

ORDINARY MEETING

Notice is hereby given that a meeting of the Council of Burwood will be held in the Conference Room, 2 Conder Street, Burwood on Tuesday 17 February 2026 at 6:00 PM to consider the matters contained in the attached Agenda.

The public gallery will be open for those wishing to observe the meeting. In addition, the meeting will be livestreamed.

Public Forum

A public forum will be held at 6:00 pm, prior to the commencement of the meeting, to allow members of the public to make oral submissions about an item on the Agenda for the meeting. The opportunity will also be provided to speak via audio visual link.

Anyone wishing to address Council during the public forum will need to register by 2:00 pm on the day of the meeting. A person wishing to speak must indicate the item of business on the Agenda they wish to speak on and whether they wish to speak 'for' or 'against' the item. Registrations to speak can be lodged on [Council's website](#).

The Council Meeting will commence immediately after the conclusion of the Public Forum.

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Council meeting room

General
Manager

Mayor

Cr
Mannah

Cr Bhatta

Cr Yang

Cr Esber

Cr Wu-
Coshott

Cr Hull

Public gallery

Agenda

For an Ordinary Meeting of Burwood Council to be held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 17 February 2026 immediately after the Public Forum commencing at 6.00pm.

1. Prayer

Lord, we humbly beseech thee to vouchsafe thy blessing on this Council, direct and prosper its deliberations for the advancement of this area and the true welfare of its people. Amen.

2. Acknowledgement of Country

3. Statement of Ethical Obligations

4. Recording of Meeting

5. Apologies

6. Declarations of Interest

7. Declaration of Political Donations

8. Confirmation of Minutes

Minutes of the Council Meeting held on Tuesday, 9 December 2025, copies of which were previously circulated to all councillors be hereby confirmed as a true and correct record.

9. Mayoral Minutes

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11. Conclusion of the Meeting

Mayoral Minutes

(Item MM2/26) Light Up Burwood - Christmas Lights Competition

File No: 26/4975

Mayoral Minute by Cr John Faker (Mayor)

Summary

The festive season is a time when creativity, generosity and community spirit naturally spill into our streets. Council has consistently worked to support local businesses and enhance the appearance of Burwood's centres and neighbourhoods through a range of place-based initiatives, including streetscape upgrades, events and activations and the Shopfront Improvement Program.

Building on this sustained focus on beautification and local vibrancy, there is an opportunity to introduce Light Up Burwood as an annual Christmas Lights Competition that celebrates community pride, creativity and festive spirit across the LGA.

The competition would invite residents and businesses across Burwood to light up their homes, balconies and shopfronts with festive displays, transforming everyday streets into shared seasonal experiences for the whole community.

Entries could be showcased across Council platforms and supported by a digital map or trail list, encouraging families and visitors to explore decorated streets throughout December.

A small prize could be awarded to the winner or winners in different categories, as a symbol of gratitude and recognition, based on engagement and votes from the community and on a review by Council staff.

At its heart, the initiative is a celebration of neighbourly pride and shared connection, bringing the community together through simple, creative acts that light up our streets and create a sense of belonging.

Operational Plan Objective

C.1.1 Support and deliver initiatives that encourage social inclusion and community connections
A.68 Implement activities or initiatives that enhance Burwood's night time economy.

I therefore move that:

The General Manager investigate the establishment of Light Up Burwood as an annual Christmas Lights Competition, commencing in 2026.

Attachments

There are no attachments for this report.

(Item MM3/26) A Destination Strategy for a Globally Connected City

File No: 26/6336

Mayoral Minute by Cr John Faker (Mayor)

Summary

Burwood is at a defining moment on the global stage.

Recently recognised as Australia's coolest neighbourhood, and ranked 16th in the world, Burwood has attracted international attention through its authentic mix of culture, food, creativity and day-to-night vibrancy. This recognition affirms what local businesses and residents already know and presents a timely opportunity to consider how this momentum can be translated into stronger economic and community outcomes.

Council is already laying the foundations for continued growth and leadership in this space with a clear focus on the day-to-night economy, including the establishment of Burwood's first Special Entertainment Precinct and the pursuit of Purple Flag accreditation. Together, these initiatives reinforce confidence in Burwood as a safe, inclusive and economically active precinct, while positioning the area to attract increased visitation and investment at both national and international levels.

The question now is no longer whether Burwood is a destination, but how we invite people to experience it.

Operating as a living layer over Burwood, an experiential destination platform could support local businesses by attracting more customers, encouraging longer stays and increasing repeat visitation, particularly beyond traditional peak periods. By better connecting food, culture, events and the night-time economy, the platform could strengthen the visitor economy while also enhancing everyday life for residents.

As Burwood continues to evolve, this is the moment to establish a confident destination narrative, one that reflects its growing global profile, supports industry and ensures Burwood's cultural energy delivers lasting economic and community benefit.

Operational Plan Objective

C.8.1 Promote Burwood as a great place to live, work, visit and invest in

P.31 Support the marketing and promotion of Burwood as a destination

A.72 Implement activities or initiatives that enhance Burwood's nighttime economy

I therefore move that:

The General Manager investigate opportunities to promote Burwood as a destination and consider the supporting activities or frameworks that could help maximise economic, business and community benefits.

Attachments

There are no attachments for this report.

Reports to Council

(Item 2/26) Council Submission: Strategic Planning Reforms, Industrial Lands Policy and Draft Sydney Plan

File No: 26/4108

Report by Director City Strategy

Summary

In December 2025, the NSW Department of Planning, Housing and Infrastructure (DPHI) released [A New Approach to Strategic Planning: Discussion Paper](#), the [Statewide Policy for Industrial Lands](#), and [the draft Sydney Plan](#) together with a series of technical appendices, for community feedback.

The draft documents establish a new strategic framework to guide growth and development across New South Wales over the next 20 years. They form part of a broader shift toward a consolidated statewide strategic planning approach, with the draft Sydney Plan proposed to replace the existing [metropolitan planning framework and district plans](#).

Once finalised and endorsed by the State, Council's strategic planning framework particularly the Local Strategic Planning Statement (LSPS), the Burwood Local Environment Plan 2012 and its supporting strategies will be required to align with the Sydney Plan, including meeting State-mandated housing and employment targets.

The draft documents were placed on public exhibition on 10 December 2025 and remain open for comment until 27 February 2026.

A review of the relevant documentation has been completed, and the key issues are outlined in this report for inclusion in Council's submission to the Department of Planning, Housing and Infrastructure. It is recommended that the submission be finalised having regard to the matters identified in this report and forwarded to the NSW Department of Planning, Housing and Infrastructure prior to 27 February 2026.

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
- C.3.2 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

Background

The Burwood Context

The Burwood Local Government Area has undergone significant transformation since its establishment more than 150 years ago. From its beginnings as a modest township, Burwood has evolved into a vibrant and diverse centre, strategically positioned between the Sydney CBD and Parramatta.

Today, Burwood balances a strong historical character with progressive development and city activation initiatives. Its community, identity and future potential underpin its continued growth, with Council committed to fostering innovation while protecting the area's cultural heritage.

Currently strategic land use in Burwood is guided at the State level by a range of planning strategies and legislative instruments, including the *Greater Sydney Region Plan – Metropolis of Three Cities* (2018), the Eastern City District Plan, State Environmental Planning Policies, and Local Planning Directions issued under the *Environmental Planning and Assessment Act 1979*.

Several State Environmental Planning Policies also influence development outcomes beyond the local strategic planning framework. These include the Housing SEPP, which permits up to a 30 per cent bonus in height and density for affordable housing; the Housing Delivery Authority, which enables certain site-specific proposals to progress through a combined State Significant Development Application (SSDA) and concurrent rezoning; and Site Compatibility Certificates, all can facilitate changes to land use and development intensity.

Across Greater Sydney, including Burwood, some precincts are also being progressed through State-led rezoning planning processes, such as the Burwood North Precinct, the Croydon Transport-Oriented Development (TOD) precinct, and Low and Medium Density Areas.

At the local level, Council's strategic land use vision is set out in the [Local Strategic Planning Statement \(LSPS\)](#) and implemented through the [Burwood Local Environmental Plan 2012 \(BLEP 2012\)](#), supported by complementary strategies such as the [Local Housing Strategy](#) and the [Burwood Development Control Plan](#).

Council's local strategic planning framework is required to align with and support the objectives and directions established by overarching State strategic plans and directions.

The NSW Proposal Changes

In December 2025, the NSW Department of Planning, Housing and Infrastructure (DPHI) released [A New Approach to Strategic Planning: Discussion Paper](#), the [Statewide Policy for Industrial Lands](#), and [the draft Sydney Plan](#) together with a series of technical appendices, for community feedback. DPHI have released a short explanatory video which can be viewed at - [Link](#)

An outline of key points for each document is detailed below.

A New Approach to Strategic Planning: Discussion Paper

The NSW Government has announced its intention to reform the strategic planning system through a Discussion Paper released by the Department of Planning, Housing and Infrastructure (DPHI). The paper outlines the proposed role of a future State Land Use Plan, the structure of the revised framework, and the potential implications for councils, communities and industry.

The Discussion Paper proposes a three-level planning hierarchy:

1. **State level:** The State Land Use Plan (yet to be released) will establish high-level policy directions relating to housing, employment, infrastructure and resilience. It is anticipated to be released in late 2026.
2. **Regional level:** Regional plans, such as the draft Sydney Plan, will translate State priorities into place-based strategies, guiding development sequencing and aligning growth with infrastructure delivery.
3. **Local level:** Councils will continue to implement strategic land use through their Local Strategic Planning Statements (LSPS) and Local Environmental Plans (LEPs). The LSPS framework is currently under review by DPHI, with a revised model expected to commence in 2027.

DPHI advises that ongoing population growth across New South Wales requires a more coordinated and integrated approach to land use planning. This approach is intended to support housing supply in appropriate locations, encourage job creation, coordinate infrastructure investment, and protect environmental values. To guide this transition, the Discussion Paper

identifies seven statewide priorities and promotes a simplified planning structure to support long-term growth.

All State, regional and local plans will be required to respond to these priorities to ensure consistency across NSW and improve alignment between strategic planning, infrastructure funding, and statutory planning pathways. The proposed priorities are:

- **Aboriginal Outcomes:** Embedding co-design processes that recognise Country and support opportunities for Aboriginal landowners to achieve social, cultural, environmental and economic self-determination.
- **Housed:** Delivering diverse and affordable housing in well-located areas, enabling more homes to be built close to employment and transport.
- **Prosperous:** Supporting resilient and innovative economies by ensuring land use decisions facilitate job creation, strengthen supply chains, and encourage emerging industries.
- **Connected:** Improving access to efficient transport so that homes, jobs and services are easier to reach.
- **Resilient:** Promoting environmental sustainability and biodiversity while supporting climate resilience and progress toward net zero.
- **Liveable:** Creating vibrant places that enhance quality of life through improved public spaces, strong urban design and social cohesion.
- **Coordinated:** Aligning land use planning with infrastructure delivery so that major investments support identified growth areas.

The proposed framework seeks to remove duplication within the planning system, improve coordination between housing, employment and infrastructure planning, provide clearer direction to councils, and make planning policies easier to understand and implement.

The Discussion Paper also explains how the State Land Use Plan would function within the broader framework and outlines the respective roles of government, industry and the community. These reforms form part of the NSW Government's wider effort to modernise the planning system. While separate from the statutory changes introduced through the *Environmental Planning and Assessment (Planning System Reforms) Bill 2025*, which focus on development assessment pathways and accelerating delivery, both initiatives are intended to operate together to improve overall system efficiency.

However, the proposed reforms suggest a continued expansion of State involvement in areas traditionally managed through local strategic planning, including overall policy direction and site-specific outcomes.

The hierarchical model is intended to better align State, regional and local objectives while strengthening coordination across government agencies. Its successful implementation will depend on collaboration between DPHI, other State authorities and local councils.

Although the objective of simplifying the strategic planning system is supported in principle, several matters remain unclear. In particular, the extent of local government participation in future policy development has not yet been fully defined. Furthermore, the absence of the State Land Use Plan limits the ability to comprehensively assess the implications of the proposed framework or determine how community engagement will be facilitated under the revised system.

Draft Sydney Plan

Sydney is one of Australia's fastest-growing metropolitan regions and is projected to accommodate more than 6.5 million residents by 2045. The draft Sydney Plan is intended to replace the existing metropolitan planning framework that currently guides strategic land use in Sydney including Burwood at the State level, including the *Greater Sydney Region Plan – Metropolis of Three Cities* (2018) and the Eastern City District Plan. Once finalised, the Plan will establish the primary strategic direction for growth and development across the Sydney region.

Prepared by the NSW Government, the Sydney Plan is a strategic land use framework that outlines how housing, infrastructure, employment, sustainability and community outcomes will be planned across 33 local government areas. It is designed to guide State and local strategic planning, inform infrastructure prioritisation, and support both public and private investment decisions.

As the first regional strategy to be delivered under the NSW Government's updated planning approach, the Plan demonstrates how the statewide priorities outlined in *A New Approach to Strategic Planning: Discussion Paper* are to be applied at a regional level. These priorities are expected to be formalised through the future State Land Use Plan.

A central objective of the draft Plan is to rebalance growth toward locations with strong access to employment, services and transport while maintaining high levels of amenity. Key directions include supporting a growing and evolving population through increased housing supply and diversity; strengthening a connected network of employment centres to support economic expansion; enhancing liveability by creating vibrant and attractive places; safeguarding industrial lands to maintain their economic function; and promoting sustainable land use and urban design to improve environmental outcomes and manage natural hazard risks.

The Plan seeks to deliver a more equitable, liveable and economically resilient Sydney for both current and future generations. It applies the seven State planning priorities, namely Aboriginal Outcomes, Housed, Prosperous, Connected, Resilient, Liveable and Coordinated, to the Sydney context and establishes twelve strategic responses to achieve these outcomes.

These responses focus on implementing housing targets, increasing housing choice, securing affordable housing supply, supporting well-located employment growth, aligning infrastructure with planned development, fostering vibrant centres, expanding and connecting public open space, protecting industrial land, reducing exposure to natural hazards, sequencing growth within the urban footprint, managing land uses beyond the metropolitan area, and conserving the natural environment.

Each response is supported by a series of actions to be delivered over the next five years in alignment with the Plan's longer-term vision. Responsibilities are shared between the NSW Government and local councils, reinforcing the collaborative nature of the framework.

For local government, several notable actions are identified. These include reviewing Local Strategic Planning Statements and Local Environmental Plans to ensure consistency with the Sydney Plan and the achievement of housing targets; assessing existing and future open space provision to align with State objectives; establishing local special entertainment precincts where appropriate; adopting affordable housing schemes; identifying surplus council-owned land suitable for affordable housing; updating infrastructure contributions and delivery schedules to reflect current planning directions and costs; and reviewing locally significant industrial lands in accordance with the draft statewide policy for incorporation into future planning controls.

Statewide Policy for Industrial Lands

The NSW Government is also currently exhibiting the draft Statewide Policy for Industrial Lands, which sets out a proposed framework for the planning, management and classification of industrial land across New South Wales. The policy forms part of broader reforms aimed at delivering a more consistent, transparent and coordinated approach to strategic planning statewide, and the draft Sydney Plan demonstrates how the policy would be applied at a regional level.

Industrial lands play a critical role in supporting trade, employment and essential services, while also underpinning housing delivery, manufacturing capability and the transition to renewable energy. However, many parts of NSW are experiencing a shortage of industrial land, contributing to rising costs, low vacancy rates and the relocation of some businesses interstate. This supply constraint has the potential to affect key government priorities, including housing delivery under the

National Housing Accord, the progression toward net zero through the clean energy transition, and the growth of local manufacturing industries.

The NSW Government released the Industrial Lands Action Plan in January 2025, with the preparation of a statewide policy identified as a priority action. The draft Statewide Policy for Industrial Lands has now been placed on public exhibition and reflects feedback from industry, councils and other stakeholders.

The draft policy proposes to establish a consistent, evidence-based framework to guide the protection and future planning of industrial lands across NSW. It introduces a classification system that categorises industrial land as State, regionally or locally significant, based on its contribution to economic activity and its role within the broader industrial network. The policy also seeks to support improved planning for both new and intensified industrial precincts.

To assist with implementation, the draft policy is accompanied by two technical notes that provide practical guidance for councils and planning authorities. The policy can be considered alongside the draft Sydney Plan, which applies the proposed classification framework across the Sydney region by identifying industrial land of State, regional and local significance.

Overall, the Statewide Policy for Industrial Lands represents a key component of the NSW Government's evolving strategic planning framework, intended to support a more equitable, streamlined and coordinated approach to land use planning across the state.

Under the Industrial Lands policy, lands zoned E3 along Parramatta Road remain classified as locally significant industrial lands which raises some inconsistencies with current planning work for housing delivery and consistency with the previously release NSW PRCUTs plan.

Discussion of Proposed State Changes

The proposed simplification of the strategic planning system is supported, recognising that the current planning framework is complex and would benefit from a more streamlined approach. However, the extent of local council involvement in shaping future land use policy remains unclear, particularly given the State Land Use Plan intended to guide the Draft Sydney Plan has not yet been released, and a significant number of State-led planning interventions are already influencing local planning outcomes.

The Draft Sydney Plan also provides limited direction on the infrastructure and transport networks required to support forecast growth and sustain economic activity, local vibrancy, social connection and resilience. It does not clearly articulate a hierarchy of Strategic Centres, instead enabling increased housing density within any "centre" irrespective of identified existing infrastructure capacity or service provision.

Some key concerns with the draft framework are outlined as follows:

Overarching Planning Framework

- Council further notes that updating local strategic planning documents is resource-intensive and costly. To support effective implementation of the proposed reforms, the NSW Government should identify funding sources to assist councils to undertake the required reviews, updates and associated policy changes.
- Previous metropolitan and district plans established a hierarchy that integrated land use, transport, infrastructure and economic outcomes, enabling strong alignment between State priorities and local planning controls.
- The proposed removal of District Plans weakens the connection between metropolitan strategy and local decision-making, particularly as LSPSs are expected to take on greater responsibility without strengthened statutory authority.
- Council is concerned the Draft Sydney Plan departs from the established place-based approach and recommends building on existing strategic alignment rather than resetting the framework without clear transitional arrangements.

- Key State policies such as Better Placed, Greener Places and Movement and Place should be explicitly embedded within the metropolitan structure.

Transport and Strategic Integration

- The Draft Sydney Plan does not clearly explain how transport infrastructure will be planned, funded or delivered to support projected population growth.
- A metropolitan-scale transport strategy should accompany the Plan to demonstrate alignment between infrastructure investment, growth areas and housing delivery while maintaining network capacity and reliability.

Housing Supply, Feasibility and Diversity

- Housing targets may underestimate supply because certain housing forms are not consistently counted, and the distinction between capacity and completions remains unclear.
- Short-term targets limit effective long-range planning, highlighting the need for 10 to 20 year benchmarks aligned with infrastructure provision.
- Financial feasibility challenges, rising construction costs and speculative land values constrain delivery, feasibility should be a key component of any planning control change process
- Current settings place insufficient emphasis on housing diversity, in context of feasibility constraints.
- Monitoring mechanisms require improvement through clearer triggers for State intervention, better tracking of approvals versus commencements and stronger legislative recognition of LSPSs.

Infrastructure Planning and Funding

- The Plan lacks a comprehensive, funded infrastructure strategy, appearing to shift delivery responsibility onto councils without adequate resources.
- Open space and community infrastructure benchmarks are unclear.
- Stronger cross-agency coordination, defined roles and joint funding mechanisms are needed to support integrated growth.

Local Strategic Planning and Governance

- The future statutory weight of LSPSs is unclear in the context of state planning interventions override endorsed local strategies.
- Removing district and sub-regional plans will potentially create a strategic gap.
- Greater clarity is required on LSPS review timelines, their relationship to housing targets and the resources available to support ongoing updates.

Cultural and Environmental Resilience

- Climate adaptation measures, including flood management, electrification and urban greening, require clearer policy direction and investment.
- Greater emphasis on design quality and landscaping is needed to ensure development contributes meaningfully to liveability.

Aboriginal Outcomes Priority

- Council supports embedding Aboriginal knowledge and custodianship into planning but the details in the plan priority lacks clear expectations, implementation approach and measurable outcomes.
- Outcome-focused metrics would assist councils in translating this priority into local strategies and statutory instruments with confidence.

Housed Priority

- Accelerating housing delivery is supported; however, dwelling numbers alone should not define success. Greater attention is needed on design quality, place identification, diversity and long-term liveability.
- Innovative mixed-typology developments demonstrate how diverse housing can remain commercially viable, yet the Plan provides limited guidance on achieving such outcomes.

- Incorporating measurable metrics and practical examples would improve clarity, encourage innovation and support higher-quality neighbourhoods.

Prosperous Priority – Centres and Employment

- Council supports the goal of locating jobs near housing and transport but seeks transparency on the methodology behind the revised centres hierarchy, which now identifies Burwood as a Retail Centre rather than a previously identified Strategic Centre.
- Assurance is required that this classification will not limit access to State funding or infrastructure investment given Burwood's significant growth expectations.
- Clarification is also needed regarding employment targets and the mechanisms through which councils are expected to facilitate priority sectors.

Connected Priority

- Stronger integration between land use and transport planning is essential to support projected growth.
- The framework should enable collaboration across council boundaries on shared strategic matters and strengthen the legislative status of LSPSs to improve certainty.
- Clear guidance, templates and resourcing are necessary to support councils undertaking LSPS reviews.

Resilient Priority

- The priority would benefit from clearer identification of metropolitan risks such as urban heat and limited tree canopy, particularly in dense infill areas.
- Explicit direction on mitigation through planning controls, development outcomes and public domain improvements would support more consistent resilience planning.

Liveable Priority

- Liveability depends on aligning increased density with timely delivery of social and physical infrastructure, including schools, health facilities and open space.
- The Plan should provide greater certainty regarding the State's role in infrastructure coordination and outline how transport and movement networks will evolve to support denser centres.

Coordinated Priority

- Council supports improved coordination but considers a structured State-led framework is required to define responsibilities, engagement processes and escalation pathways.
- Enhanced coordination is particularly important for infill areas where infrastructure upgrades must keep pace with growth.

Affordable Housing

- A clearer metropolitan framework is needed to ensure consistent affordable housing delivery across councils.
- Rezoning uplift should contribute to affordable rental housing while retaining flexibility for local feasibility considerations.
- Standardised contribution schemes and timely State guidance would reduce duplication and assist resource-constrained councils.

Timing, Sequencing and Resourcing

- The concentration of policy reforms within short timeframes raises deliverability concerns, particularly for smaller councils with limited staffing and budgets.
- Improved sequencing, clearer priorities and technical support are necessary to maintain policy quality and enable effective engagement.
- Stronger State investment in infrastructure is essential to prevent declining liveability as density increases.

Response 6 – Create a More Vibrant Sydney

- Council supports strengthening cultural and night-time economies and highlights Burwood as a successful example through its Special Entertainment Precinct.

- Explicit recognition within the Draft Plan would reinforce the contribution of established centres and support aligned investment and partnerships.

Response 7 – Grow and Connect Public Open Space

- Expanding open space is supported, but a flexible framework is needed for dense infill areas where traditional provision is constrained.
- Innovative solutions such as rooftop and podium spaces should be recognised alongside clear metropolitan benchmarks and proximity principles.
- Recognising shared access to open space across council boundaries would promote equitable distribution and coordinated planning.

Conclusion

- Council supports the objective of improving housing supply and affordability but emphasises that long-term success depends on integrated, place-based planning aligned with transport and infrastructure.
- Strengthening the metropolitan vision, improving coordination and funding, and providing clearer implementation pathways will better support delivery and help achieve liveable, productive and resilient outcomes for Burwood and Greater Sydney.

Consultation

The draft Plan is on exhibition and open for feedback until 27 February 2026, any submission will need to be lodged with DPHI prior to this date.

Planning or Policy Implications

Upon finalisation, the Plan requires Council to begin reviewing the following policies and plans with an indicative list of requirements and timelines as follows:

Council actions per the Draft Sydney Plan	Timing
Review LSPS & LEP to align with housing targets	2027 and ongoing
Review LEP and DCP in relation to LMR policy	2026-2027
Prepare and adopt Affordable Housing Contributions Scheme	2027
Review Infrastructure Schedules and Contributions plans	2026 and ongoing
Review Open Space provision to align with NSW Government's open space outcomes	2027 - 2029
Review locally significant industrial lands along Parramatta Road	2026 and ongoing
Develop locally appropriate canopy and greening targets	2026-2030

Financial Implications

The breadth of policy review will require reconsideration of staff resourcing and review of current project deadlines and financial costs. Grant funding from the NSW Government will be required to be pursued.

Conclusion

The proposed simplification of the strategic planning system is supported, recognising that the current planning framework is complex and would benefit from a more streamlined approach. Further detail and refinement of the framework would assist councils in shaping their future local strategic planning and provide greater certainty for the community.

Recommendation(s)

That the General Manager prepare and make a submission to the Secretary of the NSW Department of Planning, Housing and Infrastructure in response to the NSW Government's *A New Approach to Strategic Planning: Discussion Paper*, the *Statewide Policy for Industrial Lands*, and the draft *Sydney Plan*, informed by the matters outlined in this report, by 27 February 2026.

Attachments

There are no attachments for this report.

(Item 3/26) "City of Burwood" - Options for Pursuing City Status

File No: 25/27979

Report by Director City Strategy

Summary

At its meeting on 29 April 2025, Council considered Mayoral Minute MM5/25 regarding the pursuit of "City Status" for the Burwood Local Government Area (LGA).

The Mayoral Minute noted that, over the past 150 years, Burwood has evolved from modest town origins into a vibrant centre strategically located between the Sydney and Parramatta CBDs. The LGA is now a thriving regional hub with a strong economy, major transport interchanges and established educational facilities supporting a community where residents and visitors can live, work and play.

This identity is reinforced by strategic plans at both local and state levels, alongside a growing population projected to exceed 85,000 residents within the next decade.

Attaining "City Status" represents more than a name change; it acknowledges Burwood's transformation, affirms its role as a Major Centre under the NSW Government's Metropolitan Strategy, and provides a platform to promote the area and support ongoing economic growth.

In line with the April 2025 resolution, this report outlines two pathways to establishing "City Status":

1. Proclamation by the Governor of New South Wales on the recommendation of the Minister for Local Government; or
2. Changing Council's trading name to include "City".

Accordingly, this report seeks Council's endorsement to implement "City Status," through a trading name change to "Burwood City Council" and continue the pursuit of a formal Proclamation by the Governor of New South Wales, in accordance with the requirements of the *Local Government Act 1993*, once the Office of Local Government criteria have been satisfied including the completion of a statistically valid, LGA-wide survey sample.

Operational Plan Objective

- C.1 A welcoming community that cares and looks after each other
- C.3 An urban environment that maintains and enhances our sense of identity and place
- C.8 A prosperous city and strategically located business and employment hub within Sydney.

Background

At its meeting on 29 April 2025, Council considered Mayoral Minute MM5/25 regarding the pursuit of "City Status" for the Burwood LGA and resolved:

1. *That Council endorses the commencement of a process to pursue city status for the Burwood Local Government Area.*
2. *That the General Manager prepare a report to Council outlining the available options for implementing a change of status to formally recognise Burwood as a city.*

Burwood as a 'City'

Achieving "City Status" would formally acknowledge the Burwood LGA's evolution into a recognised Major Centre under various NSW Government's planning, transport, infrastructure, and economic strategies. This is not simply a change in title - it reflects Burwood's transformation into a

thriving hub with a resilient economy, enhanced urban and built environments, and critical transport connections that will drive steady growth and urban vitality. “City Status” would also create new marketing, funding and income-generating opportunities.

Burwood is a place where people come to live, work and enjoy diverse experiences, supported by a high standard of liveability across all life stages. Guided by the *Burwood 2036 Community Strategic Plan*, which is grounded in principles of inclusion, sustainability, accessibility and leadership, Council is actively delivering initiatives consistent with a city-scale vision. Community and strategic plans, like the Local Strategic Planning Statement and the Burwood After Dark Strategy, envision Burwood strengthening as a vibrant destination for residents and visitors alike and are augmented by a pipeline of key large-scale and state significant projects such as the Burwood North Metro Precinct state-led rezoning, Burwood Place, Burwood Culture House, Burleigh Street Precinct Masterplan, The Spire.

Burwood is also among a select group of councils to have commenced the establishment of a Special Entertainment Precinct (SEP), further enhancing its cultural and economic vibrancy. These initiatives build on the LGA’s strong local economy, and diverse and entrepreneurial business communities, and to create more opportunities to elevate Burwood as a vibrant and lively destination.

Over the past decade, Burwood’s population has steadily increased, growing from 37,200 in 2014 to over 43,346 in 2024. Although growth slowed during Covid, it has since accelerated rapidly. Forecasts indicate the population could reach around 85,000 within the next ten years, driven by projects such as the Burwood North Metro Precinct, the Croydon TOD Masterplan, the Low and Mid-Rise Housing Framework, and renewal along the Parramatta Road Corridor. The new Burwood North Metro Station, along with established rail connections and proximity to Sydney and Western Sydney airports, provides excellent access, positioning Burwood within a 15-minute journey of both Sydney and Parramatta CBDs.

Burwood’s youthful and ambitious population with over one-third aged between 18 and 34 reflects its vibrant and dynamic character. Burwood ranks among the top five most culturally diverse local government areas in Australia, with 57% of residents born overseas and 63% speaking a language other than English. This diversity is one of Burwood’s greatest strengths, contributing to its rich community fabric and global outlook.

The LGA is home to over 5,300 businesses spanning more than 20 industries, supporting a \$2.83 billion economy and approximately 17,976 local jobs. Economic growth has been further bolstered by \$1.4 billion in building approvals over the past five years, establishing Burwood as a rising hub for investment and innovation. Its strategic location and growing infrastructure ideally position Burwood to support sustained economic and social development.

“City Status” would formally recognise Burwood’s existing identity as a dynamic and diverse centre strategically located between Sydney’s key economic hubs and augment its continuing growth and transformation. Located on the traditional lands of the Wangal people, Burwood continues to evolve into a place of opportunity, connection, and innovation.

Previous “City Status” Reviews

Council previously explored the option of pursuing “City Status” in 2011 and 2012 (Resolutions 150/11 dated 6 December 2011 & 92/12 dated 16 October 2012). This was identified as one of the strategic priorities within the Burwood 2030 Community Strategic Plan, aimed at supporting Burwood’s growth as a vibrant economic centre in the Inner West of metropolitan Sydney. The goal was to encourage business investment, promote the area’s assets and facilities, and position Burwood as an attractive destination for a diverse range of enterprises.

At the time, the Burwood 2030 Community Strategic Plan included the following objectives:

- *“5.4.1 Provide incentives for businesses to locate to Burwood - to promote Burwood in the Inner West and the wider Sydney Area*
- *5.4.2 Market and promote Burwood’s assets and facilities to attract different business sectors - to explore the requirements to recognise City status for Burwood”*

To gauge community sentiment on potentially changing Burwood’s status, Council resolved to hold a poll of electors alongside the Local Government elections in September 2012.

The approved poll question was:

“Are you in favour of Burwood Local Government Area being proclaimed a City to be known as Burwood City?”

The community was informed of the poll through a mailout to residents, advertisements in local newspapers, information posters at all Council facilities, and a dedicated page on Council’s website.

In line with NSW Electoral Commission requirements, the advertisements included a For and Against case, presenting arguments both supporting and opposing the proposed change. This information was reviewed and accepted by the NSW Electoral Commission.

The Electoral Commission reported a total of 16,623 votes cast in the “City Status” Poll. Of these, 1,216 were informal. Among the formal votes, 8,931 (57.97%) supported the proposal, while 6,476 (42.03%) opposed it.

Although the results indicated a majority in favour, the poll was non-binding, and at that time Council resolved not to proceed with adopting “City Status”.

2025 Survey

In late 2025, Council sought community feedback through its Residents Satisfaction Survey, asking whether residents supported the Burwood Local Government Area being proclaimed a city, to be known as either the City of Burwood or Burwood City Council.

The results identified that the majority of respondents were either in favour or neutral towards the City Status proposal, with only 20 per cent of respondents opposed to the change.

Proposal

As a result of the legally available options and given that the primary purpose of pursuing “City Status” is to recognise what the Burwood LGA already represents and to support marketing opportunities, it is proposed that Council proceed to register a business or trading name as *“Burwood City Council”* through the Australian Government Business Registration Service.

Council can then continue to pursue a formal name change Proclamation by the Governor of New South Wales, in accordance with the requirements of the *Local Government Act 1993*, once the Office of Local Government criteria have been satisfied including the completion of a statistically valid, LGA-wide survey sample.

Benefits to Pursue “City Status”

“City Status” for Burwood could bring various benefits including:

- Raise Burwood’s profile and status both locally and nationally
- Increase marketing opportunities for economic growth of the Town Centre

- Strengthen Burwood's reputation as a destination for night-time economy, retail, business, investment and education
- Organisations and businesses would look to Burwood as a location of choice for offices and headquarters that could potentially result in more job opportunities for locals and local youth
- Assist in obtaining additional State and Federal grants
- Boost local pride

Current Options to Pursue "City Status"

In response to the Council resolution, investigations were under to identify, what process would be required to constitute the Burwood local government area as a "City" and enable the Council to use the term "City" in its name.

Upon review, two options were identified for establishing "City Status":

1. Proclamation by the Governor of New South Wales on the recommendation of the Minister for Local Government; or
2. Changing the Council's trading name to include "City".

Governor Proclamation

Under the Local Government Act 1993 (LG Act), a *city* is defined as:

"an area constituted as a city under Division 1 of Part 1 of Chapter 9."

The relevant sections of the LG Act are:

- Section 204(1): The Governor may, by proclamation, constitute any part of New South Wales as an area.
- Section 206: The Governor may, by proclamation, constitute an area as a city.
- Section 221: Specifies naming conventions:
 - For areas that are not cities: *"Council of X"* or *"X Council."*
 - For cities: *"Council of the City of X"* or *"X City Council."*

Unlike the former Local Government Act 1919, which set specific criteria such as minimum population thresholds and independence from surrounding municipalities, the current LG Act 1993 does not prescribe detailed conditions for "City Status". Under the Local Government Act 1919, councils were required to demonstrate, for example, that they had over 25,000 residents and were not merely a suburb of another municipality, or that "City Status" was in the interests of residents. These requirements were removed when the LG Act 1993 commenced.

Currently, the Governor's power to proclaim an area as a city must be based on a recommendation from the Minister for Local Government. To pursue this process, the first step is for Council to consult with the NSW Office of Local Government to clarify expectations and requirements. Councils are expected to demonstrate community support, which is commonly established through a formal poll of electors and with Ministerial approval of the question.

In this regard, the NSW Office of Local Government has provided advice to Council on pursuing this approach. While the LG Act does not prescribe fixed criteria, certain factors will be assessed:

- Whether a poll of electors was held
- Whether a majority of votes supported the proposal
- Whether the community was adequately informed in advance
- Whether balanced information presenting both arguments "for and against" was provided
- Whether the poll question received Ministerial approval
- Whether the poll was conducted alongside a scheduled local government election (to reduce costs)
- How Council plans to manage and fund the costs associated with any name change

Whilst it would be ideal to hold at the time of a local government election, a poll can also occur at a by-election involving all electors. While the outcome is not legally binding, it is a key factor in any Ministerial recommendation to the Governor.

If the Governor does not proclaim “City Status”, Council cannot legally change its official name to include “City.”

Trading Name Change

The alternate option is for Council to register a business or trading name such as “*Burwood City Council*” through the Australian Government Business Registration Service.

A trading name does not create a separate legal entity and does not alter the Council’s official name. Activities including contracts, property transactions and legal proceedings must still be conducted in the Council’s legal name.

Several metropolitan and regional Councils have adopted “City Status” (Attachment 1). Additionally, some councils have successfully adopted trading names containing “City.” For example, Canterbury-Bankstown Council maintains its legal name for official purposes but uses *City of Canterbury-Bankstown* for marketing, branding and customer interactions. Similar approaches have been used by the City of Canada Bay and Cumberland City Council.

The associated steps for pursuing “City Status” via the Australian Government Business Registration Service would include:

- Register a new business or trading name, such as “*Burwood City Council*” through the Australian Government Business Registration Service
- Commence trading under the new business or trading name
- Begin updating marketing and branding materials over time, including identifying whether a new web domain will be required

Financial Implications

It is recommended that Council proceed with implementing “City Status” through a change in trading name. This approach will involve minimal cost to Council through existing operational budgets and staff time.

Planning or Policy Implications

There are no town planning implications arising from this change. Importantly, adopting a name incorporating “city” will have no impact on planning controls, development levels, or development density. Any changes in these areas can only occur through statutory planning processes under the Environmental Planning and Assessment Act 1979, including rezonings, masterplans, planning proposals, or amendments to environmental planning instruments.

Notably, there would be no change to the status of the Mayor. Unlike in some councils, such as the City of Sydney where the Mayor holds the title of Lord Mayor, this would not apply in Burwood’s case.

Conclusion

Attaining “City Status” through the adoption of a trading name would assist with positioning Burwood as a leading centre for business, investment and community growth within the Inner West, while reinforcing its established identity as a vibrant and diverse place to live, work and invest.

Achieving “City Status” is expected to deliver a range of strategic benefits, including elevating Burwood’s profile and recognition at both local and national levels, expanding opportunities to support economic growth within the town centre, and strengthening its reputation as a destination for the night-time economy, retail, business, investment and education. It may also attract organisations seeking a strategic location for offices and headquarters, supporting local employment opportunities, and enhance Council’s ability to secure additional State and Federal grant funding.

Recommendation(s)

That Council:

1. Register the business / trading name ‘Burwood City Council’ with the Australian Business Registration Service and over time commence implementing the new business / trading name across all aspects of Council business.
2. Continue to pursue a formal name change Proclamation by the Governor of New South Wales, in accordance with the requirements of the *Local Government Act 1993*, once the Office of Local Government criteria have been satisfied including the completion of a statistically valid, LGA-wide survey sample.

Attachments

- 1 [↓](#) Current Councils with City Status

Attachment 1 – Options for Pursuing City Status for Burwood**NSW City Councils**

Council Name
Albury City Council
Blacktown City Council
Blue Mountains City Council
Campbelltown City Council
Cessnock City Council
City of Canada Bay Council
City of Canterbury Bankstown
City of Newcastle
City of Sydney
Coffs Harbour City Council
Cumberland City Council
Fairfield City Council
Griffith City Council
Hawkesbury City Council
Lake Macquarie City Council
Lismore City Council
Lithgow City Council
Liverpool City Council
Maitland City Council
Orange City Council
Penrith City Council
Randwick City Council
Shellharbour City Council
Shoalhaven City Council
Wagga Wagga City Council
Willoughby City Council
Wollongong City Council

(Item 4/26) Sustainability & Environment Advisory Committee (SEAC) - Memberships Appointments

File No: 25/53913

Report by Director City Strategy

Summary

Established in 2022, the Burwood Sustainability and Environment Advisory Committee (SEAC) was created to support the delivery of environmental initiatives under the Sustainable Burwood Strategy, represent community views, and promote two-way communication on sustainability matters.

SEAC's continuation was confirmed by Council in November 2024 and again at its meeting in September 2025, where Council resolved to initiate an Expression of Interest (EOI) process to refresh community membership and recommence regular meetings. This approach allows for either the reappointment of existing members or the welcoming new voices, helping the Committee regain momentum, broaden representation, strengthen Council's environmental leadership, and reinforce its commitment to a resilient and sustainable future.

An Expression of Interest process has now been completed for memberships to the SEAC looking to appoint five (5) new SEAC members, including 4 community members and 1 university or senior high school student.

This report outlines the process undertaken and recommends several suitably qualified candidates for Council's endorsement. As part of the process a total of 32 applications were received from community and student representations during the EOI process.

Operational Plan Objective

- A.59. Implement the four priority areas identified in the Sustainable Burwood Strategy (1. reduce, reuse and recycle, 2. reduce carbon footprint, 3. green infrastructure, 4. community participation).
- C.7.3. Improve waste reduction, recycling and re-using practices in homes, workplaces, development sites, public places and Council assets.
- P.26. Implement initiatives which work towards a net zero emissions community by 2050.
- P.30. Provide the support, education and services people need to live sustainably.
- 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.
- A.98. Undertake comprehensive community engagement programs to seek community input on Council projects, operations, initiatives and major decisions.

Background

In February 2022, Council resolved to establish the Burwood Sustainability and Environment Advisory Committee (SEAC), following a Mayoral Minute proposing its formation to support environmental initiatives aligned with the Draft Sustainable Burwood Strategy.

The Sustainable Burwood Strategy was adopted in March 2022 and identified four key priorities: reducing, reusing and recycling waste; lowering carbon emissions; enhancing green infrastructure; and encouraging community participation.

In May 2022, Council endorsed SEAC's Terms of Reference, outlining its membership, meeting frequency and selection process. The Committee comprised the Mayor (Chair), Deputy Mayor, one Councillor, an alternate Councillor, four community members and one student (selected through an Expression of Interest), as well as relevant Council staff. In November 2022, the Terms of

Reference were amended to reduce meeting frequency, allowing staff additional time to follow up on actions and coordinate guest speakers.

Following the 2024 Local Government elections, Council reaffirmed SEAC's continuation and appointed Cllr Faker (Chair), Cllr Mannah (Delegate) and Cllr Bhatta (Alternate Delegate) as part of the renewal of committee memberships.

Although SEAC remains established, no meetings have been held in the past 12 months. Given the Burwood LGA's ongoing growth as a strategic centre, it is timely to refresh the Committee's membership and meeting schedule to support Council's sustainability priorities.

In September 2025, Council resolved to initiate an Expression of Interest (EOI) process to refresh community membership and recommence regular meetings. This approach allows for the reappointment of existing members or the welcoming of new voices, helping the Committee regain momentum, broaden representation, strengthen Council's environmental leadership, and reinforce its commitment to a resilient and sustainable future.

A call for EOIs was held from 26 September to 24 October 2025. The EOI was published on Participate Burwood, LinkedIn and the Planning Institute of Australia (PIA) website. A total of 32 applications were received from both community members and students, a number were shortlisted for interview in November and December 2025. Four student applicants were shortlisted; however, they did not respond to interview requests, had already graduated from their course of study, or withdrew their applications.

Proposal

This report seeks Council's endorsement to:

1. Note the outcomes of the SEAC EOI process, as detailed in this report.
2. Endorse the recommended panel members for appointment to the Burwood Sustainability and Environment Advisory Committee (SEAC), commencing March 2026 until June 2028.

Summary of EOI Process

An EOI package, including the SEAC Terms of Reference and application requirements, was published online on Participate Burwood, LinkedIn and the Planning Institute of Australia (PIA) website from 26 September to 24 October 2025. Council received 32 applications. A list of all applicants is detailed in Attachment 3, and the recommended panel members are outlined in Attachment 4 to this report.

Selection Criteria

Applicants were assessed against the following criteria:

- Reside within or near the Burwood LGA and demonstrate familiarity with the local community and area
- Experience in environmental sustainability or climate resilience through employment, education or volunteer work
- Availability to attend SEAC meetings and contribute time to its initiatives
- Experience in community engagement and/or involvement with local groups
- Willingness to comply with the SEAC Terms of Reference

The panel also considered overall balance to ensure a complementary mix of relevant skills and experience.

Shortlisted candidates

Council received 32 applications, a number were shortlisted and interviewed by the selection panel. A list of all applicants and those shortlisted for interview is detailed in Attachment 2 to this report.

Following a review of the applications, shortlisting and interviews conducted by the panel, four applicants are recommended for appointment. The recommended applicants are listed in Attachment 3 to this report.

Additional Recruitment – Student Representative

The EOI process did not result in any suitable applicants for the student role on SEAC. Although four student applicants were shortlisted, they did not respond to interview requests, had already graduated from their course of study, or withdrew their applications.

Council will therefore re-advertise the EOI and / or directly contact education providers to promote the opportunity or to identify suitable candidates. This report seeks delegation to the General Manager to finalise the appointment.

Consultation

No further consultation is required at this stage beyond the established EOI and internal review processes.

Planning or Policy Implications

The refreshed membership of SEAC will operate under the Terms of Reference (Attachment 1), aligned with the Sustainable Burwood Strategy. It supports key goals such as reducing waste, lowering emissions, enhancing green infrastructure and increasing community involvement.

SEAC also contributes to broader policies such as the NSW Net Zero Plan, which aims to achieve net zero emissions by 2050. This includes promoting Food Organics and Garden Organics (FOGO) services and advising on potential planning control changes.

Financial

Implications

Membership of SEAC is voluntary, with no remuneration provided.

Operational and staff support will be funded within Council's existing budget. Grant funding opportunities will be explored to support proposed environmental initiatives.

Conclusion

SEAC plays a valuable role in advancing environmental initiatives under the Sustainable Burwood Strategy. It serves as a link between Council and the community, bringing local knowledge and fresh ideas that support informed decision-making. Members also act as ambassadors for sustainability, promoting awareness and encouraging behaviour change, with the student representative ensuring youth perspectives are included. A refreshed SEAC will strengthen collaboration, enhance community engagement and ensure Council's environmental work reflects local priorities.

The EOI process attracted a strong field of applicants, and the appointment of the four recommended community members will enable the recommencement of meetings and productive dialogue with Council officers to address complex environmental challenges in a growing urban centre. Refreshing the Committee's membership will introduce diverse perspectives and expertise,

strengthen sustainability leadership, and reinforce Council's commitment to effective and resilient environmental outcomes.

Recommendation(s)

That Council:

1. Endorse the appointment of persons listed in Attachment 3 to the Sustainability and Environment Advisory Committee (SEAC) for the term commencing 1 March 2026 and concluding on 30 June 2028.
2. Delegate authority to the General Manager to undertake recruitment and appoint new or additional SEAC panel members should vacancies arise or specific skill gaps be identified during the SEAC rotation period between 1 March 2026 and 30 June 2028.
3. That the unsuccessful candidates be notified by email and thank them for application

Attachments

- 1 [↓](#) Attachment 1 - SEAC EOI 2025 - Terms of Reference
- 2 Attachment 2 – SEAC – February 2026 – List of Applicants (**CONFIDENTIAL**)
- 3 Attachment 3 – SEAC – February 2026 – Recommended Appointments (**CONFIDENTIAL**)



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SUSTAINABILITY & ENVIRONMENT ADVISORY COMMITTEE TERMS OF REFERENCE

Functions of the Committee

Sustainable Burwood is the strategy that identifies environmental priorities for the Local Government Area (LGA). The main priorities identified in *Sustainable Burwood* are as follows:

1. reduce, reuse, and recycle,
2. reduce carbon footprint,
3. green infrastructure; and
4. community participation.

The Sustainability & Environment Advisory Committee (referred to as SEAC) has the following functions:

- To participate in the development of environmental initiatives identified in the Sustainable Burwood Strategy.
- To propose new environmental initiatives.
- Provide a two way communication between Council and the community.
- Assist Councillors and Council staff to gain a better understanding of community needs.
- Ensure that residents have a voice in Council's decision-making regarding environmental policies.
- Promote awareness of sustainable issues and inspire sustainable behaviours in the community.
- Ensure that environmental decisions are informed, inclusive, and responsive to local needs.

Committee Members

Membership of the SEAC is as follows:

- Mayor (Chair of the SEAC)
- Deputy Mayor
- One Councillor
- One alternate Councillor to participate in the absence of the Councillor
- Four community members, nominated via an Expression of Interest (EOI)
- One university or senior high school student, nominated through an EOI

The Committee will be supported by relevant Council staff, including:

- Manager City Planning
- Strategic Planner (Environment)
- Other Council staff as required

Membership of the Committee can be altered at any time by resolution of Council.

Duration of the membership

Members of the Committee will generally be appointed for the term of the current Council. Council may reappoint at its discretion the members of the SEAC until the next election or terminate appointments for any reason.

Nomination process

Nominations for the representative community members and the student member will be undertaken via a public EOI process.

The EOI will be advertised for a minimum of 14 days via:

- Participate Burwood
- Council's e-newsletter
- Council's Social media platforms (e.g. LinkedIn, Facebook, Instagram)

Applicants are required to complete a form to explain their motivations for joining the committee, as well as their experience and skills.

Membership to the Committee will be on a voluntary basis.

Representatives of political parties are excluded.

Selection Criteria

The nominations will be assessed against the following selection criteria:

- Reside, work (in a paid or voluntary basis) or have an interest in the Burwood LGA.
- Demonstrate a high level of interest, understanding, and experience in environmental and sustainability topics.
- Be available to attend meetings and show a willingness to dedicate time to the SEAC.
- Undertake to provide feedback to the community.
- Agree with the SEAC Terms of Reference.

The selection of the members will be undertaken by a panel comprising the Mayor, the Director City Strategy, the Manager City Planning and the Strategic Planner (Environment).

Following the selection process, the appointment of the members will be formally endorsed by Council. The SEAC does not have the authority to appoint new members without the endorsement from Council.

Unsuccessful nominees

Unsuccessful nominees will receive a written notice thanking them for their interest and application.

Committee Proceedings

- a. Meetings will be held as required, generally being quarterly.
- b. The Executive Assistant to the Mayor will prepare the meeting agenda, listing all topics to be discussed. The agenda will be sent to all the members at least five working days before the meeting.
- c. Meetings shall be held at Council Offices or another location approved by the Chair of the SEAC.
- d. Meetings will not proceed unless the Chair of the SEAC and at least two community representatives are present before 30 minutes the start time.
- e. Apologies must be given in advance for non-attendance.
- f. After three consecutive absences have occurred, the General Manager can recommend to Council to cancel the Committee Membership.
- g. Meetings will be conducted with respect, and all members must follow the Council's Code of Conduct (to be circulated).
- h. Other Council officers will attend if needed.
- i. Technical experts and specialists may be invited to attend meetings to provide advice when required.

Minutes

Minutes will be presented to Councillor in the next Council Meeting for receive and note.

Review

The Terms of Reference will be reviewed within 3 years or after a new Council is elected, whichever happens first.

(Item 5/26) Western Sydney Infrastructure Grants Program – Quarterly Progress Report

File No: 26/3690

Report by Director People & Performance

Summary

This report provides Council with a high-level progress update on the delivery of the Western Sydney Infrastructure Grants Program currently underway, and marks the fourth instalment in an ongoing series of quarterly reports.

Background

In 2022, the New South Wales Government announced the Western Sydney Infrastructure Grants Program, formally known as WestInvest. This program was established to support the delivery of transformational infrastructure projects aimed at enhancing communities, improving liveability, and driving economic recovery.

Burwood Council was successful in securing over \$110 million in funding to deliver 11 city-shaping projects, receiving the highest amount of funding per capita in the community competitive round. The 11 successful projects are:

1. Enfield Aquatic Centre Redevelopment
2. Culture House (formerly known as Burwood Urban Park Arts and Cultural Centre)
3. Burwood Main Street Transformation
4. Deane Street Precinct Transformation
5. Strathfield Placemaking Project
6. Paisley Road Beautification
7. Henley Park Sports Field Upgrade
8. Burwood Park Inclusive Play Space
9. Woodstock Park Sensory Garden
10. Burwood Library Pod
11. Park Expansions at Portland and Russell Street

Conclusion

With project planning well underway, Council remains committed to ensuring the successful delivery of all 11 projects through ongoing monitoring, stakeholder engagement, and careful budget management.

Quarterly updates will continue to be provided to Councillors, ensuring transparency and accountability as these projects progress. Through collaboration with the community and key stakeholders, Burwood is well-positioned to maximise the benefits of this program and create lasting positive impacts for residents, businesses, and visitors alike.

Recommendation(s)

That Council notes the contents of this report, including updates on the progress of the Western Sydney Infrastructure Grants program.

Attachments

- 1 [Council Report - WSIG Project Details and Progress Updates \(February 2026\)](#)

Item Number 5/26 - Attachment 1
Council Report - WSIG Project Details and Progress Updates (February 2026)

Project Name	Project Description and Benefits	Key Updates
Park Expansions at Portland and Russell Street	<p>Three Council-owned houses have been demolished to increase usable, shaded green space for the public to use across the two sites. Specifically, this project:</p> <ul style="list-style-type: none"> • Expands Russell Street Reserve by 50% • Improves Portland Street access into Henley Park and Enfield Aquatic Centre • Delivers an additional 1,450m² of green open space • Increases tree coverage across the two sites 	<ul style="list-style-type: none"> • Project completed within budget, with opening event held on 19th July 2025
Henley Park Sports Field Upgrade	<p>The two sports fields have not been upgraded for over 30 years and the current drainage is insufficient to meet the needs of local sporting groups. The project will deliver:</p> <ul style="list-style-type: none"> • New turf and a state-of-the-art drainage and irrigation system • Safer playing fields and reduced risk of injury to players • Tiered seating to create a more modern and comfortable viewing experience for the anticipated increase in spectators • New picnic and BBQ facilities to improve the amenities and open up the space for a wider variety of events and community engagements 	<ul style="list-style-type: none"> • Tiered seating, BBQs and picnic facilities have been installed and inspected • Turf is being laid on site. • It is expected the project will be completed in March 2026. • Opening event is scheduled for 21st March 2026
Woodstock Park Sensory Garden	<p>The new sensory garden at Woodstock Park has been designed to appeal to the five senses and promote inclusion and participation for local residents of all ages and abilities, whilst respecting the character and history of the area.</p> <p>The improvements will complement the adjacent Woodstock Community Centre, Fitzroy Hall, BBQ facilities, accessible toilet and other amenities and include:</p> <ul style="list-style-type: none"> • Accessible sensory garden and paths • Shaded areas and picnic tables • Raised planters, new tree planting and more open space 	<ul style="list-style-type: none"> • Project completed within budget and opened to the public on 11th December 2025

Burwood Park Inclusive Play Space	<p>The project will upgrade the existing, aged playground into a modern, fully accessible play space fit for all ages and abilities. The project also includes installation of the following:</p> <ul style="list-style-type: none"> • BBQs, picnic shelters and park furniture • Increased shade, landscaping and tree planting • Outdoor chess board • Accessible toilet block • Improved signage <p>The enhanced facilities will improve the experience and comfort of those visiting the playground, encourage more formal or informal gatherings and events at the park and encourage more frequent and longer time spent in Burwood Park at both day time and evening, providing increased economic benefits to the areas many local businesses</p>	<ul style="list-style-type: none"> • Project effectively completed within budget, with some minor works still planned to provide additional shading and shelters. • Opening event was held on 4th December 2025
Deane Street Precinct Transformation	<p>Prioritising pedestrian's and local businesses, this project will transform the area around Deane Street and Burwood Station into an inviting public plaza that includes seating, landscaping, tree coverage, public art and a bicycle parking and repair station. Specifically, this project will:</p> <ul style="list-style-type: none"> • Increase space for non-road users by 200m² • Create additional off-road space in one of the busiest areas in the LGA • Install new lighting and seating to ensure a safe and welcoming space, day and night • Create a new amphitheatre with terraces and a stage performance area making this area space to spend time in, not just pass through • Facilitate a range of alfresco dining options • Convert nearby George Street to two-way to ensure traffic is not unduly impacted. 	<ul style="list-style-type: none"> • Community consultation complete (see Appendix A) • An agreed procurement strategy has been developed for upcoming tenders • The project is now at the planning and design phase • Milestones and program schedule continues to be reviewed • Early engagement with key stakeholders undertaken including Sydney Trains/Transport NSW

Strathfield Place Making Project	<p>Bells Lane in Strathfield will be converted into a laneway and shared pedestrian zone to create a new food and cultural hotspot for the area. The new pavement space will allow for increased alfresco dining and support the growth of local businesses and a strong night-time economy.</p> <p>The project will:</p> <ul style="list-style-type: none"> • Improve walkability and pedestrian safety, increase outdoor dining options and create new opportunities for passive recreation • Increase pedestrian safety through traffic calming measures, upgraded footpaths and road narrowing • Incorporate streetscape improvements, public art, tree planting and sculptural lighting installations 	<ul style="list-style-type: none"> • Community consultation complete (see Appendix A) • An agreed procurement strategy has been developed for upcoming tenders • The project is now at the planning and design phase • Milestones and program schedule continues to be reviewed <p>Early engagement with key stakeholders undertaken including Sydney Trains/Transport NSW</p>
Burwood Main Street Transformation	<p>This project will provide major upgrades to Burwood Road and the surrounding area that will take into account the high level of footfall and support local businesses and the wider night-time economy. It will improve the amenity, walkability and vibrancy of Burwood Road by increasing pedestrian access, comfort, safety and connection to the high street, making it a great place to spend time in, not just walk through.</p> <p>The project will deliver the following infrastructure:</p> <ul style="list-style-type: none"> • Footpath widening, parklets and in-built dining and seating areas to create outdoor dining and breakout spaces • Multipurpose poles with suspended catenary lighting and flags • Turf and garden areas and street tree planting, utilising Water Sensitive Urban Design initiatives • Lighting projection infrastructure on Burwood Road and the Railway Parade underpass to promote an activated, vibrant and safe environment both during the day and night. • Public art murals in prominent locations • Smart parking sensors 	<ul style="list-style-type: none"> • Community consultation complete (see Appendix A) • An agreed procurement strategy has been developed for upcoming tenders • The project is now at the planning and design phase • Milestones and program schedule continues to be reviewed • Early engagement with key stakeholders undertaken including Sydney Trains/Transport NSW

	<ul style="list-style-type: none"> • A digital community information display screen outside Burwood Station to give increased access to relevant information • Widened footpaths in key locations along Burwood Road to maximise space for cafes and restaurants 	
Burwood Library Pod	<p>Operating as an autonomous, 24/7 lending service equipped with RFID technology, the Burwood Library Pod will deliver greater access to the library and its collection, adding an additional and convenient location for borrowing and returning books and other items without the need to visit the main Library on Conder Street.</p> <p>This project will take advantage of modern technology to increase access to library services and resources by placing an Automated Library Vending Machine (ALVM) in Henley Park close to the Enfield Aquatic Centre, playground and basketball courts.</p> <p>The Library Pod will house up to 600 books for loan at any one time, which will be curated based on community profile and library membership data as well as ongoing community feedback and usage statistics. It will also provide free Wi-Fi access so community members are able to join the library and borrow books instantly, download eBooks for free and access the Internet</p>	<ul style="list-style-type: none"> • Work on project will progress when the Enfield Aquatic Centre is near completion
Paisley Road Beautification	<p>The project will rejuvenate the commercially and strategically important road connecting Burwood and Croydon Stations into a safe, walkable and accessible corridor. The upgrades will ensure that the new corridor is accessible for all mobility levels, encouraging active travel and increasing footfall for local businesses.</p> <p>Works will include:</p> <ul style="list-style-type: none"> • Footpath and road paving upgrades • Replacing roadside kerbs and gutters • Improved landscaping with new tree planting and associated increase in shaded space for pedestrians • Installation of pedestrian crossings 	<ul style="list-style-type: none"> • Design has progressed to 50% • Progress made with key stakeholders including as Sydney Trains, Telstra, Sydney Water and Ausgrid

Culture House	<p>This ambitious and transformative project will fund the creation of a new arts and cultural centre in the heart of the Burwood LGA, including dedicated performance and rehearsal spaces, studio space, community lounge, flexible multipurpose spaces and a café. The economic benefits will be seen through increased visitation to the area, the addition of a new café, and opportunities for artists and performers.</p> <p>The Culture House will provide something currently missing in the Burwood LGA and wider area, by offering ample space for performances, community events, exhibitions, and strengthen Burwood's local arts and cultural sector</p> <p>In addition to the above, the work will include:</p> <ul style="list-style-type: none"> • A new urban park including a public plaza, sloping green lawn area, trees, landscaping, interactive water play features and public art • An underground public car park • A total of 1,875m2 of additional community floor space • 2,200m2 of new green space right at the heart of the town centre • 25 bike parking spaces 	<ul style="list-style-type: none"> • Site established 29th September 2025 • Contamination assessments undertaken • Construction works expected to commence shortly
Enfield Aquatic Centre Redevelopment	<p>The project will transform Sydney's oldest freshwater Olympic pool and deliver a state-of-the-art aquatic and leisure facility. This will deliver significant health and wellbeing benefits to the community through year- round swimming and modern amenities that will ensure facilities are accessible for all abilities and ages.</p> <p>Specifically, the redevelopment will deliver:</p> <ul style="list-style-type: none"> • A new entrance and customer service point • A café with internal kiosk service point • Upgrade to the 50m outdoor pool and concourse, including heating provisions • Upgrade to the toddler and children's pool • An innovative energy co-generation system to heat and power the centre to assist in managing Council's energy consumption, reduce carbon footprint and operational costs • Provision of accessible covered access between pools 	<ul style="list-style-type: none"> • Initial site investigations and geotechnical testing completed • Project scope prioritisation has been undertaken by Council's Project Control Group • Obtained specialist heritage advice and detailed analysis of site constraints • Progressed the Development Application (DA), with an expectation that this will be submitted in the coming weeks

	<ul style="list-style-type: none">• Redesign, relocation and upgrade of toddler pool• New shading, seating and external showers• Improved landscaping inspired by the area's Indigenous heritage• New fully accessible amenities with parent change rooms• Increased capacity for recreational swimming, learn to swim classes and support the growth of local swimming clubs• Redesigned and upgraded wider facilities that will help to manage overcrowding in the busy periods, and offer a more modern set of amenities to swimmers and others using the facilities• Expanded local employment opportunities via the increased facilities, new café and ongoing maintenance	
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Appendix A – WSIG Streetscape Project Engagement Outcomes

Burwood Main Street and Deane Street Transformation

Community engagement for the Burwood Main Street and Deane Street project was undertaken through a combination of digital and in-person engagement activities.

An online survey was hosted on the Participate Burwood platform, providing the community with the opportunity to review the proposal and provide detailed feedback. The survey remains available for reference at the following project link: <https://participate.burwood.nsw.gov.au/burwood-road-and-deane-street-transformation>

To complement the online engagement, Council officers delivered a series of **pop-up engagement sessions** at high-activity locations across Burwood. These sessions were designed to maximise accessibility, allow for face-to-face conversations, answer questions in real time, and capture feedback from a broad cross-section of the community.

Pop-up engagement sessions were held at the following locations and times:

- **Tuesday 23 September, 3.00 – 5.00pm: Burwood Library Foyer**
- **Monday 29 September, 12.00 – 2.00pm: Railway Square**

- **Friday 3 October, 6.00 – 8.00pm: Burwood Chinatown**
- **Tuesday 7 October, 10.00am – 12.00 noon: Burwood Park (near the memorial arch)**
- **Thursday 9 October, 12.00 – 2.00pm: Deane Street**
- **Thursday 16 October, 3.30 – 5.30pm: Burwood Westfield**

Further, the following groups were consulted and engaged via a workshop:

- **Monday 22 September: Burwood Youth Advisory Group**
- **Wednesday 8 October: Multicultural Advisory Committee Meeting**
- **Wednesday 8 October: Disability Inclusion Advisory Panel**

Individual drop ins and dock knocks were also undertaken with local businesses in the proposed transformation area and surrounding streets.

This approach ensured engagement occurred across different times of day and key destinations, enabling participation from residents, workers, visitors, and local businesses. Feedback collected through both channels has informed the final engagement outcomes presented in this report.

Engagement Outcomes

The Participate Burwood digital engagement project page recorded **1,252 page views**, indicating strong community interest in the proposal.

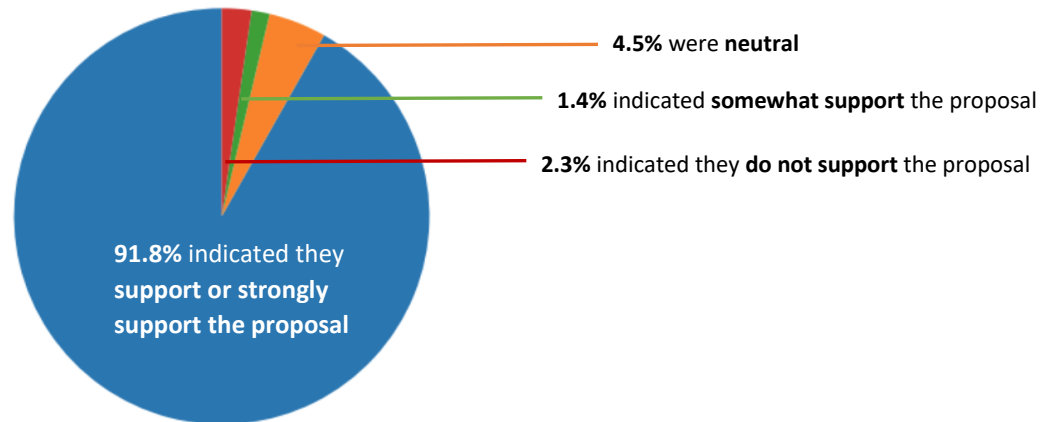
A total of **642 contributions** were received through the engagement period, comprising:

- **209 detailed survey responses**, and
- **433 interactions through pop-up engagement sessions** conducted across the Burwood Local Government Area.

88% of respondents were residents or business owners from the Burwood Local Government Area, and **65% were from the suburb Burwood**.

Overall sentiment towards the proposal was positive. Of respondents:

Community Support for Burwood Main Street & Deane Street Proposal

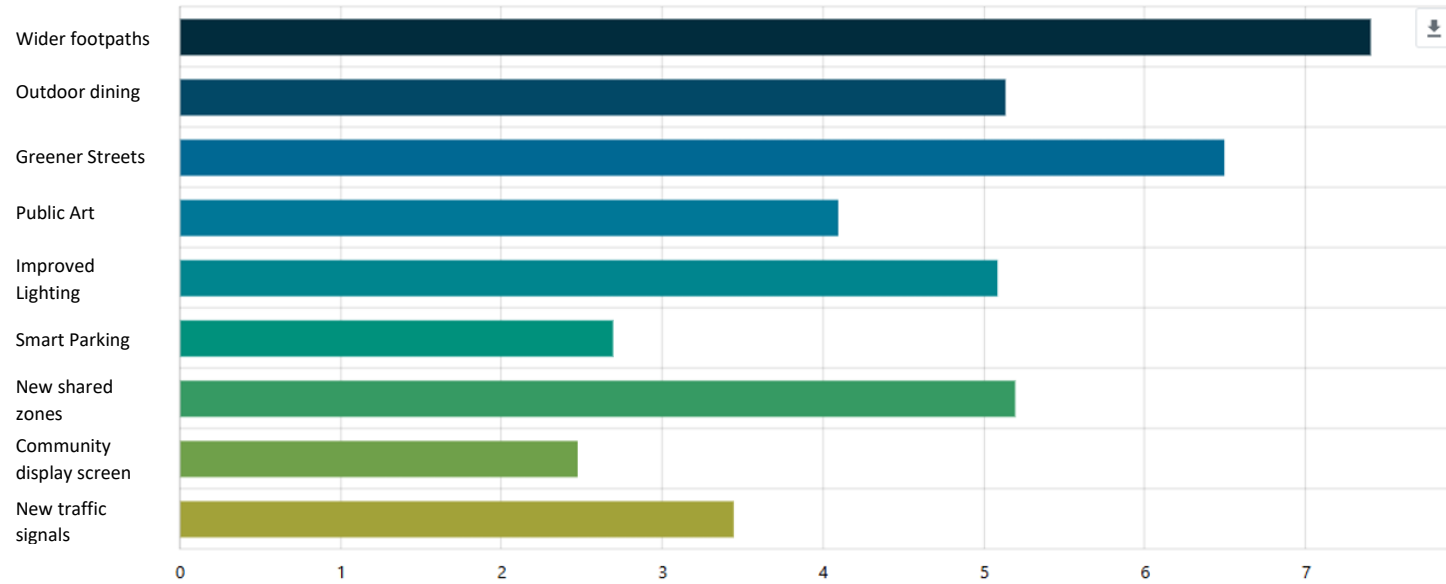


These results demonstrate a high level of community participation and a clear support for the proposed changes to Burwood Main Street and Deane Street.

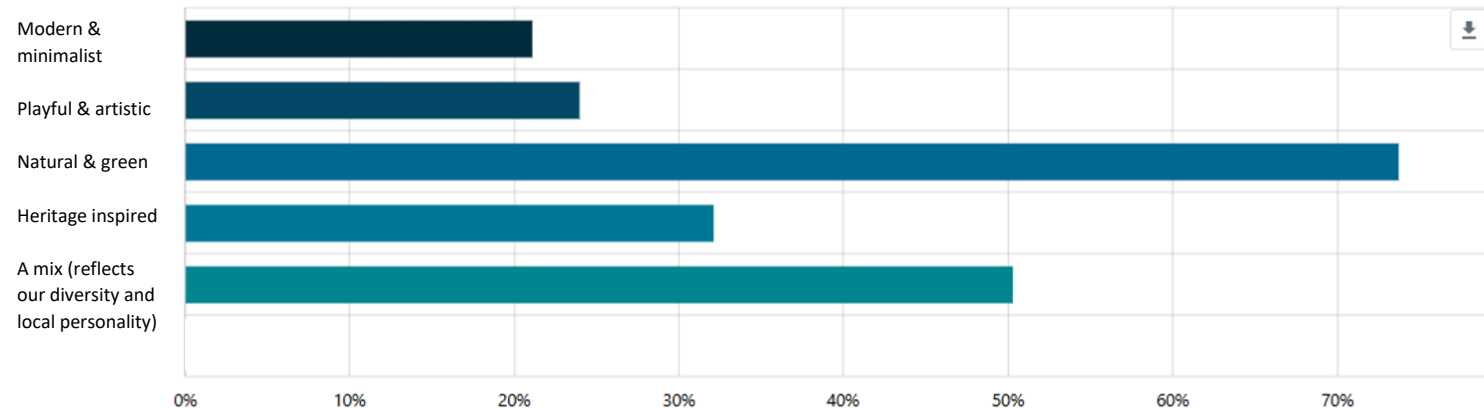
Visitation

- Over 65% of respondents reported visiting Burwood Road and/or Deane Street daily
- 23% reported visiting weekly
- 6% fortnightly
- 5% monthly
- 1% rarely

What matters most to the community



Preferred design style (respondents were invited to select more than one)



Bells Lane Transformation

Community engagement for the Bells Lane Transformation Project was undertaken through a combination of digital and on-site engagement activities.

Community members were invited to participate by attending a pop-up consultation session on **Wednesday 1 October, 12.00 – 2.00pm** at Strathfield Square. Feedback collected has helped inform and refine the project vision and outcomes.

The online survey and project information were also made available via the Participate Burwood project page, ensuring those unable to attend in person could still provide input. The page can be visited by clicking here: <https://participate.burwood.nsw.gov.au/bells-lane-transformation>

Further, the following groups were consulted and engaged via a workshop:

- **Monday 22 September: Burwood Youth Advisory Group**
- **Wednesday 8 October: Multicultural Advisory Committee Meeting**
- **Wednesday 8 October: Disability Inclusion Advisory Panel**

Individual drop ins and dock knocks were also undertaken with local businesses in the proposed transformation area and surrounding streets.

Engagement Outcomes

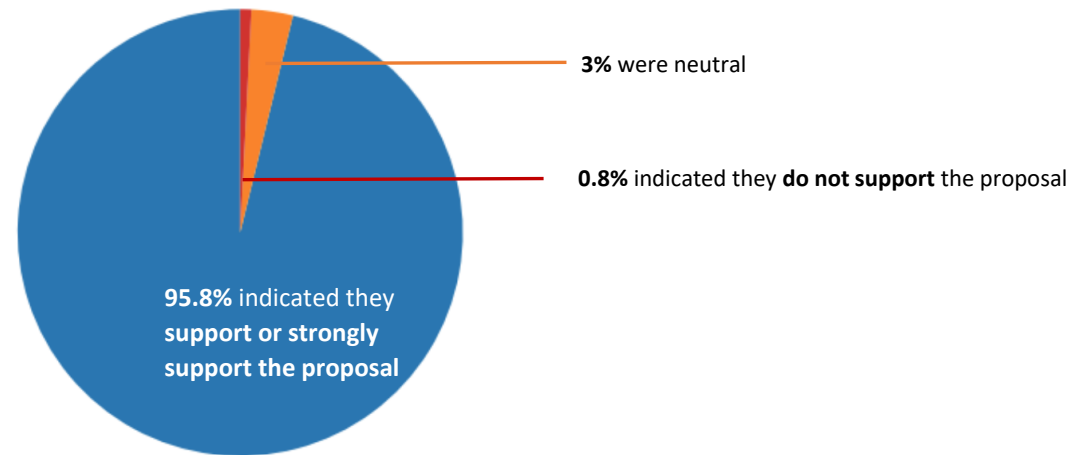
A total of **124 contributions** were received during the engagement period, including:

- 45 detailed survey responses, and
- 79 interactions through pop-up engagement sessions conducted on-site.

82% of respondents were residents or business owners from the Burwood Local Government Area, and **50% were from the suburb Strathfield**.

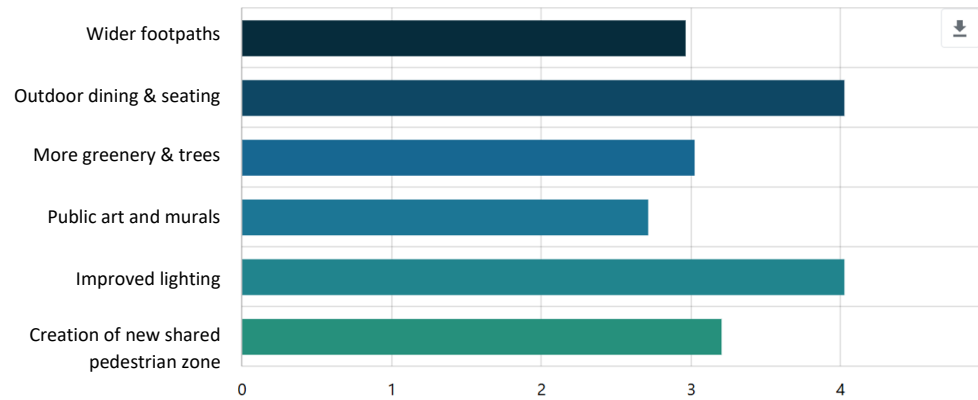
Overall sentiment towards the proposal was overwhelmingly positive.

Community Support for Bells Lane Transformation Project

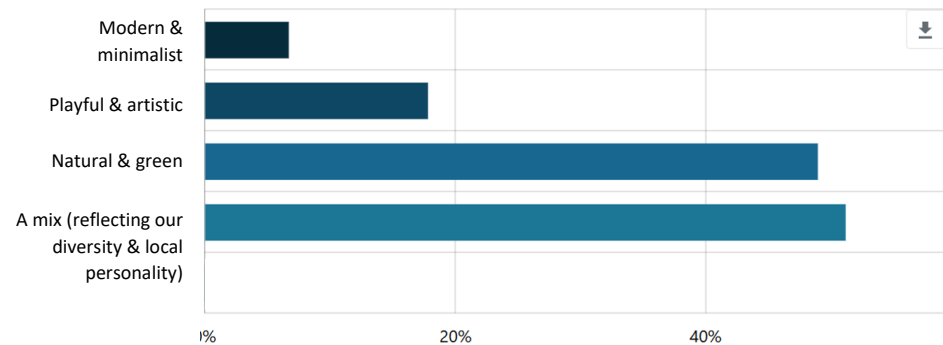


These results demonstrate very strong community support for the proposed transformation of Bells Lane.

What matters most to the community



Preferred design style (respondents were invited to select more than one)



(Item 6/26) Half-Yearly Report - July to December 2025

File No: 26/3953

Report by Director People & Performance

Summary

A report on the progress of Council's Delivery Program is to be presented to Council on a half-yearly basis in accordance with legislative requirements of the State Government's Integrated Planning and Reporting (IP&R) Framework.

Operational Plan Objective

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

104 – Undertake corporate planning and reporting.

Background

Council's Integrated Planning & Reporting (IP&R) documentation reports information in a transparent and streamlined process to provide easy access to information for residents.

Reflecting the IP&R Framework, reporting follows the structure of the Delivery Program 2022 – 2026 and Operational Plan 2025 – 2026, which delivers upon the strategic goals identified by the community in the Burwood2036 Community Strategic Plan.

This Half-Yearly Report is the first report for the Operational Plan 2025 – 2026 covering the period from 1 July 2025 to 31 December 2025.

The strategic goals are divided into five themes:

- Inclusive Community & Culture
- Places for People
- Sustainable & Protected Environment
- Vibrant City & Villages
- Open & Collaborative Leadership

Each strategic goal is divided into actions which represent the specific initiatives Council proposes to implement to achieve the identified targets. The Delivery Program includes a total of 124 actions which are incorporated into the Operational Plan.

Reporting Structure

Key users are required to provide a rating status and comment for each strategic action they are responsible for as follows:

Completed	An action has been completed during the reporting period.
On Track	The action is on track for completion as scheduled.
Not Due to Start	The action is not due to start during the reporting period.
Monitor	The action is underway, but may not be completed in time or it has been postponed.

These requirements support and promote a continuous risk evaluation process for staff and management which allows the identification of risks and opportunities at an early stage in the delivery of activities/projects.

Measuring our Success

For the period 1 July 2024 to 31 December 2024, Council has registered the following progress:

Status	Number
Completed	11
On Track	113
Not Due to Start	0
Monitor	0
Total	124

Several key milestones from this period are highlighted at the beginning of the report, followed by progress updates for each action. Notable achievements include:

- Recognition as Australia's Coolest Neighbourhood and 16th Coolest in the World by TimeOut Magazine.
- Delivery of 17 vibrant events ranging from small community activations to large-scale celebrations including the Greek Street Festival, Friday's@Ford Lane activations and AC/DC tribute.
- Recognition of 28 Businesses at the Mayor's Business Commendation Awards.
- Launch of the Burwood Investment and Visitation Prospectus alongside the Hon. Minister Stephen Kamper and 24-Hour Economy Commissioner Michael Rodrigues.
- Continuation of FOGO trail to reduce landfill waste.
- Delivery of 9 public art projects including 5 striking murals and a dramatic lighting installation as part of the Ford Lane transformation.
- Continuation of Council's tree planting program with planting locations for a further 55 street trees finalised, with a focus on increasing urban tree canopy and reduce the overall temperature of the urban environment.
- Conducted three Citizenship Ceremonies with 205 residents.
- Council worked with local organisations to deliver a range of 44 community programs in centres and parks across the LGA.
- A community cohesion grant has provided the opportunity to deliver health and wellness events for the multicultural community, with events including mooncakes, Japanese carving and Tai Chi workshops. 1,000 Books Before School was launched in October, an early literacy program encouraging book engagement before school.
- Delivery of community safety education including Cyber Safety, E-Bike and Rock Fishing safety workshops.
- Mobile Playvan continued to provide a high quality and popular service from July to December with 65 sessions delivered to an estimated 2,142 families and a total number of 6280 people. A Chinese speaking support worker attended 8 sessions to engage with non-English speaking carers.
- Council has made significant progress across the 11 projects that will deliver over \$110 million of upgrades and improvements to local infrastructure across Burwood including the completion of the Woodstock Sensory Garden and Burwood Park Upgrade projects, with an event held at Burwood Park on the 4th of December 2025 to officially open the new inclusive playground.
- Site establishment and preliminary works have commenced in front of Burwood Library for the new Burwood Culture House.
- An extensive community consultation exercise was undertaken to gain feedback from the community on their preferences for the upcoming street transformation projects at Burwood Road, Deane Street and Bells Lane. Views were sought via an online survey and in person pop-up engagement sessions held across the three sites.
- The majority of works are complete at Henley Park, with the turf and seating installed. Final works are scheduled for early 2026, with the project expected to open in Autumn 2026.

- The introduction of 4 new programs at the Enfield Aquatic Centre including Squads Holiday Intensives, Squads Weekend Sessions, Preschool Program for Learn to Swim and Holiday Fitness Classes.

Consultation

Once the Half-Yearly Report is endorsed by Council, it will be made available to the public on Council's website.

Planning or Policy Implications

In accordance with s 404 of the *Local Government Act 1993* the General Manager must provide progress reports to Council, at least every six months, as to its progress with respect to the principal activities detailed in Council's Delivery Program. Burwood Council's Operational Plan 2025 to 2026 requires that public information is made available in a timely manner.

Financial Implications

No Financial implications.

Conclusion

Council's Delivery Program 2022 – 2026, Operational Plan 2025 – 2026 and the Half Yearly Report 1 July 2025 to 31 December 2025 provides Council with ongoing updates on the progress of the objectives identified in Council's Delivery Program and Operational Plan.

Recommendation(s)

[That Council endorse the Half-Yearly Report 1 July 2025 to 31 December 2025.](#)

Attachments – See separate Attachments Paper

1⇒ [Half Yearly Report July - December 2025](#)

(Item 7/26) DCP Amendment - Liveability Improvements to Apartment Developments - Adoption - Post Exhibition

File No: 25/70301

Report by Director City Strategy

Summary

On 28 October 2025, in response to a Mayoral Minute adopted in March 2025 to review local planning controls relating to liveability and amenity, Council resolved to publicly exhibit proposed amendments to Parts 3 and 4 of the Burwood Development Control Plan (DCP).

This initiative responds to the continuing shift toward high-density living in and around the Burwood Town Centre and other high-density areas across the LGA, where apartments are increasingly the predominant form of residential development. Council must plan proactively for this growth by ensuring residential amenity is supported through high-quality design across both public and private realms.

Accordingly, the exhibited amendments to the Burwood DCP look to introduce new development controls for apartment developments assessed under Parts 3 and 4. The amendments aim to deliver higher standards of liveability for current and future residents through improved communal spaces, including active roof areas and end-of-trip facilities; wider corridor widths to enhance internal circulation; measures to improve climate resilience and resource efficiency; electric vehicle (EV) readiness; and building design requirements that strengthen streetscape amenity. Collectively, these measures will contribute to a more sustainable, liveable and well-designed urban environment.

The draft amendments were publicly exhibited for 28 days in accordance with Council's resolution, with two submissions received during the exhibition period. Council's Design Review Panel (DRP) was also consulted. In response to the DRP's recommendations and matters raised in submissions, several minor amendments are proposed to the exhibited DCP.

It is recommended that Council adopt and implement the amendments to the apartment development liveability provisions in Parts 3 and 4 of the DCP, as detailed in Attachment 2 of this report.

Operational Plan Objective

- A.33 Undertake a comprehensive review of the Development Control Plan (DCP) 2012 and prepare a user friendly and interactive DCP
- 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.11.2 Provide opportunity for engagement with the community to inform Council's decision-making
- P.49 Ensure transparency and accountability in decision making

Background

At its meeting on 25 March 2025, Council endorsed a Mayoral Minute to review local planning controls to introduce new requirements for apartment developments, including residential flat buildings and shop-top housing, with a focus on improving residential liveability and amenity.

This initiative responds to the ongoing shift toward higher density living in Burwood Town Centre and other parts of the LGA, where apartments are increasingly the dominant housing type. Recent NSW Government planning reforms and State-led rezonings are expected to further accelerate apartment development in the LGA, making enhanced liveability standards critical. Contemporary urban and health research highlights the role of well-designed built environments in supporting physical and mental wellbeing, social connection and community retention.

The proposed amendments to Parts 3 & 4 of the DCP aim to ensure future residential growth is accompanied by high-quality urban design outcomes, supporting Burwood's long-term liveability, sustainability and competitiveness by strengthening the following provisions:

- **Communal spaces**, including dedicated acoustically treated music rooms for children, multipurpose breakout areas for students and professionals, communal gyms, and active communal roof spaces.
- **Streetscape**, including requiring hydrant facilities and substations to be integrated into building designs with architectural treatments, landscaping or artwork whilst not compromising on compliance with building code and technical requirements.
- **End-of-trip facilities** to support sustainable transport options.
- **Wider corridor widths** to improve internal circulation, amenity and accessibility.
- **Car share parking facilities** to encourage reduced car ownership and support sustainable mobility.
- **Measures to improve climate resilience and resource efficiency**, ensuring buildings are adaptable and environmentally responsible; and
- **Electric vehicle (EV) readiness** across the LGA, facilitating the transition to low-emission transport options.

On 28 October 2025, Council endorsed the public exhibition of the proposed amendments to liveability provisions in DCP.

Exhibition

The proposed amendments to the liveability improvements to apartment development were publicly exhibited on Council's Participate Burwood engagement platform for a period of 28 days, from 6 November to 4 December 2025, in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2021* and Council's Community Participation Plan.

In the absence of a printed local newspaper, Participate Burwood serves as Council's primary platform for exhibiting proposed policy changes and engaging with the community.

Consultation

Burwood Design Review Panel

In accordance with Clause 15 of the Environmental Planning and Assessment Regulation 2021, the draft DCP amendments were referred to Council's DRP for review and recommendations.

On 25 November 2025, a briefing was held with the DRP on the proposed amendments to the DCP. The exhibited draft DCP provisions were circulated to the DRP members in advance of the briefing to facilitate informed consideration and feedback.

The discussion focused on the proposed controls relating to rooftop and podium-level communal spaces, internal corridor widths, and the overall suitability of the policy framework of the draft DCP amendments.

Overall, the DRP supported the intent and direction of Council's exhibited draft DCP, and recommended minor refinements to selected provisions, particularly those relating to rooftop and podium-level communal spaces and corridor widths, to encourage effective uptake and

implementation. These recommendations are outlined below and a copy of the minutes from the DRP Meeting is included at **Attachment 1**.

Rooftop/ Podium level Communal Space and Access: The DRP strongly supported greater activation of rooftops as resident-only communal spaces, recognising them as a critical response to Burwood's constrained ground-level open space. To encourage uptake, the DRP recommended permitting non-habitable rooftop elements such as pergolas, shade structures, planter boxes, parapets and lift overruns to exceed height limits and be excluded from GFA where appropriate. Flexibility was emphasised, with caution against mandating specific rooftop uses, noting that market demand and long-term viability can vary.

Based on the recommendation of the DRP, minor amendments have been made to the exhibited DCP to clarify that the provision of music/creative spaces, exercise/gym facilities, and breakout areas is not mandatory. These spaces are considered desirable communal amenities and may be accommodated at ground, rooftop and/or podium levels, subject to site context and design response.

Further investigation should also be undertaken into the potential to exclude these elements from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the *Burwood Local Environmental Plan 2012*. This review would aim to encourage the provision of these facilities by industry, with a report to be presented to Council for consideration.

Accordingly, the exhibited draft controls, are proposed to be reworded to respond to DRP comments and to clearly articulate Council's intent to encourage, rather than mandate, the provision of these communal facilities (see **Attachment 2**).

Ground Floor Communal Spaces: While ground-floor communal areas remain preferable for activation and accessibility, the DRP acknowledges that many infill sites are constrained and cannot accommodate meaningful spaces at this level. Where feasible, ground floors should incorporate lobby seating, parcel facilities, co-working or waiting areas.

Corridor Widths and Circulation Spaces: The DRP agreed that a minimum corridor width of 1.5 metres is appropriate to support accessibility, facilitate furniture movement and enhance overall residential amenity.

Discussion was had with the DRP about recently constructed development in Canada Bay LGA where corridor widths greater than 1.5 metres have enabled the informal use of circulation spaces as lounge or social areas, resulting in improved internal amenity. The DRP noted that applying similar provisions in the Burwood LGA could necessitate additional floor space ratio (FSR) incentives, which may introduce risks relating to increased building bulk, higher development costs, and the potential for inefficient or unintended use of these spaces.

In this context, the DRP advised that, rather than increasing minimum corridor widths beyond 1.5 metres, the draft controls should place greater emphasis on circulation quality achieved through design-based measures. These include access to natural light and ventilation, localised widening at lift lobbies, recessed apartment entries, and the use of high-quality materials and finishes. The exhibited DCP already references many of these design principles.

Based on the DRP's advice, minor amendments have been made to the exhibited DCP provisions. Whilst the exhibited DCP specified minimum corridor widths of 1.5 metres and 1.8 metres for single-loaded and double-loaded corridors respectively, the amended DCP now requires a consistent minimum corridor width of 1.5 metres, without mandating increased widths for double-loaded corridors.

Further investigation should be undertaken into the potential to exclude the additional width corridors above minimum BCA and ADG requirements to a maximum 1.8m width from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the *Burwood Local*

Environmental Plan 2012. This review would aim to encourage the provision of these facilities by industry, with a report to be presented to Council for consideration.

Implementation of proposed controls:

The DRP advised that, to encourage effective uptake of the proposed communal amenities, the prescriptive mandates relating to music rooms/creative spaces, exercise facilities and student/professional spaces should be removed. The DRP further recommended that the proposed controls clearly articulate the desired liveability outcomes intended by Council's design excellence provisions under the Burwood LEP, while allowing flexibility in how developments achieve these outcomes through performance-based controls.

In response to the DRP's advice, the exhibited DCP provisions have been amended to remove specific mandatory requirements relating to music and creative spaces and exercise or gym facilities. An additional objective has been introduced to explicitly align the intent of the draft DCP with the design excellence provisions pursuant to Clause 6.5 of the Burwood LEP 2012, reinforcing the achievement of high-quality design outcomes. Relevant illustrative examples have also been included, as recommended by the DRP, to demonstrate the intended outcomes of the amended DCP controls.

Further investigation should be undertaken into the potential to exclude these facilities up to a certain area, from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the *Burwood Local Environmental Plan 2012*. This review would aim to encourage the provision of these facilities by industry, with a report to be presented to Council for consideration.

Environmental Sustainability- DRP raised no concerns in relation to the proposed environmental sustainability initiatives contained within the draft DCP.

Response to submissions

The following submissions were received during the public exhibition period:

1. NSW Urban Taskforce Australia
2. A local resident.

The issues raised in both submissions have been summarised and Council's response is provided as follows:

Table 1: Matters raised by NSW Urban Taskforce Australia and Council's response

Issue	Council response
<p>Mandatory or flexible approach on achieving rooftop/podium communal open space</p> <p>Urban Taskforce supports improved apartment liveability in principle, however, concerned that making multiple features mandatory through the DCP reduces flexibility and risks undermining project viability.</p> <p>A mix of encouragement and incentives would better allow developments to respond to site conditions, market demand and purchaser preferences.</p>	<p>Council has considered the issue and informed by DRP feedback, has refined controls to emphasise the outcomes and performance via integration with design excellence clause to allow flexibility in how liveability objectives are achieved.</p> <p>Minor amendments have been made to the exhibited DCP to clarify that music/creative space, exercise/gym facilities are not mandatory provisions, but recommended communal spaces to be accommodated at ground, rooftop and/or podium levels.</p> <p>Further investigation should also be undertaken into the potential to exclude these elements from gross floor area (GFA) calculations through</p>

Issue	Council response
	<p>amendments to Clause 4.4(2A) of the <i>Burwood Local Environmental Plan 2012</i>. This review would aim to encourage the provision of these facilities by industry, with a report to be presented to Council for consideration.</p>
<p>Corridor widths</p> <p>The proposed 1.5 and 1.8m corridor widths for single and double loaded corridor exceed NCC and the accessibility standards (1000–1200 mm) without cost - benefit analysis. This has implications on risk of increased costs and reduced yield.</p>	<p>Council retains 1.5m minimum corridor width to support accessibility, furniture movement and overall residential amenity.</p> <p>While the exhibited DCP specified minimum corridor widths of 1.5 metres and 1.8 metres for single-loaded and double-loaded corridors respectively, the amended DCP now requires a consistent minimum corridor width of 1.5 metres, without mandating increased widths for double-loaded corridors, based on the recommendation by Council's DRP.</p> <p>Further investigation should be undertaken into the potential to exclude the additional width corridors above minimum BCA and ADG requirements to a maximum 1.8m width from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the <i>Burwood Local Environmental Plan 2012</i>. This review would aim to encourage the provision of these facilities by industry, with a report to be presented to Council for consideration.</p>
<p>End-of-trip facilities</p> <p>Buildings that are located in close proximity to public transport nodes should not be required to provide end-of-trip facilities.</p>	<p>End-of-trip (EOT) facilities, such as secure bicycle parking, showers, lockers and change rooms are essential infrastructure in contemporary mixed-use developments. They support active and sustainable transport choices, particularly walking and cycling, and reduce reliance on private car use. In mixed-use settings that combine residential, commercial, retail and entertainment functions, EOT facilities serve a broad and diverse user group including office workers, residents, students, visitors and shift workers.</p> <p>Residential buildings located in proximity to public transport nodes are still required to provide end-of-trip facilities as this does not preclude residents in these locations from taking up active and sustainable travel choices.</p> <p>Further investigation should be undertaken into the potential to exclude the facilities up to a certain floor area, from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the <i>Burwood Local Environmental Plan 2012</i>. This review would aim to encourage the provision of these facilities by industry, with a</p>

Issue	Council response
	report to be presented to Council for consideration.
<p>Car-share parking requirement</p> <p>Urban Taskforce seeks clarification on the proposed car share parking requirement as to whether one car-share space is required per 10 dwellings, which is considered disproportionate to actual car-share supply and likely to result in under-utilised spaces.</p>	<p>A minimum requirement of one car-share parking space is to be allocated for any form of residential accommodation containing more than 10 self-contained dwellings.</p> <p>The intent of this clause is not to require one car-share parking space per every 10 parking spaces.</p> <p>The aim is to reduce reliance on car ownership and overall traffic generation from development.</p>
<p>EV readiness and charging</p> <p>Mandating EV infrastructure for all spaces significantly increases costs and substation requirements, ahead of consumer demand.</p>	<p>Council's EV provisions focus on future-proofing new apartment buildings through EV-ready infrastructure, rather than mandating the installation of EV chargers.</p> <p>The controls are intended to minimise long-term retrofit costs and disruption in strata developments and allow charging infrastructure to be delivered progressively in response to market demand, supported by load management planning.</p> <p>Council considers this approach to be consistent with the intent of the NCC and a reasonable balance between cost, feasibility and long-term sustainability outcomes.</p>
<p>Climate and sustainability measures</p> <p>Climate and resource efficiency measures are already required in the NCC through NatHERS (Nationwide House Energy Rating Scheme).</p> <p>Concerns are raised that these measures may not be affordable due to lack of cost-benefit analysis and their implementation cost.</p>	<p>Council positions sustainability controls as localised resilience and urban heat mitigation measures, complementing NCC/BASIX, particularly for greening, Water Sensitive Urban Design (WSUD) and climate adaptation outcomes.</p> <p>The NCC promotes sustainability in the built environment primarily through its energy efficiency provisions, with NatHERS playing a central role as a thermal performance rating system for residential buildings.</p> <p>While NatHERS is effective in improving thermal efficiency, it does not directly address water efficiency or material lifecycle impacts, which the Draft DCP intends to address.</p>
<p>Hydrant facilities and substations</p> <p>Integration into façades should not go beyond the Fire and Rescue NSW (FRNSW) and the utility requirements or reduce viable floorspace.</p>	<p>Controls explicitly require compliance with NCC and infrastructure provider standards, with design integration focused on streetscape quality rather than additional operational burden.</p>

Issue	Council response
Guideline or DCP controls The submission recommends the measures should be guidance only, not enforceable DCP provisions.	Council proposes the measures within the DCP to ensure consistent consideration of liveability outcomes during the Pre-DA and DA assessment stages.

Table 2: Matters raised by a local resident and Council's response

Issues	Council response
Inclusive and Age-Friendly Housing Design Housing developments must cater for families with children and older people, including those with mobility limitations. Designs should demonstrate safety, accessibility and security, particularly in balcony design, outdoor play and relaxation areas, and car access and parking.	<p>Council acknowledges the importance of delivering inclusive, age-friendly apartment developments that respond to the needs of families with children and older people, including those with mobility limitations.</p> <p>The proposed Liveability DCP amendments strengthen requirements for safe, accessible and functional communal and circulation spaces.</p> <p>These controls complement existing State planning and building standards and aim to support safer, more inclusive living environments for residents across all life stages.</p>
Energy Efficiency and Climate-Responsive Design The submission supports a minimum 4.5 NABERS rating and call for clear consideration of building orientation, natural ventilation, wind mitigation, thermal comfort and flood management. The inclusion of on-site greywater retention and reuse systems is also encouraged to improve environmental performance and resilience.	<p>Many sustainability outcomes, including minimum energy performance standards, are addressed through the National Construction Code, BASIX and NatHERS which are already included in Section 6.7 Energy Efficiency and Sustainability of Council's DCP.</p> <p>The proposed DCP amendments seek to reinforce good design outcomes, including passive design principles and climate resilience measures. Opportunities for water efficiency and flood-resilient design will continue to be considered on a site-specific basis.</p>
Renewable Energy and Future-Ready Infrastructure The submission supports rooftop renewable energy generation, particularly solar panels, to reduce energy costs for residents. Provision of electrical infrastructure within apartments to enable future sharing of rooftop solar energy is also supported to future-proof developments and support the energy transition.	<p>The proposed controls encourage future-ready building design that can accommodate emerging technologies, while maintaining flexibility for site-specific and market-responsive solutions. The proposed controls for EV readiness and utilisation of roofscape for communal spaces are some of the examples of Council's preparation towards future ready infrastructure.</p> <p>While solar panels are not mandated, Council's DCP clearly supports and facilitates solar PV and renewable energy systems, particularly through</p>

	<p>BASIX and sustainability performance pathways.</p> <p>Integration of solar infrastructure with green roofs is supported via the proposed controls for the activation of rooftop communal spaces and subject to appropriate design, structural and maintenance considerations.</p>
<p>Electrification and Health Outcomes</p> <p>The submission encourages electrification of cooking, heating, cooling and hot water systems to minimise reliance on gas. Provision of secure external areas for heat pump hot water systems is recommended to support efficient and practical implementation.</p>	<p>Requirements relating to building services, including electrification and heat pump systems, are primarily governed by the National Construction Code and relevant Australian Standards.</p> <p>The proposed DCP amendments relating to the EV readiness and utilisation of roof spaces for communal purposes demonstrate that developments are designed to accommodate contemporary building systems safely and efficiently, while allowing flexibility to respond to technological advancements and site constraints.</p>
<p>Landscape, Green Infrastructure and Outdoor Amenity</p> <p>The submission recommends use of porous surfaces, adequate soil volumes for tree growth, and accessible outdoor areas with seating and planting. That green roofs and walls should be designed by qualified professionals, and balconies should include infrastructure to support planting, including food growing, to enhance amenity and wellbeing.</p>	<p>The proposed Liveability DCP amendments strengthen expectations around high-quality communal open spaces, rooftop and podium activation via integrating objectives of the proposed controls with Council's LEP design excellence clause.</p> <p>The proposed controls also intend to integrate elements such as hydrant facilities and substations with landscaping to improve public domain experiences.</p> <p>Detailed landscape design, including green roofs and walls, will continue to be assessed at the development application stage, with appropriately qualified professionals required where specialist design outcomes are proposed.</p>

Planning or Policy Implications

The proposed amendments to the Burwood Development Control Plan (BDCP) are intended to strengthen Council's policy framework for new and existing residential apartment development across the Burwood LGA. The amendments aim to ensure that apartment living—expected to become increasingly prevalent—delivers high-quality communal and building facilities, provides safe and functional internal circulation spaces, enhances residential amenity, supports preparedness for electric vehicle (EV) infrastructure and climate change impacts, and aligns with current legislative requirements.

Minor updates have been made to the exhibited DCP provisions in response to feedback from the Design Review Panel (DRP) and the two public submissions received. These updates do not materially alter the intent of the exhibited amendments.

Following exhibition, an additional liveability opportunity was identified to require visitor parking spaces and commercial parking associated with approved developments to remain openly accessible to users and customers, and not be enclosed or otherwise restricted. A further report will be provided to Council to investigate amendments to the BDCP to support this requirement.

A further report to Council will also be prepared to investigate opportunities to exclude music and creative spaces, exercise and gym facilities, breakout areas, end-of-trip facilities, and additional corridor widths—beyond the minimum requirements of the Building Code of Australia (BCA) and Apartment Design Guide (ADG), up to a maximum width of 1.8 metres—from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the *Burwood Local Environmental Plan 2012*. This review aims to encourage the provision of these facilities by industry, with findings to be presented to Council for consideration.

Financial Implications

There are no financial implications for Council resulting from the proposed BDCP amendments.

Conclusion

The proposed amendments to Parts 3 and 4 of BDCP seeks to introduce additional controls for residential apartment buildings in Zone R1 General Residential, Zone MU1 Mixed Use and Zone E1 Local Centre within the Burwood LGA. To ensure future density growth in Burwood does not outpace quality of life for residents and visitors, it is essential that existing development controls applying to residential apartment buildings are updated in a timely manner.

Some minor amendments and updates have been made to the exhibited DCP provisions based on the feedback received during public exhibition and the recommendations of the DRP. The updated amendments to the DCP are at Attachment 2 and it is recommended that Council adopt the draft updated DCP provisions accordingly.

Recommendation(s)

1. That Council, pursuant to Section 3.43 of the *Environmental Planning & Assessment Act 1979* and in accordance with clause 14 of the *Environmental Planning & Assessment Regulation 2021*, adopt the Liveability provision amendments to Parts 3 and 4 of the Burwood Development Control Plan 2013 (BDCP) as detailed in Attachment 2 of this report.
2. That the General Manager be endorsed to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, prior to the finalisation of the amendment to the abovementioned sections of the Burwood DCP.
3. That Council give public notice of the decision to approve the amendments to Burwood DCP, on its website within 28 days in accordance with Clause 14(2) of the *Environmental Planning and Assessment Regulation 2021*.
4. That Council publish the updates on the NSW Planning Portal in accordance with the *Environmental Planning and Assessment Regulation 2021*.
5. That the General Manager provide further report to Council that investigates opportunities to exclude music and creative spaces, exercise and gym facilities, breakout areas, end-of-trip facilities, and additional corridor widths beyond the minimum requirements of the Building Code of Australia (BCA) and Apartment Design Guide (ADG), up to a maximum width of 1.8 metres from gross floor area (GFA) calculations through amendments to Clause 4.4(2A) of the *Burwood Local Environmental Plan 2012*.

6. That the General Manager provide a further report to Council investigating amendments to the Burwood Development Control Plan (DCP) to require visitor parking spaces and commercial parking associated with approved developments to remain openly accessible to users and customers, and not be enclosed or otherwise restricted.

Attachments – See separate Attachments Paper

- 1⇒ Liveability Improvements for RFBs in Burwood_DRP Minutes
- 2⇒ Liveability Improvements Exhibited DCP - minor amendments
- 3⇒ Submission from NSW Urban Taskforce Australia
- 4⇒ Submission from a local resident

(Item 8/26) Budget Review for Quarter Ending 31 December 2025

File No: 26/4655

Report by Director Corporate Services

Summary

The 2025-2026 Budget was adopted at the Council Meeting held on 24 June 2025 with a surplus of \$29,002,000, with the operating result before capital grants and contributions forecast to be a surplus of \$37,000.

The following Statement of Budget Income and Expenditure identifies a forecast surplus of \$28,097,000 as at 31 December 2025, with the operating result before capital grants and contributions forecast to be a deficit of \$2,592,000.

Operational Plan Objective

2.3.1 Identify and maintain additional revenue sources to ensure financial sustainability

Background

This report includes the budget forecast for the Income Statement, which is prepared using both external and internal reporting consolidations to enhance the transparency and consistency of financial information. The Income Statement forms part of a suite of documents that must be presented to Council on a quarterly basis, in accordance with Clause 202(3) of the Local Government (General) Regulation 2021. Collectively, these are referred to as the Quarterly Budget Review Statements (QBRS).

Council's budget is developed on a program basis, forecasting expected operating and capital income and expenditure for the financial year. To support its budget, Council also draws on funds held in reserve from prior years, including Section 7.12 Local Infrastructure Contributions and Internally Restricted Reserves.

In addition, the Local Government Code of Accounting Practice and Financial Reporting requires Council to prepare its General Purpose Annual Financial Reports in accordance with the Australian Accounting Standards. As a result, Council must use a general purpose reporting format when presenting its financial information.

This requires Council to:

- Implement full accrual accounting, including the capitalisation of infrastructure assets.
- Prepare consolidated financial statements that incorporate all functions and entities under the Council's control.
- Shift the accounting focus from the fund result for the year (i.e. changes in working funds) to the gain or loss from ordinary activities.

These requirements apply when preparing the Annual Financial Reports as at 30 June each year. However, during the budget process, Council continues to focus on the funding result rather than the full accrual financial outcome.

At year-end, the financial result is determined, audited, and presented in Council's Annual Report, which includes both the Financial Reports and the Auditor's Report.

Summary of Movements

A summary of Council's revised budget for 2025/26 and a summary of budget movements have been included in this report:

	Original Budget 2025/26 '000	Recommended September Changes '000	Recommended December Changes '000	Revised Budget '000
Income – Operating	70,003	(534)	150	69,619
Expenditure – Operating	69,966	1,320	925	72,211
Surplus/(Deficit) – before capital grants and contributions	37	(1,854)	(775)	(2,592)
Income – Capital	28,965	1,454	270	30,689
Surplus/(Deficit)	29,002	(400)	(505)	28,097
Expenditure - Capital	33,198	2,097	16,420	51,715
Reserve Transfers	2,530	(1,770)	(11,897)	(11,137)

Income – Operational

- \$150,000 increase in Operating Grants and Contributions
 - \$150,000 increase due to grant received for Strengthening Community Safety

Expenditure – Operational

- \$925,000 increase in Operational Expenses
 - \$150,000 increase due grant received for Strengthening Community Safety
 - \$775,000 increase due to Burleigh Street Master Plan funded from reserves

Income – Capital

- \$270,000 increase in Capital Grants and Contributions
 - \$270,000 increase due to grant received for Strengthening Community Safety

Expenditure – Capital

- \$16,420,000 increase in Material and Services
 - \$270,000 increase due grant received for Strengthening Community Safety
 - \$16,150,000 increase due to purchase of properties

Reserve Transfers

- \$11,897,000 increase in Reserve Transfers
 - \$256,000 increase transfer from developer contributions reserve to fund Burleigh St Master Plan
 - \$519,000 increase transfer from local environmental plan reserve to fund Burleigh St Master Plan
 - \$11,150,000 increase transfer from developer contributions reserve to fund the purchase of properties
 - \$28,000 decrease transfer to reserve to cover for additional fleet costs

QBRs Financial Overview for quarter ended 31 December 2025

		Previous Year Actual 2024/25	Original Budget 2025/26	Approved Changes			Revised Budget	Recommended Changes for Council Resolution	Projected Year End Result 2025/26	Variance Original V Projected 2025/26	Actual YTD 2025/26
				Qtr 1 Review	Qtr 2 Review	Qtr 3 Review					
Net Operating Result before grants and contributions provided for capital purposes	General Fund	3,309	37	(1,854)	0	0	(1,817)	(775)	(2,592)	(2,629)	20,392
	Water Fund	0	0	0	0	0	0	0	0	0	0
	Sewer Fund	0	0	0	0	0	0	0	0	0	0
	Consolidated	3,309	37	(1,854)	0	0	(1,817)	(775)	(2,592)	(2,629)	20,392
Operating Results from continuing operations (with capital grants and contributions) excluding depreciation, amortisation and impairment of non financial	Consolidated	14,407	39,326	(400)	0	0	38,926	(505)	38,421	(905)	36,037
Borrowings	Total Borrowings	(3,860)	(3,577)	0	0	0	(3,577)	(5,000)	(8,577)	(5,000)	(4,794)
Liquidity	External Restrictions	20,024	22,331	(77)	0	0	22,304	(11,406)	10,898	(11,433)	10,586
	Internal Allocations	22,189	22,412	(1,693)	0	0	20,719	(491)	20,228	(2,184)	21,889
	Unallocated	11,554	11,554	0	0	0	11,504	0	11,504	11,847	23,724
	Total Cash and Cash Equivalents	53,767	56,297	(1,770)	0	0	54,527	(11,897)	42,630	(1,770)	56,200
Capital	Capital Funding	21,110	33,198	2,097	0	0	35,295	16,420	51,715	(18,517)	24,689
	Capital Expenditure	21,110	33,198	2,097	0	0	35,295	16,420	51,715	(18,517)	24,689
	Net Capital	0	0	(0)	0	0	(0)	0	(0)	0	(0)
		Opening Balance As at 1 July 2025	Total Contributions Received As at this Q	Total Interest Earned As at this Q	Total Expended As at this Q	Total Borrowings (to)/from As at this Q	Held as Restricted Asset As at this Q	Cumulative balance of internal borrowings (to)/from As at this Q			
Developer Contributions	Total Developer Contributions	16,435	2,053	0	11,505	0	6,983	0			

Income and Expenses Budget Review for quarter ended 31 December 2025

	Previous Year Actual 2024/25	Original Budget 2025/26	Approved Changes			Revised Budget	Recommended Changes for Council Resolution	Projected Year End Result 2025/26	Variance Original V Projected 2025/26	Actual YTD 2025/26
			Qtr 1 Review	Qtr 2 Review	Qtr 3 Review					
INCOME										
Rates & Annual Charges	40,942	43,824	0			43,824	0	43,824	0	43,920
User Charges & Fees	11,128	9,762	0			9,762	0	9,762	0	5,352
Other Revenues	7,170	7,361	(665)			6,696	0	6,696	(665)	3,665
Grants & Contributions - Operating Purposes	3,143	3,336	131			3,467	150	3,617	281	1,780
Grants & Contributions - Capital Purposes	1,031	28,965	1,454			30,419	270	30,689	1,724	5,336
Interest & Investment Revenue	3,156	2,350	0			2,350	0	2,350	0	1,475
Other Income	3,006	2,940	0			2,940	0	2,940	0	1,824
Net Gain from the disposal of assets	0	430	0			430	0	430	0	32
Net share of interest in Joint Ventures	0	0	0			0	0	0	0	0
TOTAL INCOME FROM CONTINUING OPERATIONS	69,576	98,968	920	0	0	99,888	420	100,308	1,340	63,384
EXPENSES										
Employee Benefits & On-Costs	24,021	27,553	5			27,558	0	27,558	5	13,211
Materials & Services	28,686	30,412	1,315			31,727	925	32,652	2,240	12,851
Borrowing Costs	290	283	0			283	0	283	0	126
Other Expenses	1,164	1,394	0			1,394	0	1,394	0	1,159
Loss on Disposal of Assets	1,008	0	0			0	0	0	0	0
Fair Value Decrement on Investment Properties	0	0	0			0	0	0	0	0
TOTAL EXPENSES FROM CONTINUING OPERATIONS excluding depreciation, amortisation and impairment of non financial assets	55,169	59,642	1,320	0	0	60,962	925	61,887	2,245	27,346
OPERATING RESULT FROM CONTINUING OPERATIONS excluding depreciation, amortisation and impairment of non financial assets	14,407	39,326	(400)	0	0	38,926	(505)	38,421	(905)	36,037
Depreciation & Amortisation	10,067	10,324	0			10,324	0	10,324	0	10,310
OPERATING RESULT FROM CONTINUING OPERATIONS	4,340	29,002	(400)	0	0	28,602	(505)	28,097	(905)	25,728
NET OPERATING RESULTS BEFORE GRANTS AND CONTRIBUTIONS PROVIDED FOR CAPITAL PURPOSES	3,309	37	(1,854)	0	0	(1,817)	(775)	(2,592)	(2,629)	20,392

Capital Budget Review Statement for quarter ended 31 December 2025

	Previous Year Actual 2024/25	Original Budget 2025/26	Approved Changes			Revised Budget	Recommended Changes for Council Resolution	Projected Year End Result 2025/26	Variance Original V Projected 2025/26	Actual YTD 2025/26
			Qtr 1 Review	Qtr 2 Review	Qtr 3 Review					
CAPITAL FUNDING										
Rates & other untied funding	1,388	6,775	(347)			6,428	0	6,428	347	4,655
Capital Grants and Contributions	8,431	21,137	1,388			22,525	270	22,795	(1,658)	3,221
Reserves - External Restrictions	7,488	4,028	50			4,078	11,150	15,228	(11,200)	11,430
Reserves - Internally Allocated	3,461	828	1,006			1,834	0	1,834	(1,006)	383
New Loans	0	0	0			0	5,000	5,000	(5,000)	5,000
Proceeds from sale of assets	342	430	0			430	0	430	0	0
Other - specify	0	0	0			0	0	0	0	0
TOTAL CAPITAL FUNDING	21,110	33,198	2,097	0	0	35,295	16,420	51,715	(18,517)	24,689
CAPITAL EXPENDITURE										
WIP	0	0	0			0	0	0	0	0
New Assets	2,494	7,659	(200)			7,459	270	7,729	(70)	2,423
Asset Renewal	9,916	25,539	2,297			27,836	0	27,836	(2,297)	6,116
Other - Property Acquisition	8,700	0	0			0	16,150	16,150	(16,150)	16,150
TOTAL CAPITAL EXPENITURE	21,110	33,198	2,097	0	0	35,295	16,420	51,715	(18,517)	24,689
NET CAPITAL FUNDING - SURPLUS/DEFICIT	0	0	(0)	0	0	(0)	0	0	0	(0)

Capital Budget Review Statement for quarter ended 31 December 2025

	Opening Balance As at 1 July 2025	Contributions Received			Total Interest Earned As at this Q	Total Expended As at this Q	Total Borrowings (to)/from As at this Q	Held as Restricted Asset As at this Q	Cumulative balance of internal borrowings (to)/from As at this Q
		Total Cash Received As at this Q	Total Non- Cash Land Received As at this Q	Total Non- Cash Other Received As at this Q					
Burwood Local Infrastructure Plan	497	2,053	-	-	-	355	-	2,195	-
s7.4 Planning agreements	15,938	-	-	-	-	11,150	-	4,788	-
Total Developer Contributions	16,435	2,053	0	0	0	11,505	0	6,983	0

Cash and Investments for quarter ended 31 December 2025

	Previous Year Actual 2024/25	Original Budget 2025/26	Approved Changes			Revised Budget	Recommended Changes for Council Resolution	Projected Year End Result 2025/26	Variance Original V Projected 2025/26	Actual YTD 2025/26
			Qtr 1 Review	Qtr 2 Review	Qtr 3 Review					
Total Cash, Cash Equivalent and Investment Securities	53,767	56,297	(1,770)			54,527	(11,897)	42,630	(1,770)	56,200
EXTERNAL RESTRICTIONS										
Developer Contributions	16,435	19,481	(50)	0	0	19,481	(11,406)	8,075	(11,406)	7,001
Unexpended Grants	65	65	(27)			38	0	38	(27)	61
Domestic Waste Reserve	3,252	2,513	0			2,513	0	2,513	0	3,252
Stormwater Management Charge	272	272	0			272	0	272	0	272
TOTAL EXTERNAL RESTRICTIONS	20,024	22,331	(77)	0	0	22,304	(11,406)	10,898	(11,433)	10,586
INTERNAL RESTRICTION										
Plant & Vehicle Replacement	1,704	1,606	(365)			1,241	28	1,269	(337)	1,596
Employees Leave Entitlements	1,171	1,171	0			1,171	0	1,171	0	1,171
Financial Assistance Grant	787	787	0			787	0	787	0	787
Election Reserve	144	194	0			194	0	194	0	194
WHS Incentive Rebate Reserve	246	246	(246)			0	0	0	(246)	144
Parking Meters	102	202	0			202	0	202	0	202
Property Reserve	221	322	0			322	0	322	0	322
Woodstock Community Building	287	287	0			287	0	287	0	287
Future Property Investment	27	97	0			97	0	97	0	97
Project Carryovers	1,082	1,082	(1,082)			0	0	0	(1,082)	671
Deposits & Bonds	6,077	6,077	0			6,077	0	6,077	0	6,077
LATMs	294	294	0			294	0	294	0	294
Insurances	150	150	0			150	0	150	0	150
Local Environmental Plan	519	519	0			519	(519)	0	(519)	519
Property Maintenance	1,271	1,271	0			1,271	0	1,271	0	1,271
Park Upgrades	165	165	0			165	0	165	0	165
Enfield Aquatic Centre Maintenance / Capital Improv	263	263	0			263	0	263	0	263
Business Continuity	600	600	0			600	0	600	0	600
Contract Liabilities (AASB 15 / AASB 1058)	5,685	5,685	0			5,685	0	5,685	0	5,685
Contract Liabilities - Revenue Receivd InAdv	1,146	1,146	0			1,146	0	1,146	0	1,146
Infrastructure - SRV	188	188	0			188	0	188	0	188
Miscellaneous	60	60	0			60	0	60	0	60
TOTAL INTERNAL RESTRICTIONS	22,189	22,412	(1,693)	0	0	20,719	(491)	20,228	(2,184)	21,889
TOTAL RESTRICTIONS	42,213	44,743	(1,770)	0	0	43,023	(11,897)	31,126	(13,617)	32,475
UNRESTRICTED CASH	11,554	11,554	0	0	0	11,504	0	11,504	11,847	23,724

Contracts Listing

Contractors	Contract details and purpose	Contract Value GST excl	Commencement Date	Duration of Contract	Budgeted (Y/N)
Civeco Pty Ltd	Webb Street Pedestrian Crossing	\$54,500	24/11/2025	10/03/2026	Y
KJ Civil & Paving Pty Ltd	Weil Avenue Drainage Upgrade	\$332,680	20/11/2025	30/03/2026	Y
Auscape Pty Ltd	Permanent Driveway Restoration Henl	\$105,049	20/11/2025	2/03/2026	Y
Civeco Pty Ltd	Henley Park Accessibility Upgrade	\$484,295	18/11/2025	2/03/2026	Y
RP Infrastructure Pty Ltd	CH_Works Inspector Stage 1 & 2	\$765,846	13/11/2025	30/12/2028	Y
Studio GL Pty Ltd	Burwood SEP - M,C,E Consultant	\$95,645	18/11/2025	30/04/2027	Y
Turner & Townsend Pty Ltd	Project Management Consultancy WSIG	\$279,451	18/11/2025	30/12/2027	Y
Programmed Property Services Pty Ltd	Mowing Contract Start date 17/11/25	\$490,909	17/11/2025	16/11/2028	Y
ANR Engineering Pty Ltd	Wynne Ave & Railway Pde Restoration	\$104,952	23/12/2025	15/03/2026	Y
Studio GL Pty Ltd	Burwood SEP - SP Consultant	\$71,750	18/11/2025	30/04/2027	Y

Notes:

1. Minimum reporting level is 1% of estimated income from continuing operations or \$50,000 whichever is the lesser.
2. Contracts to be listed are those entered into during the quarter and have yet to be fully performed, excluding contractors that are on Council's preferred supplier list
3. Contacts for employment are not required to be included.
4. Where a contract for services, etc. was not included in the budget, an explanation is to be given (or reference made to an explanation in another Budget Review Statement)

Legal Expenses

Type	Individual Matter	Expenditure Year to Date	Cost Recovery / Fines Year to Date
Legal Proceedings			
Land & Environment Court	1 Lea Street Croydon	7,705	
Land & Environment Court	11 Stanley Street Burwood	11,664	
Land & Environment Court	18-20 Boundary Street Croydon and 19 Grosvenor Street Croydon	470	15,000
Land & Environment Court	27-33 Everton Road Strathfield	18,590	
Land & Environment Court	35 Young Street Croydon	6,284	
Land & Environment Court	36 Oxford Street Burwood	974	
Land & Environment Court	48 Fitzroy Street Burwood	7,244	
Land & Environment Court	86A Liverpool Road Burwood Heights	1,796	
Local Court	185F Burwood Road Burwood		6,720
Local Court	19A Cheltenham Road Croydon		1,000
Local Court	47 Conder Street Burwood		1,600
Local Court	Short Street Enfield	315	
Local Court	Violet Street Croydon Park and Rose Street Croydon Park	1,656	3,000
Supreme Court	13 Appian Way Burwood	462	
Supreme Court	4 Mitchell Street Enfield	3,207	
Legal Services			
Legal Advice - Council Contractual Obligations		65,297	0
Debt Recovery Actions		9,836	8,852
Legal Advice - Miscellaneous Matters		74,585	0
Enforcement - Animal, Environment, Parking & Traffic		0	42,356
Health Orders		0	13,457
Voluntary Planning Agreements		16,690	0
		226,773	91,985

Annual Adopted Budget	880,000
Adopted/Proposed Variation	
Annual Budget	880,000

Conclusion

The current forecast budget result and the variation identified for the quarter were reviewed by the Executive Team and the Finance Manager. There were also minor income and expenditure changes made throughout the budget which has slightly increased the revised projected deficit.

The following statement, by the Responsible Accounting Officer, is made in accordance with Clause 203(2) of the Local Government (General) Regulation 2021.

“It is my opinion that the Quarterly Budget Review Statement for Burwood Council for the quarter ended 31 December 2025 indicates that Council's projected financial position will be satisfactory at year end 30 June 2026, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.”

Recommendation(s)

1. That the Budget Review Statement of the 2025-26 Budget as at 31 December 2025, 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 2021, the revised estimates of income and expenditure for 2025-26 surplus of \$28,097,000, as shown in the report be approved and that Council's 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.

Attachments

There are no attachments for this report.

(Item 9/26) Investment Report as at 30 November 2025 and 31 December 2025

File No: 26/4473

Report by Director Corporate Services

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.

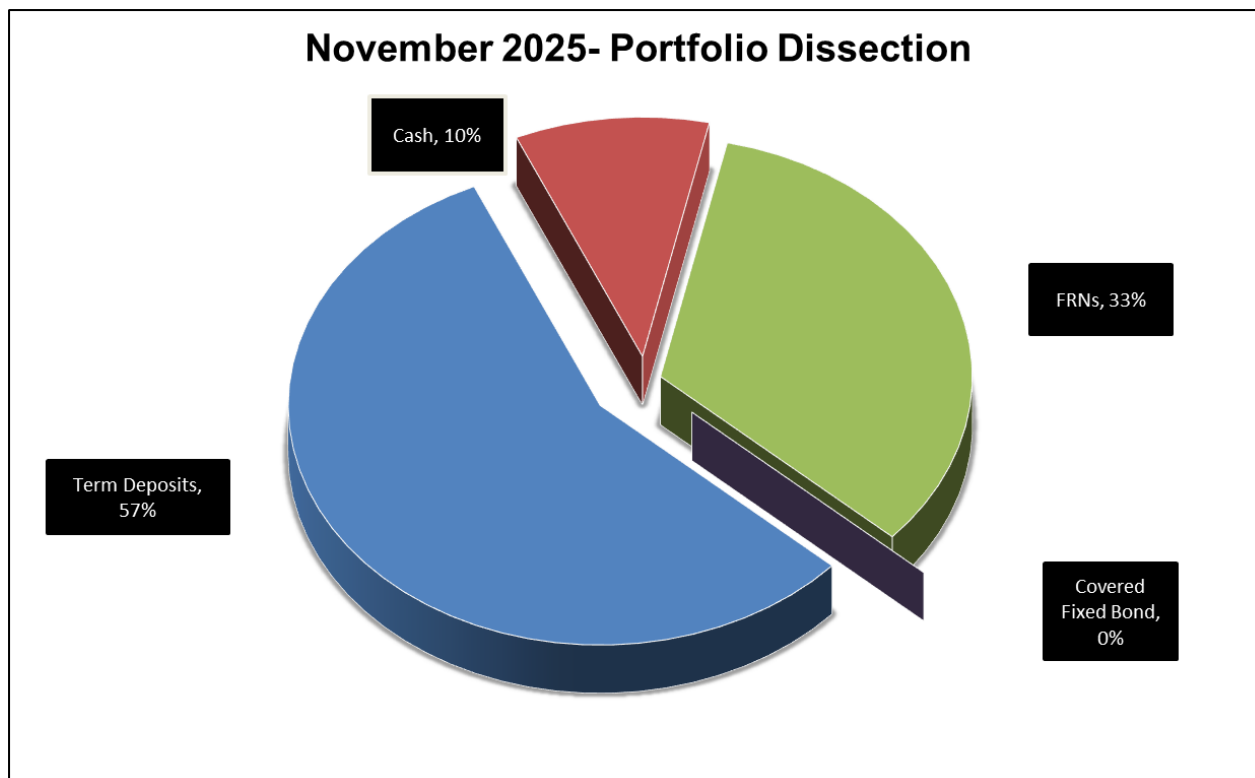
Background

As provided for in Clause 212 of the *Local Government (General) Regulation 2005*, a report listing Council's investments must be presented to Council.

Council's investments are made up of a number of direct investments, some of which are managed or advised by external agencies.

Investment Portfolio

Council has a diversified investment portfolio and has a number of direct investments in term deposits. Its investment portfolio as at 30 November 2025 is:



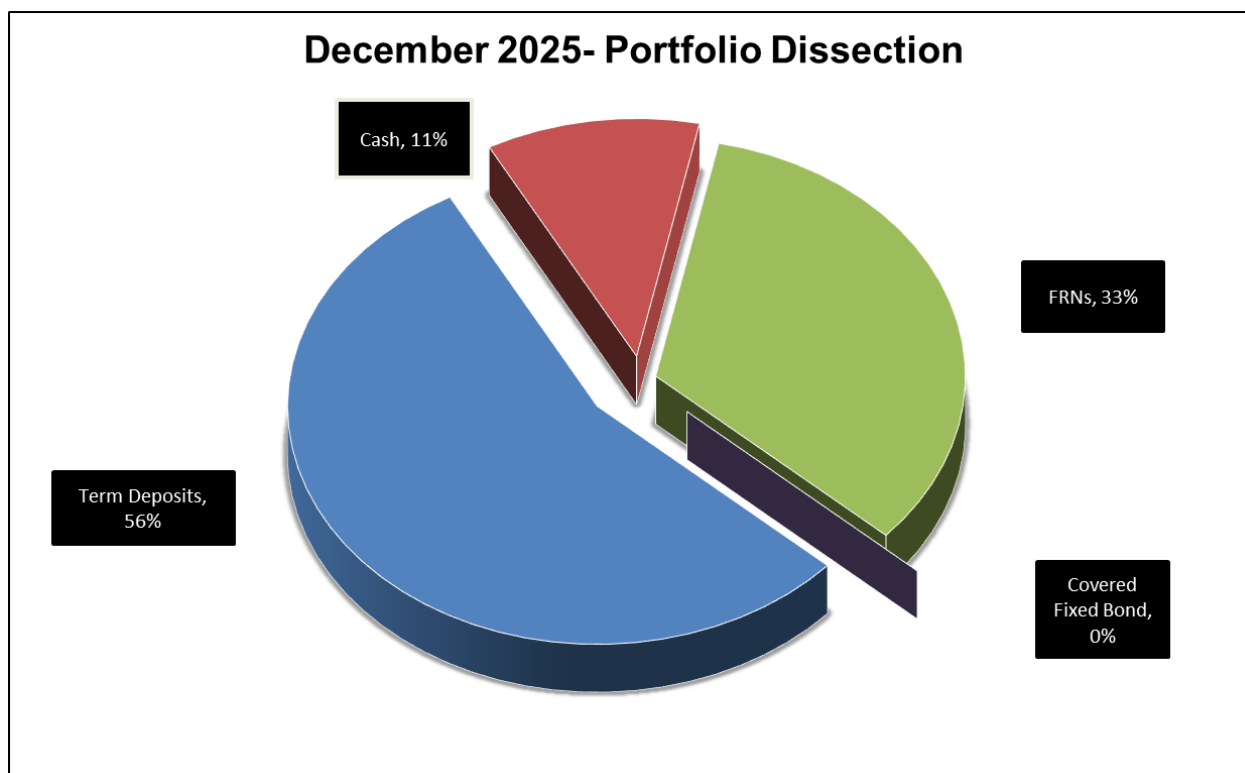
As at 30 November 2025 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
21 Feb 25	Westpace	4,000,000	4.81%	367	23 Feb 26
18 Mar 25	SunCorp	4,000,000	4.80%	272	15 Dec 25
27 Mar 25	SunCorp	4,000,000	4.80%	257	09 Dec 25
22 Aug 25	NAB	4,000,000	4.14%	182	20 Feb 26
05 Nov 25	Westpace	5,000,000	4.34%	366	06 Nov 26
05 Nov 25	Westpace	4,000,000	4.34%	366	06 Nov 26
27 Nov 25	Westpace	5,000,000	4.45%	365	27 Nov 26
	Total	30,000,000			

As at 30 November 2025 Council held the following Floating Rate Notes:

Purchase Date	Financial Institution	Principal Amount	Current Coupon Rate	Investment Days	Maturity Date
24 Aug 21	National Australia Bank	1,500,000	#REF!	1,826	24 Aug 26
18 Aug 22	Commonwealth Bank of Australia	2,400,000	4.6739%	1,826	18 Aug 27
13 Jan 23	Commonwealth Bank of Australia	3,000,000	4.7250%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	4.6704%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	4.6448%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	4.6248%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	4.2900%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	4.7039%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	5.2600%	1,096	16 Jun 26
	Total	17,650,000			

Its investment portfolio as at 31 December 2025 is:



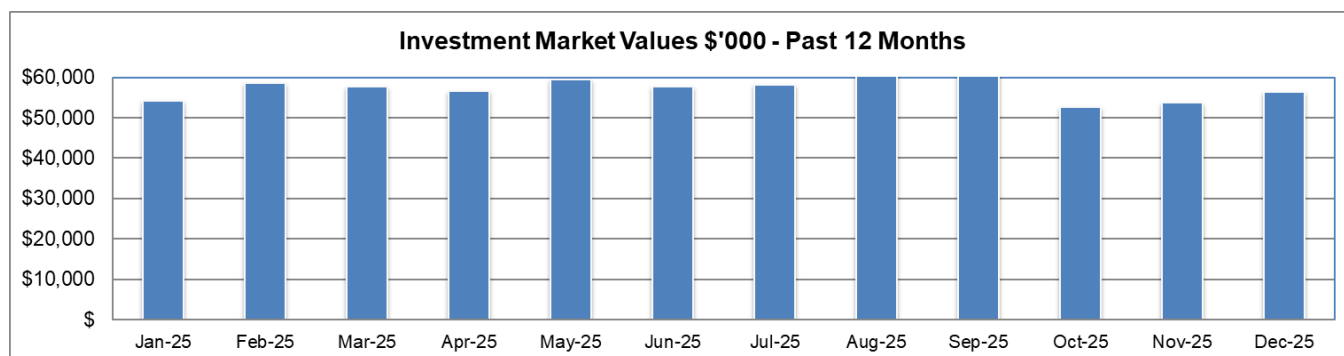
As at 31 December 2025 Council held the following term deposits:

Purchase Date	Financial Institution	Principal Amount	Interest Rate	Investment Days	Maturity Date
21 Feb 25	Westpace	4,000,000	4.81%	367	23 Feb 26
22 Aug 25	NAB	4,000,000	4.14%	182	20 Feb 26
05 Nov 25	Westpace	5,000,000	4.34%	366	06 Nov 26
05 Nov 25	Westpace	4,000,000	4.34%	366	06 Nov 26
27 Nov 25	Westpace	5,000,000	4.45%	365	27 Nov 26
09 Dec 25	Commonwealth Bank of Australia	4,000,000	4.54%	365	09 Dec 26
10 Dec 25	Westpace	2,000,000	4.90%	1,097	11 Dec 28
11 Dec 25	Commonwealth Bank of Australia	3,000,000	4.60%	364	10 Dec 26
	Total	31,000,000			

As at 31 December 2025 Council held the following Floating Rate Notes:

Purchase Date	Financial Institution	Principal Amount	Current Coupon Rate	Investment Days	Maturity Date
18 Aug 22	Commonwealth Bank of Australia	2,400,000	4.6100%	1,826	18 Aug 27
13 Jan 23	Commonwealth Bank of Australia	3,000,000	4.8668%	1,826	13 Jan 28
19 Jan 23	Rabobank U.A Australia Branch	1,500,000	4.8617%	1,826	19 Jan 28
10 Feb 23	Newcastle Permanent Building Society	1,000,000	4.6577%	1,461	10 Feb 27
03 Mar 23	HSBC Sydney Branch	2,000,000	4.7184%	1,827	03 Mar 28
16 Mar 23	United Overseas Bank Sydney	2,000,000	4.4432%	1,096	16 Mar 26
18 May 23	Suncorp-Metway Limited	1,500,000	4.6400%	1,096	18 May 26
16 Jun 23	QPCU Limited T/A QBANK	2,750,000	5.4132%	1,096	16 Jun 26
15 Dec 25	Police Bank Ltd	1,000,000	4.6850%	1,054	03 Nov 28
15 Dec 25	Bank Australia Limited	1,500,000	4.6978%	1,078	27 Nov 28
	Total	18,650,000			

The following graph highlights Council's investment balances for the past 12 months:



Council's investment portfolio is recognised at market value and some of its investments are based on the midpoint valuations of the underlying assets and are subject to market conditions that occur over the month.

Council's investment balances as at reporting date are detailed in Attachment 1 & 2. Definitions on the types of investments are detailed in Attachment 3.

Investment Performance and Market Commentary

At the Reserve Bank of Australia (RBA) meeting on the 3 February 2026, the Board decided to increase the official cash rate by 25 basis points to 3.85 per cent. According to the Statement by the Reserve Bank board "...While inflation has fallen substantially since its peak in 2022, it picked up materially in the second half of 2025. The Board has been closely monitoring the economy and judges that some of the increase in inflation reflects greater capacity pressures. As a result, the Board considers that inflation is likely to remain above target for some time.

Capacity pressures reflect, in part, the greater momentum in demand seen in recent months. Growth in private demand has strengthened substantially more than expected, driven by both household spending and investment. Activity and prices in the housing market are also continuing to pick up. Financial conditions eased over 2025 and it is uncertain whether they remain restrictive. Credit is readily available to both households and businesses and the effects of earlier interest rate reductions are yet to flow through fully to aggregate demand, prices and wages. More recently, the exchange rate, money market interest rates and government bond yields have risen following a rise in market expectations for the cash rate.

Various indicators suggest that labour market conditions remain a little tight and that they have stabilised in recent months, in line with the pick-up in momentum in economic activity. The unemployment rate has been a little lower than expected and measures of labour underutilisation remain at low rates. Growth in the Wage Price Index has eased from its peak, but broader measures of wages growth continue to be strong and growth in unit labour costs remains high.

There are uncertainties about the outlook for domestic economic activity and inflation and the extent to which monetary policy is restrictive. On the domestic side, if growth in demand is stronger than expected, and growth in the economy's supply capacity remains limited, it is likely to add further to capacity pressures. Uncertainty in the global economy remains significant but so far there has been little or no depressing effect on the Australian economy; indeed, recent growth and trade in Australia's major trading partners has surprised on the upside.

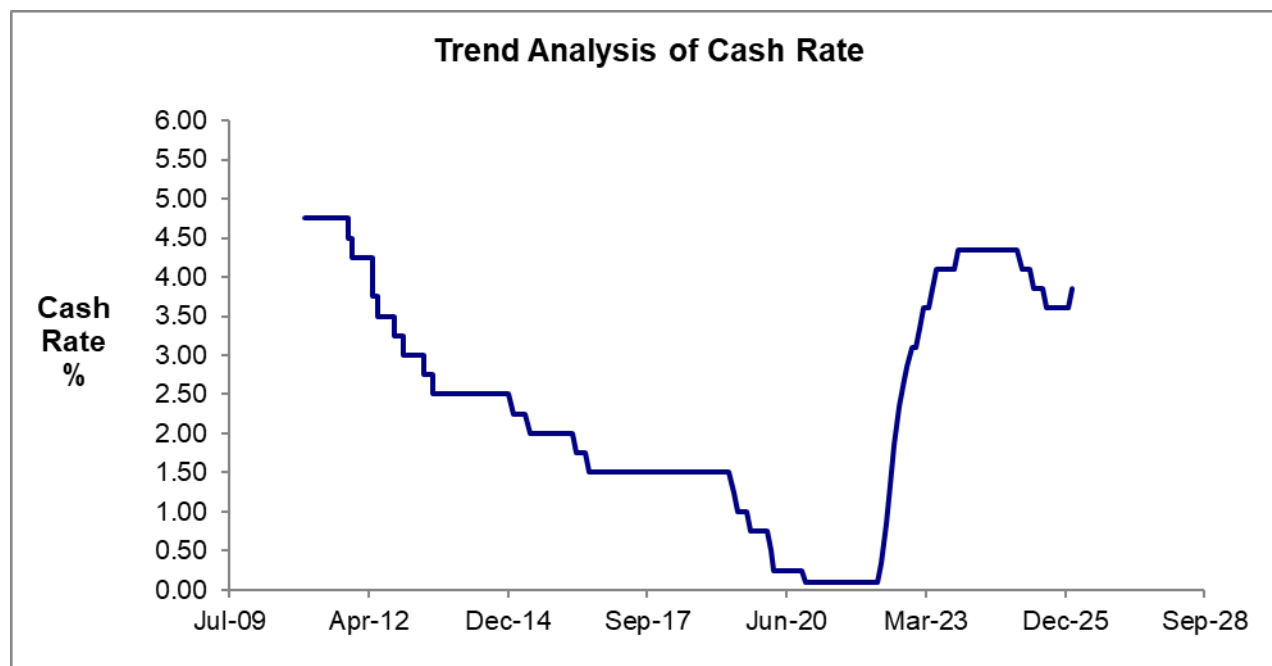
A wide range of data over recent months have confirmed that inflationary pressures picked up materially in the second half of 2025. While part of the pick-up in inflation is assessed to reflect temporary factors, it is evident that private demand is growing more quickly than expected, capacity pressures are greater than previously assessed and labour market conditions are a little tight.

The Board judged that inflation is likely to remain above target for some time and it was appropriate to increase the cash rate target.

The Board will be attentive to the data and the evolving assessment of the outlook and risks to guide its decisions. In doing so, it will pay close attention to developments in the global economy and financial markets, trends in domestic demand, and the outlook for inflation and the labour market. The Board is focused on its mandate to deliver price stability and full employment and will do what it considers necessary to achieve that outcome.

Today's policy decision was unanimous."

The following graph provides information on the current RBA monetary policy:



Recommendation(s)

1. That the investment report for 30 November 2025 and 31 December 2025 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

Attachments

1. Investment Register November 2025
2. Investment Register December 2025
3. Investment Types

Investment Register November 2025

BURWOOD COUNCIL
INVESTMENT PORTFOLIO
as at 30 November 2025

Investment Adviser	Issuer	ADI or N-ADI	Investment Name	Type	Rating S&P	Invested Amount	Market Value as at 30/09/2025	Market Value as at 31/10/2025	Market Value as at Reporting Date	% of Total Invested
Cash										10.07
Council	Commonwealth Bank	ADI	Operating Account	Cash	AA-	4,187,270	4,963,989	2,966,464	4,187,270	7.79
Council	Commonwealth Bank	ADI	Cash Deposit Account	At Call	AA-	0	-	-	-	0.00
Council	Commonwealth Bank	ADI	Online Saver	At Call	AA-	1,220,734	7,017,450	9,389,656	1,220,734	2.27
Council	AMP Bank Limited	ADI	AMP Business Saver	At Call	BBB-	1,274	1,270	1,272	1,274	0.00
Council	AMP Bank Limited	ADI	AMP Notice Account	Notice 30 days	BBB-	4,016	3,988	4,002	4,016	0.01
Term Deposits - Less than Three Months										-
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	-	8,056,822	-	-	0.00
Council	National Australia Bank	ADI	Commonwealth Bank of Australia	Term Deposit	AA-	-	5,027,588	-	-	0.00
Term Deposits - Longer than Three Months										56.71
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	4,000,000	4,098,367	4,114,674	4,130,455	7.68
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	-	4,098,367	4,114,674	-	0.00
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	4,000,000	4,103,101	4,119,408	4,135,189	7.69
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	4,116,494	4,132,835	4,148,649	7.72
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	4,000,000	4,017,694	4,031,759	4,045,370	7.52
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	-	-	5,014,863	9.33
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	-	-	4,011,890	7.46
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	-	-	5,001,829	9.30
Term Deposits - Covered Fixed Bond										-
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Fixed Bond (4.85%) Semi Annual	AA-	-	1,022,310	-	-	0.00
Floating Rate Notes										33.22
Council	National Australia Bank	ADI	National Australia Bank	Floating Rate Notes (90 day BBSW +41 bps)	AA-	1,500,000	1,506,975	1,511,835	1,502,040	2.79
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +102 bps)	AA-	2,400,000	2,438,136	2,445,720	2,426,304	4.51
Council	MyState Bank Ltd	ADI	MyState Bank Ltd	Floating Rate Notes (90 day BBSW +130 bps)	BBB	-	1,518,455	-	-	0.00
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Floating Bond (90 day BBSW +88 bps)	AA-	-	807,800	-	-	0.00
Council	Sumitomo Mitsui Banking Corporation Sydney	ADI	Sumitomo Mitsui Banking Corporation Sydney	Floating Rate Notes (90 day BBSW +110 bps)	A	-	2,016,220	1,998,580	-	0.00
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +112 bps)	AA-	3,000,000	3,073,230	3,047,070	3,056,820	5.69
Council	Rabobank U.A Australia Branch	ADI	Rabobank U.A Australia Branch	Floating Rate Notes (90 day BBSW mid + 118 bps)	A	1,500,000	1,534,335	1,521,150	1,526,460	2.84
Council	Newcastle Permanent Building Society	ADI	Newcastle Permanent Building Society	Floating Rate Notes (90 day BBSW +138 bps)	BBB	1,000,000	1,010,220	1,014,150	1,006,260	1.87
Council	The Hongkong and Shanghai Banking Corporation Limited Sydney Branch	ADI	The Hongkong and Shanghai Banking Corporation Limited Sydney Branch	Floating Rate Notes (90 day BBSW +105 bps)	AA-	2,000,000	2,029,280	2,036,960	2,019,740	3.76
Council	United Overseas Bank Ltd Sydney Branch	ADI	United Overseas Bank Ltd Sydney Branch	Floating Rate Notes (90 day BBSW +73 bps)	AA-	2,000,000	2,007,420	2,013,920	2,020,240	3.76
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Floating Bond (90 day BBSW +105 bps)	AA-	1,500,000	1,514,685	1,519,875	1,507,635	2.80
Council	QPCU Limited T/A QBANK	ADI	QPCU Limited T/A QBANK	Floating Rate Notes (90 day BBSW +170 bps)	BBB-	2,750,000	2,778,573	2,788,390	2,797,548	5.20
Grand Total						53,063,294	68,760,769	52,772,394	53,764,585	100.00

Credit Ratings	
AAA	Extremely strong capacity to meet financial commitments Highest Rating
AA	Very strong capacity to meet financial commitments.
A	Strong capacity to meet financial commitments but somewhat susceptible to adverse economic conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
CCC	Currently vulnerable and dependent on favourable business, financial and economic conditions to meet financial commitments
D	Payment default on financial commitments
+	Means that a rating may be raised
-	Means that a rating may be lowered

Certificate of Responsible Accounting Officer

I hereby certify that the investments listed have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2005 and Council's Investment Policies at the time of their placement.



Sarah Seaman

Finance Manager

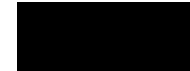
Investment Register December 2025

BURWOOD COUNCIL INVESTMENT PORTFOLIO as at 31 December 2025										
Investment Adviser	Issuer	ADI or N-ADI	Investment Name	Type	Rating S&P	Invested Amount	Market Value as at 31/10/2025	Market Value as at 31/10/2025	Market Value as at Reporting Date	% of Total Invested
Cash										11.16
Council	Commonwealth Bank	ADI	Operating Account	Cash	AA-	771,941	2,966,464	4,187,270	771,941	1.37
Council	Commonwealth Bank	ADI	Cash Deposit Account	At Call	AA-	0	-	-	-	0.00
Council	Commonwealth Bank	ADI	Online Saver	At Call	AA-	5,528,056	9,389,656	1,220,734	5,528,056	9.78
Council	AMP Bank Limited	ADI	AMP Business Saver	At Call	BBB-	1,276	1,272	1,274	1,276	0.00
Council	AMP Bank Limited	ADI	AMP Notice Account	Notice 30 days	BBB-	4,030	4,002	4,016	4,030	0.01
Term Deposits - Less than Three Months										-
Term Deposits - Longer than Three Months										55.44
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	-	4,114,674	4,130,455	-	0.00
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	-	4,114,674	-	-	0.00
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Term Deposit	AA-	-	4,119,408	4,135,189	-	0.00
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	4,132,835	4,148,649	4,164,990	7.37
Council	National Australia Bank	ADI	National Australia Bank	Term Deposit	AA-	4,000,000	4,031,759	4,045,370	4,059,435	7.18
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	-	5,014,863	5,033,293	8.91
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	4,000,000	-	4,011,890	4,026,635	7.13
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	4,000,000	-	-	4,010,946	7.10
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	2,000,000	-	-	2,005,638	3.55
Council	Commonwealth Bank	ADI	Commonwealth Bank	Term Deposit	AA-	3,000,000	-	-	3,007,562	5.32
Council	Westpac Banking Corporation Ltd	ADI	Westpac Banking Corporation Ltd	Term Deposit	AA-	5,000,000	-	5,001,829	5,020,726	8.88
Term Deposits - Covered Fixed Bond										-
Floating Rate Notes										33.40
Council	National Australia Bank	ADI	National Australia Bank	Floating Rate Notes (90 day BBSW +41 bps)	AA-	-	1,511,835	1,502,040	-	0.00
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +102 bps)	AA-	2,400,000	2,445,720	2,426,304	2,434,848	4.31
Council	Sumitomo Mitsui Banking Corporation Sydney	ADI	Sumitomo Mitsui Banking Corporation Sydney	Floating Rate Notes (90 day BBSW +110 bps)	A	-	1,998,580	-	-	0.00
Council	Commonwealth Bank of Australia	ADI	Commonwealth Bank of Australia	Floating Rate Notes (90 day BBSW +112 bps)	AA-	3,000,000	3,047,070	3,056,820	3,068,100	5.43
Council	Rabobank U.A Australia Branch	ADI	Rabobank U.A Australia Branch	Floating Rate Notes (90 day BBSW mid + 118 bps)	A	1,500,000	1,521,150	1,526,460	1,532,130	2.71
Council	Newcastle Permanent Building Society	ADI	Newcastle Permanent Building Society	Floating Rate Notes (90 day BBSW +138 bps)	BBB	1,000,000	1,014,150	1,006,260	1,009,970	1.79
Council	The Hongkong and Shanghai Banking Corporation Limited Sydney Branch	ADI	The Hongkong and Shanghai Banking Corporation Limited Sydney Branch	Floating Rate Notes (90 day BBSW +105 bps)	AA-	2,000,000	2,036,960	2,019,740	2,027,340	3.59
Council	United Overseas Bank Ltd Sydney Branch	ADI	United Overseas Bank Ltd Sydney Branch	Floating Rate Notes (90 day BBSW +73 bps)	AA-	2,000,000	2,013,920	2,020,240	2,005,500	3.55
Council	Police Bank Ltd	ADI	Police Bank Ltd	Floating Rate Notes (90 day BBSW +73 bps)	BBB+	1,000,000	-	-	1,006,940	1.78
Council	Bank Australia Limited	ADI	Bank Australia Limited	Floating Rate Notes (90 day BBSW +73 bps)	BBB+	1,500,000	-	-	1,508,520	2.67
Council	Suncorp-Metway Limited	ADI	Suncorp-Metway Limited	Covered Floating Bond (90 day BBSW +105 bps)	AA-	1,500,000	1,519,875	1,507,635	1,512,570	2.68
Council	QPCU Limited T/A QBANK	ADI	QPCU Limited T/A QBANK	Floating Rate Notes (90 day BBSW +170 bps)	BBB-	2,750,000	2,788,390	2,797,548	2,771,505	4.90
Grand Total						55,955,303	52,772,394	53,764,585	56,511,950	100.00

Credit Ratings	
AAA	Extremely strong capacity to meet financial commitments Highest Rating
AA	Very strong capacity to meet financial commitments.
A	Strong capacity to meet financial commitments but somewhat susceptible to adverse economic conditions and changes in circumstances.
BBB	Adequate capacity to meet financial commitments, but more subject to adverse economic conditions.
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Sarah Seaman

Finance Manager

Investment Types

Types of Investments

Council's investment portfolio consists of the following types of investment:

1. **Cash and Deposits at Call** – Cash and Deposits at Call accounts are a flexible savings facility providing a competitive rate of interest for funds which are at call (available within 24hours). These accounts enable us to control Council's cashflows along with council's General Fund Bank account. Interest rates are updated in accordance with movements in market rates.

The following investments are classified as Cash and Deposits at Call:

- Commonwealth Bank of Australia – Online Saver AA-
- Commonwealth Bank of Australia – Operating Account AA-
- AMP Business Saver and Notice – At Call/Notice BBB-

2. **Floating Rate Notes (FRN)** - FRNs are a contractual obligation whereby the issuer has an obligation to pay the investor an interest coupon payment which is based on a margin above bank bill. The risk to the investor is the ability of the issuer to meet the obligation.

FRNs are either sub-debt or senior-debt which means that they are guaranteed by the bank that issues them with sub-debt notes rated a notch lower than the bank itself. The reason for this is that the hierarchy for payments of debt in event of default is:

1. Term Deposits
2. Global Fixed Income Deposits
3. Senior Debt
4. Subordinated Debt
5. Hybrids
6. Preference shares
7. Equity holders

In the case of default, the purchaser of subordinated debt is not paid until the senior debt holders are paid in full. Subordinated debt is therefore more risky than senior debt.