



MINUTES OF THE COUNCIL OF BURWOOD held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 21 May 2024 commencing at 6:29 PM.

Attendance Councillor John Faker (Mayor)
Councillor Heather Crichton
Councillor Ned Cutcher
Councillor Pascale Esber
Councillor David Hull
Councillor George Mannah (Deputy Mayor)

Public Forum

The following people addressed Council at the Public Forum held prior to the meeting regarding items on the agenda for the meeting:

No:	Speaker's Name, Suburb	Agenda Item No. & Title	For/Against
1	Tony Owen, Chippendale	Item 28/24 – Burwood North Masterplan – Post Exhibition	For
2	Jack Qian, Burwood	Item 28/24 – Burwood North Masterplan – Post Exhibition	For
3	Bernadette Sesar Pratelli, Burwood	Item 28/24 – Burwood North Masterplan – Post Exhibition	Against
4	Stephen Moore, Sydney	Item 28/24 – Burwood North Masterplan – Post Exhibition	For
5	Maria Biviano, Burwood	Item 28/24 – Burwood North Masterplan – Post Exhibition	Against
6	Janelle Chidiac, Burwood	Item 28/24 – Burwood North Masterplan – Post Exhibition	Against
7	Rick Eyre, Croydon	NM4/24 - Development Controls to put downward pressure on Energy Bills, Improve Air Quality in our homes and workplaces, and act on Climate Change	For
8	Antonio Lee, Burwood	Item 28/24 – Burwood North Masterplan – Post Exhibition	Against
9	John Engeler, Darlinghurst	Item 28/24 – Burwood North Masterplan – Post Exhibition	Against
10	Antonio Sahyoun, Burwood	Item 28/24 – Burwood North Masterplan – Post Exhibition	Against

Opening of Meeting by the Mayor

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

Apologies

42/24 RESOLVED

That Cr Robinson be granted a leave of absence.

(Moved Councillor David Hull/Seconded Councillor Pascale Esber)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

Declarations of Interest

Cr Crichton declared a non-pecuniary interest in Item 28/24 - Burwood North Masterplan disclosing that:

1. Her former husband is a consultant to Grocon, who have purchased a site in Parramatta Road/Concord Oval precinct near the Burwood North Metro Station. She understands that the site is intended for build to rent housing and although it sits within the Burwood Council boundaries there will be an access point to the Metro in Burwood LGA.
2. She works for the Secretary of the Health Services Union. The HSU is endorsing a proposal by Lend Lease to provide key worker housing above the Burwood North Metro for health care workers. This site also sits within the Canada Bay Council boundaries but will also have an access point to the metro which will be situated in Burwood LGA.
3. The HSU is also supporting initiatives by Housing Now and third I to provide key worker housing, particularly for health workers, at sites across Sydney and this could include Burwood.

Cr Crichton stated there was no personal benefit to her, to Burwood Council or to the Health Services Union with regards to her three disclosures tonight.

Cr Hull declared a less than significant non-pecuniary interest in Item 25/24 – Community Grants Program noting that St Pauls Anglican Church is one of the grant recipients and that from time to time he is a parishioner of the church. He stated that he does not hold an position at the church and, therefore, further stated that he did not propose to take further action in respect of that.

Mayor Faker declared a pecuniary interest in Item 28/24 – Burwood North Masterplan. The nature of his interest was that he has family members who own a property at Britannia Avenue in Burwood and also has distant family who have lived and/or owned property in the study area. He indicated that he would be consistent in removing himself from that item and not involving himself in any decision making.

Declarations of Political Donations

There were no declarations of political interests by Councillors.

Confirmation of Minutes

43/24 RESOLVED

That the minutes of the ordinary meeting of the Council Meeting held on Tuesday 23 April 2024, as circulated, be confirmed and signed as a true record of the proceedings of the meeting.

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

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

Reports to Council

(Item 24/24) Post Exhibition - Planning Proposal to group heritage list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood

File No: 24/6763

Summary

This report provides an overview of the exhibition of the Planning Proposal (PP-2023-2702) to group heritage list the properties at Nos. 23, 25 and 27 Woodside Avenue, Burwood.

During the exhibition of the Planning Proposal two (2) submissions were received from the community. One from the owner of 23 Woodside Avenue, objecting to the proposed listing and one from a member of the community supporting the heritage listing of the properties.

This report recommends the endorsement of the Planning Proposal to allow finalisation by the Department of Planning, Housing & Industry (DPHI).

Operational Plan Objective

- A.16 Deliver initiatives that promote and improve access to local heritage
- C.3 An urban environment that maintains and enhances our sense of identity and place
 - C.3.2 Protect our unique built heritage and maintain or enhance local character
- P.13 Identify and plan for built heritage and local character

44/24 RESOLVED

1. That Council, pursuant to Section 3.36 of the *Environmental Planning & Assessment Act 1979* and in accordance with the Gateway Conditions, exercise its LEP making delegations to finalise and make the amendment (with delegation being issued to the General Manager to sign and authorize the relevant documentation on behalf of Council) to the Burwood Local Environmental Plan 2012 to list the properties at Nos. 23, 25 and 27 Woodside Avenue Burwood as a group heritage item of local significance under Schedule 5 and on the Heritage Maps of the Burwood Local Environmental Plan 2012:
1. That Council endorse that the General Manager may make minor modifications to correct any numerical, typographical, mapping, interpretation and formatting errors, if required, to improve clarity and readability.
2. That the affected property owners and those who made a submission be advised in writing of Council's decision.

(Moved Deputy Mayor George Mannah/Seconded Councillor Pascale Esber)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

Mayor Faker left the meeting, the time being 6:35 pm, and **Deputy Mayor George Mannah** assumed the chair.

(Item 28/24) Burwood North Master Plan - Post Exhibition Report

File No: 24/9793

Summary

The draft Burwood North Precinct Masterplan (the Masterplan) was created to shape the long-term development of the Burwood North area, emphasising urban renewal to establish well designed, active and liveable neighbourhood in close proximity to transport.

The Masterplan is aligned with various planning frameworks such as the Eastern City District Plan, Council's Local Strategic Planning Statement, and the NSW Government's Parramatta Road Corridor Urban Transformation Strategy.

During the public exhibition phase between 23 October 2023 and 5 January 2024, Council received 55 submissions, prompting a review of the Masterplan and a number of proposed amendments. These amendments encompass changes in land use zoning, building heights, and floor space ratios, aiming to address feasibility, enhance amenity, and ensure accuracy and clarity. At a high

level, based on the proposed changes, the revised Masterplan results in a: 10% increase in jobs through an increase in employment GFA capacity, 30% increase in dwellings and 40% increase in open space.

This report outlines the proposed amendments to the Masterplan, provides rationale for these changes, and seeks Council's endorsement for the amended Burwood North Precinct Masterplan. Additionally, it seeks Council's resolution for the adoption of the Masterplan and preparation of a Planning Proposal or consideration as a Tier 1 TOD Precinct.

This resolution will enable staff to move to the next stage of the Masterplan implementation process as either a Planning Proposal or Tier 1 TOD SEPP Precinct.

The Planning Proposal process would include a number of steps including:

- Planning Proposal to be prepared, with supporting plans and draft instrument wording
- Strategies prepared and finalised including preparation or updates to:
 - o Transport Strategy for Burwood North
 - o Landscape and Public Domain Strategy for Burwood North
 - o Voluntary Planning Agreements Policy
 - o Affordable Housing Contributions Scheme
 - o Capital Works schedule to inform infrastructure contributions plan
 - o Infrastructure Contributions Plan
 - o Development Control Plan for Burwood North Precinct
- Referral of Planning Proposal to Burwood Local Planning Panel (BLPP) for comment
- Report to Council seeking endorsement for Gateway Determination to the DPPI.
- Following Gateway Determination from DPPI, undertake necessary tasks based on Gateway Conditions including formal exhibit for a minimum of 30 days
- Engagement with State Agencies and Infrastructure Authorities & Providers
- Post exhibition and submission review
- Finalisation and gazette amendments to the Burwood LEP 2012.

It is also recommended that Council use the draft plan as an opportunity to finalise an outstanding site specific planning proposal for 17-23 Esher St, Burwood. It is recommended Council does not proceed with the individual proposal for this site as it is included in Council's vision for Burwood North under the draft Masterplan.

Operational Plan Objectives

- A.63 Research plans and opportunities for the creation of public open spaces as part of the planning of the Burwood North Precinct.
- A.76 Undertake initiatives that support new economic growth in the Burwood North Precinct and Burwood Town Centre.
- A.98 Undertake comprehensive community engagement programs to seek community input on Council projects, operations, initiatives and major decisions.
- 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 to 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

MOTION

1. That Council adopt the amended Burwood North Precinct Masterplan, dated May 2024 as attached to this report at Attachment 2.

2. That the adopted Burwood north Precinct Masterplan be forwarded to the Department of Planning Housing and Infrastructure to be endorsed as a strategic plan.
3. That Council pursuant to Section 3.33 of the *Environmental Planning & Assessment Act 1979*, prepare a Planning Proposal to amend the Burwood Local Environmental Plan 2012 in accordance with the Implementation Strategy in the adopted Burwood North Precinct Masterplan, subject to:
 - a. Completion of the following studies prior to submission for Gateway:
 - i. Public domain plan and works schedule
 - ii. Updated Infrastructure Contributions Plan
 - iii. Affordable Housing Contributions Scheme
 - b. Preparation of the draft LEP Amendment maps to include with the Planning Proposal.
4. That a further report be submitted to Council following referral for advice of the Planning Proposal to the Burwood Local Planning Panel, in accordance with the *LPP Direction – Planning Proposals*.
5. That a further report be presented to Council on the proposed infrastructure contributions framework, including the costings of the identified public domain works including community, open space and other infrastructure needs contained in the Burwood North Precinct Masterplan.
6. That Council prepare and exhibit a site specific Development Control Plan to support the delivery of the endorsed Masterplan, to be exhibited concurrently with the Planning Proposal.
7. That Council does not proceed with the applicant initiated planning proposal for Nos.17-23 Esher St Planning Proposal in accordance with section 3.35(4) of the *Environmental Planning and Assessment Act 1979*, for reasons outlined in this report, and that the applicant be advised accordingly.
8. That the General Manager be delegated to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, if required, to the final adopted Masterplan.
9. That all persons who made a submission to the draft Masterplan and landowners within the study area be advised of Council's decision.
10. That the Director City Strategy commence discussions with senior officers of the DPHI to request consideration of the Burwood North Precinct as a future accelerated Precinct under the TOD Program and seeking a commitment to assist the implementation, funding and delivery of the endorsed Masterplan, noting coordination of State services is required to accommodate the anticipated growth.
11. That the General Manager provide updates to Council at key interval stages of the Masterplan implementation process.
12. That as part of the preparation of the Planning Proposal for the implementation of the Burwood North Precinct Masterplan, the General Manager ensures that there is an opportunity for continued engagement with landowners, residents and interested parties. Prior to the consideration of any requests from landowners, residents and interested parties, staff are to develop a Governance Process to be fair and consistent (to be made available on Participate Burwood webpage) to ensure that submissions are supported by robust planning, design and public benefit considerations.

(Moved Deputy Mayor George Mannah/Seconded Councillor Pascale Esber)

MOTION TO AMEND

That the following new sub-clause be inserted in clause 3(a) of the motion:

- iv. Parks and public places maintenance and management plan

(Moved Councillor Ned Cutcher/Seconded Councillor David Hull)

For: Cr Cutcher, Cr Hull

Against: Cr Esber, Cr Mannah, Cr Crichton

MOTION LOST**MOTION TO AMEND**

That the following be inserted as item 13 of the motion:

13. That Council:

- a) proactively consults with and extracts detailed information from the NSW State government in respect of the provision of infrastructure services to Burwood LGA from the present to the projected completion of the draft Burwood North Masterplan including, but not limited to the following:
 - i. hospitals
 - ii. police
 - iii. ambulance
 - iv. schools (primary and secondary)
 - v. the capacity of the Burwood metro and heavy rail
- b) make this information available to councillors and
- c) publicly exhibit this information in accordance with the community engagement strategy for incorporation in the draft Burwood North Masterplan.

(Moved Councillor David Hull/Seconded Councillor Ned Cutcher)

For: Cr Cutcher, Cr Hull

Against: Cr Mannah, Cr Crichton, Cr Esber

MOTION LOST**45/24 RESOLVED**

1. That Council adopt the amended Burwood North Precinct Masterplan, dated May 2024 as attached to this report at Attachment 2.
2. That the adopted Burwood north Precinct Masterplan be forwarded to the Department of Planning Housing and Infrastructure to be endorsed as a strategic plan.
3. That Council pursuant to Section 3.33 of the *Environmental Planning & Assessment Act 1979*, prepare a Planning Proposal to amend the Burwood Local Environmental Plan 2012 in accordance with the Implementation Strategy in the adopted Burwood North Precinct Masterplan, subject to:
 - a. Completion of the following studies prior to submission for Gateway:
 - i. Public domain plan and works schedule
 - ii. Updated Infrastructure Contributions Plan
 - iii. Affordable Housing Contributions Scheme
 - b. Preparation of the draft LEP Amendment maps to include with the Planning Proposal.

4. That a further report be submitted to Council following referral for advice of the Planning Proposal to the Burwood Local Planning Panel, in accordance with the *LPP Direction – Planning Proposals*.
5. That a further report be presented to Council on the proposed infrastructure contributions framework, including the costings of the identified public domain works including community, open space and other infrastructure needs contained in the Burwood North Precinct Masterplan.
6. That Council prepare and exhibit a site specific Development Control Plan to support the delivery of the endorsed Masterplan, to be exhibited concurrently with the Planning Proposal.
7. That Council does not proceed with the applicant initiated planning proposal for Nos.17-23 Esher St Planning Proposal in accordance with section 3.35(4) of the *Environmental Planning and Assessment Act 1979*, for reasons outlined in this report, and that the applicant be advised accordingly.
8. That the General Manager be delegated to undertake minor modifications to any numerical, typographical, interpretation and formatting errors, if required, to the final adopted Masterplan.
9. That all persons who made a submission to the draft Masterplan and landowners within the study area be advised of Council's decision.
10. That the Director City Strategy commence discussions with senior officers of the DPHI to request consideration of the Burwood North Precinct as a future accelerated Precinct under the TOD Program and seeking a commitment to assist the implementation, funding and delivery of the endorsed Masterplan, noting coordination of State services is required to accommodate the anticipated growth.
11. That the General Manager provide updates to Council at key interval stages of the Masterplan implementation process.
12. That as part of the preparation of the Planning Proposal for the implementation of the Burwood North Precinct Masterplan, the General Manager ensures that there is an opportunity for continued engagement with landowners, residents and interested parties. Prior to the consideration of any requests from landowners, residents and interested parties, staff are to develop a Governance Process to be fair and consistent (to be made available on Participate Burwood webpage) to ensure that submissions are supported by robust planning, design and public benefit considerations.

(Moved Deputy Mayor George Mannah/Seconded Councillor Pascale Esber)

For: Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber

Against: Cr Hull

Mayor Faker returned to the meeting, the time being 7:16 pm.

(Item 29/24) Integrated Planning and Reporting Documents – Delivery Program (Year 3), Operational Plan and Budget (2024-2025), Revenue Policy, Draft fees and Charges 2024-2025 and Updated Resourcing Strategy – Endorsement for Public Exhibition

File No: 24/14086

Summary

This report seeks Council's endorsement to publicly exhibit the suite of documents developed as a result of the annual review of the Delivery Program and creation of a new Operational Plan for 2024 - 2025 including the draft Budget, Statement of Revenue Policy, Draft Fees and Charges and updated Resourcing Strategy.

Operational Plan Objective

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

P.43 – Plan, monitor and report on the delivery of services and initiatives in accordance with the Integrated Planning and Reporting Framework under the Local Government Act

A.101 – Undertake corporate planning and reporting

46/24 RESOLVED

1. That Council endorse the updated Delivery Program 2022-2026 (Year 3), the Draft Operational Plan 2024-2025, Draft Budget 2024-2025, Draft Statement of Revenue Policy 2024-2025 and updated Long-Term Financial Plan (included in Council's Resourcing Strategy) and place the documents on public exhibition between 22 May 2024 and 18 June 2024.
2. That Council endorse the Draft Schedule of Fees and Charges 2024-2025, and place the document on public exhibition between 22 May 2024 and 18 June 2024.
3. That a notice of the public exhibition be published on Council's website and social media platforms inviting public submissions, and copies of the updated Delivery Program 2022-2026, Draft Operational Plan 2024-2025, Draft Budget 2024-2025, Draft Statement of Revenue Policy for 2024-2025, proposed Draft Schedule of Fees and Charges 2024-2025 and updated Long-Term Financial Plan (included in Council's Resourcing Strategy), be made available on Council's website.
4. That following the public exhibition period, a report, including all submissions received, be prepared for Council's consideration and adoption of the updated Delivery Program 2022-2026, Draft Operational Plan 2024-2025, Draft Budget 2024-2025, Draft Statement of Revenue Policy 2024-2025, Draft Schedule of Fees and Charges for 2024-2025 and updated Long-Term Financial Plan (included in Council's Resourcing Strategy) on 25 June 2024.
5. The General Manager to identify and report back to Council at the June meeting the appropriate funding source to offset the increase to the Council pensioner rebate by a one off additional \$55, taking the rebate from \$125 to \$180 for the 2024-25 residential rate notice to help ease the cost of living pressures.

(Moved Councillor Pascale Esber/Seconded Deputy Mayor George Mannah)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

(Item 25/24) Community Grants Program 2023/24

File No: 24/11398

Summary

This report provides recommendations for the allocation of funding under Council's Community Grants Program 2023/24 for consideration and approval by Council.

All funding recommendations are outlined under Attachment 1 of this report.

Operational Plan Objective

A.3 Deliver capacity building and funding initiatives to support the community sector, including the annual Community Grants, Club Grants and the Councillor's Donation Programs.

47/24 RESOLVED

That Council:

1. Adopts the 12 applications recommended for funding as outlined under Attachment 1 and allocates \$55,000 from the Community Grants Program budget 2023/24.
2. Advises all applicants of the outcome of their application and provides feedback and support to applicants that were unsuccessful.

(Moved Deputy Mayor George Mannah/Seconded Councillor Heather Crichton)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

(Item 26/24) Budget Review for Quarter Ending 31 March 2024

File No: 24/14125

Summary

The 2023-2024 Budget was adopted at the Council Meeting held on 27 June 2023 with a surplus of \$12,718. The adopted budget was prepared on the basis of the organisational structure which includes five Directorates and the Office of the General Manager.

This report provides Council with the financial results for the period ending 31 March 2024, in the 2023-2024 Financial Year. In accordance with Clause 203(1) of the *Local Government (General) Regulation 2005* (the Regulation) the Responsible Accounting Officer is required to prepare and submit to Council a budget review statement no later than two months after the end of each quarter (except the June Quarter).

The following Statement of Budget Income and Expenditure identifies a forecast funding surplus of \$12,718 as at 31 March 2024 which is the same as the December revised surplus of \$12,718.

Operational Plan Objective

2.3.1 Identify and maintain additional revenue sources to ensure financial sustainability

48/24 RESOLVED

1. That the Budget Review Statement of the 2023-2024 Budget as at 31 March 2024, including the statement by the Responsible Accounting Officer, Finance Manager, be received and noted.
2. That in accordance with Clauses 203 and 211 of the *Local Government (General) Regulation 2005*, the revised estimates of income and expenditure for 2023-2024 surplus of \$12,718, as shown in the report be approved and that Council's adopted budget be adjusted accordingly and that the expenditure and income variations projected in the report and the transfers to and from External and Internal Restricted Reserves be approved.

(Moved Councillor Pascale Esber/Seconded Deputy Mayor George Mannah)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

(Item 27/24) Investment Report as at 30 April 2024

File No: 24/14113

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.

49/24 RESOLVED

1. That the investment report for 30 April 2024 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

(Moved Deputy Mayor George Mannah/Seconded Councillor Pascale Esber)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

Notices of Motion**(Item NM3/24) Naturalisation and Revitalisation of Cooks River**

File No: 24/13857

Summary

The Cooks River Valley Association has presented a proposal to the NSW Government that aims to improve the quality of water, open green space, tree canopy, biodiversity and safety in the Cooks River catchment.

In addition to environmental benefits the proposal will also see significant liveability improvements to one of Australia's most urban areas helping to improve community mental and physical health outcomes by addressing urban heat, encouraging active transport, providing both active and passive recreation opportunities, and improving the region's climate change resilience.

Local and international research has demonstrated the cost benefit from urban greenway renewal of 2.88 to 5.81 i.e. for every \$1 invested there is a return of \$3 - \$6 dollars

<https://pure.qub.ac.uk/en/publications/social-return-on-investment-analysis-of-an-urban-greenway>.

Replacing the steel sheet piling addresses an immediate public safety concern and, in conjunction with other elements of the proposal, provide a permanent solution to inter-related issues affecting the Cooks River.

Implementation of naturalised riverbanks and cleaner water will address key factors promoting human health and social cohesion for the 500,000 people in the Cooks River catchment. Significant benefits include increasing urban amenity, liveability and community wellbeing. The proposal also addresses urban heat effects, increases canopy cover and will assist with mitigating flood risks providing a significant boost to the region's climate change resilience.

Delaying the restoration of the Cooks River will exacerbate its deterioration and result in higher repair costs and risks. In many areas the steel sheet piling currently represents an ongoing risk to public safety. The proposal to naturalise the Cooks River and measures to filter stormwater directly delivers on a range of NSW Government policies. The Cooks River proposal also capitalises on the increasing community support and media attention being paid to the River.

Operational Plan Objective

C.3 - An urban environment that maintains and enhances our sense of identity and place

C.5 - Public and open spaces are high quality, welcoming, accessible, shaded, enjoyable places seamlessly connected with their surroundings.

C.6 - The urban forest and natural environment are maintained, enhanced and connected.

50/24 RESOLVED

That Council:

1. Acknowledges that creeks, canals and other small waterways are the lifeblood of our local environment, nourishing ecosystems and providing habitat for native plants and wildlife, but that outdated ideas about water management have seen many of these Paved over in the Burwood local government area, turning them into eyesores that can't sustain any plants or animals.
2. Supports Sydney Water's ongoing work to naturalise stormwater systems and revitalise local creeks and canals.
3. Commends the Cooks River Valley Association for its proposal to address three longstanding issues facing the Cooks River catchment by:
 - replacing approximately 4.6 km of steel sheet piling with natural riverbanks,
 - replacing approximately 13.5 km of concrete channelling with natural riverbanks
 - legislating to ensure Water Safe Urban Design sees stormwater on public and private land properly filtered before it enters the stormwater system
4. Writes to the NSW Environment Minister the Hon. Penny Sharpe MLC, the NSW Water Minister the Hon. Rose Jackson MLC, the NSW Treasurer the Hon Daniel Mookhey MLC, Sophie Cotsis MP, Member for Canterbury and the Member for Strathfield Mr Jason Yat-Sen Li requesting their consideration and support for the proposal.

(Moved Councillor Ned Cutcher/Seconded Deputy Mayor George Mannah)

For: Cr Faker, Cr Mannah, Cr Crichton, Cr Cutcher, Cr Esber, Cr Hull

Against: Nil

(Item NM4/24) Development Controls to put downward pressure on Energy Bills, Improve Air Quality in our homes and workplaces, and act on Climate Change

File No: 24/13860

Summary

We are in the midst of a housing and cost-of-living crisis. As interest rates and rents continue to rise, more people are struggling to pay their increasing energy bills. According to the Australian Energy Regulator, since July this year, NSW residential energy customers faced gas price increases of as much as 23.7%.

Rising gas prices are impacting on families and households already struggling with spiralling housing and food costs. A recent Energy Consumers Australia survey of 2,500 people found that

more than one quarter of households are struggling to pay their energy bills. Local businesses, particularly small businesses, are reporting that spiralling energy costs are impacting on their viability.

Gas is also highly toxic to human health. Decades of scientific medical research demonstrates the alarming health impacts that gas pollution causes when used indoors. For example, a recent Australian study found that gas cooktops are associated with around 12% of childhood asthma in Australia. US researchers from Stanford University have linked gas stoves and ovens to carcinogenic chemicals like benzene and nitrous oxides. Long-term exposure to benzene is linked to acute lymphocytic leukaemia, chronic lymphocytic leukaemia, multiple myeloma, childhood leukaemia, and non-Hodgkin lymphoma.

The harmful human health impacts of gas are so alarming that doctors and health professionals have banded together to ask governments to phase out gas from homes, businesses and public buildings like hospitals.

Even chefs, who have traditionally favoured gas cooktops for commercial kitchens, are making the switch to electric induction cooktops due to their superior cooking technology without the toxic pollution from gas cooktops. The Global Cooksafe Coalition, whose supporters include celebrity chefs Neil Perry and Melissa Leong, actress Julia Roberts, health advocates Asthma Australia, plus major property developers including Lendlease, are calling for gas cooktops to be phased out from commercial kitchens and replaced with superior electric induction cooktops.

The best news is that homes and businesses that run on all-electric appliances without gas, are cheaper to run for occupants. A recent report shows that, if Burwood Council required new residential buildings to be all-electric without gas from 2024, this move would save every new household in the LGA an average of \$626 per year on their energy bills over a 40-year average life of a building which totals to \$8,109 in present value terms. These savings total to \$32.94 million over the same period for all new homes across the LGA. The same move would save new commercial buildings across the LGA a total of \$2.1 million on their energy bills over the same period, totalling \$35 million across both sectors.

Requiring new buildings (both residential and commercial) to be all-electric would also be a win for the environment. The same modelling shows that 173,291 tonnes of greenhouse gas emissions would be avoided over the 40-year period if this council required new residential and commercial buildings to be all-electric (148,962 tonnes for the residential sector, 24,329 for the commercial sector).

The following NSW councils have implemented new planning rules via DCP to require electrification of new developments:

- Lane Cove Council
- City of Newcastle
- Waverley Council
- Parramatta Council

The following councils are in the process of passing new planning rules via DCP to require electrification of new developments:

- Hornsby Council
- North Sydney Council
- City of Sydney
- Inner West Council
- Blue Mountains Council
- City of Canada Bay
- City of Ryde
- City of Canterbury-Bankstown

Lane Cove Council is leading the way on electrification in NSW, having recently passed a new Development Control Plan which requires all new developments (residential and non-residential), plus major alterations, to be all-electric without gas. Lane Cove's is the most ambitious approach in NSW which all councils should emulate.

Burwood Council can join the growing movement involving local councils, communities and small businesses in creating healthy, new homes and neighbourhoods that are safe and affordable for future generations.

Operational Plan Objective

C.4 - Sustainable, integrated transport, infrastructure and networks support population growth and improve liveability and productivity

C.7 - People and infrastructure contribute positively to the environment and respond to climate change

51/24 RESOLVED

That Council:

- 1) Notes that Lane Cove Council recently implemented a new Development Control Plan that requires all new development across the local government area (residential and non-residential) and major alterations be all-electric without gas, which is the most comprehensive approach to electrification of new developments in NSW.
- 2) Notes that Waverley, Parramatta and Newcastle Councils have implemented similar DCPs which require the electrification of new developments, and that Hornsby, North Sydney, City of Sydney, Inner West, Blue Mountains, Canada Bay, Ryde and Canterbury-Bankstown Councils are in the process of making similar changes towards electrifying all new developments.
- 3) Notes that with the remaining development capacity across the Burwood local government area under the current LEP, along with:
 - the proposed uplift in Burwood North around the new Metro precinct,
 - a new uplift proposal to be implemented for Croydon by January 2025 in order to avoid the Government's unwelcome TOD SEPP instrument over-riding local planning controls, and
 - the application of non-refusal standards that will deliver substantial low- and medium-rise uplift across most of the local government area, likely to commence in July 2024, there is likely to be ongoing development and construction activity across the local government area in coming years, presenting an immediate and urgent opportunity for Burwood Council to demonstrate strong leadership, to influence the implementation of related policy matters and to have a significant impact on the electrification of new residential and commercial properties across New South Wales.
- 4) Requires the General Manager to provide a report back to the August 2024 meeting of Burwood Council, outlining the process and timeframes for Burwood Council to implement a DCP that requires all new development (residential and non-residential) across the local government area be all-electric, based on the successful Lane Cove Council approach.

(Moved Councillor Ned Cutcher/Seconded Deputy Mayor George Mannah)

For: Cr Cutcher

Against: Cr Faker, Cr Mannah, Cr Crichton, Cr Esber, Cr Hull

This concluded the business of the meeting and Council rose at 7:32 pm.

The Minutes of the Ordinary Meeting held on 21 May 2024 were submitted for confirmation by council on 30 May 2024 and were confirmed without amendment by resolution 54/24. The confirmed Minutes were signed by the Mayor, John Faker, at the meeting of 30 May 2024.

Cr John Faker
MAYOR