27/09/24	Floating Rate Notes
18/03/30	National Australia Bank (NAB)	AA-	\$1,600,000.00	1642	4.39%	18/03/25	Floating Rate Notes
21/05/30	ANZ	AA-	\$700,000.00	1734	4.50%	21/05/25	Floating Rate Notes
19/06/30 10/07/30	Westpac Rabobank Aus Branch	AA- A+	\$1,200,000.00 \$1,000,000.00	1734 1734	4.38% 4.45%	19/06/25 10/07/25	Floating Rate Notes Floating Rate Notes
17/07/30	Macquarie Bank	A+	\$1,100,000.00	1734	4.43%	17/07/25	Floating Rate Notes
15/08/30	ING	Α	\$500,000.00	1826	4.41%	15/08/25	Floating Rate Notes
03/10/28	Teachers Mutual Bank	BBB+	\$2,000,000.00	1096	4.54%	03/10/25	Floating Rate Notes
24/08/26	Suncorp Covered	AAA	\$2,000,000.00	364	3.25%	20/04/22	Fixed Rate Bond
21/01/30 21/05/30	Westpac ANZ	AA- AA-	\$1,800,000.00 \$500,000.00	1645 1826	4.95% 4.60%	21/01/25 21/05/25	Fixed Rate Bond Fixed Rate Bond
17/07/30	Macquarie Bank	AA- A+	\$1,000,000.00	1826	4.60%	17/07/25	Fixed Rate Bond
15/08/30	ING	A	\$500,000.00	1826	4.28%	15/08/25	Fixed Rate Bond
	AMP	BBB+	\$11,000,000.00		4.25%		AMP
	AMP	BBB+	\$500.00		2.00%		AMP
	Macquarie Bank	Α+ ΔΔ-	\$503.71		3.90%		Macquarie Bank
	Commonwealth Bank 31/10/25	AA-	\$4,000,000.00 \$197,901,003.71		3.60% 4.2503%		CBA BOS
	TOTAL INVESTMENTS at 30/09/2025		\$205,218,071.28		4.2641%		
	Net Increase/(Decrease) in Investments	l	(\$7,317,067.57)		(0.0138%)		



FINANCIAL CONSIDERATIONS

Council's adopted budget for 2025-26 forecasts interest earnings of \$7.225M. The Budget is proposed to be revised up by \$400,000 to \$7.625M in the September Quarter Review. Investment income earned for October 2025 amounted to \$734,948.03 which is in line with the monthly phased budget.

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 12.5 AUDIT RISK AND IMPROVEMENT COMMITTEE ANNUAL REPORT 2024-

2025

Reporting Manager Acting Manager Governance & Risk

Attachments: 1. Draft ARIC Annual Report (Provided in Attachment Booklet)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That the Audit Risk and Improvement Committee Annual Report for 2024-2025 attached to the report be endorsed.

PURPOSE

To present the Audit Risk and Improvement Committee Annual Report for 2025-2025 to Council for endorsement.

REPORT

Under the Office of Local Government (OLG) Guidelines for Risk Management and Internal Audit for Local Government in NSW (the Guidelines), the Audit Risk and Improvement Committee (ARIC) is required to report annually on its performance and assurance activities. The Annual Report for 2024-2025 (attached) meets that criteria and was presented to the ARIC at its meeting on Tuesday 18 November 2025 for endorsement prior to being referred to Council for consideration.

The ARIC annual report is aligned to a financial year reporting timetable, consistent with the Guidelines and with Council's broader annual and financial reporting requirements.

The Annual Report on activities provides an update to the Council and the community on the activities of the ARIC during the year. This report discusses activities during the year related to:

- Compliance and Governance Processes
- Risk Management and Fraud Control
- Financial Management
- Internal Audit
- External Audit
- Other Matters relevant to the Committee

Council management and the ARIC members are committed to remaining up to date with developments in the local government sector as well as ensuring current processes in audit, risk, finance and governance are tested to ensure Council continues to develop best practice and maintain internal controls.

The ARIC Chairperson has prepared the Annual Report in consultation with the independent Committee members in accordance with the ARIC Charter. The report highlights that the City of Canada Bay Council has a solid governance and reporting framework in place.

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 ARIC annual report for 2024-2025 aligns to a financial year reporting timetable, consistent with the Office of Local Government Guidelines on Risk Management and Internal Audit and with Council's broader annual and financial reporting requirements.

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The OLG Guidelines for Risk Management and Internal Audit for Local Government in NSW have been considered.



ITEM 12.6 CODE OF CONDUCT COMPLAINTS STATISTICS FOR 2024-2025

Reporting Manager Acting Manager Governance and Risk

Attachments: 1. Code of Conduct Statistic CCBC 2025 (Provided in Attachment

Booklet)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That the Code of Conduct Complaint Statistics return for 2024/25 attached to the report be submitted to the Office of Local Government.

PURPOSE

Under the requirements of Council's Code of Conduct, Council's complaints coordinator must, within three months of the end of September each year, report on a range of complaints statistics and forward a copy to the Office of Local Government (OLG).

REPORT

The Office of Local Government (OLG) considers that the reporting of complaints statistics:

- is an important accountability mechanism that provides local communities with a valuable insight into the performance of their councils;
- provides it with the means to evaluate councils' implementation of the Code's framework and whether the framework has achieved its policy objectives.

The OLG intends to publish this data.

The OLG requires Council to submit the information through a template. During the reporting period, zero (0) Code of Conduct complaints were received by Council.

Upon resolution of Council, the return will be provided to the Office of Local Government via its Model Code of Conduct Complaints collection form prior to 31 December 2025.

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

FINANCIAL CONSIDERATIONS

There are no financial implications associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Council must meet the requirements of its Code of Conduct, by forwarding the OLG its report of complaints statistics within three months of the end of September 2025.



ITEM 12.7 CLOSED CIRCUIT TELEVISION (CCTV) POLICY)

Reporting Manager Acting Manager Governance & Risk

Attachments: 1. Closed Circuit Television (CCTV) Policy

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That the Closed Circuit Television (CCTV) Policy attached to the report be adopted.

PURPOSE

The purpose of this report is to present a draft CCTV Policy to Council and seek adoption.

REPORT

At its meeting on 16 September 2025 Council considered a report presenting a draft Closed Circuit Television (CCTV) Policy and resolved that consideration of the Policy be deferred for a presentation to a Councillor Workshop.

At the Councillor Workshop conducted on 11 November 2025 the Director Corporate Services and Strategy provided a presentation on the Policy. On receiving feedback on the Policy that version of draft Policy has been amended to reflect the following:

- Inclusion of Guiding Principles from the NSW Government Policy Statement and Guidelines for the establishment and implementation of Closed Circuit Television (CCTV) in Public Places (2014)
- Specifying that CCTV will not monitor inside Council toilets and change rooms
- Deleting the word 'Automated' in relation to vehicle number plate recognition
- De-emphasising the objective of the Policy to have the aim of assisting the NSW Police to investigate, identify and prosecute offenders
- Replicating Council's CCTV Guidelines in relation to Public Information and Consultation including that Policy and Guidelines will be on Council's website and cameras will have appropriate signage
- Replicating the Guidelines in relation to Access to Recorded Information (in relation to who can access the information and under what arrangements /conditions)
- Replicating the Guidelines in relation to retention of CCTV material

The updated version of the Policy is attached and presented for 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

Direction 1: Connected Community

Goal CC 4: Promote a community where residents feel safe and enjoy good health



FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The following legislation was considered when drafting the CCTV Policy:

- Government Information (Public Access) Act 2009
- Local Government Act 1993
- Privacy and Personal Information Protection Act 1998
- Protection of the Environment Operations Act 1997
- Security Industry Act 1997
- Workplace Surveillance Act 2005
- Surveillance Devices Act 2007
- Privacy and Personal Information Protection Regulation 2019
- Crimes Act, 1900

The following Policies and Guidelines were considered when drafting the CCTV Policy:

- Complaint Management Policy
- Compliance and Enforcement Policy
- NSW Government Policy Statement and Guidelines for the Establishment and Implementation of Closed Circuit Television in Public Places (2014).





Closed Circuit Television (CCTV) Policy

1. Purpose

Council is committed to developing strategies to improve community safety and perceptions of safety. Accordingly the City of Canada Bay Council utilises a range of initiatives designed to reduce crime and promote community safety. The operation of Closed Circuit Television (CCTV) is one strategy employed by the City of Canada Bay Council to enhance staff and community safety, protect public assets, identify and reduce crime and deter potential offenders in particular locations.

This Policy outlines Council's objectives for the management and operation of its CCTV System in the City of Canada Bay Council Local Government Area and describes how controls will be implemented to ensure the CCTV System is used lawfully and appropriately and that the privacy of residents, workers and visitors is protected.

2. Scope

This Policy relates to the Council-owned CCTV System installed, operated and monitored by or on behalf of Council in and around Council land, buildings and facilities for the purposes of staff and public safety and asset protection. This Policy sets out the objectives that Council aims to achieve through the operation of its CCTV System.

This Policy is supported by the *Closed Circuit Television (CCTV) Guidelines* which sets out the processes that are in place to ensure the effective management of the Council's CCTV System. The *Guidelines* outline the management, operation and responsibilities related to the Council's CCTV System. It also details controls, data storage protocols and security measures to ensure that the Council's CCTV System is operating appropriately, within applicable laws and only for the purposes for which it is established.

Details relating to the day-to-day operation of the CCTV System are in the *Closed Circuit Television* (CCTV) Guidelines.

3. Definitions

Term	Meaning
ссти	Closed Circuit Television
CCTV Hardware	The cameras and the ancillary hardware that support the operation of Council's CCTV System
CCTV Material	Video recordings or photographs captured through Council's CCTV cameras, including original footage, copies and still photographs
CCTV System	The CCTV surveillance system
Council	City of Canada Bay Council

Closed Circuit Television (CCTV) Policy

Page 1 of 5





4. Policy principles

4.1 Guiding Principles

This Policy and associated Guidelines have been developed in accordance with the provisions of the NSW Government Policy Statement and Guidelines for the Establishment and Implementation of Closed Circuit Television in Public Places (2014) and incorporates the following guiding principles:

- a) integrated approach to crime prevention;
- b) ownership and responsibilities;
- c) community consultation;
- d) clear objectives;
- e) police involvement;
- f) management and operation of CCTV;
- g) evaluation and auditing; and
- h) complaints.

4.2 Objectives

Council installs and operates the CCTV System with the aim of achieving the following objectives:

- a) enhance staff and public safety.
- b) protect and enhance the management of Council asset.
- c) assist Council to investigate, identify and prosecute offenders.
- d) assist Council to investigate and identify causes of damage to property and unacceptable behaviour on Council premises.
- e) deter criminal and antisocial behaviours.

CCTV Material recorded will not exceed what is necessary to fulfil the objectives of this Policy and will be obtained fairly and lawfully.

4.3 Privacy

- 4.3.1 Council's CCTV System will operate with due regard to the privacy and civil rights of individual members of the public and Council staff.
- 4.3.2 Visual surveillance must not be conducted in any space where there is a reasonable expectation of privacy. Private premises and private spaces such as inside Council-owned toilets or change rooms will not be monitored.
- 4.3.3 Where a recording is made, and the images and/or video identifies an individual, the data must be treated as personal data and is subject to data protection laws.

4.4 Public Information and Consultation

- 4.4.1 Council's CCTV Policy and these Guidelines will be available to members of the public for viewing on Council's website.
- 4.4.2 CCTV cameras will not be unduly concealed, and the location of cameras will be clearly identified with appropriate signage.

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- 4.4.3 With the exception of CCTV cameras that are used for 'covert' surveillance for law enforcement purposes in accordance with section 9 of Council's Compliance and Enforcement Policy, the CCTV signage will include details to:
 - a) inform the public that CCTV cameras are in operation at that location;
 - b) provide contact details should further information be required.

4.5 Management

- 4.5.1 Council may choose to either operate the CCTV system or give authority to an appointed contractor to operate the CCTV System. In either arrangement, the operation of the CCTV System must comply with this Policy and the CCTV Guidelines.
- 4.5.2 Vehicle number plate recognition may be utilised for the purposes outlined in this Policy and in compliance with relevant legislation.
- 4.5.3 Only Council delegated staff, security contractors engaged by Council and delegates of NSW Police with the requisite licence and/or authority and/or related delegations will operate or have access to the CCTV system and will be held liable for any breaches of this Policy, the CCTV Guidelines or relevant legislation.
- 4.5.4 Council will not release images except in the instances prescribed in the CCTV Guidelines. The NSW Police may make a formal request to obtain copies of recorded CCTV Material or may in some instances be granted access to view the live feed from the CCTV System. At all times the NSW Police will be required to comply with the CCTV Guidelines, this Policy and all relevant legislation.
- 4.5.5 Council will regularly audit and evaluate the operation of the CCTV System to ensure that the identified objectives are achieved and this Policy and the CCTV Guidelines are complied with.
- 4.5.6 From time to time Council may engage a third party to provide CCTV infrastructure and associated services. Such engagements, excluding arrangements with the NSW Police, will be conditional on compliance with this CCTV Policy, the CCTV Guidelines, and the terms of any related contract and legislation.

4.6 Access to Recorded Material

- 4.6.1 Council will ensure the security, integrity and efficiency of all CCTV Material captured and recorded will be stored and accessed according to all relevant legislation.
- 4.6.2 Appropriate measures will be implemented to protect against unauthorised access to, alteration, disclosure, loss, or destruction of recorded CCTV Material.
- 4.6.3 Council will not release images except in the instances prescribed in this Policy and the CCTV Guidelines. Requests from the NSW Police to obtain copies of recorded CCTV Material or to view the live feed from the CCTV System must be made in writing. As necessary the NSW Police will be expected to comply with this Policy, the CCTV Guidelines, and all relevant legislation.
- 4.6.4 CCTV Material will be accessed in accordance with the statutory requirements under relevant privacy laws in circumstances which include:
 - a) at the formal request of NSW Police in connection with the investigation of a crime
 - b) for the purposes of legal proceedings as ordered by a court of law;
 - c) to investigate illegal dumping incidents and to take enforcement action against offenders in accordance with the Protection of the Environment Operations Act (1997) (NSW);
 - d) if authorised through Council's Workplace Surveillance Policy;
 - e) to investigate claims, including public liability, made against Council;
 - f) to investigate vandalism of Council property;

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- g) to identify usage of public car parking spaces;
- h) to investigate and identify causes of damage to property and unacceptable behaviour on Council premises; or
- i) in any exceptional circumstance, with the written approval of the General Manager, in consideration of all applicable legislation, policies and regulations. Following such exceptional circumstances, the General Manager will report on the matter to Council, on a confidential basis if necessary.

5. Retention of CCTV Material

- 5.1 Recorded CCTV footage is to be retained for 4 weeks, subject to the respective storage capacities at each location.
- 5.2 All requests by members of the public for access to recorded CCTV Material must be made to Council by means of an access application pursuant to the Government Information (Public Access) Act 2009 (NSW).
- 5.3 Subject to the concurrence or request of the NSW Police, and consultation with the NSW Police as appropriate, the release of CCTV Material to the media will be assessed on a case-by-case basis. Subject to other relevant considerations as Council sees fit, approval may only be granted by Council for the purpose of gaining public information in relation to an incident or to identify the person(s) involved for law enforcement purposes.
- 5.4 Council retains full ownership of Council's CCTV System, the CCTV Hardware and the copyright of all recordings, photographs and documentation pertaining to Council's CCTV System.

6. Complaint Management

- 6.1 Complaints in relation to any aspect of the management or operation of the CCTV System must be made in writing to Council and will be handled in compliance with Council's Complaint Management Policy.
- 6.2 The *Privacy and Personal Information Protection Act 1998* (NSW) authorises the NSW Information and Privacy Commission to receive and investigate complaints about alleged violations of privacy from members of the public.

7. Responsibilities

Role	Responsibility		
General Manager	Approval of CCTV Policy for Council adoption and implementation of the Policy		
Directors	Implementation of the Policy		
Manager Governance, Risk and Strategy	Review and recommendation of Policy contents Approval of release of CCTV footage		
Facilities Operations Manager	Operation and security of CCTV infrastructure and footage		
Managers	Comply with and promote awareness of this Policy and CCTV Guidelines		
All staff	Coply with this Policy		

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8. Laws and standards

- Government Information (Public Access) Act 2009
- Local Government Act 1993
- Privacy and Personal Information Protection Act 1998
- Protection of the Environment Operations Act 1997
- · Security Industry Act 1997
- Workplace Surveillance Act 2005
- Surveillance Devices Act 2007
- Privacy and Personal Information Protection Regulation 2019
- Crimes Act, 1900
- NSW Government Policy Statement and Guidelines for the Establishment and Implementation of Closed Circuit Television (CCTV) in Public Places, 2014.

9. Related City of Canada Bay policies and procedures

- · City of Canada Bay CCTV Guidelines
- · Complaint Management Policy
- · City of Canada Bay Code of Conduct
- Compliance and Enforcement Policy
- · Workplace Behaviour Standards

10. Consultation

Consultation regarding this Policy was undertaken with appropriate managers, staff and the Council Executive Team prior to adoption.

11. Approval status

The Council approved this policy on [insert date].

12. Approval history

Stage	Date	Comment	ECM ID
Original Policy	September 2025	Approved by Council / Endorsed by the Executive	TBC when registered
Next review	September 2030		

13. Ownership and approval

Responsibility	Role
Author	Manager Governance and Risk
Owner	Director Corporate Services and Strategy
Endorser	City of Canada Bay Executive Team
Approver	City of Canada Bay Council

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ITEM 12.8 CITY OF CANADA BAY COUNCIL MEETING SCHEDULE FOR 2026

Reporting Manager Acting Manager Governance and Risk

Attachments: Nil

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

- 1. The first Ordinary Council Meeting for 2026 be scheduled for Tuesday, 17 February 2026.
- 2. Meeting dates for March to December 2026 be determined by Council at the February 2026 Ordinary Council Meeting following the adoption of Council's new Code of Meeting Practice.

PURPOSE

TO CONSIDER A PROPOSAL FOR ADOPTION OF THE SCHEDULE OF COUNCIL MEETINGS FOR 2026.REPORT

Council is required to adopt a schedule of its Ordinary Council Meetings with this typically undertaken for a calendar year and on an annual basis, prior to the conclusion of the previous year. However, due to changes to the Model Code of Meeting Practice for local councils in NSW, which is required to form the basis of Council's new Code to be effective from early 2026, the annual schedule is unable to be determined until the conclusion of the public exhibition period for the draft new Code, and its subsequent adoption.

IT IS PROPOSED THAT FUTURE ORDINARY COUNCIL MEETING DATES FOR 2026 BE DETERMINED AT A COUNCIL MEETING IN FEBRUARY 2026.STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 5: Civic Leadership

Goal CL 4: The City of Canada Bay community is well informed and eager to engage in

issues and decisions that impact them

FINANCIAL CONSIDERATIONS

There are no financial considerations associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Under the Office of Local Government's Model Code of Meeting Practice, Clause 3.1 requires Council to adopt a schedule of its council meetings as follows.

"The council shall, by resolution, set the frequency, time, date and place of its ordinary meetings."



13 NOTICES OF MOTION

ITEM 13.1 NOTICE OF MOTION - CR JAGO - SIGNIFICANT TREE REGISTER

Submitted by: Councillor Charles Jago

MOTION

That:

- 1. Council investigate establishing a Significant Tree Register, with the aim of listing substantial trees of local and environmental significance for protection from destruction, damage or harm with a report to be provided to the earliest possible future Council meeting.
- 2. Noting the ongoing destruction of our local tree cover, urgent consideration be given to the issues and processes raised in the background to the Notice of Motion.

BACKGROUND FROM COUNCILLOR CHARLES JAGO

In 2018 Canada Bay had a tree canopy of approximately 18% and has a tree canopy target of 25% by 2040. Increasing tree cover towards this target will enable more liveable conditions across the Canada Bay LGA, especially as the impact of climate change increasingly affects our area.

As Council has discussed previously, Council is conducting tree planting on public land and provides some support for tree planting on private land through plant giveaways and other measures. However, our tree canopy remains vulnerable due to development on private land that results in the removal of trees.

In the context of the current housing crisis, Council supports increased development. Indeed, Canada Bay LGA is currently subject to a higher level of imposed increased density than any other LGA in NSW. Therefore, retaining some significant trees across the LGA and especially in areas subject to rapid densification is critical. This would include areas affected by the Low and Mid-rise program, Transport Oriented Development (TOD) locations and areas with extensive complying development.

With such rapid development now being proposed, Council must implement measures to preserve and manage the existing tree canopy, in order to reach its mandated targets, reduce heat islands and ensure an urban forest for future generations.

It is especially important to protect large mature trees, which offer the greatest shade, provide shelter and food for wildlife and absorb the most CO₂. These precious trees are vital to the future liveability of the suburbs where we live. It is also important to highlight trees that are exceptional in other ways.

Role of the Significant Tree Register

The introduction of a **Significant Tree Register** would provide an additional way to protect our trees. The creation of the Register would reinforce the importance of identified trees and provide a critical step in maintaining the liveability of our suburbs, especially in view of the growing threat of climate change.

That's why Significant Tree Registers are already used in other local government areas including Blacktown City Council, Campbelltown City Council, Central Coast Council, the City of Ryde, the City of Sydney, Georges River Council, Hunters Hill Council, Randwick Council, Waverley Council, Wingecarribee Shire Council and Woollahra Council.

Importantly, Exempt and Complying development cannot result in the removal of a tree listed on a Register of Significant Trees ("protected trees") kept by the Council, with large fines for removing protected trees (1). Some people may be concerned that they are losing rights in regard to trees on

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property that they own. But in reality, these apparent "rights" have long been substantially limited under existing government law.

Nomination and acceptance of trees for the Register

As part of establishing the Register, Council consider the following:

- Council AQF5 Arborists would select suitable trees from its database of trees on public land for the Register. For trees on private land, Council would undertake a phased survey of the LGA, initially focused on key development areas, to identify trees of potential key significance for nomination. This phase could include recommendations from the public for consideration for inclusion in the Register.
- Council to establish a process, aligned with practices adopted by Sydney Metropolitan Councils, to govern the inclusion and removal of trees from the Register.
- All nominated and registered trees would be recorded in Council's tree database and be publicly available on Council's website.
- The General Manager could in urgent or exceptional cases nominate trees to the Register, reporting the circumstances to a subsequent Council meeting.
- All trees selected for Council's Significant Tree Register would also be submitted for registration with National Trust and Office of Environment & Heritage (OEH).

Recommended selection criteria

Outstanding visual or aesthetic significance

- Botanic or scientific significance
- Significant biodiversity value
- Large mature tree of shade and climate value
- Historical and commemorative significance
- Social significance
- Groups of trees
- Avenue Plantings

These selection criteria are adapted from those of the City of Sydney's significant tree register (2). For a nominated tree to be added to the Register, it would have to meet at least two of the above criteria.

References/ Links

- 1. The Significant Tree Register protections are specified in the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 the "Codes SEPP", https://legislation.nsw.gov.au/view/html/inforce/current/epi-2008-0572
- 2. City of Sydney Significant Trees, https://trees.cityofsydney.nsw.gov.au/about/classification/

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ITEM 13.2 NOTICE OF MOTION - CR JAGO - T9 TRAIN PASSENGER CAPACITY

UPGRADE

Submitted by: Councillor Charles Jago

MOTION

That Council:

- 1. Notes that the T9 train line is already overloaded beyond its existing timetabled capacity, unable to transport all intending passengers as of right now.
- 2. Staff seek a meeting with Transport for NSW to confirm any existing, planned or potential upgrades to the T9 train line aimed at significantly increasingly increasing passenger capacity over time.
- 3. Writes to the NSW Premier, Treasurer and Transport Minister requesting that the NSW government fund and deliver a comprehensive upgrade to the T9 train line to substantially increase passenger capacity.
- 4. Launches a public campaign for the upgrade of the T9 train line.

BACKGROUND FROM COUNCILLOR CHARLES JAGO

The purpose of this motion is to gain Council and public support for the upgrade of the T9 train line.

The T9 Northern Line is sometimes so crowded at peak times that people cannot board the train. That is, the passenger demand exceeds the carrying capacity of the currently timetabled services. This affects passengers joining trains at Rhodes, Concord West and North Strathfield stations. Canada Bay Council received a report in 2016 stating that the trains are already overloaded. It said:

"Rail patronage at Rhodes Station has experienced significant growth over the past 10 years due to the development of high density residential precincts on remediated industrial lands. As a result, the number of journeys to and from Rhodes by rail has increased from 122,000 journeys per year in 2004 to 1,813,000 journeys per year in 2014. There has been a corresponding increase in the number of station barrier movements, where the total number of daily entries and exits increased from approximately 2,360 in 2004 to 13,300 in 2014."

"Given the continued growth in demand along the T1* Northern Line including Rhodes, the majority of AM and PM peak rail services already reached their loading capacity in 2015. Inbound T1* Northern Line trains via Strathfield have an average load of 135% (or 148% without the express services) of their nominal capacity when they reach the city during the AM peak hour, with a maximum load of 162%. Similarly, outbound trains have an average load of 100% leaving the city during the PM peak hour, with a maximum load of 153%. This means that during peak periods, some passengers travelling to or from Rhodes are unable to board trains as they are overloaded."

From Rhodes Station Precinct Traffic and Transport Review (2016), Final Report for Canada Bay Council, Jacobs Group (Australia) Pty Limited, pp7-8. (1)

* Note that at the time the train line was known as the T1 line; now it is known as the T9.

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It is now a full decade since this train line reached full capacity. For a period during COVID, the overcrowding was gone, but now it is well and truly back. I have raised this issue through Council on multiple occasions, but there has been no meaningful response from the current Labor government, nor the previous Coalition one. Yet throughout the entire period, greater development has been imposed in this area, oblivious to the need to upgrade train passenger capacity – and for other urgent infrastructure as well.

Based on current zoning, Canada Bay LGA can now expect a likely population increase of above 60% over perhaps 20 years. Meanwhile funding and completing the T9 upgrade could easily stretch to ten years. Even if government takes action now, huge numbers of people will still be waiting on platforms as full trains go by.

I would like to acknowledge the work of our local Member for Drummoyne, Stephanie Di Pasqua MLA, who recently asked a question on notice in NSW Parliament regarding Sydney Train services, "Are there plans to increase train services to and from Rhodes?" The answer was no, nothing (2).

Some people may believe that the Metro currently under construction, due for completion in 2032 (ie in 7 years) will solve the overcrowding problem. Yes, it will give more choices to local residents coming to North Strathfield station. But it must be considered likely that a significant number of people arriving on the Metro will want to transfer to the T9 to continue their journey north to Concord West, Rhodes and towards Epping. Maybe it will make the T9 even more crowded than now. We don't know. What we do know is the following:

- the Metro will not alleviate train passenger numbers at Concord West or Rhodes, and probably not at any other station on the existing heavy rail lines.
- the population numbers around North Strathfield, Concord West and Rhodes will grow enormously in the next twenty years. North Strathfield's population could **more than triple!**
- Existing and future Canada Bay residents will need improved north-south rail services compared to the 4 services per hour per direction currently experienced from Concord West and North Strathfield in the Weekday Peak periods.

Possible solutions

A planned TfNSW project for an additional two train tracks between Rhodes and West Ryde (3) represents a possible solution to the constraint on T9 train capacity, which could potentially increase the number of train services on the T9. It was planned in 2016 but never funded. While the project was conceived to support freight train services, there appears to also be a strong potential benefit for urban and intercity passenger services. The Rhodes Place Strategy also referenced the quadruplication of the Northern Line as a public transport improvement to support development of the precinct. A request by Council for the NSW government to prioritise this project was included in a Mayoral Minute in Council's May 2024 meeting.

The potential benefit of the project needs to be verified. In any case, there are probably multiple factors which will assist in resolving capacity constraints on T9 train services. Council deserves an explanation from Transport for NSW on how greater throughput can be achieved.

Ultimately however, the only way to achieve a better T9 service is to get the community behind a substantial campaign to build pressure on the government. Council can lead this campaign if we unite to support it and stay focused on achieving this important goal.

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Additional information required

In order to understand the potential benefits of this project to Canada Bay Council residents, Council would do well to request the following information from Transport for NSW:

- a copy of this recent unpublished NSW State Govt Report: New South Wales Government 2022, 'Northern Sydney freight corridor stage 2 – capacity analysis part 1', unpublished report, NSW Government, Sydney, NSW (referenced in imove Report https://imoveaustralia.com/wp-content/uploads/2025/02/Evaluation-of-the-Northern-Sydney-Freight-Corridor-Final-Report.pdf); and
- any other relevant TfNSW Reports or NSW Government reports related to the benefits and potential timeline for rail capacity improvements for T9 train users.

References/ Links

- Rhodes Station Precinct Traffic and Transport Review (2016), Final Report for Canada Bay Council, Jacobs Group (Australia) Pty Limited, pp7-8.
 https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocuments/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2020-102!20200912T073859.604%20GMT
- 2. Parliament of NSW, Legislative Assembly House Papers Question and Answer 5940 Future Train Services for Rhodes, https://www.parliament.nsw.gov.au/la/papers/pages/qanda-tracking-details.aspx?pk=105340
- 3. Northern Sydney Freight Corridor Stage 2, https://www.infrastructureaustralia.gov.au/ipl/northern-sydney-freight-corridor-stage-2

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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 PROCUREMENT OF COUNCIL'S ELECTRICITY SUPPLY CONTRACT

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.
- 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.