

Outcomes Committee



MINUTES

DATE OF MEETING: 10 March 2026

LOCATION: Staff Lunch Room

TIME: 6.30pm

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PRESENT:

His Worship Mayor Carbone (Chairperson).

Councillors Barkho, Hoang, Lam, Ly and M Saliba.

Also in attendance were the Deputy General Manager and Chief Financial Officer, Director City Living, Director City Strategy, Executive Strategic Planner, Governance Co-ordinator, Technical Support Officer (S Subba and F Hapani) and Governance Officer (J Vo).

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 or gestures.

APOLOGIES AND LEAVE OF ABSENCE

An apology was tendered and Leave of Absence requested on behalf of Councillor Le and the reason for her absence given.

MOTION: (Barkho/Lam)

That the apology tendered on behalf of Councillor 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: (Barkho/Lam)

That the Minutes of the meeting held on 10 February 2026 be noted.

CARRIED UNANIMOUSLY

**SECTION A
'Matters referred to Council for its decision'**

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

RECOMMENDATION: (M Saliba/Barkho)

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

RECOMMENDATION: (Barkho/M Saliba)

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.

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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.

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- 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.

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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

RECOMMENDATION: (Barkho/Lam)

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

RECOMMENDATION: (M Saliba/Barkho)

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

RECOMMENDATION: (Barkho/Lam)

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

CARRIED UNANIMOUSLY

SECTION B

‘Matters submitted to the Committee for decision subject to the Right of Referral’

19: SUBJECT: Planning Proposal - 17-21 Longfield Street Cabramatta – Rezoning from R4 High Density Residential to E4 General Industrial

Premises: 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221)

Applicant: Jenny Rudolph Consulting

Owner: FTD Holdings Pty Ltd (Sole Director – Joseph D’Agostino)

Zoning: R4 – High Density Residential

File Number: 24/35085

MOTION: (Barkho/Lam)

That:

1. Council endorse the Planning Proposal (Attachment A) to amend Fairfield Local Environmental Plan (FLEP) 2013 for 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221), as follows:
 - 1.1. Amend the Land Zoning Map from R4 High Density Residential to E4 General Industrial.
 - 1.2. Amend the Height of Buildings Map to prescribe no height of building control.
 - 1.3. Amend the Floor Space Ratio Map to prescribe no floor space ratio control.
 - 1.4. Amend the Key Site Map to remove key site 23 and apply key site ‘30 Use of certain land in zone E4’.
 - 1.5. Amend Schedule 1 Additional Permitted Use by deleting key site 23.
2. Pursuant to Section 3.31(3)(a) of the Environmental Planning and Assessment Act 1979, Council forward its recommendation to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway Determination for the Planning Proposal.
3. In requesting the Gateway Determination, advise the NSW DPHI that Council seeks delegation as the Planning Proposal Local Plan Making Authority (as delegated by the Minister under Section 2.4 of the Environmental Planning and Assessment Act 1979).
4. The Planning Proposal be publicly exhibited in accordance with 3.34(2) of the Gateway Determination issued by the DPHI.
5. The outcome of the exhibition of the Planning Proposal and its supporting information be reported back to Council following completion of the public exhibition period.

The division was taken with the following results:

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Aye

Nay

Mayor Carbone
Councillor Barkho
Councillor Hoang
Councillor Lam
Councillor Ly
Councillor M Saliba

Total=(6)

Total=(0)

CARRIED UNANIMOUSLY

- 20:** Major Projects Update - February 2026
File Number: 23/34318, 23/13402

MOTION: (M Saliba/Barkho)

That the report be received and noted.

CARRIED UNANIMOUSLY

- 21:** Monthly Investment Report - February 2026
File Number: 25/23527

MOTION: (Barkho/Lam)

That the Investment Report for February 2026 be received and noted.

CARRIED UNANIMOUSLY

- 22:** Aboriginal Advisory Committee - February 2026
File Number: 24/35722

MOTION: (Barkho/M Saliba)

That the minutes of the Aboriginal Advisory Committee meeting held on 11 February 2026 be received and noted.

CARRIED UNANIMOUSLY

- 23:** Multicultural Advisory Committee - February 2026
File Number: 12/05729

MOTION: (Barkho/Lam)

That the minutes of the Multicultural Advisory Committee meeting held on Thursday 5 February 2026 be received and noted.

CARRIED UNANIMOUSLY

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- 24:** Youth Advisory Committee - February 2026
File Number: 25/19063

MOTION: (Barkho/M Saliba)

That the Minutes and the Hot Topic Discussion of the Youth Advisory Committee Meeting held on 4 February 2026 be received and noted.

CARRIED UNANIMOUSLY

- 25:** Divisional Update Report - Quarter 2 - Strategic Land Use Planning & Land Information Systems
File Number: 09/02633

MOTION: (Barkho/Lam)

That the report be received and noted.

CARRIED UNANIMOUSLY

GENERAL BUSINESS

Cabramatta Lunar New Year Event

The Mayor congratulated Council staff on the successful Lunar New Year Event held at Cabramatta.

Small Business in Fairfield City

The Mayor congratulated Councillor Barkho on the opening of a new business, noting that small business is important to the community as it is the biggest employer in the community.

CLOSURE

There being no further business, the meeting concluded at 6.40 pm.

Chairperson

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CONFIRMATION

These minutes were confirmed as a correct record of the proceedings at a meeting held on 10 March 2026.

Chairperson