

ORDINARY COUNCIL MEETING

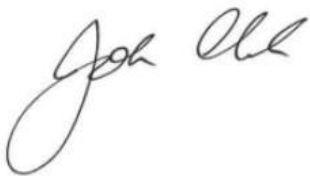
AGENDA

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

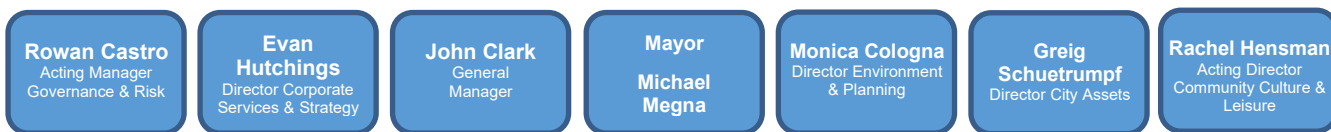
Council Chambers, City of Canada Bay Civic Centre, Drummoyne

Tuesday, 2 December 2025

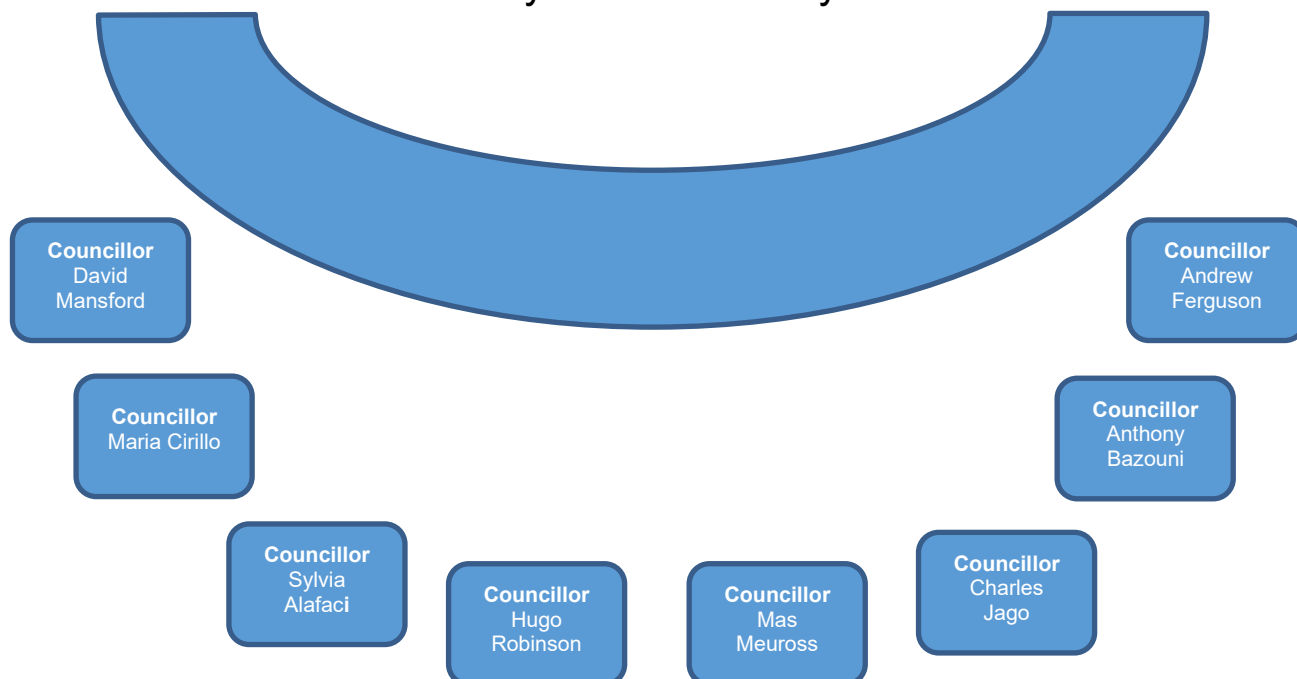
Beginning at 6:00 PM for the purpose of considering and determining matters included in this agenda.



John Clark
General Manager



Councillors City of Canada Bay



Statement of Ethical Obligations

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

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

**Agenda for an Ordinary Council Meeting
to be held on Tuesday 2 December 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 18 NOVEMBER 2025

RECOMMENDATION

That the minutes of the Ordinary Council Meeting of 18 November 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)**ITEM 5.1 MAYORAL MINUTE - CITY OF CANADA BAY - 25TH ANNIVERSARY**

Submitted by: Councillor Michael Megna (Mayor)

MOTION

That Council commend residents and the local community for their support over 25 years of the City of Canada Bay.

BACKGROUND

This week marks a significant milestone for our community – the City of Canada Bay turns 25.

We were formed through the merger of Drummoyne and Concord councils on the 1st of December 2000, weeks after the Sydney Olympics.

Over the following quarter of a century, we have become an organisation that delivers on the fundamentals while investing in the green space, facilities and infrastructure that make this one of Sydney's most liveable areas.

From our earliest years, Council prioritised projects that would shape the long-term future of our suburbs.

Major undertakings in the 2000s – such as the redevelopment of Five Dock Park amenities, upgrades to Cabarita Park and the creation of the Rhodes Foreshore Park – set the foundation for a new era of open spaces.

Further investment into our two Swimming Pools, the new Concord Library opening, and early improvements to the Bay Run shared paths reflected the community's desire for Sydney's best community and recreation facilities.

Through the 2010s, this direction continued with landmark improvements including the opening of The Connection in Rhodes, Livvi's Place, upgrades to Cintra Park, the opening of dozens of new facilities such as St Lukes Amenities building and the Cabarita Conservatory, as well as the expansion of our network of riverfront walking and cycling paths.

And of course, more recently, years of planning across multiple projects culminated as we cut the ribbon on a number of once-in-a-generation facilities and amenity such as the Rhodes Recreation Centre, Concord Oval, the McIlwaine Foreshore, Majors Bay Reserve and Charles Heath Reserve – just to name a few!

None of this would have been possible without the dedication of those who have served our community over the past 25 years. I want to acknowledge and sincerely thank former Mayors and Councillors who helped guide the City through periods of growth, challenge and transformation.

I also recognise our staff – past and present – whose professionalism and unwavering commitment to community service have underpinned every achievement. Their work across planning, infrastructure, governance, community services, and every part of Council operations has shaped the inclusive and vibrant City we know today.

Most importantly, I want to thank our community.

The sporting clubs who bring life to our fields, courts and pools, our volunteer organisations who give their time so generously, resident groups who advocate passionately for their neighbourhoods, and the tens of thousands of individuals who have participated in consultations, attended events, cared for our local environment, held our organisation to account, and shown care and passion for our local area and community.

Our progress over 25 years is only possible because of your passion and commitment to working with Council to build a better City.

As we celebrate this anniversary, let us recognise not only how far we have come, but also the opportunity before us.

The next 25 years hold enormous promise – I encourage residents to work together with us in what will be a period of further change. Since 2000, together we have built an organisation that embraces change, and seeks out opportunity for our community, whilst also celebrating what makes the City of Canada Bay unique.

Thanks to our residents, our community, and our team here at Council, I am proud of what we have achieved together, and extremely optimistic for what the next 25 years brings.

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:

1. 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 November 2025 to 21 November 2025.
 2. Information on development applications received and determined by staff under delegation, and applications considered by the Local Planning Panel, be provided to Councillors via memo on a monthly basis.
-

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 November 2025 to 21 November 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 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.

Items for CBLPP Meeting on 17 December 2025

At the time of writing this report, the following applications are listed for consideration at the CBLPP meeting on 17 December 2025:

- DA2025/0110 - 16B Chiswick Street, Chiswick - Demolition of the existing building, construction of new dwelling house with semi-basement, swimming pool and landscaping.
- MOD2025/0071 – 16-18 Salt Street, Concord - S4.56 modification to DA2017/0535 to ensure compliance with the BCA 2022, relevant Australian Standards and engineering requirements.
- DA2025/0116 – 106 Great North Road, Five Dock - Change of use to a restaurant and associated minor building works.

Development Applications - Determined

The following Development Applications have been determined by staff under delegation between 1 November 2025 to 21 November 2025:

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
DA2025/0185	15.10.2025	1-11 George Street, North Strathfield	Fit-out and use of a Tobacco Shop and associated signage	Approved 05.11.2025
DA2024/0244	17.12.2024	49 Llewellyn Street, Rhodes	Demolition of existing dwelling and structures, and the construction of a three-two storey dwelling with in-ground swimming pool and associated landscaping	Approved 06.11.2025
DA2025/0168	04.09.2025	79 Kings Road, Five Dock	Demolition of existing garage and reconstruction of garage with secondary dwelling above	Refused 06.11.2025
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	Approved 06.11.2025
DA2025/0156	22.08.2025	30 Renwick Street, Drummoyne	New detached outbuilding consisting of double garage, workshop and studio	Approved 07.11.2025
DA2025/0199	30.10.2025	30 Carrington Street, North Strathfield	Application to remove 2 trees on site, consent granted for pruning only. Removal not granted	Approved 13.11.2025

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT	DATE DETERMINED & DECISION
DA2025/0207	13.11.2025	19-19A Roseby Street, Drummoyne	Retail fitout works to Shop 151 in Birkenhead Point Shopping Centre for 'Archie's Popcorn'	Approved 13.11.2025
DA2025/0181	03.10.2025	16 George Street, North Strathfield	Operation of two Food Trucks at the existing at-grade carpark	Approved 17.11.2025
DA2025/0136	16.07.2025	64 Thompson Street, Drummoyne	Ground floor alterations, first floor addition and new garage	Approved 19.11.2025
DA2025/0154	11.08.2025	80 Henley Marine Drive, Rodd Point	Demolition of an existing dwelling, removal of trees, construction of a new two storey dwelling house with basement car parking	Approved 21.11.2025
DA2025/0218	20.11.2025	19-19A Roseby Street, Drummoyne	Internal fitout for use as an office at Level 4, Suite 401	Approved 21.11.2025
DA2025/0123	03.07.2025	8 Drummoyne Avenue, Drummoyne	Partial demolition, alterations and additions to an existing building, with a new garage and a spa pool	Refused 21.11.2025
DA2025/198	30.10.2025	90 Henley Marine Drive, Drummoyne	New pool and front fence	Approved 21.11.2025

Total Number of DAs Determined = 13

Development Applications - Lodged

The following Development Applications were lodged with Council during the same period, 1 November 2025 to 21 November 2025:

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0200	07.11.2025	43 Day Street, Drummoyne	Tree removal
DA2025/0201	07.11.2025	31 St Georges Crescent, Drummoyne	Demolition of existing and construction of new garage

DA NO	DATE LODGED	PROPERTY	DESCRIPTION OF DEVELOPMENT
DA2025/0202	07.11.2025	28 Myall Street, Concord West	Two-storey addition to rear of existing dwelling, new garage/workshop, swimming pool and related landscaping
DA2025/0204	07.11.2025	18 Pine Avenue, Russell Lea	Demolition of all structures located at No. 18 Pine Ave and boundary adjustment between 18 Pine Ave and 7 Mooculta Street
DA2025/0203	10.11.2025	89 Renwick Street, Drummoyne	First floor addition and minor alterations to the ground floor of existing dwelling
DA2025/0205	12.11.2025	79 Henley Marine Drive, Rodd Point	Demolition of existing structures, proposed two storey dwelling with basement and front fence
DA2025/0207	13.11.2025	19-19A Roseby Street, Drummoyne	Retail fitout works to Shop 151 in Birkenhead Point Shopping Centre for 'Archie's Popcorn'
DA2025/0206	13.11.2025	3 Noble Street, Concord	Construction of a new two storey dwelling house
DA2025/0211	18.11.2025	55 St Georges Crescent, Drummoyne	Construction of an eight (8) storey, 55 unit residential flat building
DA2025/0212	18.11.2025	Goddard Park, 52P Gipps Street, Concord	Erection of score board
DA2025/0210	18.11.2025	1H Hospital Road, Concord West	Removal of three (3) existing Vodafone panel antennas, installation of twelve (12) total new Vodafone panel antennas and replacement and reconfiguration of ancillary equipment including twenty-one (21) remote radio units (RRUs)
DA2025/0209	19.11.2025	54 Kings Road, Five Dock	Alterations and Additions to Residential Flat Building pertaining to balcony remediation works to Units 1 to 6
DA2025/0214	19.11.2025	30 Leicester Avenue, Strathfield	Demolition of existing structures and construction of a 11-storey co-living housing with 2 levels of basement
DA2025/0215	20.11.2025	55 St Albans Street, Abbotsford	Proposed attached dual occupancy with basement and swimming pool
DA2025/0213	20.11.2025	55 Tranmere Street, Drummoyne	Alterations and additions to the existing dwelling house including a detached garage
DA2025/0218	20.11.2025	19-19A Roseby Street, Drummoyne	Internal fitout for use as an office at Level 4, Suite 401
DA2025/0216	21.11.2025	10 Elphinstone Street, Cabarita	Two-storey dwelling with basement parking and pool

Total Number of DAs Lodged = 17

Variations to development standards

There were no variations 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 November 2025 to 21 November 2025.

Land and Environment Court Appeals

The following provides an update on Land and Environment Court appeals as at 21 November 2025:

DA/APPEAL NO	PROPERTY	DESCRIPTION OF DEVELOPMENT	CURRENT STATUS
DA2024/0250	176 – 184 George Street, Concord West	Class 1 appeal against the deemed refusal of development for the Demolition of existing 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).	S34 convened 29 September 2025. Awaiting possible amendments by the applicant.
MOD2025/0110	20 Burwood Road, Concord	Class 1 appeal against the actual refusal of the s4.55 application to extent the operating hours of the service station to 2hours 7 days a week	Appeal on recently filed with the Court. First Directions hearing set down for 28 November 2025.
MOD2025/0139	2 Duchess Avenue, Rodd Point	Class 1 appeal against the deemed refusal of a s4.55 application to allow for a rooftop terrace to the dwelling house	Appeal on recently filed with the Court. First Directions hearing set down for 3 December 2025.

Of the three matters listed, three are active appeals before the Land and Environment Court.

Change in reporting

Elected Councils in metropolitan Sydney have not determined DAs since the introduction of mandatory Local Planning Panels in March 2018. On 6 February 2018, the City of Canada Bay Council resolved to receive a report noting Development Application statistical data on applications received, determined, and applications considered by the Canada Bay Local Planning Panel (CBLPP). Monthly reports have subsequently been provided. As the standing monthly reports are for information only Council it is recommended that this information continue to be provided to Councillors via a monthly memo, rather than via a Council report. This will streamline the Council meeting agenda, as well as clarify any community misconceptions that the elected Council has a role in determination of DAs. It is noted that information about current DAs is publicly available on the DA tracker page of Council's website, and DA determinations are also published in the monthly City of Canada Bay News.

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 **IMPLEMENTATION DATE OF COUNCILS FOOD ORGANICS GARDEN ORGANICS SERVICE****Reporting Manager** **Manager Sustainability and Waste****Attachments:** **Nil**

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That Council endorse the amended implementation date of 1 July 2027 for the Food Organics Garden Organics (FOGO) service for Single Unit Dwellings (SUDs) and identified Multi Unit Dwellings (MUDs), and all remaining MUD properties commencing in 2029.

PURPOSE

To amend Council's Food Organics Garden Organics (FOGO) service commencement date.

REPORT

Council adopted its *Waste and Resource Recovery Strategy in 2021*, setting ambitious targets to improve sustainability and waste outcomes. The key commitments are:

Landfill Diversion:

- Increase diversion of waste from landfill from 38% to 60% by 2027.

Carbon Emissions:

- Achieve net zero emissions for Council operations by 2030.
- Achieve net zero emissions for the community by 2050.

To increase the diversion of waste from landfill, the diversion of food waste is an essential part of the strategy. FOGO is the diversion of food and organic material through a mixed bin service moving the food material away from landfill, where it generates greenhouse gas emissions. To assist in meeting these targets, Council is to implement a food organics collection service and pursue additional resource recovery initiatives to support improved diversion rates.

The food organics and garden organics (FOGO) waste service is a mix of food scraps and garden materials that is sent to a specialised processing facility with an EPA license to compost and/or process putrescible food with garden waste. It is estimated that the introduction of a FOGO service would result in approximately 36% of the average weekly garbage bin being disposed of in the garden organics bin.

On 15 August 2023 Council resolved under confidential cover to commence FOGO services for Single Unit Dwellings (SUDs) and identified Multi Unit Dwellings (MUDs) from 1 July 2026, and any additional MUD properties were proposed to commence from 2028. At the time, this date aligned with Council's collection contract end date providing an opportunity to renegotiate services.

Since that date, Council has extended its collection contract. The new collection contract commencement date is 1 July 2027 and accordingly it is proposed to delay the FOGO services commencement date for Single Unit Dwellings (SUDs) and identified Multi Unit Dwellings (MUDs) to 1 July 2027, with all remaining MUD properties to commence with the service in 2029.

The proposed revised commencement date meets the NSW Government mandate for councils to provide kerbside food organics collection services to all households by July 2030.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 2: Sustainable and Thriving Environment

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

Goal STE 1: Reduce greenhouse gas emissions

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

There is a risk if the proposed date change is not supported that Council will be unable to deliver the FOGO collection service as the current contract does not allow for this.

FINANCIAL CONSIDERATIONS

Updated FOGO pricing will be presented to Council in early 2026 after the current collection tender evaluation process is completed.

LEGISLATIVE AND POLICY CONSIDERATIONS

- City of Canada Bay *Resource Recovery and Waste Strategy 2020* – contains Council targets for landfill diversion and resource recovery.
- Office of Local Government *Revenue and Rating manual* – prescribes how the Domestic Waste Management Charge and reserve should be managed.
- *Local Government Act 1993* – contract management and procurement of services requirement.

ITEM 9.3 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE PROPOSAL**Reporting Manager** Manager Sustainability and Waste

Attachments:

1. **NSW Government Factsheet - Kerbside electric vehicle (EV) charging in Canada Bay** [↓](#)
2. **Potential locations for Phase 2 installation - car parks and kerbside** [↓](#)

RECOMMENDATION OF DIRECTOR ENVIRONMENT AND PLANNING

That:

1. Council endorse the potential locations for public EV chargers identified in Attachment 2 of the report.
 2. Proposals be invited from Charge Point Operators to provide electric vehicle charging infrastructure on public land under an agreement with Council.
 3. Council write to the State Government about the need for EV charger provision in areas identified by the State government for accelerated housing delivery, including the Homebush Transport Oriented Development (TOD), Low and Mid Rise Housing areas, and development sites declared as State Significant development.
 4. An update to Council's *Electric Vehicle Strategy and Action Plan* be prepared and reported to Council in 2026.
-

PURPOSE

To seek endorsement of the proposed Electric Vehicle (EV) charging locations to form part of a procurement project with suppliers to install EV charging infrastructure on Council land in accordance with Council's *Electric Vehicle Strategy and Action Plan* and *Electric Vehicle Charging Infrastructure Policy*.

EXECUTIVE SUMMARY

Council adopted its *Electric Vehicle Strategy and Action Plan* (Strategy) in 2023 to support the transition to Electric Vehicles (EVs). Additional EV chargers are now needed to meet growing resident demand and deliver the 2026 targets in the *Strategy*.

EV ownership in Canada Bay has doubled since 2023, with 256 Plug-in Hybrid and 1754 Battery Electric registered vehicles in NSW as of 25 November 2025 with the NSW Government projecting up to 14,000 by 2030. High strata density (60% of homes) limits home charging, making public infrastructure critical.

EV Charger Installation Phase 1 delivered eight fast chargers via a partnership with EVIE. Phase 2 proposes 30–60 additional charging points across kerbside and car park locations, guided by planning principles prioritising mixed-use areas, parking management, equity, safety, and integration with other Council projects.

Council's *Electric Vehicle Charging Infrastructure Policy* manages risks and implications for Council as an owner of public property, planning authority and public domain manager.

As part of the proposed phase 2 project, it is proposed that Council seek proposals from Charge Point Operators, provide shortlisted sites for community feedback, and obtain relevant committee approvals for parking. Additionally, Council would advocate for State and Federal policy changes to mandate EV-ready developments and support strata residents. It should be noted that under this proposal there is no direct cost to Council; revenue would be generated through licence agreements with Charge Point Operators.

Longer term, the *Strategy* is now required to be reviewed as the targets were, and it is proposed to bring a longer term strategy back to Council for consideration in the later part of 2026.

STRATEGIC DIRECTION

This report supports Our Future 2036 outcome area:

Direction 2: Sustainable and Thriving Environment

Goal STE 1: Reduce greenhouse gas emissions

Direction 4: Infrastructure and Transport

Goal IT 1: Manage local assets to ensure they continue to meet community needs and address climate adaptation

BACKGROUND/DISCUSSION

Council Strategy and Policy

Council adopted an *Electric Vehicle Strategy and Action Plan* (EV Strategy) on 20 June 2023 and an *Electric Vehicle Charging Infrastructure Policy* (EVCI Policy) on 19 September 2023. The EV Strategy outlines Council's priorities and actions to support a transition to EVs and defines eight place-based locations for public EV charging infrastructure. The EVCI Policy manages risks and implications for Council as an owner of public property, planning authority and public domain manager.

EV Strategy targets for EV chargers in City of Canada Bay LGA

Charger speed	2026 Target	Now ¹	Shortfall
Slow (7-22kW)	28 Plugs	16 Plugs	12
Fast (25-350kW)	16 plugs	11 Plugs	5

Matching EV charger provision to EV ownership and urban form

This report proposes a second phase of Council-led EV charger installations, with the goal of delivering 30-60 additional public EV charging plugs across the LGA in 2026.

In Phase 1, charge point operator, EVIE, installed Fast EV chargers in Council car parks at Five Dock Leisure Centre and Brewer Street carpark (4 plugs at each site), under a licence agreement with Council. EVIE maintains and operates the EV chargers and pays Council an annual licence fee for each dedicated EV charging car parking space.

EV ownership in Canada Bay LGA is growing, and more public chargers are needed to avoid congestion at existing chargers and support residents without an EV charger at home. As of 25 November 2025, there are 256 Plug-in Hybrid and 1754 Battery Electric registered vehicles ² registered in City of Canada Bay LGA, double the 880 registrations in November 2023. NSW Government sees Canada Bay LGA as a high priority for public EV chargers due to high strata numbers (approximately 60% of homes):

- City of Canada Bay ranks seventh in metropolitan Sydney with a 48% need for on-street charging identified due to housing type and density. Retrofitting EV chargers in strata buildings

¹ Includes publicly accessible EV chargers on Council land, private land including shopping centres at Birkenhead Point, Rhodes Waterside and Rhodes Central and Ausgrid pole charger with undedicated at McKinnon Ave, Five Dock.

² [Registration snapshot report | Transport for NSW](#)

requires complex approval processes and potentially expensive and complicated electrical upgrades.

- NSW Government's fact sheet, *Kerbside electric vehicle (EV) charging in Canada Bay*, projects between 6,011 to 14,393 EVs by 2030 and need for 618 public charging plugs (**Attachment 1**). This equates to installing 123 new charging plugs every year until 2030.
- City of Canada Bay has multiple State-led density growth areas which will increase the number of residents in strata-title homes.

Site selection

Planning Principles

Potential locations for EV chargers have been selected using the following Planning Principles, aligned to the *City of Canada Bay EV Strategy and Action Plan*.

1. **Place-Based Deployment:** Tailor rollout to Canada Bay's urban typology, especially its high proportion of strata housing (~60%).
2. **Prioritise Mixed-Use Areas:** Focus on locations near apartments and destinations like cafes, shops, and parks.
3. **Parking Management:** Consider time limits and configurations to ensure equitable access.
4. **Equity:** Focus on medium–high density suburbs with limited private parking (e.g. North Strathfield, Concord West).
5. **Community Engagement:** Engage early in areas where charger installation may be contentious
6. **Integration:** Align charger deployment with other council projects like updating Plans of Management, leisure centre upgrades, park renewals, and streetscape improvements.
7. **Visibility & Safety:** Prioritise well-lit, visible locations near amenities.
8. **Avoid Residential Street Chargers:** Do not install chargers directly outside homes.
9. **Balance Charger Types:** Mix fast and slow chargers based on cost and feasibility.
10. **Accessibility:** Ensure charger locations meet accessibility requirements.

Kerbside suitability criteria

Activity Centres & Corridors (e.g. Five Dock, Rhodes, Drummoyne)	Recreational/Sporting Areas (e.g. Cabarita Park, Majors Bay Reserve)	Medium–High Density Residential Areas (e.g. Rhodes, Mortlake)
• Ideal for high turnover AC chargers due to proximity to shops, leisure centres, and public transport. • Some sites are contentious due to limited parking or existing EV infrastructure (e.g. Evie chargers).	• Longer dwell times, suitable for slower AC charging. • Many are large and council-owned, making installation easier.	• Kerbside charging is critical where residents lack off-street parking.

Car park suitability criteria

- **Preference large car parks** (e.g. Crane St, Majors Bay Reserve, Gipps St Cintra Park):
 - High space availability.
 - Existing council control.
 - Fewer competing land uses.
- **Sites with existing agreements or leases** (e.g. Massey Park Golf Course, Cabarita Park) may require negotiation or exclusion.
- **Avoid small car parks (<30 spaces)**, other than in high-demand areas with no alternatives.
- **Avoid flood prone locations.**

Shortlist of potential locations

Attachment 2 is an indicative list of potential locations for EV chargers. It is proposed that brief be released to Charge Point Operators (CPOs) seeking proposals for EV charging infrastructure at each of these locations. Responding CPOs would have the opportunity to propose an alternative location within the vicinity, with justification, if they identify any technical or other issues with any of the locations detailed above. Proposals would be assessed, then selected proposals and location details be reported to Council seeking endorsement for community consultation. Feedback received would be reviewed by Council officers, and a full assessment by the Traffic Committee would then occur.

Advocacy to State and Federal Ministers

In rapidly densifying locations like Canada Bay, new developments must be EV-ready to avoid additional demand for public EV chargers in already contested public domain locations. Future proofing new development is essential for delivery of NSW and Australian Government's targets for EV ownership without costly retrofits.

Delivering an EV-ready Canada Bay requires alignment across NSW and national regulations. Council, developers and residents must navigate a confusing myriad of State and Federal policies and legislation, particularly for EV chargers in apartments and strata buildings. For example, the National Construction Code requires new developments to be EV-ready, however this can conflict with advice from fire safety consultants who view EV charging as a fire hazard and may require impractical and costly controls to be implemented before issuing fire safety certificates.

Key advocacy points:

The rapid growth of electric vehicle (EV) ownership and the push for State-led high density urban growth in NSW requires immediate policy action to ensure our communities are ready for the transition. Without decisive measures, the public domain and public charging infrastructure will face unsustainable pressure, particularly in high-density areas like Canada Bay where 60% of homes are already strata where retrofitting EV charging is often challenging or not feasible.

It is proposed to write to the NSW Minister for Planning and Public Spaces, the NSW Minister for Transport, and the Federal Minister for Climate Change and Energy advocating for the following actions:

Mandate EV-Ready Standards in All New Developments

- Every new residential and mixed-use development must include provision to ensure buildings are EV ready. This future-proofs homes, reduces reliance on public chargers, and aligns with national emissions reduction targets.

Prioritise High-Density Growth Areas

- Require EV charger provision in Transit-Oriented Developments, low- and mid-rise housing, and state-significant projects through State planning instruments and the National Construction Code.

Support Strata Residents:

- Mandate EV-ready standards in new developments through the National Construction Code and State Environmental Planning Policies, including clear and consistent requirements in terms of fire safety
- Continue grants and education programs to help residents in existing strata buildings install chargers.
- Ensure consistent application of NCC, strata legislation, planning policy, and National and NSW EV strategies.

Leverage private sector partnership

- Encourage major landowners (e.g., Rhodes Waterside, Bakehouse Quarter, Birkenhead Point) to provide public EV charging facilities through incentives and partnerships.

These actions will deliver a fair, efficient, and future-ready EV network for NSW, supporting our shared climate and transport goals.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

There is a risk that changing parking spaces from general parking to EV-specific parking in some locations may cause some disruption for non-EV drivers through a small reduction in parking spaces. Subject to Council approving the proposal, all sites proposed by CPOs would be reviewed with a view to avoiding or minimising adverse disruption. Public feedback on all proposed sites for installation would be sought through public exhibition before presentation of sites to the Traffic Committee.

There is a risk that the Traffic Committee may not support some of the proposed locations. To minimise this risk, the Manager Roads and Traffic would visually assess locations proposed by CPOs.

There is also a risk that 24/7 charging may not be suitable in terms of potential impacts for example noise and safety. To mitigate this risk, Council officers would require CPOs to address these aspects, and investigate approaches taken by other councils.

The NSW Legislative Assembly Committee on Transport and Infrastructure is currently conducting an inquiry into infrastructure for electric and alternative energy source vehicles. There is a risk that

CPOs install EV charging infrastructure with undedicated car spaces which can lead to community anger and frustration.

The phase 2 proposal to market will be released in late January 2026.

FINANCIAL CONSIDERATIONS

There is no cost to Council in the proposed approach. It is anticipated that Council would receive revenue from any agreement as per Council's adopted policy.

LEGISLATIVE AND POLICY CONSIDERATIONS

- *City of Canada Bay Electric Vehicle (EV) Charging Strategy and Action Plan*
- *City of Canada Bay Electric Vehicle Charging Infrastructure Policy*
- *State Environmental Planning Policy (Transport and Infrastructure) 2021, Division 17 Roads and Traffic - subdivision 3 - Electric Vehicle Charging Units (TISEPP).*
- *Roads Act 1993*
- *Local Government Act 1993*
- *City of Canada Bay Environmental Strategy and Emissions Reduction Action Plan*
- *City of Canada Bay Local Movement Strategy*
- *National Construction Code*
- *NSW Government Electric Vehicle Strategy*
- *National Electric Vehicle Strategy*

Kerbside electric vehicle (EV) charging in Canada Bay

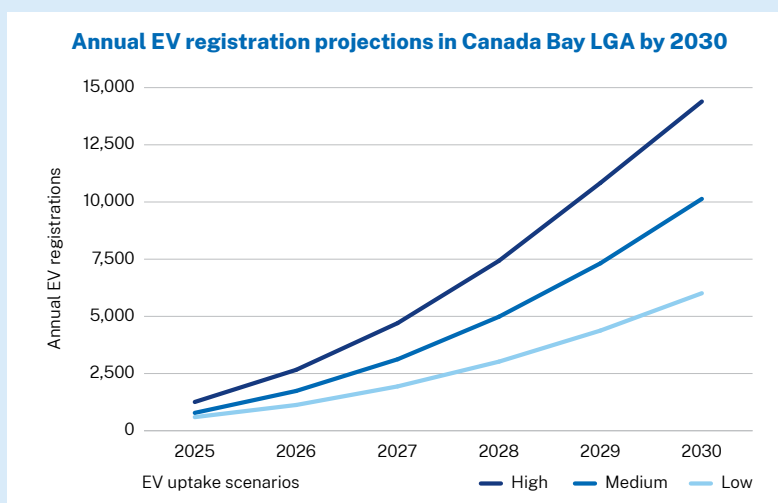


Why it's important for Canada Bay to support EV charging



More EVs on the road results in lower carbon emissions, improved air quality and savings for your community.

The CSIRO projects there to be between **6,011** and **14,393** EVs in your local government area (LGA) by 2030.



Source: CSIRO EV projections 2021

Canada Bay's charging needs

Most EV owners prefer to charge at home. However, some residents in terraces, apartments and rentals aren't able to do this. Kerbside charge ports are the most convenient and cost-effective charging option for these residents.

Your community data



3,686 semi-detached houses



21,158 apartments



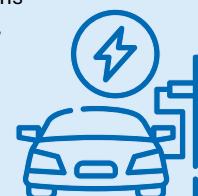
13,174 renters

Source: ABS Census 2021

EV kerbside charge ports needed by 2030

Based on CSIRO projections and your community data, we estimate your LGA may need

618
kerbside charge ports by 2030.



If you have questions, please reach out to the kerbside charging program team for a 1:1 meeting by emailing electric.vehicles@environment.nsw.gov.au

How NSW Government is helping councils

NSW Government is investing \$10 million through the [EV kerbside charging grants](#) to help make NSW the easiest place in Australia to own and operate an electric vehicle.

Through round 1 of the kerbside charging grants, NSW Government has already committed \$4.13M in co-funding to support the installation of 671 charge ports across 16 LGAs.

Round 2 of the program opened in July 2024 and will see a further \$4.5M in co-funding made available to charge point operators (CPOs) to expand the rollout of kerbside chargers across 32 LGAs in NSW, including Canada Bay.

Resources for councils

We've made some changes in round 2 to better support councils to plan and understand the EV charging needs in their area. The grants will no longer be open to applications directly from councils, instead councils can participate by enabling CPOs to apply for kerbside charging sites in their area. We are supporting councils by developing resources to help facilitate public charging in their LGA.



Resources for councils can be found on the [EV kerbside charging grants website](#).

Councils' role in public charging

Councils play a pivotal part in supporting public charging options for residents that can't charge at home.

Councils can choose to:

1. Install council owned and managed EV chargers on council land.
2. License council land and parking spaces to EV charge point operators (CPOs).
3. Support CPOs by streamlining assessment and approvals for public EV charging via the [NSW Transport and Infrastructure SEPP](#).
4. Incorporate EV charging requirements into development control plans and other local planning regulations in line with the EV-readiness provisions of the [National Construction Code 2022](#) at a minimum.
5. Develop a public EV charging policy and strategy to provide guidance to CPOs on how to engage with council and navigate the relevant approvals for EV charging within their LGA.



Next steps



Visit the [EV kerbside charging grants website](#) for information on round 2 of kerbside charging grants (closing on 9 December 2024)



Review the [Resources for Council section](#) on the EV kerbside charging grants website for resources that may help in your EV transition



Provide [letters of support](#) to CPOs that are applying for funding under round 2 of the EV kerbside charging grants in your LGA



If you have questions, please reach out to the kerbside program team for a 1:1 meeting by emailing electric.vehicles@environment.nsw.gov.au

Scan to visit NSW
Government EV website



List of potential EV Charger locations for Phase 2 installation

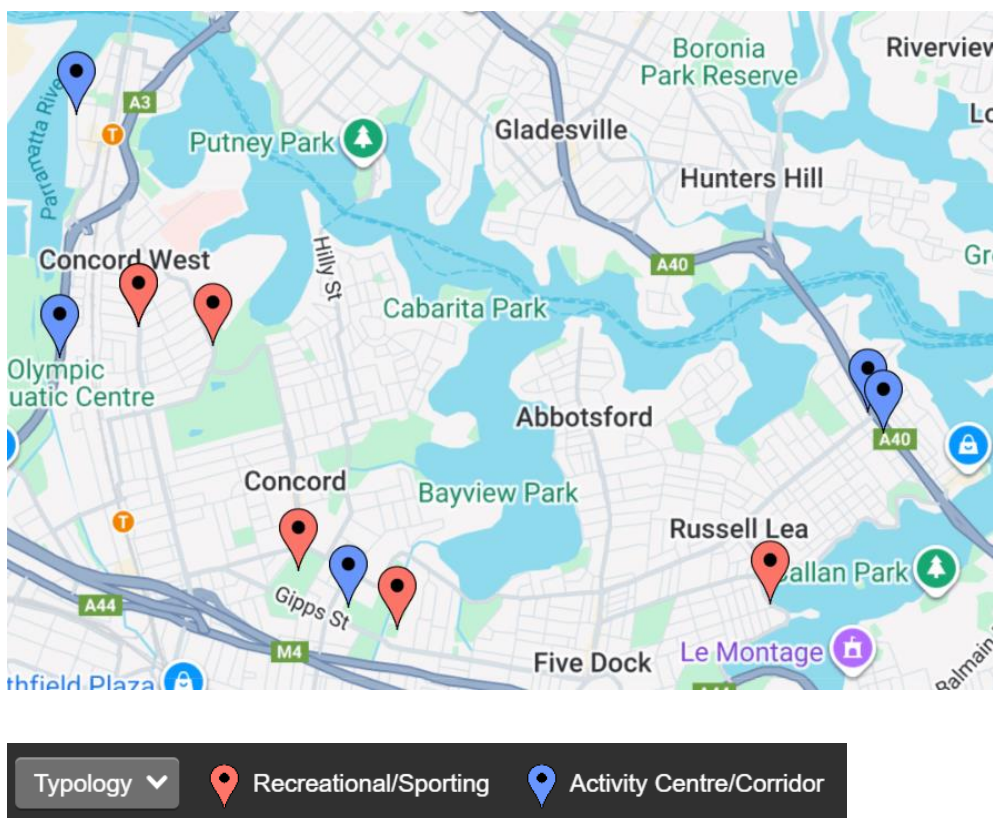
Phase 2 EV Charger installation proposes 30–60 additional plugs across kerbside and car park locations, guided by planning principles prioritising mixed-use areas, equity, safety, and integration with other Council projects. A list of potential sites that align with these planning principles is listed below.

Council car parks – potential locations for EV chargers

Suburb	Typology	Car Park	Address	Total Car spaces (approx)
Concord	Recreational/Sporting	Gipps Street Cintra Park	1B Gipps Street, Concord NSW 2137	144
Concord	Recreational/Sporting	Queen Elizabeth Park	47 Broughton Street, Concord NSW 2137	100
Concord	Recreational/Sporting	Bayview Park	End of Burwood Road, Concord NSW 2137	70
Concord	Activity Centre/Corridor	Concord Community Centre	1A Gipps Street, Concord NSW 2137	43
Concord	Recreational/Sporting	Majors Bay Reserve Car Park	Corner Norman & Nullawarra Avenues, Concord NSW 2137	175
Concord West	Activity Centre/Corridor	Powells Creek Parking lot	Homebush Bay Drive, Concord West NSW 2138	78
Drummoyne	Activity Centre/Corridor	Formosa Street car park	70 Formosa Street, Drummoyne NSW 2047	68
Drummoyne	Activity Centre/Corridor	Drummoyne IGA car park	38–52 Lyons Road, Drummoyne NSW 2047	62
Drummoyne	Recreational/Sporting	Drummoyne Pool car park	Henley Marine Drive, Drummoyne NSW 2047	50
Rhodes	Recreational/Sporting	Brays Bay Reserve	Concord Road, Rhodes NSW 2138	88
Rhodes	Activity Centre/Corridor	The Connection	Shoreline Drive, Rhodes NSW 2138	72

Rhodes	Recreational/Sporting	McIlwaine Park	Concord Road, Rhodes NSW 2138	40
Total		12 sites		990

Map of potential locations for EV Chargers in Council car parks

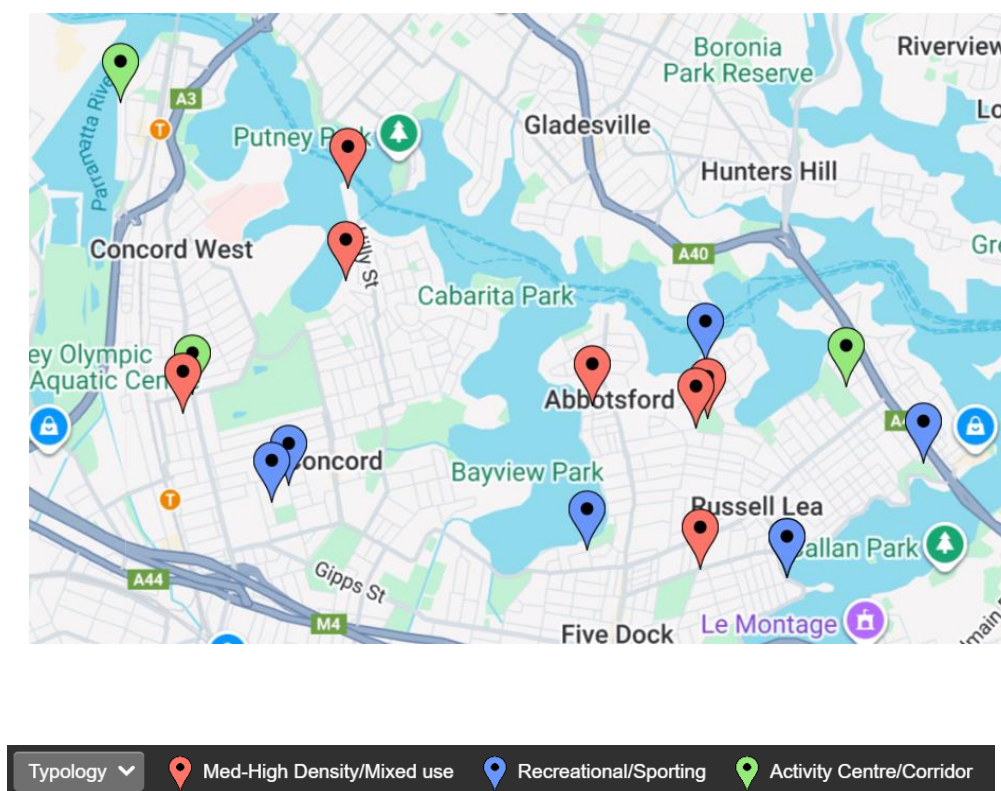


Kerbside - potential locations for EV chargers

Suburb	Typology	Street	Indicative Address	Landmark
Abbotsford	Med-High Density/Mixed use	St Albans Street	St Albans Street, Abbotsford NSW 2046	Henry Lawson Park
Chiswick	Med-High Density/Mixed use	Parkview Road	Parkview Road, Chiswick NSW 2046	Allison Park
Chiswick	Med-High Density/Mixed use	Bibby Street	7P Bibby Street, Chiswick NSW 2046	Campbell Park
Chiswick	Recreational/Sporting	Fortescue Street	Fortescue Street, Chiswick NSW 2046	Figtree Bay Reserve
Concord	Recreational/Sporting	Castlereagh Street	Castlereagh Street, Concord NSW 2137	Henley Park
Concord	Recreational/Sporting	Flavelle Street	Flavelle Street, Concord NSW 2137	Henley Park
Concord	Recreational/Sporting	Park Street		Goddard Park
Concord West	Med-High Density/Mixed use	CNR Yaralla and MacKenzie Street	Corner Yaralla Street & Mackenzie St, Concord West NSW 2138	Warbrick Park
Concord West	Activity Centre/Corridor	Corner Yaralla Street & Concord Road	Corner Yaralla Street & Concord Road, Concord West 2138	Warbrick Park
Drummoyne	Activity Centre/Corridor	Bayswater Street	Bayswater Street, Drummoyne NSW 2047	Drummoyne Oval/Park
Drummoyne	Recreational/Sporting	Sister Crescent	Sisters Crescent, Drummoyne NSW 2047	Brett Park
Five Dock	Recreational/Sporting	Henley Marine Drive	Henley, New South Wales	Timbrell Park
Five Dock	Recreational/Sporting	Preston Avenue	Preston Avenue, Five Dock NSW 2046	Halliday Park
Mortlake	Med-High Density/Mixed use	Hilly Street	Near Wangal Reserve, Hilly Street, Mortlake 2137	Wangal Reserve, Mortlake Ferry

Mortlake	Med-High Density/Mixed use	Edwin Street	Opposite 48 Edwin Street Mortlake 2137	Edwin Street Reserve
Rhodes	Activity Centre/Corridor	Shoreline Drive	30 Shoreline Drive, Rhodes NSW 2138	The Connection
Rodd Point	Med-High Density/Mixed use	Barnstaple Road	Barnstaple Road, Rodd Point NSW 2046	Larkins Reserve
Rodd Point	Recreational/Sporting	Henley Marine Drive	Henley Marine Drive, New South Wales	Nield Park
18 locations				

Map of potential locations for EV Chargers on kerbside



10 CITY ASSETS DIRECTORATE REPORTS**ITEM 10.1 LOCAL TRANSPORT FORUM****Reporting Manager** Manager Roads and Traffic**Attachments:** Nil

RECOMMENDATION OF DIRECTOR CITY ASSETS

That representatives of the following groups be invited to attend meetings of the Local Transport Forum on selected items relating to active transport, accessibility and other community interests where it is considered that input based on the respective interests may be of assistance in decision making of the Forum:

- BayBUG (Bicycle User Group)
 - Council Community Development Representative (on behalf of Access and Inclusion Committee)
 - Community Representative as relevant to the agenda items.
-

PURPOSE

This report is provided in response to Council's resolution of 21st October 2025 regarding participation at the Local Transport Forum by community representatives on items relating to active transport, accessibility and other community interests.

EXECUTIVE SUMMARY**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

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

At its meeting on 21 October 2025 Council considered a report on changes to governance arrangements from the Local Traffic Committee to the Local Transport Forum and resolved as follows:

That:

1. *Council accepts the 2025 Instrument of Authorisation and Delegation issued by Transport for NSW attached to the report, outlining the sub-delegation of authority to the General Manager or relevant Council staff.*
2. *Pursuant to 1 above, Council notes the change of governance arrangements from the Local Traffic Committee to the Local Transport Forum, as outlined in the report.*

3. *Council officers provide a report to a future Council Meeting on participation at the Local Transport Forum by community representatives on items relating to active transport, accessibility and other community interests.*

In relation to resolution 3. above it is noted that required members of the Local Traffic Forum as defined in the 2025 Instrument of Authorisation and Delegation issued by Transport for NSW are as follows:

- Delegate (Council Chair)
- TfNSW
- NSW Police
- State MP's
- State Transit Authority (Transit Systems / Busways)

It is important to note that much of what the Forum considers is technical in nature as reflected in the respective expertise of the members. It is however acknowledged, as indicated in Council's resolution, that input from community representatives on items relating to active transport, accessibility and other community interests are of value to the considerations of the Forum. Indeed, such input was typical in the considerations of the former Local Traffic Committee.

It is therefore recommended that representatives of the following groups be invited to attend the Forum on selected items relating to active transport, accessibility and other community interests where it is considered that input based on the respective interests may be of assistance in decision making of the Forum.

- BayBUG (Bicycle User Group)
- Council Community Development Representative (on behalf of Access and Inclusion Committee)
- Community Representative as relevant to the agenda items

Invitations for attendance at meetings of the Forum would be at the discretion of the Chairperson as was the case with the Local Traffic Committee.

CONSULTATION

Council has consulted with the relevant stakeholders on attendance for selected items at future meetings of the Local Transport Forum.

FINANCIAL CONSIDERATIONS

There are financial implications associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

The recommendations of this report do not conflict with legislation and the Instrument relating to the Local Transport Forum.

ITEM 10.2 CITY OF CANADA BAY LOCAL TRAFFIC COMMITTEE MINUTES - 13 NOVEMBER 2025**Reporting Manager** Manager Roads and Traffic**Attachments:**

1. **Traffic Committee Agenda - November 2025** [↓](#)
2. **Traffic Committee Minutes - November 2025** [↓](#)

RECOMMENDATION OF DIRECTOR CITY ASSETS

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

PURPOSE

To report the City of Canada Bay Local Traffic Committee minutes of 13 November 2025 to Council.

REPORT

The report contains the minutes for the City of Canada Bay Local Traffic Committee held on 13 November 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.

CITY OF CANADA BAY TRAFFIC COMMITTEE MEETING

AGENDA

Notice is hereby given that a City of Canada Bay Traffic Committee Meeting will be held at the:

Electronically, via email

Thursday, 13 November 2025

Beginning at 9:00 AM for the purpose of considering and determining matters included in this agenda.



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3	DISCLOSURES OF PECUNIARY AND NON-PECUNIARY INTEREST	4
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	Item 5.1 Items Approved Under Temporary Delegation	5
6	GENERAL BUSINESS	6

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

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 DISCLOSURES OF PECUNIARY AND NON-PECUNIARY INTEREST

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

4 CONFIRMATION OF MINUTES**4.1 MINUTES OF CITY OF CANADA BAY TRAFFIC COMMITTEE MEETING HELD
16 OCTOBER 2025**

STAFF RECOMMENDATION

That the minutes of the City of Canada Bay Traffic Committee Meeting of 16 October 2025 copies of which were previously circulated, are hereby confirmed as a true and correct record of the proceedings of that meeting.

5 REPORTS**ITEM 5.1 ITEMS APPROVED UNDER TEMPORARY DELEGATION****Author** Coordinator Traffic and Transport**Attachments:** Nil

STAFF RECOMMENDATION

That the following items have been approved under temporary delegation.

EXECUTIVE SUMMARY

To facilitate more efficient and localised decision making, Transport for NSW has issued a temporary delegation of specific powers to Council. At the Council meeting on 21 October 2025, Council resolved to give the General Manager and relevant staff the power to approve works covered under the Delegation.

BACKGROUND/DISCUSSION

The following items were approved under Temporary Delegation granted to Council from TfNSW.

1. Barnstaple Road, Bennett Avenue and Betts Avenue, Five Dock – Proposed 'No Stopping' restrictions and line marking
2. 41 Potter Street, Russell Lea - Proposed 'Works Zone'
3. 39 Frederick Street, Concord - Proposed 'Works Zone'
4. Churchill Crescent, Concord – Proposed Mobility Parking Space
5. Princess Lane, North Strathfield – Proposed 'No Parking' Parking Restrictions
6. Hampden Road, Russell Lea – Proposed Mobility Parking Space
7. 1 Marquet Street, Rhodes – Proposed 'Works Zone' on Mary Street
8. Howley Park, Drummoyne – Proposed 'Works Zone'

6 GENERAL BUSINESS

No General Business Items

CITY OF CANADA BAY TRAFFIC COMMITTEE MEETING

MINUTES

The meeting was held electronically via email.

Thursday, 13 November 2025



Minutes of a City of Canada Bay Traffic Committee Meeting Held on Thursday 13 November 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
L Huang - CCBC Council
M Saini - CCBC Council
S Tran - CCBC Council
Y Fu - CCBC Council
T Gamble - 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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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**

M Dizon - CCBC Council

LEAVE OF ABSENCE

Nil

3 DISCLOSURES OF PECUNIARY AND NON-PECUNIARY INTEREST

Nil

4 CONFIRMATION OF MINUTES**4.1 Minutes of City of Canada Bay Traffic Committee Meeting held 16 October 2025****COMMITTEE RECOMMENDATION**

That the minutes of the City of Canada Bay Traffic Committee Meeting of 16 October 2025 copies of which were previously circulated, are hereby confirmed as a true and correct record of the proceedings of that meeting.

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. Barnstaple Road, Bennett Avenue and Betts Avenue, Five Dock – Proposed 'No Stopping' restrictions and line marking

-
2. 41 Potter Street, Russell Lea - Proposed 'Works Zone'
 3. 39 Frederick Street, Concord - Proposed 'Works Zone'
 4. Churchill Crescent, Concord – Proposed Mobility Parking Space
 5. Princess Lane, North Strathfield – Proposed 'No Parking' Parking Restrictions
 6. Hampden Road, Russell Lea – Proposed Mobility Parking Space
 7. 1 Marquet Street, Rhodes – Proposed 'Works Zone' on Mary Street
 8. Howley Park, Drummoyne – Proposed 'Works Zone'
-

6 GENERAL BUSINESS

No General Business Items

CHAIRMAN

11 COMMUNITY CULTURE AND LEISURE DIRECTORATE REPORTS

Nil

12 CORPORATE SERVICES AND STRATEGY DIRECTORATE REPORTS**ITEM 12.1 VOLUNTARY PLANNING AGREEMENT FOR 25 - 27 LEEDS STREET, RHODES****Reporting Manager** Manager Property Strategy and Leasing

Attachments:

1. Letter of Offer (*Provided in Attachment Booklet*) [⇒](#)
2. Draft Voluntary Planning Agreement (*Provided in Attachment Booklet*) [⇒](#)
3. Letter of Objection from Marobar Holdings and Schibello Properties (*Provided in Attachment Booklet*) [⇒](#)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That Council:

1. Approves the Draft Voluntary Planning Agreement for 25-27 Leeds Street, Rhodes, attached to the report.
 2. Authorises the General Manager to execute the Draft Voluntary Planning Agreement for 25-27 Leeds Street and sign all documents necessary to register the Planning Agreement on the title to the land to which it relates.
 3. Authorises the General Manager to execute all necessary documents to facilitate the delivery of the pedestrian footbridge pursuant to the Voluntary Planning Agreement including all necessary agreements with the Developer and Transport NSW to access the train station concourse and associated land.
-

PURPOSE

The purpose of this report is to seek Council's approval to enter into the Voluntary Planning Agreement (VPA) for 25-27 Leeds Street, Rhodes.

EXECUTIVE SUMMARY

At its meeting of 21 October 2025 Council resolved to place the draft VPA for 25-27 Leeds Street, Rhodes on Public Exhibition.

The draft VPA was placed on public exhibition on 4 November 2025 and closes 1 December 2025.

At the time of preparing this report eleven (11) submissions in support and one (1) against the draft VPA have been received. Should further submissions be received prior to the close of the public exhibition period, those submissions will be tabled for Council's consideration ahead of the Council meeting on 2 December 2025.

This report seeks Council's approval to enter the draft VPA for 25-27 Leeds Street, Rhodes as publicly exhibited.

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 4: Infrastructure and Transport

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

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

At its meeting on 21 October 2025 Council resolved to place the draft VPA for 25-27 Leeds Street, Rhodes on public exhibition. The draft VPA was placed on public exhibition on 4 November 2025 and closes on 1 December 2025.

The Rhodes East Place Strategy is a 20-year plan developed by the NSW State Government to guide the development of the Rhodes East precinct into a vibrant, mixed-use area, supporting up to 4,200 homes and 1,100 jobs. Key initiatives include a major focus on new housing, enhanced public transport and cycling links, significant new open and foreshore spaces, and high-quality sustainable building design to create a vibrant, connected, and liveable community. The strategy was finalised and given effect through amendments to the Canada Bay Local Environmental Plan 2013 in late 2021, following extensive community consultation.

A foreshore promenade and foreshore park in Leeds Street are identified infrastructure items in the strategy. A pedestrian footbridge at the Walker Street station precinct in West Rhodes is not included in the infrastructure schedule and remains unfunded.

25-27 Leeds Street State Significant Development Application (SSDA)

Billbergia Group (the Developer) has commenced early works on their development at 25-27 Leeds Street, Rhodes under the recently approved State Significant Development. SSD-6741924.

The Site measures 11,692sqm in area and was originally approved for a mixed-use development (9 to 13 storeys) comprising eight retail premises and 249 apartments by the Sydney Eastern Planning Panel in August 2024.

In November 2024 a state significant development application (SSDA) was submitted, seeking consent for a mixed-use development (10 to 17 storeys) which includes 340 apartments. The SSDA sought bonus floorspace of 30% in return for and designating 15% of residential GFA as affordable housing for 15 years.

In June 2025 an amended SSDA (SSD-67419241) was submitted, seeking consent for a reconfigured mixed-use development (10 to 17 storeys) which includes 342 apartments (following reconfiguration of a 3-bedroom apartment into two 1-bedroom apartments).

Proposal for a Voluntary Planning Agreement

The Developer wrote to Council on 8 October 2025 seeking to enter a VPA for 25-27 Leeds Street, Rhodes. Under the draft VPA, Billbergia is seeking to add an additional 6,525 sqm of GFA to their existing SSDA. In return for the increased up-lift, the Developer is proposing to provide public benefits in the form of a Rhodes Station precinct pedestrian footbridge (the Bridge) at Walker Street.

Table 1 Site Metrics Comparison

	CURRENT SSDA	PROPOSED
SITE AREA (SQM)	11,692	11,692
EQUIVALENT FSR (N:1)	3.12	3.68
TOTAL GFA (SQM)	36,502	43,027
RESIDENTIAL GFA (SQM)	35,052	41,577
DWELLINGS	342	408
MARKET UNITS	284	340
AFFORDABLE HOUSING UNITS	58	68

It is proposed for Council to support a modification to the SSDA for the extra 6,525 sqm of GFA in return for the public benefits outlined in the VPA.

Planning Agreement Policy and Procedures

Council's policy on planning agreements requires the value of a planning agreement to be commensurate with a proportional capture of the value uplift that may result from a proposal. Clause 4.4.9 of the policy identifies that the dollar value of contributions should be equivalent to 50% of the increase in land value that results from the planning proposal. In this regard, the proposal is based on the following:

Table 3 - Value Share Table

Additional Floor Space	6,525 sqm
Offer Value per sqm of GFA *	\$2335.8 per sqm of GFA
Offer Total Up-lift Value *	\$15,241,117
Council's Share 50/50	\$7,620,558
Offer Council's Share	\$7.8m

* Source: Atlas Economics Report

The Value Share has been calculated by Atlas Economics in accordance with Council's policy and the resulting land value per square metre of Gross floor area in Rhodes has been assessed by independent property advice to be within the range of market value.

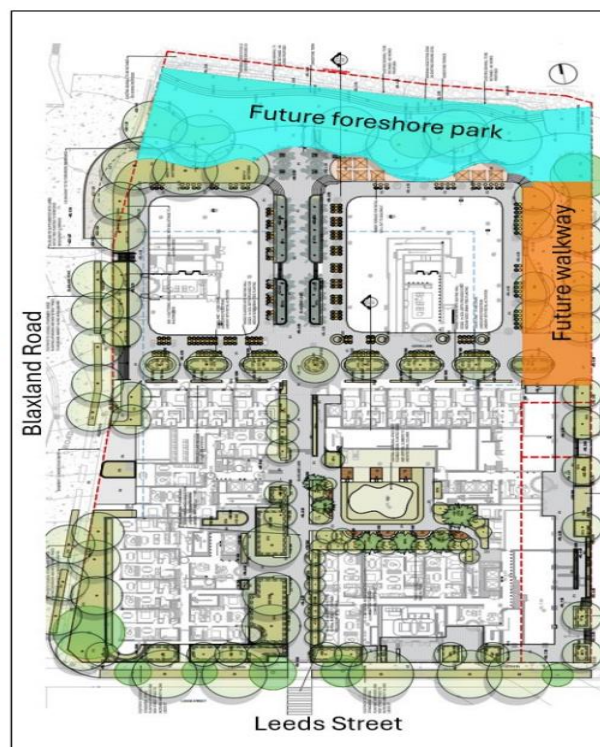
Leeds Street Foreshore Promenade and Park

The Place Strategy provides for land dedication and embellishment to agreed standards of public domain within the site including the foreshore promenade and future section of foreshore park as shown in Diagram 1.

Diagram 1- Rhodes East Place Strategy Public Domain Plan



Diagram 2 - Extract from SSDA Planning Assessment



In relation to Public Domain including foreshore works promenade and landscaping works, SSD-67419241 conditions of consent require that prior to the issue of any construction certificate for public domain works, the applicant must consult with Council and prepare plans for public domain works in accordance with Council's specifications.

The foreshore promenade within the site as shown in Diagram 1 hatched yellow is to be embellished to agreed standards and dedicated to Council.

Pedestrian Footbridge

The Bridge will be a requirement under the VPA and securitised through the delivery of a bank guarantee of \$10.5m in addition to the registration of the VPA on land title of the up-lift component.

A cost estimate has been prepared by RLB quantity surveyors that estimates the cost of the bridge construction as of July 2025 at \$6.950m plus contingency and finance costs bringing costs to circa \$7.8m. If the cost of the bridge is less than \$7.8m (inclusive of station access fee), residual funds are to be retained by Council and can be applied to other traffic infrastructure in the area.

The Developer will be novating the existing bridge design to Council and ensure all necessary public right of way easements are in place. Additionally, the Developer will be required to prepare and lodge documents on Council's behalf with Transport NSW to obtain all necessary approvals with Sydney Trains to access the Rhodes station concourse.

Access to the station will be available via the western footpath of Walker Street or through the Rhodes Central Shopping Centre.

Public Consultation

The draft VPA was placed on public exhibition from 4 November 2025 and closes on 1 December 2025.

Submissions

At the time of drafting this report Council has received twelve (12) submissions regarding the draft VPA.

Eleven (11) of the submissions received are in support of the draft VPA. The consensus centres around the benefits of improved pedestrian safety, traffic congestion and flow on Walker Street, Rhodes.

The table below provides a summary of the issues raised in the one (1) submission against the draft VPA.

Theme	Issue raised	Council response
Support for Voluntary Planning Agreement	- Submissions supporting the use of the Voluntary Planning Agreement to secure the pedestrian footbridge. - enquiry about using the same mechanism to secure the same outcome at Blaxland Road, Rhodes. - Sentiment that the bridge should have been delivered earlier, and Council should better plan for necessary infrastructure. - Council should also consider signalised crossing at Walker Street and pedestrian crossing at Mary St.	Council is open to exploring appropriate opportunities to use voluntary planning agreements to secure necessary infrastructure.
Objection to Voluntary Planning Agreement	The "Public Benefit" is Pre-existing and Private in Nature: Rejecting that there is a public benefit arguing that the bridge is already approved and essentially	The objection states that the Bridge is a pre-existing benefit as it is already approved, and the developer already has a right to build it. This is correct.

Prepared on behalf of <i>Marobar Holdings Pty Ltd</i> - (Director) <i>Schibello Properties Pty Ltd</i> - (Director) Property owners in Leeds Street.	for private benefit being the retail lot and the bridge having no nexus to Leeds Street. • Overvaluation of the Footbridge: referring to previous DA cost estimate of \$759,645 in 2018 being 10 times higher than the previous estimate. • Waiver of Development Contributions: Assertion that all	However, the important point missed by the objection is that the Developer is currently under no obligation to building the bridge. The grant of development consent does not oblige the recipient of the consent to act on the consent. The purpose of the draft VPA is to require construction of the Bridge, to ensure it is delivered. • Council considers that the infrastructure is of public benefit, however, understands that there is a potential private benefit to the retail lot. This matter has been considered by Council. • Council considers a nexus to Leeds Street, and the Bridge exists. Future Rhodes East residents will rely on amenities in West Rhodes, and the bridge will provide some remedy to traffic congestion impacting Walker Street. In any event, there is no need under the <i>Environmental Planning & Assessment Act 1979</i> (EPA Act) for a nexus between a development and contributions under a planning agreement. This is reflected in policy (see s.2.18). • The cost of the Bridge is based on a report from an experienced and reputable quantity surveyor (RLB). The VPA under clause 9.5.2 requires that if the bridge costs less money to build the unspent funds are to be retained by Council and used for other traffic related infrastructure. • Council will not have to fund any cost over-runs. • Council will hold a bank guarantee of \$10.5 million. • The objection does not properly reflect the effect of the VPA.
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	development contributions are being waived. • Admission of planning trade-off refers to a Mayoral Minute on 18 June 2024, noting that “a planning proposal would typically involve additional floor space for the developer in order for the infrastructure [the bridge] to be provided”. • Lack of nexus to the development site: The proposed bridge is over 850 metres away from 25-27 Leeds Street and on the opposite side of the railway line. It will directly connect into the existing Rhodes Central complex (Walker Street) owned by the same developer, not into the Leeds Street project site. • Probity concerns: argues history of developer favouritism. Argues The VPA must be viewed in light of recent corruption findings. The NSW ICAC’s Operation Tolosa (November 2023) found that the former Mayor of Canada Bay, Angelo Tsirekas, corruptly influenced planning decisions to favour certain developers. Notably, the ICAC inquiry identified Billbergia.	The Developer remains responsible for development contributions under s7.11 and 7.12 of the EPA Act, in addition to being required to construct the bridge, per clause 8 of the VPA. If less than 6525m2 of GFA is approved (but more than 6200m2) there is an offset only for the number of square metres of GFA less than 6525m2. This offset is a maximum of around \$380,000 (if only 6200m2 of GFA is approved). Section 7.11 contributions would continue to apply for the first 6200m2 of GFA. If 6525m2 of GFA is approved, s7.11 contributions will be payable for all that GFA • The Mayoral minute confirms an established precedent of Voluntary Planning Agreements being used for infrastructure delivery where additional floor space is provided. • Refer previous comments concerning future residents in Rhodes East and Leeds Street accessing Rhodes West for amenities and the fact there is no need for a nexus. • The ICAC’s findings of Corrupt Conduct were specific to a former Mayor. No such findings were made of Billbergia.
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	• “Astroturfed” community support: questions the claimed community enthusiasm for the footbridge. The “Rhodes Action Group” advocacy for the bridge (including an online petition) appears to be astroturfing - a coordinated campaign manufactured by parties linked to the developer. • Failure to meet value capture policy: states that The City of Canada Bay’s Planning Agreements Policy (2020) stipulates that when extra development capacity is granted, at least 50% of the resulting land value uplift should be captured for the public benefit. Conclusion and Recommendations The submission suggests the draft VPA for 25-27 Leeds Street is not in the public interest and should not be approved in its current form and seeks deferral of approval, independent valuation and audit, cost-benefit analysis, further transparency measures and adherence to planning principles.	• Council has not received submissions in support of the VPA from the Rhodes Action Group as an entity as part of the public exhibition process. • The VPA has been prepared in accordance with the Policy, limiting value share to 50% of the land value uplift. Value Share has been informed by the Access Economics Report and further independently verified by a reasonableness test of land value per square metre of Gross Floor Area (GFA) up-lift. There are significant claims made regarding the VPA breaching Council’s policy and the EPA Act based on an assumption that the VPA does not deliver the value share provided for in Council’s policy, and that the developer does not have to pay s7.11 contributions. Given that the basis of those claims is incorrect, there is no concern that the VPA does not deliver a proper planning outcome for Council or breaches the EPA Act. • Based on the submission received and explanation of the matters raised, a further delay to the project may be difficult to justify. • Independent valuation has already been provided. • There is no evidence to suggest adherence to Planning Principles has not been applied. • The VPA has been publicly exhibited.
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		• The NSW Department of Planning will be assessing the modification to the State Significant Development Approval not Council. • The proposal does not require further borrowing of funds or increase in rates or levies by Council.
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Finalisation of the draft VPA

If approved, the draft VPA will be executed by the General Manager under delegation.

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

The draft VPA contains conditions that mitigate the risk to Council, including but not limited to the following:

- bank guarantees more than 100% of works value.
- requirements for registration of the draft VPA on title until all conditions are satisfied.
- sunset date for obligations for the Bridge delivery to be met by 1 November 2028.

FINANCIAL CONSIDERATIONS

The draft VPA proposes public benefit including assets to be dedicated to Council to be recognised as revenue upon practical completion and acceptance of works by Council.

Contribution works are estimated to be \$7.8m and additional Affordable Housing with component to be owned by Council in perpetuity

LEGISLATIVE AND POLICY CONSIDERATIONS

The draft VPA has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act (1979)*, and the *Canada Bay Planning Agreement Policy and Guidelines*.

**ITEM 12.2 OPERATIONAL LAND CLASSIFICATION - 14 HILTS ROAD,
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 14 Hilts Road, Strathfield as Operational Land.
 2. Resolves to classify 14 Hilts Road, Strathfield as Operational Land
-

PURPOSE

The purpose of this report is to recommend the classification of 14 Hilts Road, Strathfield acquired by the City of Canada Bay (Council) as Operational Land under the Local Government Act 1993

EXECUTIVE SUMMARY

Council has acquired 14 Hilts Road, Strathfield for future open space use. The property may be suitable for short-term Affordable Housing use prior to all properties being acquired for future open space embellishment.

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 18 March 2025 resolved to acquire 14 Hilts Road, Strathfield and commence the public notification process for the proposed Operational Land classification. Settlement of the property acquisition is scheduled for 2 December 2025.

This report advises the outcome of the public consultation period, being that no submissions were received and recommends that the land 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

Section 25 of 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 advertising is required before this resolution can occur.

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 the land, by way of resolution pursuant to Section 31(2) of the Act, as Operational Land.

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 Land.

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 property within three months of acquisition other the land automatically reverts to Community land.

ITEM 12.3	GENERAL PURPOSE FINANCIAL STATEMENTS YEAR ENDED 30 JUNE 2025
Reporting Manager	Chief Financial Officer
Attachments:	1. Audited Financial Statements 2024-25 (<i>Provided in Attachment Booklet</i>) ⇒ 2. Independent Auditor's Report on the General Purpose Financial Statements (<i>Provided in Attachment Booklet</i>) ⇒ 3. Report on the Conduct of the Audit for the year ended 30 June 2025 (<i>Provided in Attachment Booklet</i>) ⇒

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

1. The audited 2024-25 Financial Statements, both General Purpose and Special Schedule for the year ending 30 June 2025, including the Independent Auditors Report and Report on the Conduct of the Audit, be received and noted.
 2. Any submissions received up to and including 9th December 2025 in response to the public notification in accordance with section 420 of the Local Government Act 1993 be referred to the Audit Office of NSW.
-

PURPOSE

The purpose of this report is to present the Independent Auditors Report and their Report on the Conduct of the Audit, both of which are included in the audited Financial Statements for the year ended 30 June 2025.

EXECUTIVE SUMMARY

Councils in NSW are required to produce financial statements each year and these statements, when audited and final, form part of a council's annual report at the conclusion of each financial year.

This report presents Council's audited 2024-25 Financial Statements following Council's Audit Risk and Improvement Committee (ARIC) meeting of 21 October 2025 at which ARIC resolved to:

1. Note the Engagement Closing Report, the draft Management Letter and the draft Report on the Conduct of the Audit for the year ended 30 June 2025.
2. Receive the Audited Financial Statements for the year ended 30 June 2025 and endorse their release.
3. Endorse the signing of the Representation Letter to the Audit Office by the Director Corporate Services and Strategy as Responsible Accounting Officer, and the Chief Financial Officer.

Subsequently at its meeting on 18 November 2025 Council resolved that the Annual Report for 2024-25 which contains the Audited Financial Statements, be published on Council's website and a copy to be provided to Minister for Local Government.

Council has received an unqualified audit opinion on the general purpose financial statements and the special schedule permissible income for general rates.

Council's financial performance indicators have met all benchmarks set by the Office of Local Government.

In accordance with Council's resolution of 16 September 2025, through this report the 2024-25 Financial Statements and Independent Auditor's Reports are being presented to Council.

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

Mary Yuen from the Audit Office New South Wales presented her report on the general purpose financial statements for 2024-25 to the ARIC on 18 October 2025. Both the Independent Auditors Report and the Report on the Conduct of the Audit, are attached to this report.

Council has received an unqualified audit opinion on the general purpose financial statements and the special schedule permissible income for general rates.

The audited Financial Statements have been lodged with the NSW Office of Local Government and public notice was given to the community to the effect that the 2024-25 Financial Statements will be presented to Council at its meeting of 2 December 2025. Submissions were invited from the public in accordance with section 420 of the Local Government Act (the Act). Any submission received will be referred to Council's Auditor. Submissions close one week after tonight's meeting.

The Independent Auditor's Report on the General Purpose Financial Statements and the Report on the Conduct of the Conduct of the Audit on the General Purpose Financial Statements are included in Attachment 1 (Pages 82 and 85) and are also separately attached to this report. An extract from the Independent Auditor's Report reproduced below:



INDEPENDENT AUDITOR'S REPORT

Report on the general purpose financial statements

City of Canada Bay Council

To the Councillors of City of Canada Bay Council

Opinion

I have audited the accompanying financial statements of City of Canada Bay Council (the Council), which comprise the Statement by Councillors and Management, the Income Statement and Statement of Comprehensive Income for the year ended 30 June 2025, the Statement of Financial Position as at 30 June 2025, the Statement of Changes in Equity and Statement of Cash Flows for the year then ended, and notes to the financial statements, including material accounting policy information and other explanatory information.

In my opinion:

- the Council's accounting records have been kept in accordance with the requirements of the *Local Government Act 1993*, Chapter 13, Part 3, Division 2 (the Division)
- the financial statements:
 - have been prepared, in all material respects, in accordance with the requirements of the Division
 - are, in all material respects, consistent with the Council's accounting records
 - present fairly, in all material respects, the financial position of the Council as at 30 June 2025, and of its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards
- all information relevant to the conduct of the audit has been obtained
- no material deficiencies in the accounting records or financial statements have come to light during the audit.

My opinion should be read in conjunction with the rest of this report.

Financial Performance and Position of Council as at 30 June 2025

Council achieved an operating surplus of \$70.078m and a net operating surplus before capital grants and contributions of \$3.408m.

All performance measures set by the Office of Local Government relating to the Financial Statements were met.

The Income Statement, Statement of Financial Position and Other Financial Information are provided in the following table:

Income Statement	2025 \$'000	2024 \$'000
Income from Continuing Operations	201,079	179,904
Total expenses from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	112,048	99,278
Operating result from continuing operations excluding depreciation, amortisation and impairment of non-financial assets	89,031	80,626
Depreciation, amortisation and impairment of non-financial assets	18,953	17,763
Net Operating Result for the Year	70,078	62,863
Net Operating Result for the year before grants and contributions provided for capital purposes	3,408	2,182

Statement of Financial Position \$'000	2025 \$'000	2024 \$'000
Current Assets	189,002	155,613
Current Liabilities	(53,834)	(43,589)
Non-Current Assets	2,854,810	2,720,406
Non-Current Liabilities	(18,791)	(16,706)
Total Equity	2,971,187	2,815,724
Other financial information	2025 \$'000	2024 \$'000
Unrestricted current ratio (times)	3.28	4.02
Operating performance ratio (%)	4.76%	2.28%
Debt service cover ratio (times)	18.33	11.44
Rates and annual charges outstanding ratio (%)	3.72%	3.99%
Infrastructure renewals ratio (%)	124.26%	85.12%
Own source operating revenue ratio (%)	62.45%	60.92%
Cash expense cover ratio (months)	18.35	15.95

TIMING / CONSULTATION AND / OR RISK CONSIDERATIONS

The Financial Statements were placed on public exhibition from 25 November 2025 seeking comments from the community on the Statements and the Auditor's Reports. Section 420 of the Act requires that all submissions in respect of the audited Financial Reports must be in writing and must be lodged with the Council within 7 days after this meeting. Copies of all submissions received must be referred to Council's Auditor.

The audited Financial Statements for the year ended 30 June 2025 have been endorsed by the Audit, Risk & Improvement Committee at its meeting of 21 October 2025 and noted the completion of the annual report including the audited financial statements at its meeting on 18 November 2025. Subsequently at its meeting on 18 November 2025 Council resolved that the Annual Report for 2024-25 which contains the Audited Financial Statements, be published on Council's website and a copy be provided to Minister for Local Government.

FINANCIAL CONSIDERATIONS

Council's net operating result for the financial year ended 30 June 2025 is a surplus of \$70.078m including Grants and Contributions for capital purposes. After adjusting for Capital Grants and Contributions, the net operating surplus was \$3.408m.

Council's performance against the performance measures and performance benchmarks set by the Office of Local Government (OLG) within the Department of Planning and Environment were all better than benchmark. For details refer to the Financial Statements attached to this Report – Note G1-1 – Statement of Performance Measures –page 79.

There are no financial impacts associated with the recommendations contained in the report.

LEGISLATIVE AND POLICY CONSIDERATIONS

Sections 416-420 of the Local Government Act 1993 (the Act), require NSW councils to prepare, audit, publicly notify and present financial reports within four months of year end.

Council's 2024-25 financial statements have been prepared in accordance with the Australian Accounting Standards and the Code. Council is committed to ensuring we continually improve the quality of our financial reporting by following best practice guidance issued by the Audit Office of NSW.

- Local Government Act, 1993 and Local Government (General) Regulation 2025.
- Australian Accounting Standards.
- Office for Local Government, 2024-25 Code of Accounting Practice and Financial Reporting.

Conclusion

Council's Financial Statements have been completed and audited for the 2024-25 financial year with Council's financial position remaining sound. The 2024-25 Financial Statements have been incorporated into Council's 2024-25 Annual Report.

ITEM 12.4 CODE OF MEETING PRACTICE**Reporting Manager** Director Corporate Services and Strategy**Attachments:** 1. Code of Meeting Practice (*Provided in Attachment Booklet*) [⇒](#)

RECOMMENDATION OF DIRECTOR CORPORATE SERVICES AND STRATEGY

That:

1. The draft Code of Meeting Practice attached to the report be endorsed for public exhibition in accordance with section 361 of the Local Government Act 1993 and as detailed in the report.
 2. Following the public exhibition referred to in 1. above a further report be prepared and submitted to the Council Meeting in February 2026, including details of any submissions received.
 3. The Code of Meeting Practice 'Remote Meeting Supplement' dated 28 April 2020 be and is hereby rescinded.
-

PURPOSE

To seek endorsement to place the draft Code of Meeting Practice on public exhibition in accordance with section 361 of the Local Government Act 1993 and to rescind the Code of Meeting Practice 'Remote Meeting Supplement' dated 28 April 2020.

EXECUTIVE SUMMARY**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

In September 2024 the Office of Local Government commenced a process of public consultation on, amongst other things, council meeting practices. Submissions closed on 15 November 2024.

Subsequently, on 29 August 2025, the Office of Local Government (OLG) released a new Model Code of Meeting Practice for Local Councils in NSW (Model Meeting Code.)

In accordance with clause 422 of the Local Government (General) Regulation councils are required to adopt a revised Code of Meeting Practice that incorporates the mandatory provisions of the Model Meeting Code by 31 December 2025.

Prior to adoption Council must exhibit the draft Code for a minimum of 28 days and allow at least 42 days for submissions to be received in accordance with section 361 of the Local Government Act 1993.

A draft Code of Meeting Practice, attached to this report, has been prepared to comply with the provisions of the related legislation and the new Model Meeting Code.

The new Model Meeting Code includes a number of amendments, addition, deletions and variations to the former Model Code. In addition, Council officers are proposing the option to allow for a second Council meeting in the months February to November on occasions where the General Manager

determines, following consultation with the Mayor, that there is sufficient business to warrant two meetings in any one month.

It is noted that transitional provisions in the Regulation provide that if a council does not adopt a code of meeting practice that incorporates the mandatory provisions of the 2025 new Model Meeting Code by 31 December 2025, from 1 January 2026 any provision of the council's code of meeting practice that is inconsistent with a mandatory provision of the new Model Meeting Code will be automatically overridden by the relevant mandatory provision of the new Model Meeting Code. Due to the limited time frame from the release of the new Model Code, the complexity of some of the changes from the former Model Meeting Code, and the provision of clarification on certain matters by the Office of Local Government not being provided in a timely manner, compliance with the timeframe was considered to be unachievable by Council.

It is proposed that public exhibition of the draft Code of Meeting Practice commence Thursday 4 December 2025. In view of the imminent Christmas/New Year holiday period it is proposed that the public exhibition period extend beyond both the prescribed 28 days, and the 42 days for submissions. Concluding the exhibition and submission period on Monday 2 February 2026 would result in the length of this process being 59 days.

Subsequent to the conclusion exhibition and submission period, a further report will be prepared and submitted to the first Council meeting scheduled for 2026, being 17 February 2026, with that report to include details of any submissions received. Assuming that Council adopts a new Code through a report considered as one of the first items of business on the agenda of that meeting, the new Code will apply at that meeting and beyond.

It is noted that in response to the Covid restrictions of earlier this decade, the Office of Local Government provided a Code of Meeting Practice 'Remote Meeting Supplement' (effective date 28 April 2020). The provisions of the new Model Meeting Code supersede the provisions contained in the 'Remote Meeting Supplement and therefore it is necessary to rescind that Policy. Timing / Consultation and / or Risk Considerations

Councillors and relevant Council staff have been consulted as part of the legislated process.

Public exhibition is proposed to commence on Thursday 4 December 2025 and conclude on 2 February 2026, with a report including details of any submissions received being submitted to the February 2026 Council Meeting.

FINANCIAL CONSIDERATIONS

There are no financial implications associated with this report.

LEGISLATIVE AND POLICY CONSIDERATIONS

This Policy is based on the OLGs Model Code of Meeting Practice released in August 2025.

The report includes consideration of the relevant provisions of the Local Government Act 1993 and Local Government (General) Regulation 2021. Adoption of the recommendation will ensure compliance with the related legislation.

13 NOTICES OF MOTION**ITEM 13.1 NOTICE OF MOTION - CR CIRILLO - BREAST SCREENING FOR EARLY DETECTION**

Submitted by: Councillor Maria Cirillo

MOTION

That Council:

1. Recognises the importance of breast screening and the value of accessible, community-based screening services for residents of the City of Canada Bay.
 2. Notes the periodic presence of the BreastScreen NSW mobile screening service within the LGA, including its recent temporary location in Rhodes.
 3. Supports Council staff liaising with BreastScreen NSW to obtain advance notice of mobile van locations and dates scheduled within or near our LGA for the coming year and beyond.
 4. Promotes these breast screening opportunities through its communication channels, including social media, Council newsletters, the website, and community noticeboards, to encourage community awareness and participation.
-

BACKGROUND FROM COUNCILLOR MARIA CIRILLO

Breast cancer remains one of the most commonly diagnosed cancers in Australia. According to Cancer Council Australia, “early detection and appropriate treatment can significantly improve breast-cancer survival.”

The national population-based screening program, BreastScreen Australia, offers free mammograms every two years for women aged 50–74, with eligibility available from age 40. The program aims to detect breast cancer before symptoms appear, when treatment can be less invasive and outcomes significantly improved. The Australian Institute of Health and Welfare notes that “early detection of breast cancer increases the chance of survival.”

Early detection is particularly important because smaller tumours (≤ 15 mm) are associated with better prognoses. In 2020, approximately 60% of invasive breast cancers detected through BreastScreen in women aged 50–74 were ≤ 15 mm.

While breast cancer is more common in women, it can also occur, though less frequently, in men. Awareness of breast changes remains essential for all people with breast tissue.

Screening should complement, not replace, attention to symptoms such as lumps, skin changes, or nipple discharge, which should prompt medical review. It is also acknowledged that screening has both benefits and potential risks, such as false positives or overdiagnosis; however, the overall public health benefit of early detection is widely regarded as substantial.

BreastScreen NSW offers screening at dedicated clinics as well as mobile screening vans that travel throughout the state, increasing access for local communities. These mobile services bring screening directly into local communities, including ours, making it easier for women to attend appointments. Their availability in neighbourhood centres, shopping districts, and transport-accessible locations helps remove practical barriers to participation and increases overall screening uptake.

ITEM 13.2 NOTICE OF MOTION - CR ALAFACI - PROPOSED FRIENDSHIP & COOPERATION AGREEMENT WITH SEONGDONG (REPUBLIC OF KOREA)**Attachments:** 1. Formal Letter from Mayor of Seongdong [↓](#)**Submitted by:** Councillor Sylvia Alafaci

MOTION

That Council:

1. Note the formal approach from the Mayor of Seongdong, Seoul, Republic of Korea dated 19 November 2025 to enter into a Friendship & Cooperation Agreement (FCA) with the City of Canada Bay.
 2. Officers prepare and submit a report to Council on the formal approach referred to in 1. above, including consideration of possible locations in Rhodes or nearby to Rhodes for a “Korean Garden” as a potential inaugural flagship project under the FCA.
-

BACKGROUND FROM COUNCILLOR SYLVIA ALAFACI

Next year marks the 35th anniversary of the NSW – Seoul Sister City relationship and the 65th anniversary of diplomatic relations between Australia and Korea.

I have received a formal approach dated 19 November 2025, on behalf of Council, from the Mayor of Seongdong, Seoul, Republic of Korea to enter into a Friendship & Cooperation Agreement (FCA) with the City of Canada Bay. A copy of that document is attached and outlines the intent of the proposed agreement to be achieved through collaboration, including policy, culture, economy and education. I believe that such an agreement would serve to further signal and strengthen the emerging Korean population and growing local ties in our LGA. The recent establishment of Rhodes Business Centre in October 2025, by the Korean Chamber of Commerce and Industry in Australia is a clear example of these rapidly expanding ties.

Should Council be willing to enter into this FCA, an ideal inaugural flagship project could be a Korean Garden in or nearby to Rhodes where there is higher Korean concentration of Korean population in our LGA. It could also serve as a destination for Greater Sydney’s sizeable Korean diaspora and visitors. I believe that the City of Seongdong would be wishing to meet the costs of creating this proposed garden.

270, Gosanja-ro, Seongdong-gu, Seoul, Korea

TEL(82-2)2286-5121 FAX(82-2)2286-5902 <https://www.sd.go.kr>

존경하는 실비아 알라파치 시의원님께,

먼저 시의원님께서 성동구에 보내주신 따뜻한 인사와 관심에 깊이 감사드립니다.
지난 방문을 좋은 기억으로 간직하시고, 성동구와의 교류 협력에 관심을
가져주시는 것에 대해서도 진심으로 감사의 뜻을 전합니다.

지난 면담에서 이야기 나눈 바와 같이 성동구는 서울에서 가장 긴 수변을 접한
물의 도시이자, 서울숲을 비롯한 다양한 녹지로 대표되는 공원 도시입니다.
또한, 교통의 중심지로서 재개발을 통해 고급 주거 단지와 다양한 기업들이
들어선 활기찬 지역이기도 합니다.

특히 성수동은 '세계에서 가장 멋진 동네 4위'로 선정되고, 외국인 관광객
300만 명과 연간 경제적 가치 1조 5천억 원(약 15억 호주 달러)을 돌파하는
등 도시재생의 아이콘이 됐습니다.

성동구와 캐나다베이는 이렇듯 여러 면에서 공통분모가 있다는 점에 동의하며,
성동구 또한 향후 상생 발전을 위해 캐나다베이시와 긴밀하게 협력하기를
희망합니다.

두 도시가 정책, 문화, 경제, 교육 등 다양한 분야에서 협력해 나간다면, 상호
발전뿐 아니라 한국과 호주 양국의 우호 증진에도 크게 기여할 것으로
확신합니다.

앞으로 꾸준히 소통하며 교류 활성화를 위한 여건을 조성하기를 바라며, 저
또한 양 도시가 함께 성장하고 번영할 수 있도록 최선을 다하겠습니다.

시의원님과 캐나다베이시의 무궁한 발전과 평안을 기원합니다.

감사합니다.

2025. 11. 19.

대한민국 서울특별시 성동구청장

정 원 오



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Dear Honorable Councillor Sylvia Alafaci,

First of all, I would like to express my heartfelt gratitude for your warm greetings and your keen interest in strengthening ties with Seongdong-gu. It is deeply appreciated that you have cherished your memories of your recent visit and shown such enthusiasm for collaboration between our cities.

As we discussed during your last visit, Seongdong-gu is a “city of water,” boasting the longest riverside in Seoul, and is also recognized as a “park city” highlighted by Seoul Forest and other green spaces. In addition, it has grown into a crucial transportation hub and a district noted for its premier residential complexes and thriving enterprises.

In particular, Seongsu-dong has been named the fourth coolest neighborhood in the world, has welcomed over three million international visitors, and has generated economic value exceeding KRW 1.5 trillion (approximately AUD 1.5 billion), becoming a symbol of successful urban regeneration.

I believe there are many commonalities between Seongdong-gu and the City of Canada Bay, and I am confident that by working closely together, our two cities can achieve mutual growth and prosperity.

If we collaborate in a wide range of fields - including policy, culture, economy, and education - I am certain it will greatly contribute not only to the development of both cities but also to the strengthening of friendship between the Republic of Korea and Australia.

I look forward to maintaining open communication and making every effort to foster continued exchanges and friendship between our communities. I wish you and the City of Canada Bay ongoing prosperity and peace.

Warmest regards,

2025. 11. 19.

Chong Won O 

Mayor of Seongdong-gu, Seoul, Republic of Korea

ITEM 13.3 NOTICE OF MOTION - CR MANSFORD - DRUMMOYNE ROWING CLUB - SUBLEASE

Submitted by: Councillor David Mansford

MOTION

That Council:

1. Recognises the social licence and the contribution made by Drummoyne Rowing Club since 1919, to the development of active participation in sport for all members of our community particularly women, schoolgirls, Para Rowers and older members of the community.
 2. Notes that Drummoyne Rowing Club is a sub-lessee to the head lessee for the Club premises at 461 Henley Marine Dr, Drummoyne NSW 2047
 3. Make representations to the NSW Minister for Sport and Crown Lands, recommending that Drummoyne Rowing Club be afforded the same security of tenure, being a 50 year lease, as the commercial operator on this valuable site so that they can continue to invest in the development of active participation in sport in our community.
-

BACKGROUND FROM COUNCILLOR DAVID MANSFORD

This community club has proudly operated from its current location for over 100 years. For the last 15 or so years the Club has operated under a sublease agreement with Jonatori Pty Ltd (owners of Aqua Luna) who in turn held the Head Leases with the Crown and NSW Maritime. I understand this to have been a cordial business relationship with minimal issues of concern.

The club has a strong social licence as a key community anchor, providing safe, structured access to one of Sydney's most significant public waterways.

Contribution to the Canada Bay Community.**The Club:**

- Is an open and inclusive club of 240 active members, aged 13–83, participating in masters, junior, para, learn-to-row, and recreational rowing programs.
- Is a volunteer-run club, sustained through community effort.
- Provides an opportunity for affordable community sport access for people of the Inner West and broader Sydney region.
- Hosts daily use by two girls' schools (over 110 students aged 13–18), promoting school sport participation.
- Provides learn to Row programs introducing 45-65 new participants each year.
- Actively contributes to safe and structured access to Sydney water ways through supervised water use.

Public Benefit on Crown Land

Drummoyne Rowing Club (DRC) delivers significant and measurable community benefits through:

- Equitable community access to public waterways.
- Supporting health and active lifestyle outcomes.
- Building connection, resilience and social participation.
- Social inclusion through intergenerational and mixed-ability participation.

- Pathways for women and girls, supported by a strong base of female athletes, coaches, and volunteers.
- Para rowing participation, with inclusive adaptive programs integrated into club training.
- Year-round community sport delivered without commercial motive.
- Maintenance of Crown land infrastructure through volunteer labour and club funding.

Lease Renewal Timeline

In late June, the Club was formally advised by the lessee that the Crown and Maritime leases have been merged, and they have been granted a new combined Head Lease effective from July 1, 2025, through to 2075. This 50-year term was granted without any significant community consultation.

This change has triggered a requirement for a new sublease to be issued to the club, and reflects the same terms as the current lease, with an end date of December 30, 2034.

While the Head Lease requires the lessee to renegotiate with DRC (or a similar club) in 2034 for a further sublease, the Club is concerned that the protections for the club are grossly inadequate and believes it should mirror their head lease to 2075.

The Club has not signed the new sublease and continues to engage with the Lessee to seek a longer-term tenure and the best possible outcome for the Club.

I believe that in view of the esteemed history of this Club in our LGA, Council make representations to the NSW Minister for Sport and Crown Lands recommending that Drummoyne Rowing Club be afforded the same security of tenure, being a 50 year lease, as the commercial operator on this valuable site so that they can continue to invest in the development of active participation in sport in our community

ITEM 13.4 NOTICE OF MOTION - CR MANSFORD - HOONING BEHAVIOUR IN RHODES

Submitted by: Councillor David Mansford

MOTION

That:

1. Council notes the concerns of residents regarding an increase in hooning and noisy, dangerous driving and motorcycle riding in Rhodes and the impact this has on residents' amenity including disruption to sleep and heightened safety risks.
 2. Further notes that groups of drivers and riders are congregating around The Connection precinct and other visually appealing foreshore areas by the Parramatta River, making use of the coloured lighting installations and waterfront backdrops to take photographs and videos which are then circulated on social media.
 3. The General Manager to write to Burwood Police to express Council's concerns and underscore the need for added police patrols.
 4. Council officers undertake investigations and prepare a report to a future Council meeting on:
 - the impact of coloured lights at The Connection attracting night time visitors
 - the feasibility and related costs of employing camera(s)/CCTV at selected locations around Rhodes to deter hoons
 - an overview of Council's enforcement actions in Rhodes over the past 12 months.
-

14 NOTICES OF MOTION OF RESCISSION**15 MATTERS OF URGENCY****16 QUESTIONS WITH NOTICE****17 CONFIDENTIAL MATTERS**

Nil

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.
