

ORDINARY COUNCIL MEETING

MINUTES

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

Tuesday, 18 November 2025

Unconfirmed

Minutes of an Ordinary Council Meeting

Held on Tuesday 18 November 2025

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

Commencing at 6:00 PM

Present:

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

Officers in attendance:

Mr J Clark	General Manager
Ms M Cologna	Director Environment and Planning
Ms R Hensman	Acting Director Community Culture and Leisure
Mr G Schuettrumpf	Director City Assets
Mr E Hutchings	Director Corporate Services and Strategy
Mr R Castro	Acting Manager Governance and Risk
Ms K Fleming	Governance and Assurance Officer (minute taker)

NOTES

The meeting commenced at 6:00pm and went into Closed Session at 7:00pm, resumed in Open Session at 7:07pm and concluded at 7:11pm.

Table of Contents

1	ACKNOWLEDGEMENT OF COUNTRY.....	5
2	APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE BY COUNCILLORS.....	5
3	CONFIRMATION OF MINUTES	5
4	DISCLOSURES OF INTERESTS	5
	procedural motion	6
5	MAYORAL MINUTE(S)	6
	Item 5.1 Mayoral Minute – Land transfer facilitated for New Rhodes Fire Station	6
6	PUBLIC FORUM	6
7	ITEMS RESOLVED BY EXCEPTION	6
8	EXECUTIVE SERVICES DIRECTORATE REPORTS	6
9	ENVIRONMENT AND PLANNING DIRECTORATE REPORTS.....	7
	Item 9.1 DA Determinations by the Local Planning Panel and Staff Under Delegation	7
	Item 9.2 Planning Proposal - Miscellaneous Amendments 2025	7
	Item 9.3 Canada Bay Contribution Plan Review	8
	Item 9.4 Heritage Listing of 535 Lyons Road West, Five Dock	8
	Item 9.5 City of Canada Bay - Environment Advisory Committee Minutes - 23 October 2025.....	9
	procedural motion	9
	Item 9.6 State Significant Development Application – 1 King Street, Concord West	9
	Item 9.7 State Significant Development Application – Leeds Street & Averill Street, Rhodes	10
10	CITY ASSETS DIRECTORATE REPORTS.....	10
	Item 10.1 City of Canada Bay Local Traffic Committee Minutes - 16 October 2025.....	10
11	COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS	11
	Item 11.1 Rhodes Community Committee Update.....	11
	Item 11.2 City of Canada Bay Access and Inclusion Committee Meeting Minutes - 2 October 2025.....	11
12	CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS.....	11
	Item 12.1 Operational Classification of Land - 25 George Street, North Strathfield	11
	Item 12.2 Annual Report - 2024-2025 financial year.....	12
	Item 12.3 First Quarter Budget Review - July to September 2025	12
	Item 12.4 Cash and Investments Report - October 2025	12
	Item 12.5 Audit Risk and Improvement Committee Annual Report 2024-2025	12
	Item 12.6 Code of Conduct Complaints Statistics for 2024-2025	13
	Item 12.7 Closed Circuit Television (CCTV) Policy	13
	Item 12.8 City of Canada Bay Council Meeting Schedule for 2026	13

13	NOTICES OF MOTION.....	14
	Item 13.1 Notice of Motion - Cr Jago - Significant Tree Register	14
	Item 13.2 Notice of Motion - Cr Jago - T9 Train Passenger Capacity Upgrade.....	14
14	NOTICES OF MOTION OF RESCISSION	14
15	MATTERS OF URGENCY	15
16	QUESTIONS WITH NOTICE	15
17	CONFIDENTIAL MATTERS	15
	Item 17.1 Procurement of Council's Electricity Supply Contract.....	15
18	CONFIDENTIAL RESOLUTIONS.....	16

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

APOLOGIES

Nil

3 CONFIRMATION OF MINUTES

3.1 Minutes of Ordinary Council Meeting held 21 October 2025

RESOLVED 213/25

Moved: Cr Mansford

Seconded: Cr Bazouni

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.

CARRIED

4 DISCLOSURES OF INTERESTS

Councillor Ferguson disclosed a pecuniary interest in relation to:

- Item 9.3 – Canada Bay Contribution Plan Review
- Item 9.6 – State Significant Development Application – 1 Kings Street, Concord West
- Item 9.7 – State Significant Development Application – Leeds Street & Averill Street, Rhodes

“For the reason that I changed employment roles resulting in a Pecuniary/Significant conflict of Interest”

PROCEDURAL MOTION

RESOLVED 214/25

Moved: Cr Megna

Seconded: Cr Bazouni

That Council resolve to permit the consideration of an urgent item.

Item 5.1 – Mayoral Minute – Land Transfer facilitated for new Rhodes Fire Station

CARRIED

5 MAYORAL MINUTE(S)**ITEM 5.1 MAYORAL MINUTE – LAND TRANSFER FACILITATED FOR NEW RHODES FIRE STATION**

RESOLVED 215/25

Moved: Cr Megna

That Council congratulate staff for facilitating the transfer of land for a new Fire Station in Rhodes.

CARRIED

6 PUBLIC FORUM

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

Nil.

7 ITEMS RESOLVED BY EXCEPTION

Nil.

8 EXECUTIVE SERVICES DIRECTORATE REPORTS

Nil.

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

RESOLUTION 216/25

Moved: Cr Mansford

Seconded: Cr Bazouni

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.

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

Against: Nil

CARRIED 9/0

ITEM 9.2 PLANNING PROPOSAL - MISCELLANEOUS AMENDMENTS 2025

RESOLUTION 217/25

Moved: Cr Jago

Seconded: Cr Robinson

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.

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

Against: Nil

CARRIED 9/0

Note: Councillor Ferguson left the Chamber at 6.11pm having disclosed a pecuniary interest in this Item.

ITEM 9.3 CANADA BAY CONTRIBUTION PLAN REVIEW

RESOLUTION 218/25

Moved: Cr Jago

Seconded: Cr Bazouni

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.

In Favour: Crs Megna, Alafaci, Bazouni, Cirillo, Jago, Mansford, Meuross and RobinsonAgainst: Nil**CARRIED 8/0**

Note: At 6.13pm, Councillor Ferguson returned to the meeting.

ITEM 9.4 HERITAGE LISTING OF 535 LYONS ROAD WEST, FIVE DOCK

RESOLUTION 219/25

Moved: Cr Robinson

Seconded: Cr Ferguson

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.

In Favour: Crs Megna, Alafaci, Bazouni, Cirillo, Ferguson, Jago, Meuross and RobinsonAbstained: Cr Mansford**CARRIED 8/1**

ITEM 9.5 CITY OF CANADA BAY - ENVIRONMENT ADVISORY COMMITTEE MINUTES - 23 OCTOBER 2025

RESOLVED 220/25

Moved: Cr Jago

Seconded: Cr Mansford

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

CARRIED

PROCEDURAL MOTION

RESOLVED 221/25

Moved: Cr Jago

Seconded: Cr Mansford

That Council resolve to permit the consideration of urgent items.

Item 9.6 – State Significant Development Application – 1 Kings Street, Concord West

Item 9.7 – State Significant Development Application – Leeds Street & Averill Street, Rhodes

CARRIED

Note: Councillor Ferguson left the Chamber at 6.19pm having disclosed a pecuniary interest in this item.

ITEM 9.6 STATE SIGNIFICANT DEVELOPMENT APPLICATION – 1 KING STREET, CONCORD WEST

The following person addressed Council in relation to Item 9.6

- *Louise Lin*

RESOLUTION 222/25

Moved: Cr Bazouni

Seconded: Cr Jago

That:

1. Council writes to residents likely to be impacted, in accordance with Council's Community Participation Plan, by the proposed development at 1 King Street, Concord West, advising them of public exhibition details and the opportunity to comment on the proposal, once the public exhibition period commences.
 2. A submission be prepared and submitted on the proposal, during the public exhibition period, focused on issues of built form and amenity, traffic and transport, and any other matter of material importance.
-

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

Against: Nil

CARRIED 8/0

ITEM 9.7 STATE SIGNIFICANT DEVELOPMENT APPLICATION – LEEDS STREET & AVERILL STREET, RHODES

RESOLUTION 223/25

Moved: Cr Jago

Seconded: Cr Cirillo

That:

1. Council note that a State Significant Development Application (SSDA) is proposed for certain land within the Leeds Street Precinct in Rhodes that would significantly increase development and change the area and configuration of proposed public open space.
2. That Council confirm its position that the public foreshore park be delivered as per the *Rhodes Place Strategy*.
3. A submission be prepared and submitted to the Department of Planning, Housing and Infrastructure on the proposal, during the public exhibition period, addressing the principles outlined in the report, including provision of the public foreshore park as per the *Rhodes Place Strategy*.

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

Against: Nil

CARRIED 8/0

Note: At 6.34pm, Councillor Ferguson returned to the meeting.

10 CITY ASSETS DIRECTORATE REPORTS

ITEM 10.1 CITY OF CANADA BAY LOCAL TRAFFIC COMMITTEE MINUTES - 16 OCTOBER 2025

RESOLVED 224/25

Moved: Cr Robinson

Seconded: Cr Meuross

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

CARRIED

11 COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS**ITEM 11.1 RHODES COMMUNITY COMMITTEE UPDATE**

RESOLVED 225/25

Moved: Cr Megna

Seconded: Cr Alafaci

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

CARRIED

**ITEM 11.2 CITY OF CANADA BAY ACCESS AND INCLUSION COMMITTEE MEETING
MINUTES - 2 OCTOBER 2025**

RESOLVED 226/25

Moved: Cr Megna

Seconded: Cr Cirillo

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.

CARRIED

12 CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS**ITEM 12.1 OPERATIONAL CLASSIFICATION OF LAND - 25 GEORGE STREET, NORTH
STRATHFIELD**

RESOLVED 227/25

Moved: Cr Bazouni

Seconded: Cr Alafaci

That Council:

1. Notes no submissions were received during the notification period undertaken to classify four (4) Affordable Housing units at 25 George Street, 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.

CARRIED

ITEM 12.2 ANNUAL REPORT - 2024-2025 FINANCIAL YEAR.

RESOLVED 228/25

Moved: Cr Jago

Seconded: Cr Robinson

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.

CARRIED

ITEM 12.3 FIRST QUARTER BUDGET REVIEW - JULY TO SEPTEMBER 2025

RESOLVED 229/25

Moved: Cr Jago

Seconded: Cr Robinson

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

CARRIED

ITEM 12.4 CASH AND INVESTMENTS REPORT - OCTOBER 2025

RESOLVED 230/25

Moved: Cr Jago

Seconded: Cr Meuross

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

CARRIED

ITEM 12.5 AUDIT RISK AND IMPROVEMENT COMMITTEE ANNUAL REPORT 2024-2025

RESOLVED 231/25

Moved: Cr Jago

Seconded: Cr Meuross

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

CARRIED

ITEM 12.6 CODE OF CONDUCT COMPLAINTS STATISTICS FOR 2024-2025

RESOLVED 232/25

Moved: Cr Jago

Seconded: Cr Bazouni

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

CARRIED

ITEM 12.7 CLOSED CIRCUIT TELEVISION (CCTV) POLICY

RESOLVED 233/25

Moved: Cr Jago

Seconded: Cr Ferguson

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

CARRIED

ITEM 12.8 CITY OF CANADA BAY COUNCIL MEETING SCHEDULE FOR 2026

RESOLVED 234/25

Moved: Cr Meuross

Seconded: Cr Robinson

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.

CARRIED

13 NOTICES OF MOTION**ITEM 13.1 NOTICE OF MOTION - CR JAGO - SIGNIFICANT TREE REGISTER**

RESOLVED 235/25

Moved: Cr Jago

Seconded: Cr Mansford

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.

CARRIED

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

RESOLVED 236/25

Moved: Cr Jago

Seconded: Cr Ferguson

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, and the Leader of the Opposition, the Shadow Treasurer and Shadow Transport Minister, and the Member for Drummoyne 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.

CARRIED

14 NOTICES OF MOTION OF RESCISSION

Nil.

15 MATTERS OF URGENCY

Nil.

16 QUESTIONS WITH NOTICE

Nil.

17 CONFIDENTIAL MATTERS

RESOLVED 237/25

Moved: Cr Robinson

Seconded: Cr Jago

That

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

ITEM 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.
4. The resolutions made by the Council in Closed Session be made public after the conclusion of the closed session and such resolutions be recorded in the minutes of the Council meeting.

CARRIED

Note: At 7.00pm the Council moved into Closed Session.

ITEM 17.1 PROCUREMENT OF COUNCIL'S ELECTRICITY SUPPLY CONTRACT

RESOLVED 238/25

Moved: Cr Bazouni

Seconded: Cr Alafaci

That:

1. Council is satisfied that, pursuant to Section 10A(2) of the Local Government Act 1993, the information to be received, discussed or considered in relation to this agenda item is:
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.
2. Authorises the General Manager to accept electricity contract offers for supply of electricity to Council facilities, as part of the Southern Sydney Regional Organisation of Councils PEERS 3 contract extension for the period 1 January 2027 to 31 December 2030.
3. Authorises the General Manager to sign and execute the contract referred to in 2 above.

CARRIED

RESUMPTION OF OPEN SESSION

RESOLVED 239/25

Moved: Cr Robinson

Seconded: Cr Meuross

That the Council resume in Open Session.

CARRIED

Note: At 7.07pm, the Council in Closed Session returned to Open Session.

18 CONFIDENTIAL RESOLUTIONS

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

The meeting concluded at 7.11pm.

This is the final page of the minutes comprising 16 pages numbered 1 to 16 of the Ordinary Council Meeting held on Tuesday 18 November 2025 and confirmed on Tuesday 2 December 2025.

Mayor

General Manager