

Ordinary Council



DRAFT MINUTES

DATE OF MEETING: 18 November 2025

LOCATION: Council Chambers

TIME: 7.07pm

MEETING 1576

Administration Centre Wakeley

MINUTES OF THE MEETING OF COUNCIL OF THE CITY OF FAIRFIELD HELD IN THE COUNCIL CHAMBERS AT THE ADMINISTRATION CENTRE, AVOCA ROAD WAKELEY ON 18 NOVEMBER 2025 AT 7.07PM.

PRESENT:

His Worship Mayor Carbone (Chairperson).

Councillors Barkho, Hoang, Karajcic, Lam, Le, Ly, Mijatovic, Morvillo, C Saliba, M Saliba and Yousif.

Also in attendance were the General Manager, Deputy General Manager and Chief Financial Officer, Director City Assets, Director City Delivery, Director City Development, Director City Living, Director City Strategy, Director People, Culture and Operations, Manager Governance and Audit, IT Technician – Application Support (M Malik and S Prince), Governance Support Officer and Governance Officer (A Kargin).

National Anthem

All present, stood for the National Anthem.

Webcast Announcement

In opening the meeting, the Chairperson advised that the meeting is being livestreamed on Council's website and all present should refrain from making any defamatory statements.

Acknowledgement of Country

The Chairperson acknowledged the Cabrogal of the Darug nation, the traditional custodians of the land upon which the meeting was held. He acknowledged their elders, past and present, and other Aboriginal people present.

Prayer

The Prayer was read by Councillor M Saliba.

APOLOGIES AND LEAVE OF ABSENCE

An apology was tendered and Leave of Absence requested on behalf of Councillor Khoshaba.

MOTION: (Barkho/Yousif)

That the apology tendered on behalf of Councillor Khoshaba be accepted and leave be granted.

CARRIED UNANIMOUSLY

REMOTE MEETING ATTENDANCE

The Chairperson confirmed that no applications were received to participate remotely via audio-visual link.

CONFIRMATION OF MINUTES

MOTION: (Barkho/Karajcic)

That the Minutes of the Ordinary Council meeting held on 21 October 2025, Outcomes Committee meeting held on 11 November 2025 and Services Committee meeting held on 11 November 2025, be confirmed.

CARRIED UNANIMOUSLY

MAYORAL MINUTES

Surplus Land should be for Housing

When the NSW Government announced it would be selling hundreds of parcels of “surplus” community-owned land, it stated that it would follow “a robust, centralised process to assess Government property suitability for housing and address the housing supply shortage.”

There needs to be confidence among the community that surplus land held by the NSW Government is sold and developed for housing - with the community's best interests at the centre of decision making – not as a fund-raising exercise.

The NSW Government has said that addressing the housing shortage is a top priority. However, no safeguards have been put in place to ensure that community-owned land is sold for housing. Instead, these sites, once sold, can be used for any purpose already permitted under their zoning, including places of public assembly or other non-housing uses.

In May 2023, the NSW Government paused the sale of Government-owned land and property while undertaking an audit to determine what could potentially be used to address the NSW housing supply shortage.

But the Government is simply selling surplus land and banking the revenue, without any transparent mechanism to ensure these sites help address the housing issue faced so urgently by our community. Not only that, there is no commitment from the Government that the funds raised by the sale of the land will be used to benefit our community – or spent on local housing needs. Instead they are likely to spend it elsewhere.

If the land cannot be guaranteed to be used for housing – then it should be kept in community hands and used for the benefit of the whole community, for example as a park and playground for locals to enjoy.

I will write to the NSW Premier and NSW Planning Minister calling for full transparency and a firm commitment that public land is genuinely prioritised to address the housing crisis — particularly for the most vulnerable who can least afford it.

MOTION: (Mijatovic/M Saliba)

That Council write to the NSW Premier and NSW Planning Minister calling for full transparency and a firm commitment that public land is genuinely prioritised to address the housing crisis, particularly for the most vulnerable who can least afford it.

A division was called by Councillors Mijatovic and Karajcic. The division was taken with the following results:

Aye	Nay
Mayor Carbone	Councillor Ly
Councillor Barkho	
Councillor Hoang	
Councillor Karajcic	
Councillor Lam	
Councillor Le	
Councillor Mijatovic	
Councillor Morvillo	
Councillor C Saliba	
Councillor M Saliba	
Councillor Yousif	
Total=(11)	Total=(1)

CARRIED

Fairfield City Lifetime Business Award

I am pleased to announce Paula Continental Cakes as the recipient of a Fairfield City Council Lifetime Business Award. This award honours businesses in our Local Government Area that have stood the test of time, operating for more than 25 years.

Paula Continental Cakes has been a cherished part of the Fairfield City community since it first opened its doors in 1982. For 43 years, this beloved bakery has been creating traditionally authentic Chilean continental sweets and pastries.

Owners Victor and Aglae Casanova arrived in Australia from Chile in 1980, carrying with them a dream to share the flavours and spirit of their culture with their new community.

With passion, resilience and an unwavering work ethic, they transformed that dream into reality, creating a bakery that has delighted generations of locals with its beautiful cakes and pastries.

From the moment you step inside Paula Continental Cakes, you can feel the heart of the Casanova family reflected in every creation from classic Chilean treats to European-style cakes that have become part of countless family celebrations across Fairfield. Their bakery has stood not only as a business, but as a symbol of love, perseverance and cultural pride.

Victor and Aglae's dedication has earned them the loyalty of the community and the admiration of all who appreciate their craft. For more than four decades, customers both local and from afar have continued to enjoy the delicious treats they have brought with them, helping to keep the rich flavours of their culture alive here in Australia.

Councillors, please join me in congratulating Victor and Aglae Casanova and the entire team at Paula Continental Cakes on this extraordinary milestone. This Lifetime Business Award is a testament to their excellence, their hard work and their lasting contribution to the Fairfield City community.

MOTION: (Morvillo/Barkho)

That the Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY

Mayoral Community Benefit Fund

At the November Services Committee meeting, Council resolved to make a donation of five hundred dollars (\$500.00) from the Mayoral Community Benefit Fund to the Vietnam Foundation towards the Vietnam Foundation 30th Anniversary Celebration being held on 23 November 2025.

The 30th Anniversary Celebration will feature dance, music, traditional cuisine and cultural displays.

Council's contribution will support the Vietnam Foundation with the preparation, coordination and facilitation of the event including venue hire, equipment, decorations and catering.

Councillors, please join me in welcoming Nhan Ly, President and Janice Ly, Marketing Officer of the Vietnam Foundation to receive their donation.

Mayor Carbone invited Councillor Le to come forward and have a photo with the recipients.

MOTION: (Le/Lam)

That the Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY

Fabulous Fairfield

Council's Fabulous Fairfield Program acknowledges the hard work and dedication of our City's keen gardeners. As part of the Fabulous Fairfield Program, Council also awards the best school garden of the year.

Schools are judged based on the general garden surrounds, sustainable initiatives such as vegetable gardens and composting functions, ornamental design including student artwork and signage, the diversity of plant materials used and school community involvement.

This evening, we are proud to announce that Bonnyrigg Public School is the winner of the 2025 Fabulous Fairfield School Garden of the Year Award. Bonnyrigg Public School has demonstrated an outstanding commitment to sustainability through its impressive agricultural program, effective composting practices, a wide variety of vegetable and herb gardens and a vibrant outdoor seating area overlooking the garden.

We also extend our congratulations to the 2025 runner-up schools, Our Lady of Mt Carmel Primary School and Fairfield West Public School, both recognised for their exceptional efforts. In addition, we acknowledge Bossley Park Public School and William Stimson Public School, both receiving the finalists' awards for their commendable gardens.

Each School Garden Award recipient will receive a potted plant and a financial contribution to support the continued maintenance and growth of their gardens. The winning school will also be presented with a banner and a trophy to commemorate their achievement.

Councillors, please join me in congratulating all recipients of the 2025 Fabulous Fairfield School Garden of the Year Award.

MOTION: (C Saliba/Le)

That the Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY

QUESTIONS TO THE MAYOR

There were no questions to the Mayor for this meeting.

REPORT BY CHAIRPERSON OF THE OUTCOMES COMMITTEE - 11 NOVEMBER 2025

106: Quarterly Report for April to June 2025 Outlining Progress of the 2024-2025 Operational Plan and 2022/23-2025/26 Delivery Program
File Number: 24/14444

MOTION: (M Saliba/Yousif)

That:

1. The April to June 2025 Quarterly Report (Attachment A of the report), be received and noted.
2. The 3 projects identified to be discontinued in the April to June 2025 Quarterly Report be removed from the 2025-2026 Operational Plan as identified in the report.

CARRIED UNANIMOUSLY

REPORT BY CHAIRPERSON OF THE OUTCOMES SUPPLEMENTARY REPORTS - 18 NOVEMBER 2025

- 116:** Public Notice of Presentation of Financial Reports for the Year Ended 30 June 2025
File Number: 18/19419

MOTION: (M Saliba/Le)

That the report be received and noted.

CARRIED UNANIMOUSLY

- 117:** 2024-2025 Annual Report
File Number: 25/16049

MOTION: (M Saliba/Le)

That the report be received and noted.

CARRIED UNANIMOUSLY

- 118:** 2025-2026 Operational Plan - Quarterly Report (July to September 2025)
File Number: 25/15309

MOTION: (M Saliba/Mijatovic)

That:

1. The July to September 2025 Quarterly Report (Attachment A) be adopted.
2. The 20 projects identified to be discontinued in the July to September 2025 Quarterly Report be removed from the 2025-2026 Operational Plan.
3. The 7 projects identified to be postponed in the July to September 2025 Quarterly Report be removed from the 2025-2026 Operational Plan.
4. The 30 new projects and associated budgets in the July to September 2025 Quarterly Report be included in the 2025-2026 Operational Plan.
5. The 37 projects identified with scope changes in the July to September 2025 Quarterly Report be updated in the 2025-2026 Operational Plan.
6. The Budget Review Adjustments identified in Section 4 (Item 7) of the July to September 2025 Quarterly Report for that purpose, be voted.

CARRIED UNANIMOUSLY

- 119: SUBJECT:** Revised Planning Proposal for Smithfield RSL Club Site and Adjoining Lands
Premises: Multiple lots within a precinct bounded by Smithfield Road, Brenan Street, O'Connell Street and Neville Street Smithfield
Applicant: Capital Syndications Pty Ltd
Owner: The Leo McCarthy Memorial Smithfield RSL Club Sub-Branch Limited

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Zoning: R3 – Medium Density Residential
RE2 – Private Recreation

File Number: 20/01787

Councillor	Type of Interest	Nature of Interest	Action Taken/ Explanation Given
Councillor Yousif	Non-Pecuniary – Significant	I am a life member of the Club.	Councillor Yousif left and took no further part in debate or discussion.

Councillor Yousif left (7.37pm) the meeting.

MOTION: (M Saliba/Barkho)

That:

1. Council endorse the draft Planning Proposal (Attachment A of the report) to amend the Fairfield Local Environmental Plan (LEP) 2013 in relation to the Smithfield RSL Club site.
2. Council inform the NSW Department of Planning, Housing and Infrastructure and requests a Gateway Determination in accordance with Section 3.34 of the Environmental Planning and Assessment Act 1979.
3. In requesting the Gateway Determination, Council advise the NSW Department of Planning, Housing and Infrastructure that Council seeks to utilise the delegation for LEP Plan Making (delegated by the Minister under Section 2.4 of the Environmental Planning and Assessment Act 1979).
4. A further report on a draft Site-Specific Development Control Plan for the subject site be referred to Council prior to public exhibition of the draft Planning Proposal.

A division was taken with the following results:

Aye

Nay

Mayor Carbone
Councillor Barkho
Councillor Hoang
Councillor Karajcic
Councillor Lam
Councillor Le
Councillor Ly
Councillor Mijatovic
Councillor Morvillo
Councillor C Saliba
Councillor M Saliba

Total=(11)

Total=(0)

CARRIED UNANIMOUSLY

Councillor Yousif returned (7.38pm) to the meeting.

REPORT BY CHAIRPERSON OF THE SERVICES COMMITTEE - 11 NOVEMBER 2025

- 160:** Waive Fee - Request from NSW Department of Education - 2026 Fowler Future Pathways Day at Fairfield Showground
File Number: 11/01943

Councillor	Type of Interest	Nature of Interest	Action Taken/ Explanation Given
Councillor Le	Non-Pecuniary – Significant	I am the Member for Fowler and my office is assisting with this event.	Councillor Le left and took no further part in debate or discussion.

Councillor Le left (7.39pm) the meeting.

MOTION: (C Saliba/Barkho)

That the Fairfield Showground hire fee for the 2026 Fowler Future Pathways Day event, be waived.

CARRIED UNANIMOUSLY

Councillor Le returned (7.39pm) to the meeting.

- 161:** Alcohol and Drug Foundation Grant - Fairfield Local Drug Action Team Community Action Plan 2025/2026
File Number: 25/00738

MOTION: (C Saliba/Morvillo)

That the grant of twelve thousand and ten dollars (\$12,010.00 exc. GST) offered by the Alcohol and Drug Foundation be received into the 2025-2026 Operational Plan for the Fairfield Local Drug Action Team Community Action Plan 2025/2026 and its expenditure for that purpose, be voted.

CARRIED UNANIMOUSLY

- 162:** National Australia Day Council Grant - Australia Day 2026 Community Awards and Community Events
File Number: 25/16267

A Memorandum was circulated by the Manager Communications and Marketing to Councillors prior to the meeting providing further information on this matter.

MOTION: (C Saliba/Mijatovic)

That the grant of ten thousand dollars (\$10,000.00 exc. GST) offered by the National Australia Day Council for the Australia Day 2026 community awards and events be received into the 2025-2026 Operational Plan and its expenditure for that purpose, be voted.

CARRIED UNANIMOUSLY

- 163:** NSW Department of Creative Industries, Tourism, Hospitality and Sport Grant, Create NSW Grant - Fairfield City Museum & Gallery's 2026 Annual Program
File Number: 24/00737

MOTION: (C Saliba/Mijatovic)

That:

1. The grant funding of four hundred and fifty thousand dollars (\$450,000.00 exc. GST) offered by the NSW Department of Creative Industries, Tourism, Hospitality and Sport through Create NSW for the Fairfield City Museum and Gallery Annual Program be accepted, with funds to be allocated for delivery over the next 3 years.
2. The first-year allocation of one hundred and fifty thousand dollars (\$150,000.00 exc. GST) from the grant be received into the 2025–2026 Operational Plan, for the multi-year project, Project IN261203 (Create NSW - Fairfield City Museum & Gallery's Exhibitions Program), and its expenditure for that purpose, be voted.

CARRIED UNANIMOUSLY

- 164 SUBJECT:** Request for Release of a Restriction on Use Registered on Lot 406 & Lot 408 in DP 1179410
:
Premises: 33 Newleaf Parade Bonnyrigg NSW 2177 (Lot 406 DP) & 37 Newleaf Parade Bonnyrigg NSW 2177 (Lot 408 DP)
Applicant: Donovan Wu (Homes NSW)
Owner: Homes NSW (formerly NSW Land and Housing Corporation)
Zoning: R1 – General Residential
File Number: 12/03677

MOTION: (C Saliba/Karajcic)

That:

1. The Release of the 'Restriction on Use', relating to Lot 406 (33 Newleaf Parade) & Lot 408 (37 Newleaf Parade) in DP 1179410, be endorsed.
2. The General Manager be authorised to finalise the release of the 'Restriction on Use' via an 88E Instrument, Deed and any other relevant documents, to certify Council's decision and enable completion of the matter.
3. All costs in relation to this matter to be borne by the Homes NSW.

CARRIED UNANIMOUSLY

- 165:** Voluntary House Raising Property Sales
File Number: 11/02974

CONFIDENTIAL - It is recommended that the Council resolve into Closed Session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2)(c)(d(i)) of the Local Government Act, 1993, on the grounds that:

- (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business; and*
 - (d(i)) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*
- and dealing with the matter in Open Session would be, on balance, contrary to the public interest.*

THIS CONFIDENTIAL ITEM WAS DEALT WITH IN CLOSED SESSION OF THE COUNCIL. FOR THE RESOLUTION PASSED BY COUNCIL IN CLOSED SESSION, REFER TO PAGE 14 OF THE MINUTES.

- 166:** EOI 001-26 Fairfield Showground Community and Events Centre
File Number: 25/14995

CONFIDENTIAL - It is recommended that the Council resolve into Closed Session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2)(d(i)) of the Local Government Act, 1993, on the grounds that:

- (d(i)) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.*
- and dealing with the matter in Open Session would be, on balance, contrary to the public interest.*

THIS CONFIDENTIAL ITEM WAS DEALT WITH IN CLOSED SESSION OF THE COUNCIL. FOR THE RESOLUTION PASSED BY COUNCIL IN CLOSED SESSION, REFER TO PAGE 14 OF THE MINUTES.

REPORT BY CHAIRPERSON OF THE SERVICES SUPPLEMENTARY REPORTS - 18 NOVEMBER 2025

- 183:** Invitation to Negotiate Renewal of Contract from NSW Department of Communities and Justice
File Number: 20/07171

MOTION: (C Saliba/Yousif)

That:

1. Council delegate the General Manager to negotiate the Contract with the NSW Department of Communities and Justice for funding under the Communities and Families Support Program as outlined in the report.
2. The General Manager or his nominated delegate be authorised to execute the Contract and any associated documents.

CARRIED UNANIMOUSLY

MEETING CLOSED TO THE PUBLIC

PROCEDURAL MOTION: (M Saliba/Mijatovic)

That pursuant to Section 10A of the Local Government Act the meeting be closed to the public to consider the following confidential items of business and the grounds for such closure are stated hereunder:

165: Voluntary House Raising Property Sales

File Number: 11/02974

CONFIDENTIAL REPORT and ATTACHMENT

10A(2)(c)(d(i))

- (1) Pursuant to Section 10A(2)(c), (d(i)) the information in the **Report and Attachment** is confidential.
- (2) The matter to be discussed Voluntary House Raising Property Sales.
- (3) In relation to Section 10A(2) of the Local Government Act 1993, the reason why this part of the meeting should be closed is the matters and information is the following:
 - (c) information that would, if disclosed, confer a commercial advantage on a person with whom the council is conducting (or proposes to conduct) business;
 - (d(i)) commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it;and dealing with the matter in Open Session would be, on balance, contrary to the public interest.

166: EOI 001-26 Fairfield Showground Community and Events Centre

File Number: 25/14995

CONFIDENTIAL REPORT and ATTACHMENT

10A(2)(d(i))

- (1) Pursuant to Section 10A(2)(d(i)) the information in the **Report and Attachment** is confidential.
- (2) The matter to be discussed EOI 001-26 Fairfield Showground Community and Events Centre.
- (3) In relation to Section 10A(2) of the Local Government Act 1993, the reason why this part of the meeting should be closed is the matters and information is the following:
 - (d(i)) commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it;

and dealing with the matter in Open Session would be, on balance, contrary to the public interest.

CARRIED

WEBCAST ANNOUNCEMENT

In closing the meeting, the Chairperson advised that the livestream will be muted as Council enters into Closed Session and that the livestream will resume once the meeting is reopened to the public.

MEETING OPEN TO THE PUBLIC

PROCEDURAL MOTION: (Le/Yousif)

That the meeting be open to the public.

CARRIED UNANIMOUSLY

WEBCAST ANNOUNCEMENT

In opening the meeting, the Chairperson advised that the livestream has been resumed.

PROCEDURAL MOTION: (M Saliba/Le)

That in accordance with Section 11(3) of the Local Government Act 1993, Council resolves that the correspondence or reports relating to Items 165 and 166 of the Services Committee that were considered during the Closed Session of Council be treated as confidential and remain confidential unless otherwise determined by Council.

CARRIED UNANIMOUSLY

THE DECISIONS OF THE COUNCIL IN CLOSED SESSION:

165: Voluntary House Raising Property Sales
File Number: 11/02974

That:

1. Two properties identified in the report as selected by staff (excluding corner blocks with dual street frontage) be sold as described and for no less than the minimum price specified with the minimum price increased as discussed during confidential session of the Services Committee.
2. The sale proceeds be returned into the Voluntary Purchase Scheme and/or Voluntary House Raising Scheme.

3. The Mayor and the General Manager be authorised to Finalise the Contracts/Transfers and affix the Seal of Council on the documents and plans including the Contracts/Transfers and any other relevant documents, to certify its decision for the sale of Voluntary House Raising properties and enable completion of the matter.
4. The Land/Lease Register and financial records be updated.

166: EOI 001-26 Fairfield Showground Community and Events Centre
File Number: 25/14995

That:

1. Council accept the Evaluation Panel's recommendation and invite the following respondents to the Expression of Interest (EOI) to participate in a selective tender for the proposed contract to design and construct the Fairfield Showground Community and Events Centre:
 - 1.1 ADCO Group Pty Ltd
 - 1.2 FDC Construction (NSW) Pty Ltd
 - 1.3 Grindley Construction Pty Ltd
 - 1.4 Hindmarsh Construction Australia Pty Ltd
 - 1.5 Kane Constructions Pty Ltd
 - 1.6 Roberts Co (NSW) Pty Ltd
 - 1.7 Taylor Construction Group Pty Ltd t/as Taylor
2. The outcome of the selective tendering process be presented to Council for consideration.

CLOSURE

There being no further business, the meeting concluded at 7.51pm.

Chairperson

CONFIRMATION

These minutes were confirmed as a correct record of the proceedings at a meeting held on 18 November 2025.

Chairperson