

CANTERBURY BANKSTOWN
MINUTES OF THE
ORDINARY MEETING OF COUNCIL
HELD IN COUNCIL CHAMBERS
ON 2 DECEMBER 2025

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

APOLOGIES Councillor Asfour

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

(397)

CLR. ZAKHIA:/CLR. STAVRINOS

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

- CARRIED

SECTION 2: CONFIRMATION OF MINUTES

(398)

CLR. CAHILL:/CLR. WALSH

RESOLVED that the minutes of the Ordinary Council Meeting held on 18 November 2025 be adopted.

- CARRIED

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

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Mayor El-Hayek declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Mayor El-Hayek advised it will not affect his consideration of the matter and he will remain in the Chamber.

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In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Saleh OAM declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Councillor Saleh OAM advised it will not affect his consideration of the matter and he will remain in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Zakhia declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Councillor Zakhia advised it will not affect his consideration of the matter and he will remain in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Walther declared a significant non-pecuniary conflict of interest given her employer has a working relationship with the entity and as such she will vacate the Chamber taking no part in debate or decision on the matter.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Blood declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Councillor Blood advised it will not affect his consideration of the matter and he will remain in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Harika declared a non-significant non-pecuniary conflict of interest given she is a member of the football club. Councillor Harika advised it will not affect her consideration of the matter and she will remain in the Chamber.

SECTION 4: MAYORAL MINUTES

ITEM 4.1 CHRISTMAS MESSAGE 2025

(399) CLR. EL-HAYEK

RESOLVED that a happy and safe Christmas is wished to our Councillors, their families, staff at Council and residents.

- CARRIED

ITEM 4.2 LOCAL COMMUNITY BASED DONATIONS

CLR STAVRINOS TEMPORARILY VACATED THE CHAMBER AT 6.07 PM.

(400) CLR. EL-HAYEK

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RESOLVED that

1. Council supports a donation of \$500.00 to Padstow Community Care towards their 2025 Christmas Appeal.
2. These funds be made available from the Local Community Based Donations Budget.

- CARRIED

SECTION 5: ITEMS OF BUSINESS TO BE RESOLVED BY EXCEPTION

CLR STAVRINOS RETURNED TO THE CHAMBER AT 6.08 PM.

(401) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that

1. In accordance with Council's Code of Meeting Practice, Council adopts all the recommendations of Items 8.1, 8.4, 9.1, 10.1, 10.2, 11.1, 11.2, 11.3, 11.4, 11.6, 11.7 and 12.1.
2. Standing Orders be suspended and the above items be dealt with now.
3. Standing Orders then be resumed.

- CARRIED

ITEM 8.1 CODE OF CONDUCT COMPLAINTS REPORT

(402) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that the information be noted.

- CARRIED

ITEM 8.4 ROAD NAMING - LINK ROAD BETWEEN KEYS PARADE AND AULD AVENUE

(403) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that

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1. Council approves the name Beckett Road for the naming of the new road and;
2. An application be made to the Geographic Names Board for the naming of the road in accordance with the Geographical Names Act 1996.

- CARRIED

ITEM 9.1 INFORMATION REPORT ON RELIGIOUS AND CULTURAL EVENTS

(404) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that the information within the report be noted.

- CARRIED

ITEM 10.1 MINUTES OF THE FIRST PEOPLES ADVISORY COMMITTEE MEETING HELD ON 5 NOVEMBER 2025

(405) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that the minutes of the First Peoples Advisory Committee meeting held on 5 November 2025 be endorsed.

- CARRIED

ITEM 10.2 MINUTES OF THE ARTS & CULTURE ADVISORY COMMITTEE MEETING HELD ON 12 NOVEMBER 2025

(406) CLR. RAFFAN:/CLR. ZAKHIA

RESOLVED that the minutes of the Arts & Culture Advisory Committee meeting held on 12 November 2025 be endorsed.

- CARRIED

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ITEM 11.1 **STATUS OF PREVIOUS NOTICES OF MOTION - DECEMBER 2025**
(407) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that the information be noted.

- CARRIED

ITEM 11.2 **SPORTS FORUM**
(408) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that Council facilitates a Sports Forum for sporting associations and clubs across the local government area that utilise Council-managed open spaces.

- CARRIED

ITEM 11.3 **RESPONSIBILITIES OF PET OWNERSHIP**
(409) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that Council bring back a report on running an education campaign aimed at pet ownership and the costs/responsibilities of having pets in particular cats and dogs.

- CARRIED

ITEM 11.4 **PLANNING FOR H5 AVIAN INFLUENZA AND OTHER BIOSECURITY RISKS**
(410) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that Council:

1. Notes the devastating impact that H5 Avian Influenza has had on bird populations, particularly in North America.
2. Notes that H5 has been frequently found in migratory birds which often fly into Australia.
3. Notes that H5 has been found in the external Australian territory of Heard Island.

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4. Notes that H5 has been commonly found in Wetland birds.
5. Notes the vital importance that Wetland birds play in the nutrient cycles and food webs of Canterbury-Bankstown's Wetlands including Wolli Creek, Goolay'yari, Salt Pan Creek, and the Georges River, as well as their cultural and spiritual importance to First Nations peoples.
6. Prepares a report which examines the feasibility of responding to potential future Avian Influenza outbreaks, or other biosecurity threats including by:
 - a. Training staff to identify infected birds, and the processes to report, or remove them.
 - b. Educating residents who live near Wetlands, or keep birds on their property about how to identify and report infected birds.
 - c. Developing a Biosecurity strategy.

- CARRIED

ITEM 11.6 **REQUEST FOR GOVERNMENT COLLABORATION WITH SYDNEY WATER ON
NATURALISATION PLANNING FOR COOKS RIVER**

(411) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that Council call on the NSW Government to work with Sydney Water to prepare a costed plan for naturalising a priority section of the concrete channel in the Cooks River. This plan should inform the Cooks River Catchment Management Plan (CMP) and would identify feasible design options, estimated costs, staging, and opportunities for ecological, social, and cultural benefits.

- CARRIED

ITEM 11.7 **KEEPING OUR WATERWAYS SAFE**

(412) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that Council support Maritime, NSW Police and Noble Toyota by sharing and promoting their joint water safety initiative this Summer, focused on jet ski handling.

- CARRIED

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ITEM 12.1 **DIRECT NEGOTIATION WITH MIRVAC FOR SHARED PATHWAY EXTENSION**
(413) **CLR. RAFFAN:/CLR. ZAKHIA**

RESOLVED that

1. Council notes the information outlined in the report.
2. Having regard to the extenuating circumstances, Council resolves, in accordance with Section 55(3)(i) of the *Local Government Act 1993*, not to invite tenders for the required service, given that Council does not believe it will receive competitive and cost-efficient tenders for the proposed works.
3. Given the extenuating circumstances, cost efficiencies, consistency in the design and construction of the pathway and elimination of duplication of works, Council agrees to enter into direct negotiations with Mirvac with a view to entering into a contract for the delivery of the Shared Pathway extension, as part of its existing works under the Planning Agreement.
4. The Chief Executive Officer be authorised to carry out relevant negotiations with Mirvac.
5. A further report be provided to Council to consider the outcome of the negotiations.

- CARRIED

SECTION 6: PLANNING MATTERS

Nil

SECTION 7: POLICY MATTERS

ITEM 7.1 **LOCAL ORDERS AND APPROVALS POLICIES**
(414) **CLR. LINDSAY:/CLR. STAVRINOS**

RESOLVED that Council adopt the following local polices and associated guidelines:

- Commercial Use of Footways Local Approvals Policy and Guidelines
- Hoarding and Scaffolding Local Approvals Policy and Guidelines
- Local Orders Policy and Schedule
- Markets Local Approvals Policy
- Mobile Food Vending Vehicles Local Approvals Policy
- Street Parklet Program Local Approvals Policy and Guidelines
- Waste in Public Places Local Approvals Policy and Guidelines

- CARRIED

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SECTION 8: GOVERNANCE AND ADMINISTRATION MATTERS

ITEM 8.1 CODE OF CONDUCT COMPLAINTS REPORT

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 402 ON PAGE THREE OF THESE MINUTES.

ITEM 8.2 DRAFT CODE OF MEETING PRACTICE 2025

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

RESOLVED that Council adopts the Draft Code of Meeting Practice as outlined in the report.

- CARRIED

CLR BLOOD REQUESTED THAT HIS NAME BE RECORDED AS VOTING AGAINST THIS RESOLUTION.

ITEM 8.3 PROPERTY MATTER - CANTERBURY BANKSTOWN BULLDOGS CENTRE OF EXCELLENCE

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Mayor El-Hayek declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Mayor El-Hayek advised it will not affect his consideration of the matter and he remained in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Saleh OAM declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Councillor Saleh OAM advised it will not affect his consideration of the matter and he remained in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Zakhia declared a non-significant non-pecuniary conflict of interest given he is a member of the football club. Councillor Zakhia advised it will not affect his consideration of the matter and he remained in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Walther declared a significant non-pecuniary conflict of interest given her employer has a working relationship with the entity and as such she vacated the Chamber taking no part in debate or decision on the matter.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Blood declared a non-significant non-pecuniary conflict of

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interest given he is a member of the football club. Councillor Blood advised it will not affect his consideration of the matter and he remained in the Chamber.

In respect to Item 8.3 – Property Matter - Canterbury-Bankstown Bulldogs Centre of Excellence, Councillor Harika declared a non-significant non-pecuniary conflict of interest given she is a member of the football club. Councillor Harika advised it will not affect her consideration of the matter and she remained in the Chamber.

CLR WALTHER TEMPORARILY VACATED THE CHAMBER AT 6.15 PM.

(416)

CLR. SALEH OAM:/CLR. ABU-SAMEN

RESOLVED that

1. Council agree to grant approval for the construction compound site licence to the Bulldogs for Lot 12 and part Lot 13 DP1159726, located at 1C and part 1D Leylands Parade, Belmore.
2. The Chief Executive Officer to finalise the licence agreement for the compound construction site with the Bulldogs and be authorised to sign all documentation, as required.
3. Council notes the Minister for Local Government's consent to the proposed lease and formally grant the Bulldogs a 30-year lease for Belmore Oval, as outlined in the report.
4. The Chief Executive Officer to finalise the 30-year lease with the Bulldogs and be authorised to sign all documentation, as required.

- CARRIED

ITEM 8.4 ROAD NAMING - LINK ROAD BETWEEN KEYS PARADE AND AULD AVENUE

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 403 ON PAGE THREE OF THESE MINUTES.

SECTION 9: SERVICE AND OPERATIONAL MATTERS

ITEM 9.1 INFORMATION REPORT ON RELIGIOUS AND CULTURAL EVENTS

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 404 ON PAGE FOUR OF THESE MINUTES.

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ITEM 9.2 **FASTER ASSESSMENTS INCENTIVE PROGRAM - FAST TRACKING PLAYGROUNDS AND PLAY SPACES IN CANTERBURY-BANKSTOWN**

(417) **CLR. HARIKA:/CLR. STAVRINOS**

RESOLVED that Council

1. Endorse the list of proposed playgrounds and play space projects, to be submitted for consideration for funding under the Faster Assessments Incentive Program.
2. Delegate authority to the CEO to finalise and submit an application for grant funding once Council's eligibility is confirmed by the NSW Department of Planning, Housing and Infrastructure.

- CARRIED

CLR WALTHER RETURNED TO THE CHAMBER AT 6.20 PM.

SECTION 10: **COMMITTEE REPORTS**

ITEM 10.1 **MINUTES OF THE FIRST PEOPLES ADVISORY COMMITTEE MEETING HELD ON 5 NOVEMBER 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 405 ON PAGE FOUR OF THESE MINUTES.

ITEM 10.2 **MINUTES OF THE ARTS & CULTURE ADVISORY COMMITTEE MEETING HELD ON 12 NOVEMBER 2025**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 406 ON PAGE FOUR OF THESE MINUTES.

ITEM 10.3 **MINUTES OF THE LOCAL TRANSPORT FORUM HELD ON 25 NOVEMBER 2025**

(418) **CLR. LINDSAY:/CLR. STAVRINOS**

RESOLVED that

1. The recommendations contained in the minutes of the Canterbury-Bankstown Council Local Transport Forum held on 25 November 2025, be adopted with the exception of Items 17 and 22.

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2. Items 17 and 22 be referred back to the Local Transport Forum.

- CARRIED

SECTION 11: NOTICE OF MOTIONS & QUESTIONS WITH NOTICE

ITEM 11.1 STATUS OF PREVIOUS NOTICES OF MOTION - DECEMBER 2025

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 407 ON PAGE FIVE OF THESE MINUTES.

ITEM 11.2 SPORTS FORUM

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 408 ON PAGE FIVE OF THESE MINUTES.

ITEM 11.3 RESPONSIBILITIES OF PET OWNERSHIP

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 409 ON PAGE FIVE OF THESE MINUTES.

ITEM 11.4 PLANNING FOR H5 AVIAN INFLUENZA AND OTHER BIOSECURITY RISKS

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 410 ON PAGE FIVE OF THESE MINUTES.

ITEM 11.5 ADVOCATING FOR SAFE, CLEAN AND INCLUSIVE PUBLIC TOILETS
MOTION CLR. BLOOD

That Council:

1. Welcomes the tabling of NSW Legislative Council Portfolio Committee No. 8 Report No. 4: Public Toilets, which recognises that access to safe, clean, and

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inclusive public toilets is essential to public health, sanitation, human rights, and participation in community life.

2. Acknowledges that Council operates hundreds of public toilets that provide vital services to residents, visitors and local businesses, and that the standards of these facilities play an important role in community health, accessibility, and local economic activity.
3. Notes the impact of inadequate toilet facilities on a wide range of people, including those with disability or chronic medical conditions, parents and carers, people experiencing homelessness, and people who are gender diverse, and that improved facilities would help continue to position Canterbury-Bankstown as a destination LGA for food tourism, and urban bushland.
4. Notes that the recommendations of the report align with Canterbury-Bankstown Council's Social Justice Charter, Disability Inclusion Action Plan, as well as the Safe and Strong, Prosperous and Innovative, and Healthy and Active Objectives in our Community Strategic Plan.
5. Writes to the Members for Canterbury, Bankstown, East Hills, Oatley, Strathfield, Auburn and Summer Hill, the Minister for Health, and the Minister for Planning and Public Spaces, urging the NSW Government to accept and implement the recommendations of the Inquiry in full.
6. Prepares a report, providing advice to Councillors on:
 - a. The number of Council-owned public toilets in Canterbury-Bankstown.
 - b. The number of town centres within Canterbury-Bankstown which do not have a Council owned toilet or a universal access toilet.
 - c. Progress towards implementing objective 2.8 of Council's Disability Inclusion Action Plan, and the additional resourcing necessary to meet this objective.

THERE BEING NO SECONDER THE MOTION LAPSED

ITEM 11.6

**REQUEST FOR GOVERNMENT COLLABORATION WITH SYDNEY WATER ON
NATURALISATION PLANNING FOR COOKS RIVER**

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 411 ON PAGE SIX OF THESE MINUTES.

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ITEM 11.7 KEEPING OUR WATERWAYS SAFE

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 412 ON PAGE SIX OF THESE MINUTES.

SECTION 12: CONFIDENTIAL SESSION

ITEM 12.1 DIRECT NEGOTIATION WITH MIRVAC FOR SHARED PATHWAY EXTENSION

THIS MATTER WAS DEALT WITH PREVIOUSLY. SEE RESOLUTION NO. 413 ON PAGE SEVEN OF THESE MINUTES.

THE MEETING CLOSED AT 6.27 PM.

Minutes confirmed 24 FEBRUARY 2026

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Mayor