



MINUTES OF THE COUNCIL OF BURWOOD held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 28 April 2026 commencing at 6:03 PM.

Attendance Councillor John Faker (Mayor)
Councillor George Mannah (Deputy Mayor)
Councillor Sukirti Bhatta
Councillor Pascale Esber (attending via audio-visual link)
Councillor David Hull
Councillor De Yi Wu-Coshott
Councillor Alex Yang

Opening of Meeting by the Mayor

The Mayor opened the meeting with a prayer and Acknowledgement of Country.

Attendance by audio visual link

31/26 RESOLVED

That Councillor Esber's request to attend the meeting via audio-visual link due to unforeseen carer responsibilities be granted.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor De Yi Wu-Coshott/Seconded Councillor Sukirti Bhatta)

Apologies

There were no apologies.

Declarations of Interest

There were no declarations of interests by Councillors.

Declarations of Political Donations

There were no declarations of political interests by Councillors.

Confirmation of Minutes

32/26 RESOLVED

That the minutes of the ordinary meeting of the Council Meeting held on Tuesday 24 March 2026, as circulated, be confirmed and signed as a true record of the proceedings of the meeting.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor David Hull/Seconded Deputy Mayor George Mannah)

Mayoral Minutes

(Item MM7/26) Retirement of Fr James Collins OAM – Recognition of Outstanding Service to the Burwood Community

File No: 26/17058

Summary

Tonight, I am moving this Mayoral Minute to acknowledge the dedicated service and remarkable contribution of Fr James Collins OAM, recently retired Rector at St Paul's Anglican Church, Burwood.

Operational Plan Objective

C.10 A well informed community active in civic life, local planning and decision making.

33/26 RESOLVED

That Council acknowledge and honour the outstanding service of Fr James Collins OAM on the occasion of his retirement as Parish Priest of St Paul's Anglican Church, Burwood.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Mayor John Faker)

(Item MM8/26) Burwood North Metro Station - A Precinct-Shaping Opportunity

File No: 26/17332

Operational Plan Objective

- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in.
- C.11.3 Build and maintain strong partnerships and advocate on behalf of the community.
- C.3 An urban environment that maintains and enhances our sense of identity and place.

34/26 RESOLVED

That the General Manager continue to pursue opportunities for collaboration with the NSW Government on the design and delivery of the Burwood North Metro Station, with a focus on achieving high-quality public domain and placemaking outcomes for the Burwood North precinct.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang
Against: Nil

(Moved Mayor John Faker)

Reports to Council

(Item 23/26) Endorsement for Gateway - BLEP 2012 Amendments - City Activation Exempt Provisions

File No: 26/17269

Summary

Council has prepared a Planning Proposal (Attachment 1) to amend Schedule 2 of the Burwood Local Environmental Plan 2012 (BLEP) by introducing new exempt development provisions. These provisions aim to reduce red tape and facilitate further city activation initiatives without the need for a development application.

The Planning Proposal responds to Council's resolution at its meeting on 23 September 2025, which endorsed the preparation of a Council-led Planning Proposal and its public exhibition.

In accordance with Ministerial Directions, this Planning Proposal to amend the BLEP has been submitted to, and endorsed by, the Burwood Local Planning Panel.

The matter is now referred to Council for final endorsement of the Planning Proposal prior to its progression to Gateway Determination.

Operational Plan Objective

- C.3 An urban environment that maintains and enhances our sense of identity and place.
- C.3.1 Facilitate well designed, high quality and sustainable land use and development that is appropriately scaled to complement its surroundings.
- C3.2 Protect our unique built heritage and maintain or enhance local character.
- C.4 Sustainable, integrated transport, infrastructure and networks support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in.
- C.1.1 Support and deliver initiatives that encourage high-quality design, sustainable development and enhanced urban amenity.
- C.9 Safe, clean and activated streets, centres and public places are enjoyed by people day and night
- C.10 A well informed community active in civic life, local planning and decision making
- C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making
- A.70 Work with developers to promote sustainable development

- P.38 Deliver attractive, healthy streetscapes and centres that are inviting and foster community pride
- P.34 Facilitate the growth and prosperity of local businesses and target the growth of business sectors and growth industries
- A.79 Undertake activities that support new economic growth in the Burwood North Precinct and Burwood Town Centre
- A.80 Implement activities or initiatives that enhance Burwood's night-time economy

35/26 RESOLVED

That:

1. Council approve and endorse the preparation and submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) of a request for Gateway Determination for a Planning Proposal to amend the Burwood Local Environmental Plan 2012 by updating Schedule 2 as described in this report.
2. Subject to the issuing of a Gateway Determination by DPHI, the Planning Proposal be publicly exhibited for a minimum period of 28 days, with community consultation undertaken in accordance with the *Environmental Planning and Assessment Act 1979*.
3. The General Manager be delegated authority to make minor modifications to correct any numerical, typographical, interpretive or formatting errors, if required.
4. The results of the Gateway Determination, community consultation and engagement process be reported back to Council.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Deputy Mayor George Mannah/Seconded Councillor Sukirti Bhatta)

(Item 24/26) Endorsement for Gateway - BLEP 2012 Amendments - Community Infrastructure Clause

File No: 26/17270

Summary

Council, at its meeting of 28 October 2025, considered a report outlining a new *Draft Burwood Planning Agreement Policy 2025*, as well as proposed amendments to Clause 4.3A (Exceptions to height of buildings) and Clause 4.4A (Exceptions to floor space ratio) of the *Burwood Local Environmental Plan 2012* (BLEP) to enable the delivery of community infrastructure to a broader catchment of high-density developments within the Burwood Local Government Area.

At this meeting, Council resolved to publicly exhibit the *Draft Burwood Planning Agreement Policy 2025* and the proposed LEP amendments.

This report focuses on the proposed amendments to the *Burwood Local Environmental Plan 2012* (BLEP) to enable the delivery of community infrastructure to a broader catchment of high-density developments. Following community submissions, a review of the *Draft Burwood Planning Agreement Policy 2025* is currently being undertaken and will be reported back to Council at a later date.

Council has prepared a Planning Proposal (**Attachment 1**) to amend Clause 4.3A (Exceptions to height of buildings) and Clause 4.4A (Exceptions to floor space ratio) of the *Burwood Local Environmental Plan 2012* (BLEP), ensuring these provisions are consistent with the *Draft Planning Agreement Policy 2025*.

The proposed BLEP amendments seek to expand bonus floor space provisions beyond the Burwood Town Centre to higher-density zones, including Zone R1 General Residential, Zone R3 Medium Density Residential, Zone E1 Local Centre and Zone MU1 Mixed Use. The amendments also aim to support the delivery of community infrastructure more broadly across the LGA and require developers to achieve design excellence, respond appropriately to the desired local character, and improve sustainability performance whilst also increasing capacity for housing supply.

In accordance with Ministerial Directions under the *Environmental Planning and Assessment Act 1979*, advice was sought from the Burwood Local Planning Panel (BLPP) on the draft Planning Proposal to amend Clauses 4.3A and 4.4A of the BLEP 2012. The BLPP subsequently endorsed the Planning Proposal for progression to Gateway Determination (**Attachments 2 & 3**).

Operational Plan Objectives

- C.1.1 Support and deliver initiatives that encourage high-quality design, sustainable development and enhanced urban amenity.
- C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making.
- C.3.1 Facilitate well designed, high quality and sustainable land use and development that is appropriately scaled to complement its surroundings.

36/26 RESOLVED

That:

1. Council approves and endorses the preparation and submission to the NSW Department of Planning, Housing and Infrastructure (DPHI) of a request for Gateway Determination for a Planning Proposal to amend the *Burwood Local Environmental Plan 2012* by amending clauses 4.3A and 4.4A as described in this report and the draft Planning Proposal at Attachment 1.
2. Subject to the issuing of a Gateway Determination by DPHI, the Planning Proposal be publicly exhibited for a minimum period of 28 days, with community consultation undertaken in accordance with the *Environmental Planning and Assessment Act 1979*.
3. The General Manager be delegated authority to make minor modifications to correct any numerical, typographical, interpretative or formatting errors, if required.
4. The results of the Gateway Determination, community consultation and engagement process be reported back to Council.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Deputy Mayor George Mannah/Seconded Councillor Sukirti Bhatta)

(Item 25/26) Policy Housekeeping

File No: 26/17234

Summary

A review of active Council policies has found that there are multiple policies, codes and plans that are no longer in use but have not been formally revoked by Council. The purpose of this report is to officially retire those policies.

Operational Plan Objective

A.106 Maintain, enhance and embed Council's governance, risk and compliance frameworks to support compliance and good governance.

37/26 RESOLVED

That Council formally revoke the following:

1. Off Street Car Parking Code,
2. Townhouse Code,
3. Dual Occupancy Code,
4. Landscaping Code,
5. Tree Preservation Order Policy,
6. Green Action Plan,
7. Burwood Library Community Notices Board Policy,
8. Burwood Library Meeting Room Use Policy, and
9. Burwood Library and Community Hub Statement on Access to Information.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor Sukirti Bhatta/Seconded Councillor David Hull)

(Item 26/26) Finance Policy Package - Endorsement for Public Exhibition

File No: 26/16500

Summary

The purpose of this report is to seek endorsement for the public exhibition of a package of finance-related policies that are required to support Council's financial management obligations under the *Local Government Act 1993*. The suite of policies are primarily long-standing policies that have been reviewed and updated to ensure they remain current and fit for purpose.

Operational Plan Objective

- A.103 Implement and monitor appropriate investment strategies and prepare monthly investment reports.
- C11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

38/26 RESOLVED

That Council:

1. Places the following draft policies contained in Attachments 1–5 on public exhibition for a period of 28 days and invites submissions from the public:
 - a) Draft Aggregation of Land Values for Rating Purposes Policy
 - b) Draft Loan and Borrowings Overdraft Policy
 - c) Draft Backdating of Claims for Pensioner Rebate Policy
 - d) Draft Investment Policy
2. If submissions are received for a policy listed in Item 1, directs the General Manager to report on the outcome of public exhibition for that policy at the next ordinary meeting of Council following the last date for the lodgement of submissions.
3. If no submissions are received for a policy listed in Item 1, adopts that policy without further amendment and authorises the General Manager to make any minor editorial or typographical corrections to the policy considered necessary before the document becomes effective.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor Alex Yang/Seconded Deputy Mayor George Mannah)

(Item 27/26) Investment Report as at 31 March 2026

File No: 26/16423

Summary

In accordance with Clause 212 of the *Local Government (General) Regulation 2005*, this report details all money that Council has invested under Section 625 of the *Local Government Act 1993*.

Operational Plan Objective

- A.103 Implement and monitor appropriate investment strategies and prepare monthly investment reports.

39/26 RESOLVED

1. That the investment report for 31 March 2026 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor Sukirti Bhatta/Seconded Councillor De Yi Wu-Coshott)

Procedural Motion**40A/26 RESOLVED**

That Council approve the change of order to the Council Meeting agenda to place Item 28/26 in the closed session.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Mayor John Faker/Seconded Councillor David Hull)

(Item 29/26) Change of Council Meeting Date for June 2026

File No: 26/16756

Summary

The purpose of this report is to propose a change to the scheduled date for the June 2026 meeting of Council to enable councillors to attend the National General Assembly of the Australian Local Government Association (ALGA), which is scheduled for the same day.

Operational Plan Objective

A. 105 Deliver a progressive and accountable framework to support the elected body of Council and individual councillors

41/26 RESOLVED

That the Council Meeting and related Public Forum currently scheduled for Tuesday 23 June 2026 be rescheduled to Tuesday 30 June 2026.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor David Hull/Seconded Councillor De Yi Wu-Coshott)

(Item 30/26) Tabling of First Time and Updated Disclosures of Interest

File No: 26/17192

Summary

The General Manager is required under the *Local Government Act 1993* to table written returns of interests for councillors and designated persons at a meeting of Council. The purpose of this report is to table first-time and updated returns that have been received since the last annual reporting period.

Operational Plan Objective

C.11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making.

42/26 RESOLVED

That Council notes:

1. The tabling of disclosure of interest returns in accordance with Part 4 of the *Codes of Conduct* and the *Local Government Act 1993* for the Council officials listed in this report, and
2. That mandatory proactive release of the returns via publication on the Council website has been effected in accordance with clause 4.2 of the *Codes of Conduct* and the *Government Information (Public Access) Act 2009*.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Deputy Mayor George Mannah/Seconded Councillor Sukirti Bhatta)

Confidential Items - Closed Session**43/26 RESOLVED**

That:

- Item 28/26 ReSmart (formerly RecycleSmart) Recycling Service, and
- Item 31/26 Organisational Structure Review

be considered in Closed Session to the exclusion of the press and public in accordance with Section 10A(2) (a) and (d) (ii) of the *Local Government Act 1993*, as the matters involve personnel matters concerning particular individuals and commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the Council.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Mayor John Faker/Seconded Deputy Mayor George Mannah)

There were no representatives from the public to address the council before the resolution to move into closed session was carried. The meeting moved into closed session at 6.45pm.

(Item 28/26) ReSmart (formerly RecycleSmart) Recycling Service

File No: 25/45981

44/26 RESOLVED

1. That Council approves the continuation of the ReSmart waste collection service on an interim basis until a formal procurement process is completed.
2. That Council endorse the commencement of a formal procurement process for a supplementary waste collection service to formalise a service agreement that ensures value for money and continued delivery of the service.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang

Against: Nil

(Moved Councillor De Yi Wu-Coshott/Seconded Councillor Alex Yang)

(Item 31/26) Organisational Structure Review

File No: 26/18407

45/26**RESOLVED**

1. That Council notes the proposal of a new organisational structure with four directorates.
2. That Council endorses the resourcing required to implement the new organisation structure.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang**Against: Nil**

(Moved Councillor Sukirti Bhatta/Seconded Councillor De Yi Wu-Coshott)

46/26**RESOLVED**

That the meeting resume in open session at 7.00pm.

For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Bhatta, Cr Wu-Coshott, Cr Yang**Against: Nil**

(Moved Deputy Mayor George Mannah/Seconded Councillor Alex Yang)

The General Manager read the resolutions of the closed session items listed above, minute numbers 28/26 and 31/26.

This concluded the business of the meeting and Council rose at 7.02 pm.

The Minutes of the Ordinary Meeting held on 28 April 2026 will be submitted for confirmation by Council at its next meeting on 19 May 2026.