

Ordinary Council



MINUTES

DATE OF MEETING: 24 March 2026

LOCATION: Council Chambers

TIME: 7.06pm

MEETING 1579

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 24 MARCH 2026 AT 7.06PM.

PRESENT:

His Worship Mayor Carbone (Chairperson).

Councillors Barkho, Hoang, Karajcic, Khoshaba, 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, Acting Director City Delivery (D Begnell), Director City Development, Director City Living, Director City Strategy, Director People, Culture and Operations, Governance Co-ordinator, IT Technician – Application Support (F Hapani 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 Morvillo.

APOLOGIES AND LEAVE OF ABSENCE

Apologies were tendered and Leave of Absence requested on behalf of Councillors Lam and Le.

MOTION: (Barkho/Yousif)

That the apologies tendered on behalf of Councillors Lam and Le 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: (Morvillo/M Saliba)

That the Minutes of the Ordinary Council meeting held on 24 February 2026, Outcomes Committee meeting held on 10 March 2026 and Services Committee meeting held on 10 March 2026, be confirmed.

CARRIED UNANIMOUSLY

MAYORAL MINUTES

Fairfield City Lifetime Business Award

I am pleased to announce Ron Partlett's Auto Repair Centre 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.

Established over 45 years ago in Wetherill Park and under the ownership of Robert Mansour since 1996, Ron Partlett's Auto Repair Centre is a proud and long-standing local business that has built a strong reputation for reliability, professionalism and exceptional service within the automotive repair industry.

Ron Partlett's Auto Repair Centre specialises in vehicle body repairs including accident damage, panel restoration and high-quality repainting. The business ensures vehicles are returned to a safe, roadworthy condition, delivering reliable and professional repair services for both minor and major damage.

For more than three decades under Robert's leadership, the business has made a significant contribution to the local economy by supporting employment, providing essential services to residents and businesses and establishing itself as a respected and certified provider within the automotive repair sector.

Looking to the future, Robert's sons are preparing to step into leadership roles and will eventually take over the business, continuing the family legacy and carrying forward the strong values, work ethic and dedication to service that have shaped the business for decades.

Councillors, please join me in congratulating Robert Mansour and the team at Ron Partlett's Auto Repair Centre on this outstanding achievement. This Lifetime Business Award is a testament to their dedication, resilience and valued contribution to the Fairfield community.

MOTION: (Barkho/Morvillo)

That the Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY

Mayoral Donations Fund

At the March 2026 Services Committee, Council resolved to make a donation of one thousand dollars (\$1000.00) from the Mayoral Donations Fund to the Canley Heights RSL Soccer Club towards their Digger Cup event to be held at King Park in April.

The Canley Heights RSL Soccer Club have arranged for teams from local primary schools to participate in the Digger Cup football match which commemorates ANZAC Day.

Council's contribution will assist with logistical costs associated with the event, medals and hire of referees.

Councillors, please join me in welcoming Rodney Galic to accept the donation.

MOTION: (M Saliba/Mijatovic)

That the Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY

Fabulous Fairfield

Council's Fabulous Fairfield Program acknowledges the City's residents' hard work in growing and maintaining outstanding gardens that add to the environmental quality and visual beauty of our City's streetscapes.

Tonight, we congratulate our Fabulous Fairfield winners for the month of March featuring beautiful green lawns, fragrant roses, colourful vibrant flowers, hedges, a vegetable garden, a grape vine and a large variety of cactus. These stunning gardens showcase the dedication and care of our residents.

The Fabulous Fairfield award recipients for March feature gardens from Bossley Park, Cabramatta West, Fairfield East, Smithfield and Wakeley.

Our winners will receive potted natives prepared by the Fairfield Community Nursery volunteers and a small financial contribution to assist in the upkeep of their gardens.

Councillors, please join me in congratulating the winners of the Fabulous Fairfield awards for March.

MOTION: (Khoshaba/Morvillo)

That the Mayoral Minute be received and noted.

CARRIED UNANIMOUSLY

QUESTIONS TO THE MAYOR

There were no Questions to the Mayor for this meeting.

Councillor Barkho expressed his condolences to the families of the 2 teenagers who tragically lost their lives following the incident on the T-Way in Bossley Park. He also acknowledged the efforts of the first responders, as well as the bus driver and passengers involved.

Mayor Carbone on behalf of Council, also expressed condolences to those affected by this incident.

REPORT BY CHAIRPERSON OF THE OUTCOMES COMMITTEE - 10 MARCH 2026

- 14:** Public Exhibition - Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges
File Number: 25/19061

MOTION: (M Saliba/Yousif)

That:

1. The Draft 2026-2027 Operational Plan (Attachment A of the report) including the Draft 2026-2027 Pricing Policy, Fees and Charges (Attachment B of the report) be publicly exhibited from Friday 27 March to Wednesday 29 April 2026.
2. The proposed amendments to the 2025/26-2028/29 Delivery Program (Attachment C of the report) be publicly exhibited from Friday 27 March to Wednesday 29 April 2026.
3. A further report be submitted to Council after the exhibition period, addressing all submissions received and any amendments required to the Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges.

CARRIED UNANIMOUSLY

- 15:** Public Exhibition - Draft Forecasted Rates and Charges for 2026-2027
File Number: 26/04887

MOTION: (M Saliba/Yousif)

That Council note the forecasted figures for Making the Rates and Charges, for the financial year ending 30 June 2027 in accordance with requirements of the Local Government Act 1993 and for inclusion in the Draft 2026-2027 Operational Plan as follows:

1. The Residential Rate should be made as a combination of base amount and 'Ad Valorem' rate with the base amount to be \$487.59 calculated to yield 45% of total revenue \$64,021,267.42 for this category and further that the 'Ad Valorem' component of residential Rate be \$0.00082378 or 0.082378 cents in the dollar on the value (valuation base date 1 July 2024) of rateable land in the City being under the Residential category.
2. The Farmland Rate should be made as a combination of base amount and 'Ad Valorem' with the base amount to be \$663.57 calculated to yield 21.5% of the total revenue \$305,552.39 for this category and further that the 'Ad Valorem' component of the Farmland Rate to be \$0.00063168 or 0.063168 cents in the dollar on the value (valuation base date 1 July 2024) of rateable land in the City being under the Farmland category.
3. The rate for Ordinary Business be made as an 'Ad Valorem' rate of \$0.00134884 or 0.134884 cents in the dollar on the value (valuation base date 1 July 2024) of rateable land in the city being under the Ordinary Business category and a Yield of \$3,184,177.58.
4. The rate for the Business properties within the areas described in the following table and shown in the plans as Attachments A to L of the report, be made as 'Ad Valorem' rate as specified in the table.

BUSINESS				
Valuation based date 1 July 2024				
CATEGORY	ATTACHMENT	AD VALOREM RATE	RATE IN \$	GROSS YIELD \$
Bonnyrigg	A	0.00426158	0.426158	391,653.83
Cabramatta	B	0.00426158	0.426158	2,316,609.66
Canley Heights	C	0.00426158	0.426158	520,774.55
Canley Vale	D	0.00426158	0.426158	283,435.48
Fairfield	E	0.00426158	0.426158	2,437,279.65
Fairfield Heights	F	0.00426158	0.426158	406,992.19
Lansvale	G	0.00426158	0.426158	2,501,776.64
Prairiewood	H	0.00426158	0.426158	227,057.09
Smithfield	I	0.00426158	0.426158	2,465,273.51
Wetherill Park	J	0.00426158	0.426158	24,030,419.63
Yennora North	K	0.00426158	0.426158	864,155.09
Yennora South	L	0.00426158	0.426158	3,254,941.63

5. The following Domestic Waste Management Charges be made for the 2026/2027 years (July to June period):
 - 5.1 Domestic Premises – the 2026/27 charge to be \$549.07 per bin for the 240 litre Red Bin Service (140 litre Red Bin Service: \$514.59 per bin) of the pattern approved by Council payable in advance. No deduction will be made for services not rendered.

Services in excess of 1 per week and services commenced after 1 July 2026 will be charged \$10.56 per week for the 240 litre Red Bin Service (140 litre Red Bin Service: \$9.89 per week).

The Waste Management Charge for Domestic Premises includes a 240 litre Yellow Bin and a 240 litre FOGO Green Bin. The difference in service charges is for the Red Bin (240 litre or 140 litre).

- 5.2 Residential Flat Building – the 2026/27 charge to be \$549.07 per residential unit for either bulk containers provided by Council or per bin the size and pattern approved by Council payable in advance. No deduction will be made for services not rendered.

Services in excess of 1 per week and services commenced after 1 July 2026 will be charged for \$10.56 per week.

- 5.3 Services Availability to Vacant Land – the Local Government Act, 1993 requires all rateable land for which a domestic waste management service is available to be charged. The service availability charge of \$274.53 will only be levied on relevant vacant residential land.

6. The following Stormwater Levy be made for the 2026/27 year (July to June period):

- 6.1 Residential Strata – All residential strata properties will be charged at \$12.50.
Services commenced after 1 July 2026 will be charged \$0.24 per week.

- 6.2 Residential Vacant Land – Is exempt.

- 6.3 Residential Other – All remaining eligible residential properties will be charged \$25.00.

Services commenced after 1 July 2026 will be charged \$0.48 per week.

- 6.4 Stormwater Levy – Pensioner Discount – A voluntary rebate of 40% will be applied to residential strata/other properties where any or all owners are eligible pensioners.

- 6.5 Business Strata – Will be charged on land area as set out in the following table. The charge will be calculated on the entire parcel and divided by the number of strata units attached to the parcel.

Area	Charge
0-350 M ²	\$25.00 divided by the number of units
351-2,100 M ²	\$50.00 divided by the number of units
2,101-21,000 M ²	\$200.00 divided by the number of units
> 21,001 M ²	\$3,000.00 divided by the number of units

- 6.6 Business Other – will be charged on land area as set out in the following table:

Area	Charge
0-350 M ²	\$25.00
351-2,100 M ²	\$50.00
2,101-21,000 M ²	\$200.00
> 21,001 M ²	\$3,000.00

7. Annual approval to operate Onsite Sewage Management Services will be charged at the rate of \$5.00 per month to a maximum of \$60.00 for the year for those properties with septic tank systems.
8. Rate of Interest – In accordance with Section 566(3) of the Act, it is proposed to set the interest rate payable on overdue rates and charges at 10.50% per annum calculated daily.
9. The above forecasted rates and charges for 2026/27 be included in the Draft 2026-2027 Operational Plan and publicly exhibited from 27 March to 29 April 2026.

CARRIED UNANIMOUSLY

- 16:** Public Exhibition - Draft 2026/2027-2035/2036 Long Term Financial Plan
File Number: 25/09334

MOTION: (M Saliba/Karajcic)

That:

1. The Draft 2026/27-2035/36 Long-Term Financial Plan (Attachment A of the report) be publicly exhibited from Friday 27 March to Wednesday 29 April 2026.
2. A further report be submitted to Council after the exhibition period, addressing all submissions received and any amendments required to the Draft 2026/2027-2035/2036 Long-Term Financial Plan.

CARRIED UNANIMOUSLY

- 17:** Decal on Public Utilities - Endeavour Energy - Budget Variation
File Number: 24/21648

MOTION: (M Saliba/Mijatovic)

That an additional budget of seven thousand and five hundred and sixty dollars (\$7,560.00) from Town Centre Reserve be allocated into the 2025-2026 Operational Plan for Project IN261073 (Public Domain – Public Art Decal Utility Infrastructure) and its expenditure for that purpose, be voted.

CARRIED UNANIMOUSLY

- 18: Joint Organisations (JOs) and Regional Collaboration in NSW
File Number: 17/03209

MOTION: (M Saliba/Yousif)

That Council advise the Office of Local Government that it does not wish to be a member of a Joint Organisation (JO).

CARRIED UNANIMOUSLY

REPORT BY CHAIRPERSON OF THE SERVICES COMMITTEE - 10 MARCH 2026

- 32: Cricket NSW Grant - Australian Cricket Infrastructure Fund
File Number: 18/24594

MOTION: (C Saliba/Morvillo)

That the grant of ten thousand, one hundred and ten dollars (\$10,110.00 excl. GST) offered by Cricket NSW under the Australian Cricket Infrastructure Fund be accepted and considered for inclusion in 2026-2027 Operational Plan for Project MPOSR2702 Avery Park Cricket Pitch Upgrade and its expenditure for that purpose, be voted.

CARRIED UNANIMOUSLY

- 33: RFT 116-26 Construction of Ancillary Building at Fairfield Showground
File Number: 25/14984

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 because the disclosure of this information would diminish the competitive commercial value of any information to any person.

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 - 24 MARCH 2026

- 43:** NSW Environment Protection Authority Grant - Illegal Dumping Prevention Program
File Number: 26/04063

MOTION: (C Saliba/Karajcic)

That the grant of twenty thousand dollars (\$20,000.00 excluding GST) offered by the NSW Environment Protection Authority under the Illegal Dumping Prevention Program be received into the 2025-2026 Operational Plan and its expenditure for that purpose, be voted.

CARRIED UNANIMOUSLY

- 44:** Request for Donation - Mayoral Donations Fund
File Number: 25/16200

MOTION: (C Saliba/Barkho)

That:

1. Council make a donation of five hundred dollars (\$500.00) from the Mayoral Donations Fund to Nathan █████ towards his participation in the 2026 NSW Youth Parliament Program.
2. Council make a donation of five hundred dollars (\$500.00) from the Mayoral Donations Fund to the Assyrian Democratic Movement (ZOWAA Inc) towards the Assyrian New Year event being held on Sunday 12 April 2026.

CARRIED UNANIMOUSLY

- 45:** Sponsorship request for the 2026 Fowler Future Pathway Day at the Fairfield Showground
File Number: 11/01943

Councillor	Type of Interest	Nature of Interest	Action Taken/ Explanation Given
Mayor Carbone	Non-Pecuniary – Not-Significant	I am a member of the Dai Le and Frank Carbone Western Sydney Community. It won't influence my decision, but I won't take part for transparency.	Mayor Carbone left and took no further part in debate or discussion.

Mayor Carbone vacated (7.39pm) the Chair and left the meeting.

Councillor M Saliba assumed (7.39pm) the Chair.

MOTION: (C Saliba/Mijatovic)

That three thousand dollars (\$3,000.00) from General Fund be voted into the Showground budget for the sponsorship of the 2026 Fowler Future Pathways Day.

CARRIED UNANIMOUSLY

Mayor Carbone returned to the meeting (7.41pm) and resumed the Chair.

46: Schedule of Meetings - April to December 2026
File Number: 09/01106

MOTION: (C Saliba/Barkho)

That:

1. The Meeting Schedule (Attachment A of the report) from April to December 2026 be approved.
2. Any changes to the meeting dates be permitted with appropriate advertisement of the proposed changes.

CARRIED UNANIMOUSLY

47: RFT 114-26 Western Sydney Infrastructure Plan - Local Roads Roundabout
File Number: 25/14989

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 because the disclosure of this information would diminish the competitive commercial value of any information to any person.

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.

48: RFT 115-26 Road Renewal Package (8 Locations)
File Number: 25/14990

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(ii)) of the Local Government Act, 1993, on the grounds that:

(d(ii)) commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the council.

and dealing with the matter in Open Session would be, on balance, contrary to the public interest because the disclosure of this information would diminish the competitive commercial value of any information to any person.

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.

MEETING CLOSED TO THE PUBLIC

PROCEDURAL MOTION: (Morvillo/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:

- 33:** RFT 116-26 Construction of Ancillary Building at Fairfield Showground
File Number: 25/14984

CONFIDENTIAL REPORT and ATTACHMENTS

10A(2)(d(i))

- (1) Pursuant to Section 10A(2), (d(i)) the information in the **Report and Attachments** is confidential.
- (2) The matter to be discussed RFT 116-26 Construction of Ancillary Building at Fairfield Showground.
- (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 because the disclosure of this information would diminish the competitive commercial value of any information to any person.

- 47:** RFT 114-26 Western Sydney Infrastructure Plan - Local Roads Roundabout
File Number: 25/14989

CONFIDENTIAL REPORT and ATTACHMENTS

10A(2)(d(i))

- (1) Pursuant to Section 10A(2), (d(i)) the information in the **Report and Attachments** is confidential.
- (2) The matter to be discussed RFT 114-26 Western Sydney Infrastructure Plan - Local Roads Roundabout.
- (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 because the disclosure of this information would diminish the competitive commercial value of any information to any person.

48: RFT 115-26 Road Renewal Package (8 Locations)
File Number: 25/14990

CONFIDENTIAL REPORT and ATTACHMENTS

10A(2)(d(ii))

- (1) Pursuant to Section 10A(2), (d(ii)) the information in the **Report and Attachments** is confidential.
- (2) The matter to be discussed RFT 115-26 Road Renewal Package (8 Locations).
- (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(ii))commercial information of a confidential nature that would, if disclosed, confer a commercial advantage on a competitor of the council;
and dealing with the matter in Open Session would be, on balance, contrary to the public interest because the disclosure of this information would diminish the competitive commercial value of any information to any person.

CARRIED UNANIMOUSLY

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: (Barkho/Morvillo)

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/Yousif)

That in accordance with Section 11(3) of the Local Government Act 1993, Council resolves that the correspondence or reports relating to Items 33, 47 and 48 of the Services Committee that were considered during the Closed Session of Council be treated as confidential and remain confidential unless otherwise determined by the General Manager and Council.

CARRIED UNANIMOUSLY

Note: During Closed Session, the General Manager briefed Council about the risks posed by a fuel supply shortage on Council's operations as a result of recent world events.

THE DECISIONS OF THE COUNCIL IN CLOSED SESSION:

- 33:** RFT 116-26 Construction of Ancillary Building at Fairfield Showground
File Number: 25/14984

That:

1. In accordance with Clause 178(1)(b) of the Local Government (General) Regulation 2021, Council decline to accept all of the tender submissions received for RFT 116-26 Construction of Ancillary Building at Fairfield Showground due to new infrastructure requirements for the Fairfield Showground site.
2. In accordance with Clause 178(3)(a) of the Local Government (General) Regulation 2021, Council cancel the proposal for the contract for the Construction of the Ancillary Building at Fairfield Showground.

- 47:** RFT 114-26 Western Sydney Infrastructure Plan - Local Roads Roundabout
File Number: 25/14989

That:

1. Council accepts the Tender Evaluation Panel's recommendation to award the Contract to complete the works for RFT 114-26 Western Sydney Infrastructure Plan – Local Roads Roundabout to State Civil Pty Ltd t/as State Civil for an amount of six hundred and thirty thousand, six hundred and twenty-eight dollars and fifty-eight cents (\$630,628.58) excluding GST as the most advantageous and best value offer received.
2. The General Manager or his nominated delegate be authorised to execute the contract and any associated documents.

- 48:** RFT 115-26 Road Renewal Package (8 Locations)
File Number: 25/14990

That:

1. Council accepts the Tender Evaluation Panel's recommendation to award the Contract to complete the works (including provisional items) for RFT 115-26 Road Renewal Package (8 Locations) to Bernipave Road Solutions Pty Ltd t/as Bernipave Road Solutions. The contract term will be for a period of 12 weeks in the amount of one million, eight hundred and sixty-three thousand, three hundred and forty-three dollars and eighty-seven cents (\$1,863,343.87) excluding GST as the most advantageous offer received.
2. The General Manager or his nominated delegate be authorised to execute the contract and any associated documents.

CLOSURE

There being no further business, the meeting concluded at 8.04pm.

Chairperson

CONFIRMATION

These minutes were confirmed as a correct record of the proceedings at a meeting held on 24 March 2026.

Chairperson