

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 18 NOVEMBER 2025

PRESENT: Mayor, Councillor El-Hayek
Councillors Abu-Samen, Akther, Asfour, Blood, Cahill, Coorey, Harika, Lindsay,
Saleh OAM, Stavrinis, Walsh, Walther, Zakhia

APOLOGIES Councillor Raffan

HIS WORSHIP THE MAYOR DECLARED THE MEETING OPEN AT 6.00 PM.

ACKNOWLEDGEMENT OF COUNTRY

THE MAYOR ACKNOWLEDGED THE TRADITIONAL CUSTODIANS OF THE LAND, WATER AND SKIES OF WHERE WE ARE MEETING TODAY THE DARUG (DARAG, DHARUG, DARUK AND DHARUK) PEOPLE AND PAID RESPECT TO DARUG CULTURAL HERITAGE, BELIEFS AND RELATIONSHIP WITH THE LAND. THE MAYOR ALSO ACKNOWLEDGED FIRST PEOPLES' CONTINUING IMPORTANCE TO OUR COMMUNITY.

SECTION 1: LEAVE OF ABSENCE

(371) CLR. STAVRINOS:/CLR. WALTHER

RESOLVED that Leave of Absence be granted to Clr Raffan due to personal reasons.

- CARRIED

SECTION 2: CONFIRMATION OF MINUTES

(372) CLR. WALSH:/CLR. STAVRINOS

RESOLVED that the minutes of the Ordinary Council Meeting held on 28 October 2025 be adopted.

- CARRIED

SECTION 3: DECLARATIONS OF PECUNIARY INTEREST OR NON-PECUNIARY CONFLICT OF INTEREST

In respect to Item 8.4 – Proposed Lease – Riverwood Community Centre, Councillor Saleh OAM declared a pecuniary conflict of interest given he is a board member of the Riverwood Community Centre and as such he will vacate the Chamber, taking no part in the debate or decision on the matter.

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SECTION 4: MAYORAL MINUTES

ITEM 4.1 COBAR CONDOLENCES

(373) CLR. EL-HAYEK

RESOLVED that Council honour Holly Clarke and Ambrose McMullen and send its condolences and support to Cobar's Mayor Jarrod Marsden and the entire community.

- CARRIED

Council observed a minutes silence in memory of Holly Clarke and Ambrose McMullen.

ITEM 4.2 MUDCRABS INVITATION

(374) CLR. EL-HAYEK

RESOLVED that the Mayoral Minute be noted.

- CARRIED

SECTION 5: ITEMS OF BUSINESS TO BE RESOLVED BY EXCEPTION

(375) CLR. ZAKHIA:/CLR. STAVRINOS

RESOLVED that

1. In accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of Items 6.1, 6.2, 8.5, 9.1, 9.2, 11.1, 11.4, 11.5, 12.1 and 12.2.
2. Standing Orders be suspended and the above items be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

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ITEM 6.1 **REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE FIRST QUARTER OF THE 2025/26 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE FIRST QUARTER OF THE 2025/26 FINANCIAL YEAR, PLANNING RELATED LEGAL APPEALS, THE STATUS OF CURRENT PLANNING PROPOSALS AND HOUSING DELIVERY AUTHORITY DECLARED STATE SIGNIFICANT DEVELOPMENT APPLICATIONS**

(376) **CLR. ZAKHIA:/CLR. STAVRINOS**
RESOLVED that the report be noted.

- CARRIED

ITEM 6.2 **TICKETLESS PARKING LEGISLATION**

(377) **CLR. ZAKHIA:/CLR. STAVRINOS**
RESOLVED that Council

1. Note the legislative changes to parking enforcement requirements effective from 1 July 2025.
2. Note the operational and financial impacts associated with the implementation of these changes.

- CARRIED

ITEM 8.5 **CASH AND INVESTMENT REPORT AS AT 31 OCTOBER 2025**

(378) **CLR. ZAKHIA:/CLR. STAVRINOS**
RESOLVED that

1. The Cash and Investment Report as at 31 October 2025 be received and noted.
2. The Certification by the Responsible Accounting Officer incorporated in this report, be noted.

- CARRIED

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ITEM 9.1 **REMOVAL OF EASEMENT AT 149 ORCHARD ROAD, CHESTER HILL**
(379) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that

1. Council consents to the extinguishment of the easement J431416, being "Easement for Drainage 3.05 Wide within 81/1282378" for 149 Orchard Road, Chester Hill.
2. The Mayor and Chief Executive Officer sign all documentation, as required, under the common seal of Council.

- CARRIED

ITEM 9.2 **WSIG PROGRAM UPDATE**
(380) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that the WSIG Project Update be received and noted.

- CARRIED

ITEM 11.1 **STATUS OF PREVIOUS NOTICES OF MOTION - NOVEMBER 2025**
(381) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that the information be noted.

- CARRIED

ITEM 11.4 **RECOGNISING TONY STEWART MP**
(382) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that Council:

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1. Formally recognise the contribution of former Member for Bankstown and Lakemba, Tony Stewart MP, by naming the rail underpass area at Bankstown (between North and South Terrace) the 'Tony Stewart Underpass'.
2. Undertake appropriate treatment at the location to improve the look and feel of the walkway for pedestrians, including rebranding and renewing all signage and plaques.

- CARRIED

ITEM 11.5
(383)

INTERNATIONAL MOTHER LANGUAGE DAY

CLR. ZAKHIA:/CLR. STAVRINOS

RESOLVED that Council:

1. Investigates the feasibility of hosting a special community celebration at Lakemba library to mark International Mother Language Day on 21 February each year.
2. Explores partnerships with local schools, community organisations, and cultural associations to promote linguistic diversity and cultural harmony in the City of Canterbury Bankstown.
3. Considers options for incorporating performances, exhibitions, and educational activities that recognise the significance of preserving mother languages within our multicultural community.
4. Prepares a report outlining the logistics, potential funding sources, and stakeholder engagement required to deliver the event successfully.

- CARRIED

ITEM 12.1
(384)

PROPERTY MATTER: PROPOSED ACQUISITION OF PROPERTY IN WILEY PARK

CLR. ZAKHIA:/CLR. STAVRINOS

RESOLVED that the recommended approach regarding the matter, as outlined in the report, be approved.

- CARRIED

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ITEM 12.2 **PROPOSED COMPULSORY ACQUISITION OF STORMWATER DRAINAGE EASEMENT BY TRANSPORT FOR NEW SOUTH WALES**

(385) **CLR. ZAKHIA:/CLR. STAVRINOS**

RESOLVED that

1. Council notes that Transport for NSW intends to compulsory acquire a stormwater drainage easement over Council land at 256a Henry Lawson Drive, Bankstown Aerodrome.
2. Council agrees to the recommended approach in dealing with the matter, as outlined in the report.

- CARRIED

SECTION 6: PLANNING MATTERS

ITEM 6.1 REPORT ON COUNCIL'S PERFORMANCE IN THE ASSESSMENT OF DEVELOPMENT APPLICATIONS FOR THE FIRST QUARTER OF THE 2025/26 FINANCIAL YEAR, CLAUSE 4.6 VARIATIONS APPROVED FOR THE FIRST QUARTER OF THE 2025/26 FINANCIAL YEAR, PLANNING RELATED LEGAL APPEALS, THE STATUS OF CURRENT PLANNING PROPOSALS AND HOUSING DELIVERY AUTHORITY DECLARED STATE SIGNIFICANT DEVELOPMENT APPLICATIONS

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 376 ON PAGE THREE OF THESE MINUTES.

ITEM 6.2 TICKETLESS PARKING LEGISLATION

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 377 ON PAGE THREE OF THESE MINUTES.

SECTION 7: POLICY MATTERS

Nil

SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 8.1 2024/25 ANNUAL REPORT

(386) **CLR. ABU-SAMEN:/CLR. SALEH OAM**

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RESOLVED that the 2024/25 Annual Report be endorsed.

- CARRIED

ITEM 8.2 QUARTERLY REVIEW OF THE 2025/26 OPERATIONAL PLAN AND BUDGET TO 30 SEPTEMBER 2025

(387) CLR. LINDSAY:/CLR. STAVRINOS

RESOLVED that Council

1. Note the quarterly review of the 2025/26 Operational Plan, for the quarter 1 July to 30 September 2025.
2. Adopt the September 2025 Quarterly Budget Review as outlined in this report.
3. Adopt the quarterly review of the 2025/26 Budget to 30 September 2025, including proposed budget variations [Attachment 2 (Annexure I & N)] - as outlined in this report.
4. Endorse the adjustment to Council's full-time equivalent employee resources, as outlined in the report.

- CARRIED

ITEM 8.3 2024/25 ANNUAL FINANCIAL REPORTS

MS KAREN TAYLOR FROM AUDIT NSW ADDRESSED COUNCIL.

CLR SALEH OAM TEMPORARILY VACATED THE CHAMBER AT 6.17 PM AND RETURNED AT 6.20 PM.

(388) CLR. STAVRINOS:/CLR. CAHILL

RESOLVED that

1. Council notes the 2024/25 Annual Financial Reports and Auditors Reports.
2. In accordance with Section 420 of the *Local Government Act 1993*:
 - a. Council notes the submissions received to date and will refer them to Council's External Auditor for their consideration;

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- b. Council refer any subsequent submissions received regarding Council's Audited Financial Reports or the Auditors Report to Council's External Auditor for their consideration; and
- c. A further report be prepared to consider any further submissions received, if required.

- CARRIED

CLR BLOOD TEMPORARILY VACATED THE CHAMBER AT 6.23 PM AND RETURNED AT 6.24 PM.

ITEM 8.4 PROPOSED LEASE - RIVERWOOD COMMUNITY CENTRE

In respect to Item 8.4 – Proposed Lease – Riverwood Community Centre, Councillor Saleh OAM declared a pecuniary conflict of interest given he is a board member of the Riverwood Community Centre and as such he vacated the Chamber, taking no part in the debate or decision on the matter.

(389) CLR. STAVRINOS:/CLR. ABU-SAMEN

RESOLVED that

- 1. Council enter into a 20 year lease with Riverwood Community Centre Ltd to operate the Riverwood Community Centre at 151 Belmore Rd North, Riverwood. After 20 years, there will be a 12 month holdover, culminating in 21 years.
- 2. The Chief Executive Officer to finalise the matter with Riverwood Community Centre and be delegated authority to sign all documentation, as required.

- CARRIED

CLR SALEH OAM TEMPORARILY VACATED THE CHAMBER AT 6.40 PM AND RETURNED AT 6.46 PM.

ITEM 8.5 CASH AND INVESTMENT REPORT AS AT 31 OCTOBER 2025

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 378 ON PAGE THREE OF THESE MINUTES.

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SECTION 9: SERVICE AND OPERATIONAL MATTERS

ITEM 9.1 REMOVAL OF EASEMENT AT 149 ORCHARD ROAD, CHESTER HILL

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 379 ON PAGE FOUR OF THESE MINUTES.

ITEM 9.2 WSIG PROGRAM UPDATE

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 380 ON PAGE FOUR OF THESE MINUTES.

SECTION 10: COMMITTEE REPORTS

Nil

SECTION 11: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 11.1 STATUS OF PREVIOUS NOTICES OF MOTION - NOVEMBER 2025

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 381 ON PAGE FOUR OF THESE MINUTES.

ITEM 11.2 LOCAL HERO ALI HABIB

(390) CLR. HARIKA:/CLR. CAHILL

RESOLVED that

1. Council acknowledges Yagoona local Ali Habib for his selfless commitment, fundraising efforts and volunteering, and for enriching the lives of thousands of people in our city.
2. A Mayoral Certificate of Recognition be presented to Ali Habib.

- CARRIED

CLR ABU-SAMEN TEMPORARILY VACATED THE CHAMBER AT 6.50 PM AND RETURNED AT 6.51 PM.

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ITEM 11.3 **OPPOSING A TELECOMMUNICATIONS TOWER AT 161 WATERLOO ROAD, GREENACRE**

(391) **CLR. COOREY:/CLR. LINDSAY**

That Council opposes the installation of a new mobile phone base station at 161 Waterloo Road, Greenacre, due to adverse amenity impacts and congratulates council staff on providing a submission opposing the tower at this location.

- CARRIED

HIS WORSHIP THE MAYOR ADJOURNED THE MEETING AT 6.58 PM FOR THE COUNCILLORS TO REVIEW ADDITIONAL INFORMATION ON THE MATTER PROVIDED BY THE DIRECTOR PLANNING.

STANDING ORDERS WERE RESUMED AT 7.01 PM.

ITEM 11.4 **RECOGNISING TONY STEWART MP**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 382 ON PAGE FOUR OF THESE MINUTES.

ITEM 11.5 **INTERNATIONAL MOTHER LANGUAGE DAY**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 383 ON PAGE FIVE OF THESE MINUTES.

ITEM 11.6 **INVESTIGATION INTO IMPACTS OF BOM CHANGES TO REAL-TIME FLOOD MONITORING DATA**

(392) **CLR. WALTHER:/CLR. LINDSAY**

RESOLVED that Council:

1. Notes the Bureau of Meteorology's decision to discontinue its free real-time flood monitoring tool ('Enviromon') previously available to councils and emergency services and that external users (including local government) will now face new licensing or cost arrangements, potentially reducing monitoring frequency and increasing risk.

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2. Recognises that timely, accessible and accurate flood data is critical to community safety, emergency preparedness, and effective flood risk management.
3. Investigates the potential impacts of this change on Council's flood monitoring and management systems, tools and data, including cost, licensing, update frequency, data accessibility, and resilience with the results of the investigation be provided to Council's Flood Risk Management Committee and also the Local Emergency Management Committee (where the SES is a member and the Combat Agency for flooding in our City).
4. Writes to the Federal Minister for the Environment and Water, the Federal Minister for Emergency Management and Local Government, and Local Government NSW, advocating for the continued provision of free, real-time flood monitoring data to local councils and emergency services.

- CARRIED

ITEM 11.7
(393)

LOCAL AUTHOR KATRINA TSAFTAROPOULOS
CLR. HARIKA:/CLR. STAVRINOS

RESOLVED that Council:

1. Recognises and congratulates local author Katrina Tsafaropoulos for the publication of her children's book Raindrops and Dreams, which aims to support children impacted by domestic violence.
2. Acknowledges the importance of resources that help families and children navigate difficult circumstances and promote conversations about safety and wellbeing.
3. Shares Katrina's contact details and book with the Canterbury Bankstown Domestic Violence Liaison Committee.

- CARRIED

ITEM 11.8
(394)

ACCESS TO DRINKING WATER FOR CHILDREN IN PARKS
CLR. ABU-SAMEN:/CLR. STAVRINOS

RESOLVED that:

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1. A review of water bubblers be undertaken to identify whether there are currently enough water bubblers (drinking fountains) in our parks to provide easy access for children and families;
2. The installation of water bubblers be considered and included (where appropriate) as a standard feature in new park developments, as well as in the renewal or upgrade of existing parks;
3. Council investigates opportunities to partner with local businesses to sponsor or donate water bubblers, with recognition through appropriate signage displaying the business name or logo;
4. Council encourages and works with local sports clubs and community groups using Council facilities to promote the 'Drink Water' message and healthy hydration practices;
5. Council notes recent water testing results, which confirm that our local water supply is safe and healthy for daily consumption.

- CARRIED

ITEM 11.9
(395)

APPRECIATION FOR MOHAMMAD ABU TABANJAH

CLR. ABU-SAMEN:/CLR. SALEH OAM

RESOLVED that:

1. Council recognise and express our appreciation to Mohammad Abu Tabanjah, a dedicated journalist with *Addustour*, one of the largest and most respected newspapers in Jordan, for his reporting of the activities and achievements of Australians of Jordanian background.
2. A Mayoral Certificate of Recognition be presented to Mohammad Abu Tabanjah.

- CARRIED

ITEM 11.10
(396)

NO STOPPING SIGN REVIEW AT SPENCE STREET AND CORNER THE RIVER ROAD, REVESBY

CLR. LINDSAY:/CLR. WALTHER

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RESOLVED that Council investigate the merits of moving the No Stopping Sign on the North Side of Spence Street and corner of The River Road, Revesby.

- CARRIED

ITEM 11.11 COUNCILLOR QUESTIONS

In accordance with the requirements of section 3.15 of the Code of Meeting Practice, the Chief Executive Officer provided an oral response to each of the questions from Councillor Zakhia.

SECTION 12: CONFIDENTIAL SESSION

ITEM 12.1 PROPERTY MATTER: PROPOSED ACQUISITION OF PROPERTY IN WILEY PARK

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 384 ON PAGE FIVE OF THESE MINUTES.

ITEM 12.2 PROPOSED COMPULSORY ACQUISITION OF STORMWATER DRAINAGE EASEMENT BY TRANSPORT FOR NEW SOUTH WALES

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 385 ON PAGE SIX OF THESE MINUTES.

THE MEETING CLOSED AT 7.31 PM

Minutes confirmed 2 DECEMBER 2025

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Mayor