



MINUTES OF THE COUNCIL OF BURWOOD held in the Conference Room, Level 1, 2 Conder Street, Burwood on Tuesday 24 March 2026 commencing at 6:02 PM.

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

Opening of Meeting by the Mayor

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

Apologies

- 18/26 RESOLVED**
That Council approves Councillor Esber's request to attend the meeting via audio-visual link due to unforeseen carer responsibilities.
For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Wu-Coshott, Cr Yang
Against: Nil
(Moved Deputy Mayor George Mannah/Seconded Councillor De Yi Wu-Coshott)
- 19/26 RESOLVED**
That Council notes the apology from Councillor Bhatta due to the death of a family member, and grants a leave of absence.
For: Cr Faker, Cr Mannah, Cr Esber, Cr Hull, Cr Wu-Coshott, Cr Yang
Against: Nil
(Moved Councillor De Yi Wu-Coshott/Seconded Councillor Alex Yang)

Declarations of Interest

Mayor Faker declared a pecuniary interest in Item 10/26 Burwood North Metro Precinct – NSW Government State-Led Rezoning Proposal, as his family owns a property at 10 Britannia Avenue Burwood. He will remove himself from the meeting for the discussion and decision-making on that item.

Mayor Faker declared a pecuniary interest in Item 11/26 Endorsement of Planning Proposal for the Heritage Listing of The Strand for Submission to DPHI for Gateway Determination, as his family owns a shop at 22 The Strand Croydon. He will remove himself from the meeting for the discussion and decision-making on that item.

Declarations of Political Donations

There were no declarations of political interests by Councillors.

Confirmation of Minutes

20/26

RESOLVED

That the minutes of the ordinary meeting of the Council Meeting held on Tuesday 17 February 2026, as circulated, be confirmed and signed as a true record of the proceedings of the meeting.

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

Against: Nil

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

Mayoral Minutes

(Item MM4/26) Infrastructure Delivery to Support Urban Growth

File No: 26/11847

Summary

Over the next 15–20 years, the population of the Burwood Local Government Area is expected to increase significantly to support housing supply and employment growth, consistent with the NSW Government's metropolitan strategy and the designation of Burwood as a Strategic Centre.

The strong partnership between Council and the NSW Government has delivered a range of social and economic outcomes, including over \$110 million in transformational infrastructure projects through the Western Sydney Infrastructure Grants Program, investment in arts and culture through vibrancy and night-time economy initiatives, and the delivery of the Sydney Metro, which will enable residents to travel to both Parramatta and the Sydney CBD within approximately 10 minutes.

While these investments are acknowledged, it is important that Council seeks clarity from the NSW Government regarding how critical State infrastructure and services will be planned, delivered and funded to support future growth. As population increases within the Burwood Local Government Area, the provision of infrastructure such as schools, health services, transport, and emergency services will be required to support the community. It is also important that planning frameworks supporting future growth include clear mechanisms to facilitate the delivery and provision of additional open space for the community.

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.4 Sustainable, integrated transport, infrastructure and networks to support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in

20/26 RESOLVED

That the Mayor write to the NSW Minister for Planning and Public Spaces and the Local Member for Strathfield seeking confirmation that any urban transformation within the Burwood Local Government Area, and associated population growth, will be supported by the timely planning, delivery and funding of adequate state infrastructure, including schools, health services, transport, and emergency services, and that planning frameworks include clear mechanisms to facilitate the provision of additional open space to support the growing community.

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

(Moved Mayor John Faker)

(Item MM5/26) Keeping Burwood Cool Competition

File No: 26/4976

Summary

Burwood has recently been recognised as Australia's coolest neighbourhood, but being cool is not only about culture, food and vibrancy. It is also about creating a greener, healthier and more comfortable place to live.

For years, Council has made a strong and sustained investment in greening Burwood's neighbourhoods, including extensive tree planting across streets, parks and public spaces, with almost \$1 million invested. Initiatives such as the Mayoral Street Tree Planting Program, now in its sixth year, have played a key role in strengthening urban canopy and improving street amenity across the LGA, with over 1,600 trees planted to date.

There is an opportunity to build on this momentum through a new community initiative, the "Keeping Burwood Cool Competition", celebrating the residents who are helping to green and cool Burwood through their planting efforts.

Across the community residents are already making meaningful contributions by caring for their gardens, balconies and other small green spaces around their homes. These everyday efforts collectively shape the character of our streets, enhance neighbourhood amenity, and support a healthier and more liveable environment for all.

Greening also plays an important role in supporting wellbeing and improving urban comfort. When multiplied across streets and communities, these small contributions help create cooler, greener and more pleasant places for everyone to enjoy.

This competition could recognise gardens, verges, balconies and other green spaces that contribute to cooling and beautifying the local environment. A small prize could be awarded to the winner or winners across categories, to recognise effort and contribution, based on people's votes and a selection overseen by Council staff.

This initiative aligns with Council's continued commitment to urban greening, improving neighbourhood amenity, supporting wellbeing and strengthening community pride of place, while reinforcing Burwood's identity as a cool, vibrant and liveable neighbourhood.

Operational Plan Objective

C.2.3 Provide opportunities for people to participate in activities and events that celebrate our diverse community, history, and culture

21/26 RESOLVED

That:

1. The General Manager investigate the establishment of an annual Keeping Burwood Cool Competition, commencing in 2026.
2. The General Manager investigate the development of a policy to enable planting on verges, to further encourage community participation in greening and cooling Burwood's neighbourhoods.

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

Against: Nil

(Moved Mayor John Faker)

22/26 RESOLVED

That Council reorder business so as to place items 10/26 and 11/26 at the end of the meeting.

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

Against: Nil

(Moved Deputy Mayor George Mannah/Seconded Councillor De Yi Wu-Coshott)

Reports to Council**(Item 12/26) 2025-26 Burwood Community Satisfaction Survey**

File No: 26/10324

Summary

Every two years, Council undertakes a community satisfaction survey to better understand residents' views, priorities and experiences. The most recent survey was conducted by Micromex Research between October and November 2025.

The research involved a random telephone survey of 351 residents living within the Burwood Local Government Area, conducted via both landline and mobile phones.

This report presents the key findings and insights from the survey, highlighting community priorities and satisfaction levels.

Operational Plan Objective

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

23/26 RESOLVED

That Council receive and note this report.

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

Against: Nil

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

(Item 13/26) Draft Related Party Disclosures Policy - Endorsement for Public Exhibition

File No: 26/10626

Summary

This report seeks Council endorsement to place the updated draft *Related Party Disclosures Policy* on public exhibition for subsequent adoption. The revised policy reflects current legislative requirements in line with the Australian Accounting Standards Board (AASB), and improves clarity regarding the obligations of Councillors, Key Management Personnel of Council, and related persons. Public exhibition will provide the community with an opportunity to review the updated policy and offer feedback prior to adoption.

Operational Plan Objective

C11.1 Conduct Council business with transparency, accountability, compliance and probity that ensures community confidence in decision making

24/26 RESOLVED

That Council:

1. places the *Draft Related Party Disclosures Policy*, contained in Attachment 1 to this report, on public exhibition for a period of 28 days and invite submissions from the public,
2. if submissions are received, directs the General Manager to report on the outcome of public exhibition at the next ordinary meeting of Council following the last date for the lodgement of submissions, and
3. if no submissions are received, adopts the *Draft Related Party Disclosures Policy* without further amendment and revokes the previous *Related Party Disclosures Policy* adopted in 2017.

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

Against: Nil

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

(Item 14/26) Draft Statement of Business Ethics - For Adoption

File No: 26/10627

Summary

It is proposed that Council adopts an updated Statement of Business Ethics to guide suppliers on the standards and expectations of suppliers when conducting business with Council.

Operational Plan Objective

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

25/26**RESOLVED**

That Council:

1. places the *Draft Statement of Business Ethics* contained in Attachment 1 to this report on public exhibition for a period of 28 days and invite submissions from the public,
2. if submissions are received, directs the General Manager to report on the outcome of public exhibition at the next ordinary meeting of Council following the last date for the lodgement of submissions, and
3. if no submissions are received, adopts the *Draft Statement of Business Ethics* without further amendment and revokes the Statement of Business Ethics last adopted in 2018.

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

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

(Item 15/26) Investment Report as at 31 January 2026 and 28 February 2026

File No: 26/10648

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.

26/26**RESOLVED**

1. That the investment report for 31 January 2026 and 28 February 2026 be received and endorsed.
2. That the Certificate of the Responsible Accounting Officer be received and noted.

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

(Moved Councillor De Yi Wu-Coshott/Seconded Councillor Pascale Esber)

(Item 16/26) National General Assembly of Local Government and the Australasian Placemaking Summit 2026 - Conference Attendance

File No: 26/10831

Summary

This report is to inform Council of the upcoming 2026 National General Assembly of Local Government and the 2026 Australian Placemaking Summit.

Operational Plan Objective

2.5.1 Provide strong leadership and advocacy on behalf of the community.

27/26 RESOLVED

1. That Council nominates the Mayor, or his alternate, as the Voting Delegate for the 2026 National General Assembly of Local Government (NGA26) to be held from 23 to 25 June 2026 in Canberra.
2. That Council approves the attendance of all Councillors and the General Manager as observers at the 2026 National General Assembly of Local Government (NGA26) from 23 to 25 June 2026 in Canberra.
3. That Council approves the attendance of the Mayor, Deputy Mayor and the General Manager as attendees at the 2026 Australian Placemaking Summit from 13 to 14 May 2026 in Sydney.

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

Against: Nil

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

Mayoral Minute

MM6/26 - Councillor Faker - Condolence flowers for Councillor Bhatta

28/26 RESOLVED

That Council send their condolences to Cr Bhatta for the passing of her mother and that the Mayor sends flowers on behalf of Council to Cr Bhatta on her return.

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

Against: Nil

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

Mayor Faker left the meeting, the time being 6:21 pm

Deputy Mayor Mannah took the Chair at 6:21 pm.

(Item 10/26) Burwood North Metro Precinct – NSW Government State-Led Rezoning Proposal

File No: 26/12476

Summary

The NSW Government has placed an updated [Burwood North Metro Precinct Masterplan](#) on public exhibition as part of a State-led rezoning process for land surrounding the future Burwood North Metro Station.

The proposal is currently on exhibition until 10 April 2026, with submissions required to be made directly to the NSW Department of Planning, Housing and Infrastructure (DPHI) by both community members and councils.

The proposal includes an increase in development density and associated population growth, which has implications for the provision of physical and social infrastructure.

This report seeks Council's endorsement for Council to prepare and submit a technical submission to DPHI on the exhibited Masterplan, including addressing the delivery and funding of the physical and social infrastructure required to support increased density within the precinct, as well as consideration of infrastructure delivery responsibilities and development contributions and funding mechanisms.

Operational Plan Objective

- A.63 Research plans and opportunities for the creation of public open spaces as part of the planning of the Burwood North Precinct.
- A.76 Undertake initiatives that support new economic growth in the Burwood North Precinct and Burwood Town Centre.
- 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.4 Sustainable, integrated transport, infrastructure and networks to support population growth and improve liveability and productivity.
- C.4.2 Plan for a city that is safe, accessible and easy to get to and move around in

29/26 RESOLVED

1. Council notes that the NSW Government has placed the Burwood North Metro Precinct Masterplan on public exhibition as part of the State-led rezoning process, with submissions open until 10 April 2026 and to be made directly to the NSW Department of Planning, Housing and Infrastructure.
2. The General Manager prepare and submit a technical submission to the NSW Department of Planning, Housing and Infrastructure which also addresses the need for infrastructure provision to support the population growth, appropriate funding mechanisms for required infrastructure and the need to increase provision of social infrastructure within the proposed rezoning as outlined in this report.

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

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

(Item 11/26) Endorsement of Planning Proposal for the Heritage Listing of The Strand for Submission to DPHI for Gateway Determination

File No: 26/11359

Summary

Council has prepared a Planning Proposal (Attachment 1) to amend Schedule 5 of the Burwood Local Environmental Plan (BLEP) 2012 by adding a group heritage listing for The Strand, Croydon. The Planning Proposal applies to the properties located at 1–50 The Strand, Croydon.

The Planning Proposal responds to Council's resolution at its Extraordinary Meeting of 29 January 2025, following the NSW Government's Transport Oriented Development (TOD) Program for Croydon (gazetted by DPHI on 6 February 2026), where it resolved to further protect the buildings and shops within the commercial areas of the existing Heritage Conservation Area of The Strand, Croydon by pursuing their listing as a group heritage item.

The Planning Proposal is supported by a heritage assessment (Attachment 2) prepared by an independent heritage consultant, GML Heritage. The assessment demonstrates that the subject sites meet the threshold for local group heritage listing, satisfying multiple criteria established by the NSW Heritage Office.

In accordance with Ministerial Directions under the Environmental Planning and Assessment Act 1979, advice was sought from the Burwood Local Planning Panel (BLPP) on the Planning Proposal. The BLPP has subsequently endorsed the Planning Proposal for progression to Gateway Determination to amend the Burwood Local Environmental Plan 2012.

Operational Plan Objective

- C.3 An urban environment that maintains and enhances our sense of identity and place.
- C.3.1 Facilitate well designed, high quality and sustainable land use and development that is appropriately scaled to complement its surroundings.
- C3.2 Protect our unique built heritage and maintain or enhance local character.
- C.1.1 Support and deliver initiatives that encourage high-quality design, sustainable development and enhanced urban amenity.
- C.10 A well informed community active in civic life, local planning and decision making
- P.38 Deliver attractive, healthy streetscapes and centres that are inviting and foster community pride

30/26 RESOLVED

1. That Council approve and endorse the preparation and submission to the NSW Department of Planning, Housing and Infrastructure of a request for Gateway Determination for a Planning Proposal to amend the Burwood Local Environmental Plan 2012 by updating Schedule 5 to include a group heritage listing for The Strand, Croydon. The Planning Proposal applies to the properties located at 1–50 The Strand, Croydon, as outlined in this report.
2. That, subject to the issuing of a Gateway Determination by DPHI, the Planning Proposal be publicly exhibited for a minimum period of 28 days, with community

consultation undertaken and a public hearing held in accordance with the Environmental Planning and Assessment Act 1979.

3. That the General Manager be delegated authority to make minor modifications to correct any numerical, typographical, interpretative, or formatting errors, if required.
4. That the results of the Gateway Determination, community consultation and engagement process, and public hearing be reported back to Council.

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

Against: Nil

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

This concluded the business of the meeting and Council rose at 6.32 pm.

The Minutes of the Ordinary Meeting held on 24 March 2026 will be submitted for confirmation by Council at its next meeting on 28 April 2026.