

AGENDA

Community and Culture Committee

Monday, 08 April 2024

6:00 PM

Dragon Room

Georges River Civic Centre

Hurstville



OATH OF OFFICE OR AFFIRMATION OF OFFICE

All Georges River Councillors are reminded of their Oath of Office or Affirmation of Office made at the time of their swearing into the role of Councillor.

All Councillors are to undertake the duties of the office of Councillor in the best interests of the people of the Georges River Council area and are to act faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the *Local Government Act 1993* or any other Act to the best of their ability and judgement.

DISCLOSURES OF INTEREST

All Georges River Councillors are reminded of their obligation to declare any conflict of interest (perceived or otherwise) in a matter being considered by Council or at any meeting of Council.

COMMUNITY AND CULTURE COMMITTEE MEETING

ORDER OF BUSINESS

OPENING

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. I pay my respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

APOLOGIES / LEAVE OF ABSENCE

REQUEST TO JOIN VIA AUDIO VISUAL LINK

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

PUBLIC FORUM

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COM008-24	Confirmation of the Minutes of the Community and Culture Committee Meeting held on 11 March 2024	
	(Report by Executive Services Officer)	4

COMMITTEE REPORTS

COM009-24	Quarterly Community Property Report - 1 January 2024 to 31 March 2024	
	(Report by Coordinator, Programming and Operations)	9
COM010-24	Outgoing Sponsorship request Georges River Local Business Awards	
	(Report by Coordinator Events and Sponsorship)	17
COM011-24	Georges River Council Public Art Policy	
	(Report by Coordinator Cultural Services)	20
COM012-24	Adoption of the Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy	
	(Report by Coordinator, Programming and Operations)	39

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: COM008-24 Confirmation of the Minutes of the Community and Culture Committee Meeting held on 11 March 2024

Author: Executive Services Officer

Directorate: Office of the General Manager


Matter Type: Previous Minutes

COM008-24

RECOMMENDATION:

That the Minutes of the Community and Culture Committee Meeting held on 11 March 2024, be confirmed.

ATTACHMENTS

Attachment [1](#)  Minutes of the Community and Culture Committee Meeting held on 11 March 2024

MINUTES

UNCONFIRMED MINUTES

Community and Culture Committee

Monday, 11 March 2024

6:00 PM

Dragon Room

Georges River Civic Centre

Hurstville

UNCONFIRMED MINUTES



GEORGES RIVER COUNCIL

UNCONFIRMED MINUTES

UNCONFIRMED MINUTES

PRESENT

COUNCIL MEMBERS

Councillor Nancy Liu (Chairperson), The Mayor, Councillor Sam Elmir (ex-officio member), Councillor Ashvini Ambihaipahar, Councillor Lou Konjarski, Councillor Kathryn Landsberry, Councillor Natalie Mort, Councillor Nick Smerdely, Councillor Sam Stratikopoulos, and Councillor Benjamin Wang.

COUNCIL STAFF

General Manager - David Tuxford, Acting Director Community and Culture - Justin Yeomans, Director Environment and Planning – Meryl Bishop, Manager City Life - Margaret Le, Coordinator Traffic and Transport – Henry Huynh, Team Leader Technology Business Support - Mark Tadros, Executive Services Officer - Marisa Severino, Personal Assistant to the Manager Cultural Engagement and Library Services - Billie Johnson and Executive Assistant to the Director Community and Culture - Franziska Mintus (Minutes).

OPENING

The Chairperson, Councillor Liu, opened the meeting at 6.03pm.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor Liu acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. She paid her respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live, work and meet on these lands.

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

The Chairperson, Councillor Liu, advised staff and the public that the meeting is being recorded for minute-taking purposes and is also webcast live on Council's website, in accordance with section 5 of Council's Code of Meeting Practice. This recording will be made available on Council's Website.

CODE OF MEETING PRACTICE

Council's Code of Meeting Practice prohibits the electronic recording of meetings without the express permission of Council.

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COM006-24 Confirmation of the Minutes of the Community and Culture Committee Meeting held on 12 February 2024

(Report by Executive Assistant to Director Business and Corporate Services)

RECOMMENDATION: Councillor Landsberry, Councillor Mort

That the Minutes of the Community and Culture Committee Meeting held on 12 February 2024, be confirmed.

Record of Voting

For the Motion: The Mayor, Councillor Elmir, Councillor Liu, Councillor Ambihaipahar, Councillor Konjarski, Councillor Landsberry, Councillor Mort, Councillor Smerdely, Councillor Stratikopoulos, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

COMMITTEE REPORTS

COM007-24 Resident Parking Permit Scheme Policy for Adoption

(Report by Manager City Life)

RECOMMENDATION: Councillor Mort, Councillor Konjarski

(a) That Council adopts the Resident Parking Permit Scheme Policy, and

(b) That the General Manager be delegated authority to make minor administrative changes to the policy, if required.

Record of Voting

For the Motion: The Mayor, Councillor Elmir, Councillor Liu, Councillor Ambihaipahar, Councillor Konjarski, Councillor Landsberry, Councillor Mort, Councillor Smerdely, Councillor Stratikopoulos, Councillor Wang

On being PUT to the meeting, voting on this Motion was UNANIMOUS. The Motion was CARRIED.

CONCLUSION

The Meeting was closed at 6.11pm.

Chairperson

COMMITTEE REPORTS

Item: **COM009-24 Quarterly Community Property Report - 1 January 2024 to 31 March 2024**

Author: Coordinator, Programming and Operations

Directorate: Community and Culture

Matter Type: Committee Reports

COM009-24

RECOMMENDATION:

That Council receive and note the Quarterly Community Property Report for the period 1 January 2024 to 31 March 2024.

EXECUTIVE SUMMARY

1. This report details Lease and Licence agreements executed within Georges River Council's Community Property portfolio for the period 1 January 2024 to 31 March 2024.
2. During the period 1 January 2024 to 31 March 2024, there were one (1) Lease renewal and one (1) Licence renewal executed by Council by way of delegated authority to the General Manager as the term and/or facilities where outside of the General Manager's delegations (CCL101-23, CCL112-23).

BACKGROUND

3. Council manages a portfolio of sixty-four (64) community properties under a community Lease or community Licence.
4. There are thirty-seven (37) community facilities in the community property portfolio, which are divided into forty (40) separate tenancies (Table 1 - 6 in the attached Community Property Register - 1 January 2024 to 31 March 2024).
5. There are twenty-six (26) community/sporting amenity buildings in the community property portfolio which are divided into thirty-one (31) separate licensable areas. One licensable area is shared seasonally between two different tenants (Table 7 in the attached Community Property Register - 1 January 2024 to 31 March 2024).
6. During the period 1 January 2024 to 31 March 2024, there was one (1) Deed of Licence agreement and one (1) Option Lease executed:
 - a) Jubilee Community Services, being Part Jubilee Park Community Centre, 2B – 2C Boundary Road, Mortdale – Renewal by exercise of Option Licence. The term is for seven (7) years from 1 July 2022 to 30 June 2029 with a further seven (7) years Option Period from 1 July 2029 to 30 June 2036.
 - i. On 1 April 2015, the former Hurstville City Council resolved via COW044-15 to grant a Deed of Licence to Jubilee Community Services Incorporated which commenced on 1 July 2015, for a term of seven (7) years with two (2) renewal Options for seven (7) years each.
 - ii. In accordance with Council resolution (CCL065-22) dated 2 August 2022, Council resolved to delegate authority to the General Manager to enter Leases for terms (including any period of renewal) not exceeding 10 years.

- iii. As the potential total Licence term of up to twenty-one (21) years, including two (2) renewal Options, and is above the General Manager's delegated authority, a confidential report was presented at the 27 November 2023 Council meeting seeking approval from Council to delegate authority to the General Manager to enter a renewal Option Licence with Jubilee Community Services Incorporated for Part Jubilee Park Community Centre, 2B-2C Boundary Road for a period of seven (7) years, for the term 1 July 2022 to 30 June 2029 (CCL101-23, COM038A-23).
- b) Kingsway Community Care Inc, undisclosed location – Renewal by exercise of Option Lease. The term is for one (1) year from 23 December 2023 to 22 December 2024.
 - i. As the property is identified on the list of properties specified within Clause 4 of the Georges River Council Instrument of Delegation of Functions to General Manager, a confidential report was presented at the 18 December 2023 Council meeting seeking approval from Council to delegate authority to the General Manager to enter a renewal Option Lease with Kingsway Community Care, Crisis Accommodation (location undisclosed) (CCL112-23, COM057A-23).

FINANCIAL IMPLICATIONS

7. Council's Community Property portfolio is forecast to receive a total annual income of \$119,476 (excluding GST).
8. An annual rental subsidy of \$1,052,466 (excluding GST) is applied across Council's community property portfolio based on current market rental rates. Subsidies are determined in accordance with Council's Community Lease Policy.

RISK IMPLICATIONS

9. A failure to enact the Leases and Licences in accordance with Council's Community Lease Policy could have a negative reputational impact on Council.

COMMUNITY ENGAGEMENT

10. Community engagement was undertaken in accordance with the Council's Community Lease Policy.

FILE REFERENCE

D24/42591

ATTACHMENTS

Attachment [1](#) Attachment 1 Community Property Register - 1 January 2024 to 31 March 2024



Attachment 1 Community Property Report - Community Properties Listing

Attachment 1 Community Property Report - Community Properties Listing**1 January 2024 – 31 March 2024****COMMUNITY FACILITIES****Table 1 - Scouts and Girl Guides**

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	Oatley Girl Guides Hall 61 Neville Street, Oatley	Girl Guides Association NSW	\$20	TBC	30/06/2009
2	Prairievale Reserve Girl Guides Hall and Scout Hall 61 Terry Street, Blakehurst	Girl Guides Association NSW and The Scout Association of Australia NSW Branch	\$20	TBC	15/08/2004
3	Beverly Hills Scout Hall 30 Kooemba Road, Beverly Hills	The Scout Association of Australia NSW Branch	\$115	TBC	30/11/2003
4	Glen Road Scout Hall 2A Glen Road, Oatley	The Scout Association of Australia NSW Branch	\$115	TBC	18/08/2002
5	Kingsway Scout Hall 74 Barnards Avenue, Hurstville	The Scout Association of Australia NSW Branch	\$1	TBC	31/12/2021
6	Kyle Bay Sea Scouts Hall 161 Kyle Parade, Connells Point	The Scout Association of Australia NSW Branch	\$20	TBC	24/10/1996
7	Lugarno Scout Hall 18a Lime Kiln Road, Lugarno	The Scout Association of Australia NSW Branch	\$1	TBC	31/12/2021
8	Oatley West Scout Hall 117D Woronora Parade, Oatley	The Scout Association of Australia NSW Branch	\$1	TBC	31/12/2021
9	Oatley Sea Scouts Hall 16 Annette Street, Oatley	The Scout Association of Australia NSW Branch	\$20	TBC	9/01/2000
10	Peakhurst Park Hall 7a Hedley Street, Riverwood	Vacant	\$0	N/A	N/A
Total:			\$333	\$0	

Table 2 - Community Centres

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	Mortdale Community Centre 2B-2C Boundary Road, Mortdale	Jubilee Community Services	\$0	\$99,034	30/06/2036
2	Kingsgrove Community Centre 30 Morgan Street, Kingsgrove	Kingsgrove Community Aid Centre Inc.	\$0	\$48,080	30/06/2025
3	49 English Street, Kogarah	Kogarah Community Services	\$9,112	\$22,088	17/08/2025
4	Riverwood Community Centre 31 Thurlow Street, Riverwood	Riverwood Community Centre Ltd.	\$508	\$11,242	31/12/2023
5	Pole Depot, Part 23 and 25, St Georges Road, Penshurst	3Bridges Community Ltd.	\$1	\$104,999	4/09/2037
6	Norm and Beryl Butters Senior Citizens Centre 161 Hurstville Road, Oatley	3Bridges Community Ltd.	\$5,200	\$11,600	30/06/2021
Total:			\$14,821	\$297,043	

Attachment 1 Community Property Report - Community Properties Listing

Table 3 - Baby Health Centres

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	Kingsgrove Baby Health Centre 30 Morgan Street, Kingsgrove	NSW Dept of Health	\$0	\$5,000	N/A
2	Oatley Baby Health Centre 26 Letitia Street, Oatley	NSW Dept of Health	\$0	\$45,000	N/A
3	Riverwood Baby Health Centre Cnr Keppel Avenue and Short Street, Riverwood	NSW Dept of Health	\$0	\$16,500	N/A
4	South Hurstville Baby Health Centre 1a Allen Street, South Hurstville	NSW Dept of Health	\$0	\$28,000	N/A
Total:			\$0	\$94,500	

Table 4 - Community Sports

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	163 Kyle Parade, Connells Point	Connells Point Sailing Club	\$561	\$32,339	29/04/2027
2	12 Merriman Street, Kyle Bay	Blakehurst Bowling Club Inc	\$578	\$4,622	18/09/2026
3	Hurstville Oval 30 Dora Street, Hurstville	St George Cricket Club Inc.	\$2,295	\$12,005	30/04/2029
4	Olds Park Sports Club 1 Olds Park Lane, Beverly Hills	Olds Park Sport Club	\$17,160	\$8,580	28/03/23
Total:			\$20,594	57,546	

Table 5 - Community Gardens

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	Hurstville Community Gardens 63 Wright Street, Hurstville	Hurstville Community Gardens Association	\$1	TBC	31/03/2011
2	Carss Park Community Gardens 72 Carwar Ave, Carss Park	Carss Park Gardens Group Managed by Georges River Council	N/A	N/A	N/A
Total:			\$1	\$0	

Table 6 - Miscellaneous

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	Penshurst Park Youth Facility 643-643A King Georges Road, Penshurst	3Bridges Community Inc.	\$56,307	\$209,068	31/12/2026
2	25 Cook Street, Mortdale	Mortdale Men's Shed Inc.	\$483	\$35,917	31/10/2022

Attachment 1 Community Property Report - Community Properties Listing

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
3	Carss Cottage 80 Carwar Avenue, Carss Park	Kogarah Historical Society	\$508	\$22,892	12/12/2026
4	76 Carwar Avenue, Carss Park	St George Men's Shed Inc.	\$321	\$14,679	01/05/2026
5	5 Bryant Street, Narwee	Narwee Pre-School Kindergarten Inc	\$15,516	\$130,734	17/08/2033
6	Level 1, 84 Railway Parade, Kogarah	Radio 2NBC	\$1	\$46,499	31/07/2022
7	Pole Depot Part 23, St Georges Road, Penshurst	St George Creative Arts Society	\$1,392	\$24,858	31/12/2023
8	Crisis Accommodation Undisclosed location	Kingsway Community Care Inc.	\$0	\$45,455	Undisclosed
9	16 Gray Street, Kogarah	The Uniting Church in Australia Property Trust	\$1,000	\$39,000	10/12/2089
10	Kogarah School of Arts 10 Bowns Road, Kogarah	St George Concert Band	TBC	TBC	TBC
11	Cnr Crofts Street and Cross Street, Hurstville	Vacant	\$0	N/A	N/A
12	27 Railway Lands, Kogarah (Opposite 134 Railway Parade, Kogarah)	Vacant	\$0	N/A	N/A
13	1a Allen Street, South Hurstville	Vacant	\$0	N/A	N/A
14	Kempt Field Storeroom 75 Durham Street, Hurstville	Vacant	\$0	N/A	N/A
Total:			\$75,528	\$569,102	

COMMUNITY/SPORTING AMENITY BUILDINGS

Table 7 - Sport Amenities

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
1	Lower Gannon's Park Storeroom	Hurstville All Breed Dog Training Club Inc.	\$776	\$2,224	30/09/2027
2	Poulton Park Netball Storeroom 9 Morshead Drive, Connells Point	Connells Point Netball Club	\$539	\$261	10/12/2024
3	Peakhurst Park Touch Football Canteen, Changerooms and Storeroom 5a Hedley Street, Riverwood	Head Licence St George Touch Football Association Sub Licence Peakhurst Touch Football	TBC	TBC	TBC
4	Beverly Hills Park Rugby League Canteen, Changerooms and Storeroom 199 Vanessa Street, Beverly Hills	Head Licence St George Junior Rugby League Inc. Sub Licence Kingsgrove Colts	TBC	TBC	TBC
5	Renown Reserve Rugby League Canteen, Changerooms and Storeroom 28 Mountbatten Street, Oatley	Head Licence St George Junior Rugby League Inc. Sub Licence Renown United Football Club	TBC	TBC	TBC

Attachment 1 Community Property Report - Community Properties Listing

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
6	Riverwood Park Rugby League Canteen, Changerooms and Storeroom 79 Coleridge Street, Riverwood	Head Licence St George Junior Rugby League Inc. Sub Licence Riverwood Legion Junior Rugby League Football Club	TBC	TBC	TBC
7	Todd Park Rugby League Canteen, Changerooms and Storeroom 342 Princes Highway, Blakehurst	Head Licence St George Junior Rugby League Inc. Sub Licence Kogarah Cougars	TBC	TBC	TBC
8	HV Evatt Park Shared Amenities Canteen, Changerooms and Storeroom 1116 Forest Road, Lugarno	Seasonal Head Licence St George Junior Rugby League Inc. Sub Licence Penshurst RSL Kookaburras	TBC	TBC	TBC
9	HV Evatt Park Shared Amenities Canteen, Changerooms and Storeroom 1116 Forest Road, Lugarno	Georges River Rugby Club	TBC	TBC	TBC
10	HV Evatt Park Shared Amenities Canteen, Changerooms and Storeroom 1116 Forest Road, Lugarno	Seasonal Licence St George Junior Baseball Club	TBC	TBC	TBC
11	Riverwood Park Rugby Union Canteen, Changerooms and Storeroom 79 Coleridge Street, Riverwood	Oatley Rugby Union Club	TBC	TBC	TBC
12	Harold Fraser Oval Cricket Canteen, Changerooms and Storeroom 276 Princes Highway, Kogarah Bay	Seasonal Head Licence St George District Cricket Club Inc. Seasonal Sub Licence St George Sutherland Women's Cricket Club	\$523	\$2,167	31/05/2025
13	Olds Park Cricket Storeroom Olds Park, 630 Forest Road, Penshurst	Head Licence St George Australian Football Club Incorporated (AFL) Sub Licence Penshurst West Youth Cricket Club	TBC	TBC	TBC
14	Olds Park AFL Clubhouse, Canteen and Amenities Building Olds Park, 630 Forest Road, Penshurst	Head Licence St George Australian Football Club Incorporated (AFL) Seasonal Sub Licence St George District Cricket Club	TBC	TBC	TBC
15	Olds Park AFL Storeroom Olds Park, 630 Forest Road, Penshurst	Head Licence St George Australian Football Club Incorporated (AFL) Sub Licence Penshurst RSL Panthers Junior AFL	TBC	TBC	TBC
16	Olds Park Little Athletics Canteen, Changerooms and Storeroom Amenities Building Olds Park, 630 Forest Road, Penshurst	Head Licence St George Little Athletics Seasonal Sub Licence to Football St George	TBC	TBC	TBC
17	Olds Park Soccer Storeroom Olds Park, 630 Forest Road, Penshurst	Head Licence St George Little Athletics Sub Licence Football St George Sub Licence Penshurst West Football Club	TBC	TBC	TBC

Attachment 1 Community Property Report - Community Properties Listing

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
18	Olds Park Soccer Changeroom and Storeroom Olds Park, 630 Forest Road Penshurst	Head Licence Football St George Sub Licence Penshurst West Football Club	\$523	\$266	31/05/2025
19	Charles Pirie Reserve Soccer Canteen, Changerooms and Storeroom 15r Parkside Drive, Kogarah Bay	Head Licence Football St George Sub Licence Carss Park Football Club	\$523	\$3,077	31/05/2025
20	Claydon Reserve Soccer Canteen, Changerooms and Storeroom 49 Ramsgate Road, Sans Souci	Head Licence Football St George Sub Licence Sans Souci Football Club	\$612	\$2,088	31/05/2025
21	Gannons Park Reserve Soccer Canteen, Changerooms and Storeroom 11p Kara Lane, Peakhurst	Head Licence Football St George Sub Licence Forest Rangers Football Club	\$523	\$3,077	31/05/2025
22	Gannons Park Reserve Soccer Canteen, Changerooms and Storeroom 11p Kara Lane, Peakhurst	Head Licence Football St George Sub Licence Lugarno Football Club	\$523	\$2,077	31/05/2025
23	Harold Fraser Oval Soccer Canteen, Changerooms and Storeroom 276 Princess Highway, Kogarah Bay	Seasonal Head Licence Football St George Seasonal Sub Licence Carlton Rovers Football Club	\$523	\$2,185	31/05/2025
24	Oatley Park Oval Soccer Canteen, Changerooms and Storeroom 1 Dame Mary Gilmore Drive, Oatley	Head Licence Football St George Sub Licence Oatley West All Saints Football Club	\$503	\$1,404	31/05/2025
25	Peakhurst Park Soccer Canteen and Storeroom 5a Hedley Street, Riverwood	Head Licence Football St George Sub Licence Peakhurst United Football Club	\$523	\$3,052	31/05/2025
26	Peakhurst Park Soccer Canteen, Changerooms and Storeroom Synthetic 5a Hedley Street, Riverwood	Football St George	\$523	\$2,557	31/05/2025
27	Poultton Park Soccer Canteen, Changerooms and Storeroom 9 Morshead Drive, Connells Point	Head Licence Football St George Sub Licence Connells Point Rovers Football Club	\$503	\$3,097	31/05/2025
28	Renown Reserve Soccer Canteen, Changerooms and Storeroom 28 Mountbatten Street, Oatley	Head Licence Football St George Sub Licence Oatley Football Club	\$559	\$2,131	31/05/2025
29	Beverly Hills Park Soccer Canteen, Changerooms and Storeroom 199 Vanessa Street, Beverly Hills	Head Licence Football St George Sub Licence Hurstville Minotaurs Football Club	TBC	TBC	TBC
30	Carss Park Flats Soccer Canteen, Changerooms and Storeroom 74 Carwar Avenue, Carss Park	Head Licence Football St George Sub Licence Hurstville Zagreb Football Club	TBC	TBC	TBC

Attachment 1 Community Property Report - Community Properties Listing

No.	Address	Lessee / Licencee / Occupant	Annual Rent (excl. GST)	Annual Subsidy	Contract Expiry Date
32	Riverwood Park Storeroom Temporary 79 Coleridge Street, Riverwood	Currently occupied by Hurstville Glory FC for Summer 2023/24 sporting season	\$523	\$4,597	30/05/2025
33	Olds Park Netball Storeroom Olds Park, 630 Forest Road, Penshurst	Vacant	\$0	TBC	TBC
34	Gannons Park Reserve Canteen and Storeroom 11p Kara Lane, Peakhurst	Vacant	\$0	TBC	TBC
35	The Green Football Canteen, Changerooms and Storeroom 2 Merriman St, Kyle Bay	Head Licence Football St George Sub Licence Oatley Football Club	\$0	TBC	31/05/2025
Total:			\$8,199	39,337	

Note: Annual Subsidy based on available Market Valuation

Item: COM010-24 Outgoing Sponsorship request Georges River Local Business Awards

Author: Coordinator Events and Sponsorship

Directorate: Community and Culture

Matter Type: Committee Reports

RECOMMENDATION:

That Council approve the Outgoing Sponsorship request of \$10,000 to become a major sponsor of the 2024 Georges River Local Business Awards.

EXECUTIVE SUMMARY

1. On 4 March 2024, Council received a sponsorship request from Precedent Productions for \$10,000 to be a major sponsor of the 2024 Georges River Local Business Awards.
2. This Outgoing Sponsorship request has been assessed and Council approval is recommended in accordance with Clause 2.4 of the Georges River Council Sponsorship Policy (2023).

BACKGROUND

3. Council has provided sponsorship support to Precedent Productions for the George River Local Business Awards, previously named the St George Local Business Awards for over 12 years. The program generates strong local business interest and participation.
4. Council provided Outgoing Sponsorship of \$10,000 towards the 2023 St George Local Business Awards. Funding for the event was from the 2023/24 financial year budget and the Awards presentation evening was held on Wednesday 5 July 2023, at the Southern Sydney Event Centre.
5. The 2023 Awards received 14,454 small business nominations with 331 finalists and 32 winners selected. The awards presentation evening was attended by 540 small business representatives with Georges River Council acknowledged as a major sponsor and the Mayor and Councillors representing Council on the night.
6. In previous years the St George Local Business Awards spanned the Bayside and Georges River Council local government areas. In June 2023, Precedent Productions advised Council that the program would be split with a separate program being run for each local government area. Councillors were advised of this upcoming change via the Councillor Information Bulletin on 4 July 2023.
7. On 17 July 2023, the Bayside Local Business Awards program launched, and the first Bayside Local Business Awards presentation evening was held on 17 October 2023.
8. On 1 March 2024, Precedent Productions formally advised Council that the previously named St George Local Business Awards would be changing its name to the Georges River Local Business Awards. This name change would align the program to accurately recognise the geographical scope and local government area boundaries of business participation.

9. On 4 March 2024, Council received a sponsorship request from Precedent Productions for Council to become a major sponsor for the 2024 newly named Georges River Local Business Awards, valued at \$10,000.
10. The 2024 Georges River Local Business Awards presentation night will be held on Wednesday 3 July 2024 at the Southern Sydney Event Centre located in Hurstville.
11. In accordance with the Sponsorship Policy (2023), Council officers reviewed the proposal to assess potential sponsorship benefits to Council and the local business community if Council were to sponsor the 2024 George River Local Business Awards.
12. The benefits to Council and the local business community for being a major sponsor of the 2024 Georges River Local Business Awards include:
 - a) Access to the contacts of the list of finalists and winners.
 - b) Sponsorship recognition through digital and print media including digital screens at the event.
 - c) Logo recognition on event collateral.
 - d) Logo recognition on post-event Facebook campaign.
 - e) Tickets for ten Council representatives to attend the presentation evening.
 - f) The opportunity for a Council representative to address the audience in a keynote speech and participate in the Awards presentation to winners; and
 - g) Support for the Awards demonstrates Council's recognition of the value small business bring to our community in providing local services and local jobs.
13. It is recommended that Council sponsor the 2024 Georges River Local Business Awards to the value of \$10,000 given the benefit provided to Council and the local business community.

FINANCIAL IMPLICATIONS

14. Should Council approve Outgoing Sponsorship for the 2024 Georges River Local Business Awards to the financial value of \$10,000, funding will be allocated from the 2024/25 financial year budget account 402002.6000.64804 as the event is hosted next financial year.

RISK IMPLICATIONS

15. Council has an extensive history of sponsoring the St George Local Business Awards on an annual basis. Given the significant local community interest in the event, there may be a reputational risk to Council in becoming disassociated from the event which would be contrary to expectations amongst both business and community members.

COMMUNITY ENGAGEMENT

16. On 24 July 2023, Council approved the revised Draft Sponsorship Policy to be placed on public exhibition for a period of no less than 28 days.
17. Community engagement was undertaken in the development of the Sponsorship Policy (2023).
18. The Sponsorship Policy (2023) was adopted by Council on 23 October 2023 (CCL091-23).

FILE REFERENCE

D24/49557

ATTACHMENTS

Ni

COM010-24

Item: COM011-24 Georges River Council Public Art Policy

Author: Coordinator Cultural Services

Directorate: Community and Culture

Matter Type: Committee Reports

COM011-24

RECOMMENDATION:

- (a) That Council approve the revised draft Georges River Council Public Art Policy to be placed on public exhibition for a period of no less than 28 days.
- (b) That a further report be submitted to Council on the feedback received during the exhibition period, together with any recommended changes to the draft Georges River Council Public Art Policy prior to adoption.

EXECUTIVE SUMMARY

1. The Georges River Council Public Art Policy (the Policy) provides a framework for the acquisition, assessment, development, and management of public art in the Georges River local government area.
2. The revised draft Policy includes changes that make the document easier to read and understand, in line with Council's commitment to customer experience and accessibility. The revised draft also includes new content to ensure the Policy remains consistent with other recent policies, as well as providing an effective framework for engaging artists and community members to create meaningful public art outcomes, including appropriate consultation with Aboriginal and Torres Strait Islander People.

BACKGROUND

3. Council adopted the Create Georges River Cultural Strategy on 23 September 2019 (COM034-19 / CCL058-19). The strategy identified the need to create a Public Art Policy to guide the development of public art throughout the Georges River local government area (LGA).
4. Council adopted the Georges River Council Public Art Policy (the Policy) on 20 April 2020 (CCL016-20). The Policy applies to ephemeral, temporary and permanent art of any medium that is located, performed, or staged in public places in the Georges River area either by Council or property developers.
5. Council led public art projects are delivered through the Public Art Program and through inclusion in capital works projects. Developer led public art projects are delivered as part of a Development Application, as outlined in the Georges River Council Development Control Plan 2021. Implementation of developer led projects and understanding of the Policy is supported by the Georges River Council Public Art Guidelines for Developers.
6. In accordance with the Policy, the Georges River Council Public Art Advisory Panel (the PAAP) was established in July 2022 to provide best practice advice regarding permanent public art initiatives valued at over \$50,000. Membership of the PAAP includes up to seven external cultural sector specialists as well as Council officers who represent the areas of Strategic Placemaking, City Strategy, Technical Services, Operational Services, and Cultural Services.

7. Council has implemented a series of successful public art projects under the Policy including murals, sculptural works, and temporary activations. The public projects are summarised in Attachment 1.
8. The Policy was reviewed in consultation with Council officers from Strategic Placemaking, City Technical Services, Community Capacity Building, Governance and Risk, and Development and Building. Consultation was also conducted with two key stakeholder groups, the Aboriginal and Torres Strait Islander Committee and the Public Art Advisory Committee. The revised draft Policy is included in Attachment 2.

SUMMARY OF AMENDMENTS

9. In accordance with Council's commitment to customer experience and accessibility, the revised draft Policy includes minor changes that make the document easier to read, understand and implement. These changes have simplified the text but have not changed the purpose, operation, or effect of the existing policy.
10. Following consultation with identified stakeholders, the amendments listed below have been included in the revised draft:
 - (a) The 'Definition of Terms' section includes the following new definitions:
 - (i) Indigenous Cultural Intellectual Property (ICIP)
 - (ii) Access to the arts
 - (iii) Deaccession
 - (iv) Integrated public art
 - (v) Place-making
 - (vi) Public space
 - (b) Section 1.4 was updated to include the following policy documents which were developed by Council, State or Federal Government since 2019:
 - (i) Georges River Council's Disability Inclusion Action Plan (2022-2026)
 - (ii) Georges River Council's Social Justice Charter (2022-2026)
 - (iii) Revive: Australia's Cultural Policy (2023-2028)
 - (iv) NSW Arts, Culture and Creative Industries Policy - Creative Communities (2024-2033)
 - (v) NSW Public Art Toolkit (2023)
 - (c) Section 2.3 was updated to include the term 'respect' and establishes a framework for engagement between artists and the community. This key principle will ensure public art is relevant to its location and meaningful to the community.
 - (d) Section 2.7 was added to ensure opportunities are provided for artists of all levels and to support capacity building within Georges Rivers' creative community.
 - (e) Section 2.8 was added to ensure public art initiatives are accessible and inclusive in accordance with Council's Disability Inclusion Access Plan 2022-2026 and the Social Justice Charter 2022-2026. This key principle identifies the priority of engaging with Traditional Custodians to increase the visibility of Aboriginal and Torres Strait Islander culture in Georges River.
 - (f) Section 3.7 was added to explain how Council may remove, relocate, alter, or deaccession public art if it is deemed unsuitable for the current use of the site, is unsafe to the public, has deteriorated beyond repair or to the point where it is no

longer representative of the artist's intent, or where the artwork's integrity cannot be maintained.

- (g) Section 4.14 was amended to clarify Council's responsibility for the ongoing maintenance of Council led public artworks.
- (h) Section 4.15 was added to comply with the requirements of Indigenous Cultural Intellectual Property (ICIP). This new section establishes a framework for effective consultation with Traditional Custodians to ensure the protection of the rights of Aboriginal and Torres Strait Islander People, regarding their traditional arts and culture - including songs, music, dances, stories, ceremonies, symbols, languages, and designs.

FINANCIAL IMPLICATIONS

- 11. The public art program is delivered within budget allocation. The revised draft Policy maintains the existing funding thresholds and processes for public art related to capital works programs and development in Georges River:
 - (a) Council capital works projects valued at \$1 million or more require a minimum one per cent of total costs being allocated to public art and these projects are subject to existing budget approval processes.
 - (b) All commercial, public administration, retail and mixed-use property developments valued at \$5 million or more require a minimum of one per cent of total costs being allocated to public art.

RISK IMPLICATIONS

- 12. An operational risk was identified regarding inconsistent interpretation or application of the Policy leading to unauthorised or inappropriate public art. The revised draft Policy reduces this risk by providing clauses that are easier to read, understand and implement.
- 13. A reputational risk to Council has been identified should Council not approve the revised draft Policy for public exhibition. Council's commitment to deliver public art projects to create socially and culturally connected communities is included in Pillar 1 of the Community Strategic Plan as well as the Create Georges River Cultural Strategy.

COMMUNITY ENGAGEMENT

- 14. The original development of the Policy in 2019 followed community engagement through consultation workshops, online surveys, and a social media campaign.
- 15. The revised draft Policy has been developed in consultation with the Aboriginal and Torres Strait Islander Committee and the Public Art Advisory Committee.
- 16. Should Council approve the revised draft Policy, it will be placed on public exhibition on Council's Your Say website for a period of no less than 28 days.

FILE REFERENCE

D24/72833

ATTACHMENTS

Attachment [1](#) Council-led Public Artworks - 2020 onwards



Attachment [2](#) Revised Draft Public Art Policy 2024





Council-led Public Artworks commissioned since the adoption of the Public Art Policy in April 2020

Artist	Title	Location	Date	Type of artwork
Melissa Ya	Signal box 1556 - 'Leisure'	Penshurst Library	2020	Traffic signal box
Melissa Ya	Signal box 2046 - 'Play'	Peakhurst Public School	2020	Traffic signal box
Melissa Ya	Signal box 2351 - 'For J'	Hurstville Library	2020	Traffic signal box
David Cragg	Signal box 3089 - 'Gymea Lillies'	Corner Webb St and Belmore Road, Riverwood	2020	Traffic signal box
David Cragg	Signal box 1192 - 'Powerful Owl'	3 Regent Street, Kogarah	2020	Traffic signal box
David Cragg	Signal box 4417 - 'Duck Maloi Road'	Corner Barratt and Woodville Roads Hurstville	2020	Traffic signal box
Helen Amanatiadis	Signal box 2440 - 'The Golden Scroll'	Belmore Road and Thurlow Street, Riverwood	2020	Traffic signal box
Helen Amanatiadis	Signal box 4418 - 'Probability of Miracles'	Hurstville Bus Interchange, Forest Road Hurstville	2020	Traffic signal box
Helen Amanatiadis	Signal box 1903 - 'Comfort and Happiness'	Near 227 Forest Road, Hurstville	2020	Traffic signal box
Jessica Johnson	Signal box 2766 - 'Path'	Outside 270 Belmore Road, Riverwood	2020	Traffic signal box
Jessica Johnson	Signal box 1427 - 'Dingo'	Roberts Avenue and Boundary Road, Mortdale	2020	Traffic signal box
Jessica Johnson	Signal box 0202 - 'Heart'	Corner Princes Highway and Jubilee Avenue, Carlton	2020	Traffic signal box
Happy Decay (Bjarni)	Untitled	Hurstville Senior Citizens Centre	2021	Mural

Georgia Draws a House (Georgia Norton Lodge)	Untitled	Hurstville Senior Citizens Centre	2021	Ephemeral Mural
Benjamin Knock (Benjamin Yates)	Untitled	Hurstville Senior Citizens Centre	2021	Ephemeral Mural
Danielle Mate	Bat caves	Lower Poulton Park, South Hurstville	2022	Mural
David Cragg	King Georges Road Mural	King Georges Road, South Hurstville	2022	Mural
Georges River Keeper, artist Born Ready (Corey Nichols)	Zero Litter in Georges River	Connells Point, Hurstville, and Oatley	2023	Ephemeral Footpath Mural
Ox King (Steven Nuttall)	Bloom	Belmore Road, Riverwood	2022	Mural
ANL Design	Interwoven	Ormonde Parade Transport Hub, Hurstville	2023	Light installation
Chrissy Lau	Fun Rabbit, Fun Rabbit, Fun, Fun, Fun	MacMahon Street Carpark fence	2023	Mural
Keith Stanley	The River Dragon	MacMahon Street Carpark Fence	2023	Mural
Jasmine Sarin	Untitled	MacMahon Street Carpark fence	2023	Mural
STYNA (Christina Huynh)	Rejuvenate	Hurstville Senior Citizens Centre Fence	2023	Mural
Pilar Basa	Untitled	Hurstville Senior Citizens Centre Fence	2023	Mural
Darren Charlwood	Dhalawala	Un[contained] Arts Festival	2023	Ephemeral Mural

Ox King (Steven Nuttall)	Untitled	Belgrave Street/Post Office Lane, Kogarah	2023	Mural
Matthew Bramston, Dylan Meres, and David Cologon	Kogarah Railway Underpass Pedestrian Walk Tunnel	Kogarah Railway Station	2021	Mural
Matthew Bramston	Tom Ugly's Point Reserve - Turtle Under Water Scene	Tom Ugly's Point Reserve	2023	Mural
Joel Cameron	Goal	Claydon Reserve Bus Shelter, Kogarah Bay	2023	Mural
Maria Thaddea, Chenxi (Hilda) Zhang, Penny Zhang	Tatalita	Hurstville Interchange Park	2024	Mural
Dillon MacEwan	Knucker	Olds Park Skatepark, Penshurst	2024	Sculpture



Public Art Policy

DRAFT

April 2024

Policy administration

Dates	Policy approved xx/xx/xxxx (date to be added by Policy Specialist) This policy is effective upon its approval. Policy is due for review August 2026
Approved by	Council Meeting xx/xx/xxxx Council Resolution xxx
Policy Type	<input type="checkbox"/> Executive Policy <input checked="" type="checkbox"/> Council Policy
Exhibition Period	29 April 2024 to 26 May 2024
Policy Owner	Manager Cultural Engagement and Library Services
Related Documents	Create Georges River Cultural Strategy 2019 Public Art Implementation Plan 2020 – 2025 Public Art Guidelines for Developers Public Art Advisory Panel – Terms of Reference Economic Development Strategy 2018-2022 Open Space, Recreation and Community Facilities Strategy Disability Inclusion Action Plan (DIAP) 2022-2026 Georges River Development Control Plan 2021 Social Justice Charter 2022-2026 Graffiti and Posters Policy
References & Legislation	This policy should be read in conjunction with related legislation, planning controls, codes of practice, relevant internal procedures as listed below: <ul style="list-style-type: none"> • <i>Local Government Act 1993</i> • <i>Copyright Act 1968</i> • <i>Copyright Amendment (Moral Rights) Act 2000</i>
Document Identifier	Policy #: <i>Allocated by Senior Policy Specialist once policy is approved (includes the version number)</i> Doc #: D24/808708
Breaches of Policy	Breaches of any policy will be dealt with and responded to in accordance with adopted codes and/or relevant legislation.
Record Keeping	All documents and information obtained in relation to the implementation of this policy will be kept in accordance with the NSW State Records Act 1998, Georges River Council's Corporate Records Policy and adopted internal procedures.

Purpose

Georges River Council supports the provision of public art across our local government area (LGA). Council identifies that public art has the ability to contribute to an improved sense of connectivity and identity. This Policy (and [Public Art Guidelines for Developers](#)) provides a strategic framework for the acquisition, assessment, development and management of public art in the Georges River LGA in accordance with community needs, industry best practice, and Council's *Create Georges River Cultural Strategy*.

It establishes the key principles and criteria for informed, transparent, and high-quality decision-making when developing, approving, or declining proposed public art projects.

This Policy enables Council to develop, facilitate and support an ongoing program of public art for the LGA that reflects the area's unique character and cultural heritage, and ensures the ongoing care and maintenance of public artworks within the Georges River LGA.

Scope

This Policy applies to all public art projects located, or proposed, in the public space within the Georges River LGA created in collaboration with Council. In addition, the Policy serves as a guide to developers, State Government, organisations, community groups and individuals who are submitting public art projects for Council's consideration.

This Policy does not apply to memorials or plaques, non-commissioned or unauthorised art and/or design including but not limited to: graffiti; private art; community and political signage.

Public art is diverse and complex by nature. A whole-of-Council approach is integral to the successful development, delivery, promotion, and maintenance of public art. A coordinated approach ensures that public artworks are relevant, meaningful, and appropriate.

This policy should be considered when:

- a new stand-alone public art project is being considered;
- capital works are developed on land owned or managed by Council;
- conceptualising major infrastructure projects i.e. architecture, urban design, open space and landscape (including both private and public sector development projects);
- developing major events and festivals;
- development applications for public art are considered through the Development Control Plan;
- asset and maintenance plans for infrastructure are created or renewed; and
- new relevant policy/planning documents or strategies are created or reviewed.

Definition of Terms

Term	Meaning
Access to the arts	Public art is the most accessible art form. Giving the community access to high quality arts experiences. Ensuring everyone in the community has the opportunity to enjoy public art.
Deaccession	A formal process for the removal of an artwork through either selling or disposing of it and thereby removing it and associated documentation.
Excellence	Artworks which have been well executed in design of concept and application of technique/s and are appropriately created for the scale of the project brief. Excellence in public art requires careful planning, appropriate strategies, and attention to detail.
Indigenous Cultural Intellectual Property (ICIP)	The term ICIP refers to all the rights that Indigenous people have, and want to have, to protect their traditional arts and culture, which includes songs, music, dances, stories, ceremonies, symbols, languages and designs.
Integrated Public Art	Artworks which are integrated as part of buildings, landscapes, and public spaces. It can include seating, paving, lighting, unique furniture, architecture detailing, interpretive signage and playground features.
Place-making	A multifaceted approach to activating or regenerating public space to support community wellbeing through building a strong sense of local place and identity through public art.
Public Art	<p>Public art refers to art in any medium that has been planned and executed with the specific intention of being sited, performed, or staged in the public space. It may be a commissioned work by professional artist/s or a community inspired collaboration between artist/s, multi-disciplinary teams, and members of a community. Commonly, there are three types of public art:</p> <ul style="list-style-type: none"> • Ephemeral: any art form that is transitory, changing and exists for a brief time in the public space. Ephemeral works may include art that brings life, fun and interest to public spaces and events such as pop-up events, street art, artistic interventions, multimedia, performance, music, new media, and technologies. • Temporary: any work that has a limited life such as a project or special event that is less than five years. Temporary works may have a longer than anticipated life span and can remain on display as long as it remains in good condition and its artistic integrity remains. Temporary works may include art such as light and sound installation, land and environmental art, murals, and kinetic art. • Permanent: any work that is permanently sited in the public space to last over 5 years and has a lifespan of at least 20 years. Permanent works may include art such as visual

	markers and entrance gateways, sculptures, architectural and urban design elements, facades, functional forms such as paving, fencing, and public space furniture to sound and light installations.
Public space	The collective, communal part of urban areas, with shared access for all. It is the space of movement, recreation, gathering, events, contemplation, and relaxation. Both indoor and outdoor spaces that are accessible to the public including parks, waterways and foreshores, plazas, streetscapes, buildings, and the public space.
Public Art Advisory Panel	A group of individuals with professional knowledge and specialist expertise who provide advice on public art projects and are responsible for evaluation of public art proposals valued over \$50,000.
Site Specific	Artwork created for a particular location that is informed by the environmental, social, cultural and/or historical significance of the area.

Policy Statement

1. Context

- 1.1. Culture and landscape are fundamental to shaping our LGA, and are inherently linked with memory, meaning, and identity.
- 1.2. This Public Art Policy relates to both physical and tangible art interventions, as well as more intangible creative processes and dialogue in 'artmaking'. It considers making new connections and seeking answers through collaboration and a combination of multiple viewpoints to achieve unified civic, social, cultural, economic, and environmental solutions.
- 1.3. This Policy also advocates that Council adopt an inclusive process to use public art as a tool to engage all stakeholders in making sure the area's places remain vibrant, attractive, and useable, yet respect and enhance local character.
- 1.4. This Policy is aligned with the policies and strategies of Georges River Council, NSW State Government and Federal Government:
 - Better Placed (Government Architect NSW, 2017): a design policy outlining an integrated design-led approach for New South Wales. These place sensitive standards advocate for integrated design as an essential component and skill that should be utilised in planning and development processes.
 - Our Greater Sydney 2056 South District Plan (Greater Sydney Commission, 2018): guiding priority that "arts and culture promote active participation in community life and are critical to the creation of vibrant local centres, streets and open spaces".

- Georges River Community Strategic Plan 2022-2032: which has a defining community vision of “naturally connected to place, community and Country”.
- Create Georges River (2019): which outlines the development of this Public Art Policy for the LGA to support the development of “interesting and creative public domain spaces”; and increase opportunities for art to inform the LGA’s “identity and legibility”.
- The Georges River Local Strategic Planning Statement 2040 including the Draft Commercial Centres Strategy 2019 (which will inform amendments to the LEP in 2022): which promotes cultural and arts programs and/or festivals, and the establishment of arts/creative industries, especially in strategic centres, to foster a sense of greater community identity.
- Georges River Development Control Plan 2021: which provides detailed guidelines for the design and assessment of proposed developments.
- Disability Inclusion Action Plan (DIAP) 2022-2026 which aims to ensure all people with disability and diverse needs have every opportunity to fully participate in and enjoy the social, business and community life of Georges River.
- Revive: Australia’s Cultural Policy (2023 – 2028): a 5-year plan to renew and revive Australia’s arts, entertainment, and cultural sector, following the most difficult period for the sector in generations.
- Social Justice Charter 2022-2026: this document aims to drive social change and to improve the lives of our community by building a culture of access and participation, respect, connection and empowerment, and equity for everyone.
- Arts, Culture and Creative Industries Policy - Creative Communities: an inclusive 10-year policy that supports artists, creatives and cultural organisations and includes, the rapidly growing creative industries.
- NSW Public Art Toolkit (2023): developed to help NSW Government agencies and local councils apply best proactive principles to planning, commissioning, implementing, and maintaining public art.

2. Statement and Principles

- 2.1. This Public Art Policy (and [Public Art Guidelines for Developers](#)) are built upon the following guiding statement and key principles:

Guiding Statement

- 2.2. Georges River Council aspires for public art to be an everyday experience that expresses the community’s unique attributes, culture, heritage, and people. Public art contributes to the creation and vibrancy of the local area’s public spaces and

landscapes for the enjoyment of residents and visitors. It elevates the visual profile of our places and provides insight into our cultural life and community values.

Key Principles

2.3. Reflect, respect, and empower our local community

Public art reflects and empowers our communities to have a voice, and actively shapes the future of a place. Public art plays a role in supporting the social, economic, and spiritual wellbeing of our communities through building strong social capital and exchange, exploring ideas and encouraging curiosity, interaction and provoking healthy debate. Opportunities for engagement between commissioned artists and the community ensures that public art is relevant and meaningful to the site and audience. By actively encouraging connections, community members become involved in making, designing, creating, and delivering artworks people are connected to.

2.4. Enhance the liveability and distinctiveness of our LGA

Public art introduces opportunities for people to meet, converse, and be inspired by our centres, reflecting our unique natural and built environment, history, culture, values and lifestyle. Public art creatively activates our public spaces and is a key component of our place-making.

2.5. Create key partnerships and collaborations to produce high quality public art

Successful public art projects that align with Council strategies and major capital works require partnership and collaboration with a range of stakeholders including arts organisations, artists, developers, and State and Federal government.

2.6. Recognise the depth and breadth of contemporary public art practice

Public art includes a diverse range of styles and practices across a wide range of media. Council intends to provide opportunities for emerging and established artists to promote diversity in public art within the LGA. Council acknowledges that public art can generate discussion, debate, and differences of opinion, and will not shy away from challenging topics.

2.7. Create opportunities for artists at all levels

Cultural development, training and mentor programs support local artists of all walks of life to build skills and experience in creating public art. Council will work to provide pathways for our local network of artists to build experience in public space and art activities.

Opportunities for artists to be engaged in creating public art are advertised and promoted at a local, state, national and/or international level where appropriate. Open calls will be offered as a preferred means of attracting diverse artists.

2.8. Promote accessibility and inclusion

Council's commissioning processes and programs are designed to be as accessible as possible. Public art must reflect the vibrant diversity of its community.

The input and guidance of Aboriginal and Torres Strait Islander communities are considered an essential component and Aboriginal and Torres Strait Islander artists should be sought for commissioned work and strongly encouraged to apply for opportunities to increase the visibility of culture within the LGA.

Public art initiatives comply to the principles outlined in:

- Council's Disability Inclusion Action Plan (DIAP) 2022-2026, section 2.7 which actively invites and supports the participation of people with disability through community programs and events.
- Social Justice Charter 2022-2026, embracing the principles of participation, equity, and respect through public art commissions.

3. Process

- 3.1. Broadly, culture plays a crucial role in helping to build a more sustainable community and contributes to the connectedness, vitality, and liveability of the Georges River LGA.
- 3.2. The role of public art in urban design, placemaking and activation is widely recognised for its ability to enliven spaces, contribute to a positive sense of place, and reinforce a range of social, cultural, economic, environmental and heritage values particular to the Georges River LGA.
- 3.3. This policy reflects the key directions identified in Council's vision, plans and strategic priorities. It also outlines a position and approach to public art that is flexible to ensure outcomes can respond appropriately to the changing development of the Georges River LGA and the broader community.
- 3.4. Council plays a key role in the development of public spaces and as such holds the key to including public art in its many forms, whether through direct commissions, in partnership with other tiers of government and/or the private sector, or through community driven initiatives.
- 3.5. This policy presents a collaborative, integrated methodology to be implemented across Council, community, and the private sector to support and promote public art.
- 3.6. This includes mechanisms for Council to facilitate and encourage artists to work in multidisciplinary teams in the development of projects that shape and redesign Georges River's built environment and public space, and to promote the inclusion and integration of site-specific public artworks within major developments (via planning controls and agreements) that make a positive contribution to the urban environment and add to the cultural dimension of the LGA.
- 3.7. Removal, relocation, alteration, and deaccessioning processes may be initiated when an artwork is no longer considered appropriate; the use of the site has changed; the artwork has become unsafe to the public; the artwork has

deteriorated beyond repair; the artwork has deteriorated so that it no longer represents the artist's intent; and/or the artwork's integrity cannot be maintained for any reason. Deaccessioning includes removal from public space. Upon initiation of removal, relocation, alteration, and deaccessioning of artwork, Council will endeavour to consult with the artist or artist's estate.

3.8. Council commits to:

- the adoption of a best practice approach to planning, implementation and delivery of public art;
- the development of high quality and original public art projects as an integral part of the urban fabric and community life of the LGA;
- instilling a culture of creativity that values the contribution of artists and includes public art outcomes across a range of cross functional Council plans, strategies and work areas;
- encouraging innovative approaches and responses to public places and promoting civic engagement and community interaction;
- promoting the integration of public art into new developments via the implementation of statutory planning controls and agreements;
- securing adequate resources to build and maintain a collection of public artworks through:
 - a) Council's capital works program and/or operational budgets
 - b) Private sector contributions and sponsorships
 - c) Public funding for projects and in-kind support from the community;
- implementing a regular public art maintenance program that safeguards and assists in identifying the life expectancy of our public art assets; and
- adhere to appropriate protocols, and endeavour to engage with expert and informed voices, those with local knowledge, lived experience, and those with national and international experience and expertise on the development and implementation of public art. Expert advice and tailored guidance is sought based upon the requirements of specific sites, works and commission concepts.

4. Governance and Implementation

- 4.1. The Public Art Policy is supported by the [Public Art Guidelines for Developers](#) that outline a consistent whole-of-Council approach to the commissioning, acquisition, donation and management of public art across the Georges River LGA that must be adhered to by staff and is to be used as the best practice basis for Council's approach to public art.

- 4.2. Public art projects under \$50,000 will be implemented as a part of Council's ongoing Public Art Program and will be determined and approved by Council's Community and Culture staff as a standard part of operational activity, in accordance with Georges River Council's delegations.
- 4.3. For public art projects over \$50,000, the **Public Art Advisory Panel** will help guide the delivery of major public art initiatives with the Georges River LGA.
- 4.4. The Public Art Advisory Panel will be selected based on the following criteria:
 - professional art expertise;
 - knowledge of contemporary public art applications and issues; and
 - experience in art, art curatorship, art policy, architecture and/or design disciplines.
- 4.5. Where appropriate, advisers (internal/external) with specialist expertise relevant to the project brief will be temporarily co-opted to the panel to assist decision making.
- 4.6. The Public Art Advisory Panel will consist of up to seven external members and be subject to a Terms of Reference that articulate their role to:
 - assist in steering the delivery of public art across the LGA, including advice and assessment;
 - ensure effective consultation across Council and the community regarding public art initiatives; and
 - facilitate Council's transition to the integration of public art approaches in capital works program and the development of public art developer program.
- 4.7. For public art projects costing \$50,000 to \$250,000, recommendations from the **Public Art Advisory Panel** on the development of public art proposals/projects (and the selection of curators and artists) will be submitted to the Director Community and Culture in accordance with Georges River Council's delegations and Procurement Policy.
- 4.8. For public art projects over \$250,000, Council will have final approval of the artwork/s in accordance with Georges River Council's Procurement Policy, based on the recommendation/s of the **Public Art Advisory Panel**.
- 4.9. The **Public Art Advisory Panel** will also have a role in recommending approvals of public artwork/s undertaken by developers as part of public art development controls in the Development Control Plan.
- 4.10. Other directorates of Council shall adopt the guiding principles in this Policy and shall first consult with Community and Culture staff and as required the **Public Art Advisory Panel** to facilitate broader public art delivery. The strategic basis for public art projects will be determined in line with this Policy and public art project briefs will be developed in consultation with all key stakeholders.

- 4.11. Public art project briefs will guide artists in the development of public artworks. These project briefs will outline overarching themes, timeframes, and site requirements that public art proposals must respond to. Where appropriate, community consultation will take place as part of the development of a public art project brief, in order to inform any overarching themes for the public art project.
- 4.12. When developing strategic Master Plans and Plans of Management involving capital works programs, Council shall include public art in the scope of works and budget where feasible and factor the maintenance of these items into existing budgets. For Capital Works projects over \$1 million, a minimum of 1% of the total cost of the project is to be allocated for public art.
- 4.13. From time to time, Council will receive proposals for public art projects from external organisations, including developers. Major developments (commercial, public administration, and retail development) and mixed-use developments valued at \$5 million or more, must include public art as part of the development. A minimum of 1% of the total cost of the development is to be allocated to the public art budget. Developers must refer to the Georges River Council [Public Art Guidelines for Developers](#), as outlined in Georges River Council Development Control Plans, to determine any requirements they may have for including public art in new developments, and to review what constitutes public art.
- 4.14. Council commits to an ongoing maintenance program for all Council led public artworks. As part of the commissioning process for permanent public art works, a detailed maintenance plan is to be provided and an expected life span specified. At the end of the expected life span, or if a work becomes significantly damaged, Council will assess the work's suitability for decommissioning.
- 4.15. ICIP is considered by Council if a public artwork is by an Aboriginal or Torres Strait Islander artist or the public artwork incorporates, is sourced from, or refers to, Indigenous objects, knowledge or works. Permission will be obtained from the Traditional Custodians and/or relevant Aboriginal or Torres Strait Islander representative bodies before commissioning, accessioning, altering, removing, relocating or deaccessioning Indigenous objects, knowledge, or artworks. Traditional Custodians and/or relevant Aboriginal or Torres Strait Islander representative bodies will be consulted with regard to how the community should be attributed to and given the opportunity to approve the way in which any ICIP material is used. Consultation will be undertaken in accordance with any documented Cultural Protocols that Council has committed to follow.

5. Criteria

- 5.1. Each public art project will be assessed on its merit.
- 5.2. Evaluation and approval of public art proposals developed by Georges River Council, the private sector, other public authorities, individuals, and other groups within the LGA will be based on the following criteria:

- a) Reflects excellence in contemporary art practice and standards of high quality.
- b) Presents creative, original, and innovative ideas.
- c) Appropriateness to the context of the project brief, site, and community.
- d) Technical feasibility and ability to successfully realise the proposal/work.
- e) Consideration of public safety and the public's access to and use of the public space.
- f) Relevance to the strategic objectives and actions of Georges River Council.
- g) Consistency with current Georges River Council plans, policies, and procedures.
- h) Maintenance and durability requirements.
- i) Value for money.

Responsibilities

The Public Art Policy (and [Public Art Guidelines for Developers](#)) will be monitored and implemented by Council's Cultural Engagement and Library Services team with support from other Council directorates. Compliance with the provisions of this policy, and any relevant guidelines, is mandatory.

Position	Responsibility
Council	<ul style="list-style-type: none"> Decision making on the outcome of tender submissions relating to public art. Approval for public art expenditure as part of Council's annual budget process.
General Manager	<ul style="list-style-type: none"> Make recommendations to Council on the allocation of funds. Approval of public art projects under the tender threshold.
Director Community and Culture	<ul style="list-style-type: none"> Implementation, application, and review of policy across the organisation. <ol style="list-style-type: none"> Approval of public art projects under the tender threshold (where delegated).
Manager Cultural Engagement and Library Services	<ul style="list-style-type: none"> Application of policy across Community and Cultural Development department. Update the Public Art Policy when necessary. Oversee the implementation of Public Art Programs. <ol style="list-style-type: none"> Investigate breaches and enforce compliance.
Coordinator Cultural Services	<ul style="list-style-type: none"> Management of the Public Art Advisory Panel. <ol style="list-style-type: none"> Advice on Public Art Policy and Public Art Guidelines for Developers.



Public Arts Officer	<ul style="list-style-type: none">Implementation of Public Art Programs. <ol style="list-style-type: none">Meetings of the Public Art Advisory Panel.
Public Art Advisory Panel	<ul style="list-style-type: none">Provide specialist advice and expertise on public art.Strategically consider and makes recommendations to Council officers and/or Council on public art projects. <ol style="list-style-type: none">Conflicts of Interests.

Version Control and Change History

Version	Amendment Details	Policy Owner	Period Active
1.0	Complete new Georges River Council Public Art Policy	Manager Community and Cultural Development	20/04/2020 – 20/08/2021
1.1	Links added throughout policy to recently approved <i>Public Art Guidelines for Developers</i> .	Manager Community and Cultural Development	20/08/2021 - ongoing

DRAFT

Item: **COM012-24 Adoption of the Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy**

Author: Coordinator, Programming and Operations and Manager City Life

Directorate: Community and Culture

Matter Type: Committee Reports

COM012-24

RECOMMENDATION:

- (a) That Council adopts the Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy.
- (b) That Council note all actions recommended within this technical report are subject to further detailed investigation by Council officers, allocation of future budget and subsequent Council approval.

EXECUTIVE SUMMARY

1. The Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy (The Strategy) provides high-level direction for the provision of community centres, libraries, open space, sport and recreation facilities, athletics and aquatic facilities in the Georges River Local Government Area (LGA) (**Attachment 1**).
2. The purpose of the Strategy is to build on the 2019 Open Space, Recreation and Community Facilities Strategy. Updating benchmarks with 2021 Census data and growth rates, the Strategy nominates existing and future gaps in supply and identifies acquisition target areas for investigation to meet demand through to 2036. The Strategy provides strategic guidance around open space and community facility provision with a focus on the identification of gaps in provision at a local government and local area level. Previous Council strategies have investigated in detail how much and what type of community infrastructure is required. Conclusions from this study focus on spatial analysis to indicate where this provision might be best targeted for future provision.
3. On 18 December 2023, Council endorsed the Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy for the purpose of public exhibition for the period of no less than 60 days (CCL111-23).
4. Throughout the public exhibition period from 22 December 2023 to 20 February 2024, Council received 818 visits to community consultation platform, 'Your Say', with a total of 434 submissions received, along with one direct email from a Member of Parliament and two Councillor submissions.
5. A summary of submissions received as part of the public exhibition of the Strategy is provided within this report with the detailed feedback attached to this report (**Attachment 2**).
6. Following a review of community feedback, no amendments to the Strategy were required as all actions recommended within this technical report are subject to further detailed investigation by Council officers, allocation of future budget and subsequent Council approval.

BACKGROUND

7. Consistent with the previous report on the 2019 Open Space, Recreation and Community Facilities Strategy, this Georges River Community Infrastructure Needs Assessment and Acquisition Strategy considers demand for the following facility types:
 - Aquatic facilities;
 - Athletic facilities;
 - Community centres;
 - Libraries;
 - Open space; and
 - Sports and recreation facilities (inclusive of fields, courts for netball, tennis, basketball and indoor courts).
8. The Strategy provides guidance around open space and community facility provision with a focus on the identification of gaps in provision at an LGA level.
9. The Strategy weighs up both population pressures and distribution patterns to understand areas of greatest need more holistically. The analysis ranks areas most suitable for asset acquisition along a comparative spectrum based on the existing condition, acknowledging that additional opportunities would arise through land use restructuring. The Strategy does not seek to nominate specific lots for acquisition, instead it maps zones of preference, providing the strategic underpinning to streamline future site identification through additional studies.
10. Although the Georges River population is not growing as rapidly as the LGAs around it, the Strategy outlines that apartments now account for one third of the housing stock across Georges River, increasing the significance of public open space and shared community spaces.
11. Further, the Strategy highlights an uneven distribution of existing facilities across the LGA. While open space, sports fields, and courts are more evenly spread, this disparity creates pressure on other assets serving both local residents and the wider community.
12. For each asset type, the required floorspace and/or number of facilities was calculated for the current population and projected future population in 2036 as outlined in the table below:

Facility type	Benchmark	Current Provision	2021 Need	2021 Gap	2036 Need	2036 Gap
Athletics track	1 per 250,000 people	2 tracks	1 track	1 track	1 track	1 track
Aquatic facilities	Local: 10,000 - 40,000 people District: 40,000 - 70,000 people Major: 70,000 - 100,000 people Regional: 100,000 - 150,000 people	1 District 1 Regional 1 Local (committed) Total capacity for approximately 260,000 people (assuming upper limit capacity)	Total capacity catering to 152,274 (2021 population)	107,726-person capacity	Total capacity catering to 177,000 (2036 population)	83,000 person capacity
Community centres	80sqm per 1,000 people	8,008sqm	12,181sqm	-4,174sqm	14,160sqm	-6,152sqm Equivalent of approximately five and a half centres similar to Mortdale Community Centre
Libraries	28sqm per 1,000 people, plus 20% for circulation space	6,201sqm	5,116sqm	1,085sqm	5,947sqm	254sqm
Open space	23.4sqm per person	4,103,625sqm	3,563,212sqm	540,413sqm	4,141,800sqm	-38,175sqm (3.8 ha)
Sport and recreation—sports fields	1 sport space (covering AFL, Rugby, Soccer, Cricket) per 4,000 - 5,000 people	43 sports fields	31-38 sports fields	5-13 sports fields	35-44 sports fields	-8 - 1 sports fields
Sport and recreation—courts	Netball: 1 court for every 3,000 people	21 courts	51 courts	-30 courts	59 courts	-38 courts
	Tennis Courts: 1 court for every 2,500 people	15 courts	61 courts	-46 courts	71 courts	-56 courts
	Basketball Courts: 1 court for every 3,000 - 4,000 people	7 courts	38-51 courts	-31-44 courts	44-59 courts	-37--52 courts
	Indoor Courts: 1 court for every 17,000 - 33,000 people	3.5 courts	5-9 courts	-1-6 courts	5-10 courts	-2--7 courts

13. Recommendations pertaining to facility provision based on current and future demand have been provided by facility type, prioritised by expected level of impact of the proposed actions to meet future demand pressures for those community facilities as identified in the benchmarking analysis.
14. A high-level summary of 22 recommended actions is provided in the table below:

Facility Type	Actions		Expected Impact
4. General	5. G1	6. Monitor population changes and benchmark provision.	7. Low
	8. G2	9. Expand existing facilities where possible.	10. High
	11. G3	12. Complete 'fitness for purpose' analysis of existing assets.	13. High
	14. G4	15. Design flexible spaces.	16. High
	17. G5	18. Co-locate new facilities.	19. High
	20. G6	21. Create a centralised system for facility access.	22. High
23.	24. G7	25. Advocate for repurposing/ declaration of well-positioned and surplus State Government assets for community use.	26. Medium
27. Community Centres and Libraries	28. CL1	29. Create new asset cluster in the west to improve equitable distribution. 30.	31. High
32. Community Centres	33. C1	34. Promote incorporation of community centres in mixed use buildings in high density areas.	35. Medium
	36. C2	37. Review community hall hire agreements.	38. Low
39. Libraries	40. L1	41. Explore library siting options in target areas with no existing local provision.	42. Medium
43. Open Space	44. O1	45. Complete a quality audit of open space.	46. High
	47. O2	48. Promote open space provision as part of developer contributions particularly within housing investigation areas and sites identified for densification.	49. High
	50. O3	51. Explore partial reclamation of golf courses for active open space.	52. Low
53.	54. O4	55. Explore repurpose/ acquisition of carparks for community facilities and or open space.	56. Medium

57. Sport and Recreation	58. S1	59. Remediate/ provide stormwater management upgrades for existing sports fields.	60. Medium
	61. S2	62. Upgrade lighting at competition grade sporting fields.	63. Medium
	64. S3	65. Cluster new sport and recreation assets with existing facilities.	66. Medium
	67. S4	68. Identify new proposed school infrastructure for use as community assets after hours, including library use and sport and recreation hire.	69. Low
	70. S5	71. Explore partial reclamation of golf courses to deliver large lot size recreation assets such as sports courts or indoor sports centres.	72. Low
	73. S6	74. Explore options for 'informal' recreation through management of open space, enhancing connections through and between open space to expand the network of passive 'informal' recreation.	75. High
	76. S7	77. Re-position Jubilee Stadium as a multi-use asset.	78. Low

COM012-24

15. The Strategy provides further recommendations:

- i. The need for Council to gather asset-specific and financial information as part of a broader asset strategy process;
- ii. The need to consider Council budgets and funding options; and
- iii. The examination of the financial implications of any asset adjustment over time.

FINANCIAL IMPLICATIONS

16. No budget impact for this report.

17. Should Council adopt the Strategy, further detailed investigations on the recommendations within the Strategy will be subject to further detailed investigation by Council officers, allocation of future budget and subsequent Council approval.

RISK IMPLICATIONS

18. If this Strategy is not adopted and recommendations are not implemented, Council will not have the strategic direction on what is required to meet current and future demands in open space, recreation and community facilities for the Georges River local government area.

COMMUNITY ENGAGEMENT

19. Following the resolution of Council in December 2023 (CCL111-23), the Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy was placed on public exhibition from 22 December 2023 to 20 February 2024 and public submissions were sought via 'Your Say'.

20. A total of 818 visits to the community consultation platform, 'Your Say' were identified, with a total of 434 submissions received, along with one direct email from a Member of Parliament and two Councillor submissions.
21. The community were informed of the public exhibition period through the fortnightly Your Say newsletter and email notifications to Council's database of community and sporting organisations.
22. Information on the public exhibition period and findings of the Strategy were also presented to the Georges River Council Sports Advisory Committee on 1 February 2024.
23. Of the 437 submissions received, 430 submissions were opposed to the Strategy's recommendations for Council to explore partial reclamation of golf courses as one of the avenues to contribute to the shortfall for active open space in within the LGA. Noting this community sentiment in relation to golf courses, no amendments to the Strategy were required as all actions recommended within this technical report are subject to further detailed investigation by Council officers, allocation of future budget and subsequent Council approval.
24. A summary of community feedback received during the public exhibition period is outlined within the table below. Note: some submissions provided comment on more than one facility type.



Facility Type	Number of Submissions	Summarised Community Feedback
Athletics	1	The feedback did not agree with the information provided on the Athletics fields within the LGA.
Aquatics	2	Feedback received recommends the need for better aquatic facilities.
Community Centres	2	Feedback supports addressing the provision gap for community centres. Topics included exploring co-location and shared use of facilities and community need in Lugarno area.
Libraries	2	The feedback did not agree with Mortdale as a target area for library services and that decision-making should be based on suburbs and wards.
Open Space	433	<p>430 submissions were opposed to the Strategy's recommendations for Council to explore partial reclamation of golf courses as one of the avenues to contribute to the shortfall for active open space in within the LGA.</p> <p>One submission was in favour of partial reclamation of golf courses, with conditions.</p> <p>One submission suggested a court wall within a park.</p> <p>One submission requested bike lanes within the LGA suggesting a bike with neighbouring Councils.</p>
Sport and Recreation - Courts	3	Three submissions were in support of addressing the identified shortfall in the provision of sport and recreation with specific comments relating to the upgrading of Netstrata Jubilee Stadium to increase multi-use and upgrading of facilities at HV Evatt Memorial Park.

25. The details of community feedback received during the public exhibition period, 22 December 2023 to 20 February 2024 is attached as **Attachment 2**.

FILE REFERENCE

D24/84274

ATTACHMENTS

- Attachment [↓](#)1  Georges River Community Infrastructure Needs Assessment and Acquisition Strategy
- Attachment [↓](#)2  Details of Community Feedback Received – Public Exhibition Period, 22 December 2023 to 20 February 2024

COM012-24

Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy

Georges River Council
November 2023

Certified



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COUNTRY

Contents

Executive summary	8
1. Introduction.....	11
1.1 Georges River context	11
1.2 Previous study	12
1.3 Purpose of this report.....	13
Part 1 – Context and Drivers	14
2. Policy Context	15
2.1 Georges River Council.....	15
2.2 Federal and State Government Policy	23
2.3 Trends and Drivers.....	27
Part 2 – Demand Analysis	30
3. Demographic profile	31
3.1 Population	32
3.2 Age and Sex Profile	34
3.3 Dwelling Composition	37
3.4 Household Income.....	40
3.5 Household Composition	40
3.6 Disability	42
3.7 Ancestry.....	44
4. Existing facilities	46
4.1 Methodology	46
4.2 Aquatic Facilities.....	48
4.3 Athletic Facilities.....	51
4.4 Community Centres.....	54
4.5 Libraries.....	57
4.6 Open Space.....	60
4.7 Sports and recreation	67
4.8 Summary of neighbouring LGA comparative provision	70
5. Stakeholder consultation.....	74
5.1 Method and stakeholders.....	74

5.2 Key themes from consultation.....	75
6. Demand and gap analysis	78
6.1 Population projections	78
6.2 Benchmarks	80
6.3 Demand assessment.....	83
Part 3 - Target Area Analysis	88
7. Identifying target areas.....	89
7.1 Methodology	89
7.2 Focus Areas.....	90
7.3 Target Areas	101
8. Issues Emerging	114
9. Recommendations.....	118
9.1 Funding Options	124
9.2 Next steps.....	125

LIST OF TABLES

Table 1: Summary of actions	9
Table 2: Pillars and goals from Georges River Community Strategic Plan 2022-2036	18
Table 3: Relevant LSPS Planning Priorities and Actions	19
Table 4: Key Strategy Themes and Goals, Interim Community Property Strategy 2020-2023	21
Table 5: EMPLOYMENT ZONE REFORM.....	23
Table 6: Core Criteria and Performance Indicators in Planning for Open Space for Recreation.....	25
Table 7: Population change, Georges River LGA SA2, 2016-2021 Census	33
Table 8: Age Profile, Georges River LGA, 2016 and 2021 Census	35
Table 9: Age Profile, Georges River LGA by SA2, 2021 Census	37
Table 10: Percentage Change in Dwellings by Type, Georges River LGA by SA2, 2016 and 2021 Census	39
Table 11: Median weekly Income, LGA Comparison, 2021 Census	40
Table 12: Median Weekly Household Income, Georges River LGA, 2016 and 2021 Census	40
Table 13: Household Composition, Georges River LGA, Census 2016 and 2021 Censuses	42
Table 14: Long term Illnesses, Greater Sydney, Georges River and Comparison LGAs, 2021 Census	42
Table 15: Need for assistance, LGA Comparison, 2021 Census	43
Table 16: Need for assistance, Georges River LGA by SA2, 2021 Census	43
Table 17: Ancestry by Country of Birth of Parents, LGA Comparison, 2021 Census	44

Table 18: Comparison of Aquatic Facilities in Neighbouring LGAs	48
Table 19: Comparison of Athletic Facilities in Neighbouring LGAs	51
Table 20: Comparison of Community Centres in Neighbouring LGAs	54
Table 21: Comparison of Libraries in Neighbouring LGAs.....	57
Table 22: Georges River open space Categories	60
Table 23: Comparison of Open Space in Neighbouring LGAs	60
Table 24: Comparison of Sports Fields in Neighbouring LGAs.....	68
Table 25: Comparison of Sports courts in Neighbouring LGAs	68
Table 26: Provision of facilities in georges river, Bayside, Canterbury-Bankstown and Sutherland	71
Table 27: Stakeholders Consulted	74
Table 28: Comparison of Forecast.id LGA Population Projections.....	78
Table 29: Small area population projections	79
Table 30: Open Space, Recreation and Community Facilities Benchmarks	81
Table 31: Benchmark Summary of Projected Demand for Facilities.....	84
Table 32: Land Use Considerations	103
Table 33: Supply gaps.....	115
Table 34: Focus Areas and Aquisition Target Areas.....	116
Table 35: Actions	119
Table 36: Georges River existing sports fields types and locations	126
Table 37: Georges River existing sports court types and locations	127
Table 38: Regional Benchmark Comparison	128

LIST OF FIGURES

Figure 1: Georges River LGA Context.....	11
Figure 2: Georges River LGA SA2 Boundaries	31
Figure 3: Population Density (Mesh Block), Georges River LGA, 2021 Census	32
Figure 4: Population Change (Mesh Block), georges River LGA, 2016 and 2021 Census.....	34
Figure 5: Population Pyramid, Georges River LGA, 2021 Census.....	35
Figure 6: Age profile, Greater Sydney, Georges River and Comparative LGAs, 2021 Census	36
Figure 7: Share of Dwelling Types, LGA Comparison, 2021 Census	38
Figure 8: Dwelling Type, Georges River LGA by SA2, 2021 Census	38
Figure 9: Average Number of People per Household, LGA Comparison, 2021 Census	41
Figure 10: Household Composition, Georges River LGA by SA2, 2021 Census	41

Figure 11: Ancestry, Georges River LGA, 2021 Census	44
Figure 12: Existing Facilities and Open Space in and Around Georges River LGA.....	47
Figure 13: Aquatic Centres, Accessibility– Walking	49
Figure 14: Aquatic Centres, Accessibility– Driving.....	50
Figure 15: Athletics Facilities, Accessibility– Walking	52
Figure 16: Athletics Facilities, Accessibility– Driving.....	53
Figure 17: Community Centres, Accessibility– Walking.....	55
Figure 18: Community Centres, Accessibility– Driving	56
Figure 19: Libraries, Accessibility– Walking.....	58
Figure 20: Libraries, Accessibility– Driving.....	59
Figure 21: Open Space, georges River LGA and Surrounds	61
Figure 22: Open Space, accessibility– walking.....	62
Figure 23: Local Open Space, Accessibility– Walking	63
Figure 24: Neighbourhood Open Space, Accessibility– Walking	64
Figure 25: District Open Space, accessibility - Driving	65
Figure 26: Regional Open Space, Accessibility– Driving.....	66
Figure 27: Sports and Recreation, Accessibility– Walking	67
Figure 28: Sports Fields, Accessibility– Driving	69
Figure 29: LGA Comparison: facilities (Number of facilities)	72
Figure 30: LGA Comparison: facilities (Per Capita)	72
Figure 31: LGA Comparison: open space (Hectares)	73
Figure 32: LGA Comparison: open space (Hectares per capita)	73
Figure 33: Small Area Projected population Growth	80
Figure 34: Identifying Focus Areas	90
Figure 35: Areas of High Demand.....	91
Figure 36: Focus Areas - Community Centres.....	94
Figure 37: Focus Areas - Libraries.....	96
Figure 38: Focus Areas - Open Space	98
Figure 39: Focus Areas - Sport and Recreation.....	100
Figure 40: Identifying Acquisition Target Areas.....	101
Figure 41: Land Use Overlay.....	102
Figure 42: Target Areas - Community Centres	106
Figure 43: Target Areas - Libraries.....	108

Figure 44: Community Centre/Library Target Areas Overlay.....	109
Figure 45: Target Areas - Open Space	111
Figure 46: Target Areas - Sport and Recreation.....	113

APPENDICES

Appendix A: Asset Register.....	126
Appendix B: Regional benchmark comparison	128

Executive summary

This study builds on the previous community facilities and open space strategy. The study is predominantly focussed on spatially identifying where opportunities exist to address gaps in provision. A 'top down' view of requirements has been met by a 'bottom up' analysis of need and suitability. The result is the identification of a series of focus areas and a further refinement to acquisition target areas, where additional provision should be explored as part of ongoing asset strategy development.

This study provides strategic guidance around open space and community facility provision with a focus on the identification of gaps in provision at an LGA level and local areas that should be a focus for future provision. As part of a broader asset strategy process, Council will need to meet the findings of this study with asset-specific information. This would include data for: facility type, age, condition, market value, maintenance liability. A financial asset strategy should examine the financial implications of any asset adjustment over time.

The Georges River population is not growing as rapidly as the LGAs around it. It has an older population than its neighbouring LGAs with the largest growing demographic those aged 65+. Apartments now account for one third of the housing stock across Georges River, increasing the significance of public open space and shared community spaces.

Existing facilities are concentrated in the central and eastern parts of the LGA. With the exception of open space and sports fields and courts, the western regions of Lugarno and Peakhurst have no local allocations of community facilities and are the most constrained due to limited river crossings reducing capacity to utilise assets outside of the LGA. This unequal distribution across the LGA exacerbates pressure on those assets that are catering to both their local community and a wider commuting community.

Demand-side gap analysis, using an LGA total population benchmark, identified gaps in provision for;

- Community Centres – current and future gap
- Open Space – current and future gap
- Sports courts – current and future gap
- Libraries – no benchmark gap identified, however, consultation suggestive of demand pressures.

With the built-up nature of Georges River expected to become more constrained due to housing demand, it is unlikely the LGA can fully meet the 2036 benchmark provision for open space. Priorities should instead focus on ensuring the whole community has walkable access to quality open space. Larger assets such as golf courses may provide the opportunity to remediate portions as public open space to help bolster total provision, dependent on their location in relation to population density.

There is opportunity to explore the repurposing of one athletics facility to help meet demand pressures for other types of assets identified, where repurposing may serve a wider community. Further exploration of usage and participation trends for the athletics facilities would be required, however, as

a large asset with RE1 zoning, it provides a unique opportunity to enhance open space provision or site a multi-use hub that could include courts/indoor courts to meet demand pressures for these assets.

Building on the integrated service model of Mortdale and Kingsgrove Community Centres, opportunities to expand community centre hireable spaces within existing hubs may serve to meet some of the additional future demand and best support service providers established in these hubs. However, future demand is unlikely to be met solely through expansion opportunities of existing facilities. Similarly, where possible, libraries should be expanded to meet demand pressures in existing locations to support established communities and program delivery. Future small branch libraries could be investigated for areas without any current provision.

As with open space, constrained land availability makes delivering new sports fields challenging. Consultation noted issues with poor condition or stormwater management issues reducing the utility of existing local fields. As a priority, existing sports fields should be remediated, with improved stormwater management to alleviate immediate demand pressures. Lighting upgrades will support extended use of existing assets and enable staggered bookings to accommodate more sporting groups. Sports facilities may also be delivered as a requirement of new school infrastructure, with shared opportunities for community access and hire of these spaces outside of school use.

Based on the outputs of all components of this study, the following actions are proposed to meet future demand pressures to 2036.

TABLE 1: SUMMARY OF ACTIONS

Facility Type	Actions		Expected Impact
General	G1	Monitor population changes and benchmark provision.	Low
	G2	Expand existing facilities where possible.	High
	G3	Complete 'fitness for purpose' analysis of existing assets.	High
	G4	Design flexible spaces.	High
	G5	Co-locate new facilities.	High
	G6	Create a centralised system for facility access.	High
	G7	Advocate for repurposing/ declaration of well-positioned and surplus State Government assets for community use.	Medium
Athletic Facilities	At1	Investigate expansion of Olds Park athletics track.	Low
Community Centres and Libraries	CL1	Create new asset cluster in the west to improve equitable distribution.	High
Community Centres	C1	Promote incorporation of community centres in mixed use buildings in high density areas.	Medium

Facility Type	Actions		Expected Impact
	C2	Review community hall hire agreements.	Low
Libraries	L1	Explore library siting options in target areas with no existing local provision.	Medium
Open Space	O1	Complete a quality audit of open space.	High
	O2	Promote open space provision as part of developer contributions.	High
	O3	Explore partial reclamation of golf courses for active open space.	Low
	O4	Explore repurpose/ acquisition of carparks for community facilities and or open space.	Medium
Sport and Recreation	S1	Remediate/ provide stormwater management upgrades for existing sports fields.	Medium
	S2	Upgrade lighting at competition grade sporting fields.	Medium
	S3	Explore viability of repurposing one of the existing athletics fields or more diverse field usage.	Low
	S4	Cluster new sport and recreation assets with existing facilities.	Medium
	S5	Identify new proposed school infrastructure.	Low
	S6	Explore partial reclamation of golf courses.	Low
	S7	Explore options for 'informal' recreation through management of open space.	High
	S8	Re-position Jubilee Stadium as a multi-use asset.	Low

Source: SGS Economics and Planning 2023

1. Introduction

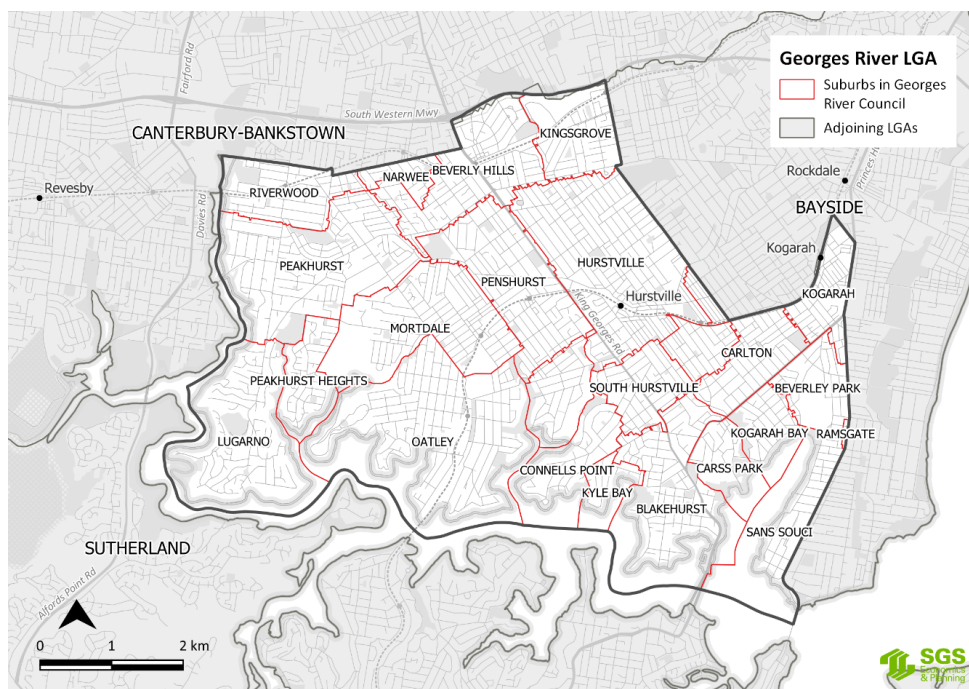
1.1 Georges River context

The Georges River Local Government Area (LGA) is situated about 15 kilometres south of Sydney's CBD, in the Eastern Harbour City's South District. Covering an area of 38 square kilometres, Georges River encompasses the previously amalgamated Hurstville and Kogarah City Council areas.

The Georges River LGA is bordered by the Canterbury-Bankstown LGA to the northwest, Sutherland LGA to the south (separated by the Georges River), and Bayside LGA to the east, see Figure 1.

Several suburbs sit partially within Georges River and neighbouring councils. Riverwood, Beverly Hills and Narwee are shared with the City of Canterbury-Bankstown, Kingsgrove sits across all three LGAs, and Carlton, Kogarah, Ramsgate and Sans Souci sit partially in Bayside Council.

FIGURE 1: GEORGES RIVER LGA CONTEXT



Source: SGS Economics and Planning 2023.

1.2 Previous study

The Georges River *Open Space, Recreation and Community Facilities Strategy 2019-2036* analysed existing population and projected population of the LGA to 2036, to identify key issues across six facility types. It set high-level future directions for provision of community centres, libraries, open space, sport and recreation facilities, athletics and aquatic facilities in the Georges River area.

Summary: Open Space, Recreation and Community Facilities Strategy 2019-2036

The strategy identified existing pressures on community facilities due to the size of certain centres limiting their capacity to include flexible and multipurpose spaces. The report flagged that **if no additional community space was provided by 2036** (based on 2016 Census population growth rates), **the provision rate will drop to 21 square meters per 1,000 people, which is considered very low.**

There was identified an **existing under provision of 1,800 square metres of library space**, with library facilities recognised as being unevenly distributed across the LGA. This benchmark assumed small area population catchments.

Passive open space is provided at a rate of 2.7 hectares per 1,000 people, comparable to open space provision in neighbouring LGAs. The balance of passive, active and bushland open space across the LGA is evenly spread with **most residents living within 400 metres of an open space.** However, **pockets of high-density development along the Eastern Suburbs and Illawarra train lines were flagged as not having access to open space within 200 metres.**

There is an **existing under provision of indoor courts**, while netball and tennis were deemed sufficient for the then current population. The **existing supply of sports fields was deemed insufficient to support current and future populations**, exacerbated by deteriorating surface quality at some fields.

Athletics facilities were considered to meet current and future demand, with alternative synthetic tracks located within a suitable driving distance for Georges River residents.

The existing three aquatic facilities were considered sufficient to meet community needs, despite the Hurstville Aquatic Leisure Centre recognised as the most visited aquatic centre in Sydney.

Source: Elton Consulting and Otium Planning Group 2019.¹

¹ Georges River Council Open Space, Recreation and Community Facilities Strategy 2019-2036, Georges River, <<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Publications/Open-Space-Recreation-and-Community-Facilities-Strategy.pdf>>, page 7 -8.

1.3 Purpose of this report

This *Community Infrastructure Needs Assessment and Acquisition Strategy* builds on the 2019 Open Space, Recreation and Community Facilities Strategy. Updating benchmarks with 2021 Census and growth rates, the strategy nominates existing and future gaps in supply and identifies acquisition target areas for investigation to meet demand through to 2036. Consistent with the previous report, this strategy considers demand for the following facility types:

- Aquatic facilities
- Athletic facilities
- Community centres
- Libraries
- Open space
- Sports and recreation facilities (inclusive of fields, courts for netball, tennis, basketball and indoor)

The strategy weighs up both population pressures and distribution patterns, to holistically understand areas of greatest need. The analysis ranks areas most suitable for asset acquisition along a comparative spectrum based on the existing condition, acknowledging that additional opportunities would arise through land use restructuring. The strategy does not seek to nominate specific lots for acquisition, instead it maps zones of preference, providing the strategic underpinning to streamline future site identification through additional studies.

The report is split into three component parts:

Part One Context and Drivers

Summarises the policy context and key drivers influencing the use and provision of community infrastructure.

Part Two Demand Analysis

Addresses demand side pressures and stakeholder perspectives, reflecting the updated population profile using 2021 Census and revised population growth trends to 2036.

Accessibility mapping explores the spatial distribution of existing facilities, with pedestrian and driving catchments to indicate areas of low and high serviceability.

Top-down demand analysis unpacks per capita benchmark provision to understand existing and future gaps in supply.

Part Three Target Area Analysis

Identifies spatial focus areas to guide future detailed investigations for new, or repurposed, facilities to meet projected gaps in supply.

Recommendations draw together the quantitative and qualitative analysis, identifying broad siting opportunities to address projected need for each asset type.

High level funding options are summarised to support delivery of new facilities.

Part 1 – Context and Drivers

2. Policy Context

This section draws out relevant findings for open space and community facilities from studies completed for the Georges River area, State or Federal policy documents and guidelines.

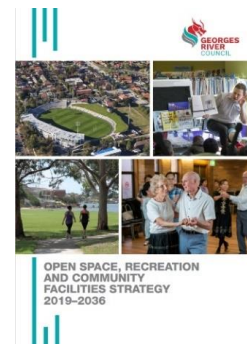
2.1 Georges River Council

Georges River Council, Open Space, Recreation and Community Facilities Strategy 2019-2036 (2019)²

This strategy provides high-level direction for community centres, libraries, open space, sport and recreation facilities, athletics and aquatic facilities in the Georges River area.

Community Centres

Benchmarks in the strategy indicate an existing shortfall of 6,690 square metres of community space, which is projected to grow to a shortfall of 9,243 square metres in 2036, if no additional space is provided. The strategy found that with population growth, the LGA would drop its rate of community centre space from 36 square metres per 1,000 people in 2016 to 30 square metres per 1,000 people by 2036. Access to hireable community space varies in parts of the LGA, with no provision in the western part including around Peakhurst and Lugarno. Suggestions for increasing community space include more programs running in underutilised spaces, and for council to create better relationships for the use of non-council owned and school facilities. Recommendations include the expansion of existing library spaces to provide multipurpose hireable community space and to explore a new community centre in Peakhurst or Lugarno.



Libraries

Benchmarks in the strategy show an existing shortfall of 1,800 square metres of library space to serve the 2016 population, growing to an anticipated deficit of 2,399 square metres by 2036 if unaddressed. There is a poor distribution of libraries across the LGA, with the district libraries in Hurstville and Kogarah accounting for 86 per cent of all library space and providing 65 per cent of all events and programs, while other districts have no libraries. Suggestions to address this include the reworking of library programs, introducing library programs in underused community spaces and exploring the reconfiguration of existing library spaces.

² Elton Consulting and Otium Planning Group 2019, Georges River Council Open Space, Recreation and Community Facilities Strategy 2019-2036, Georges River <<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Publications/Open-Space-Recreation-and-Community-Facilities-Strategy.pdf>>, page 7 -8.

Open Space

At 2.7 hectares per 1,000 people (excluding golf courses), the overall amount of passive open space provided in Georges River is comparable to nearby LGAs. Nearly all Georges River residents live within 400 metres of an open space. However, there are a number of pockets of high-density developments along the Eastern Suburbs and Illawarra train lines in which residents do not have access to high quality open space within 200 metres. Smaller local parks and facilities are identified to need improvements to meet community needs. For those areas where open space is constrained, approaches to providing innovative connections to nature in urban environments should be explored. A number of community facilities and libraries are located within open space, creating opportunities for a community precinct approach to management and programming.

Sport and Recreation Facilities

The strategy finds the existing supply of sports fields insufficient to support current or projected future use. An existing shortfall of six indoor courts is projected to increase to a shortfall of eight indoor courts by 2036. Better use of school facilities is identified as an opportunity to help meet supply gaps as well as exploration for an elite sporting facility.

Athletic Facilities

The two athletic facilities in the LGA are centrally located. Consultations shows a community desire for a regional level athletics facility, but this is not supported by benchmarks for needs analysis. The two local facilities are grass tracks. Multiple synthetic fields are identified to be within a driveable catchment for residents in Georges River to access competitions.

Aquatic Facilities

At the time the strategy was completed, the LGA had three aquatic facilities. One of the three, Hurstville Aquatic Leisure Centre, is Sydney's most visited aquatic centre. Analysis undertaken to inform this strategy suggests that three aquatic facilities should be provided to meet the needs of the Georges River community, with suggestions that master planning work at Jubilee Stadium could potentially incorporate a contemporary aquatic facility.

.id, Georges River Council DRAFT Analysis for housing demand and supply March 2023

This analysis provides a detailed overview of current and future population and housing trends across the Georges River LGA. Of relevance to this study are the population projections and key growth areas.

Using ABS Census Data, .id reveal that the Georges River LGA has experienced population growth at a rate of 0.7 per cent per annum over the past decade. Although this represents significant growth for the LGA following a stable population in the 1990's, this rate was slower than the Greater Sydney's average growth rate of 1.3 per cent per annum over the same time period. Greater Sydney's higher growth rate has been influenced by the inclusion of outer growth areas which experienced different migration patterns that were less impacted by the global COVID-19 pandemic. Notably, as a result of the pandemic, Georges River experienced population decline across 2020 and 2021.

Updated forecasts suggest that **by 2036 Georges River is expected to increase to a population of 177,000 persons**. This represents an increase of approximately 24,726 persons between 2021-2036 or equates to an average growth rate of 1 per cent per annum, which is slightly lower than Greater

Sydney's forecasted growth rate of 1.2 per cent per annum. Much of the Georges River population growth will be driven by migration to the area, both national and international. New housing opportunities, particularly in Hurstville City Centre and Kogarah Town Centre, are expected to attract young singles and couples aged 18-29. This cohort supports a forecasted increase in births in the area, contributing to a projected population growth rate.

LGA-wide, the distribution of population growth has shifted over the past five years. Hurstville City Centre has experienced the highest concentration of population growth, increasing by approximately 1,500 persons between 2017-2021. This was followed by Peakhurst, where the population increased by approximately 800 persons from 2017-2021. Growth in these areas has been influenced by the recent construction of several high-density residential development projects. A majority of other centres experienced stable population growth. However, within the same timeframe, the remainder of Hurstville (outside of the city centre) experienced a population decline of approximately 2,000 persons, and Penhurst's population declined by approximately 750 persons.

Georges River Council, 2050 Leading for Change (2020)

Georges River Council 2050 Leading for Change³ gives a 30-year outlook for the strategic and aspirational focus of the Georges River Council. The document highlights the council's commitment to a city that will be future focused, ambitious and a positive leader for change. Key aspirations as they relate to community and recreation facilities include:

- **Accessible:** Connected locally, regionally, nationally and globally. Transport technologies to increase connectiveness.
- **Diverse:** Connected and celebrated communities. Communities and business that embrace change. Events, activities, creative spaces, cultural facilities that can be enjoyed by all residents, visitors, and workers.
- **Innovative:** Accessible network of centres and villages supporting the economy. Engagement in lifelong learning. The area is a positive leader for change that allows a culture of innovation.
- **Green:** Green place that supports biodiversity. Accessible open space and places for sport and recreation. Reduced reliance on natural resources to reduce environmental impacts. Better access to the river, innovative open space in centres and transport corridors, an expansive tree canopy, and Improved water quality in the Georges River to allow for year-round recreation.



³ Georges River Council 2020, Georges River Council 2050 Leading for Change, <https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Publications/2050-Vision-REVISED-v9_WEB.pdf>.

Georges River Council, Community Strategic Plan 2022-2032 (2022)

The Georges River Community Strategic Plan (CSP) 2022-2032⁴ sets out a framework to achieve a vision for resilient, liveable and connected neighbourhoods with good local services and facilities over the next 10 years, based on six pillars:

1. Our community
2. Our green environment
3. Our economy
4. Our built environment
5. Our place in Sydney
6. Our governance

Goals and strategies under each pillar aligning with open space and community facilities are summarised below.

**TABLE 2: PILLARS AND GOALS FROM GEORGES RIVER COMMUNITY STRATEGIC PLAN 2022-2036**

Pillar	Goals
Pillar 1: Our community	<p>1.1 – Our community is socially and culturally connected, and we strive for social equity. Strategies in this goal promote inclusive and accessible programs that encourage social participation and wellbeing and celebrate diversity and multiculturalism.</p> <p>1.2 – Diverse, vibrant community hubs and facilities are connected, well maintained and have equitable access. Strategies under this goal aim to expand the role of libraries as welcoming and inclusive spaces with services, collections and programs that inspire and engage with the community. This is in addition to providing a range of affordable and accessible facilities for community-based activities and promoting arts and creativity through Council’s cultural facilities.</p>
Pillar 2: Our green environment	<p>2.3 – Greening, canopy cover and bushland and biodiversity preservation are maximised. Strategies in this goal look at maintaining the quality and quantity of open spaces – biodiversity to be protected and reinstated, while tree canopies, shrubs and bushland coverage are to be increased.</p>
Pillar 4: Our built environment	<p>4.3 – There are a range of transport options and increased walkability and cycling to connect people, goods and businesses.</p> <p>4.4 – Everyone has access to quality parks and open space and active and passive recreation facilities. Strategies under these goals aim to provide contemporary passive and active recreation spaces, skate parks, aquatic facilities and off-road biking opportunities that are easily accessible by public transport and active travel and are well maintained by Council.</p>
Pillar 5: Our place in Sydney	<p>5.2 – The three spheres of government work together to improve services and facilities in our area. Strategies under this goal aim to investigate opportunities for government land and shared facilities to also be used for open space for example. This would involve coordination across all levels of governments.</p>

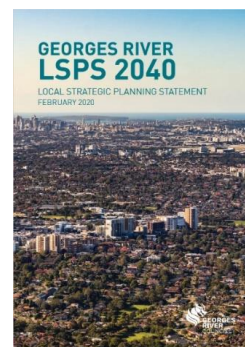
Source: SGS Economics and Planning 2023 using information from Georges River Council Community Strategic Plan 2022-2032

4 Georges River Council 2022, Community Strategic Plan 2022-2032,
<<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Plans%20and%20Documents/The-Plan-2022-2032.pdf>>.

Georges River Council, Local Strategic Planning Statement (LSPS) (2020)

The Georges River LSPS⁵ sets out the land use vision to accommodate future growth to 2040 as ‘a productive place to live, work and enjoy - with diverse, active, green and well designed and connected places’. To achieve their vision, Council has identified five key themes, each supported by a range of planning priorities. Themes, planning priorities and supporting actions with greatest relevance to this report include:

- **Access and movement** - have a range of frequent, efficient transport options to connect people, goods, services, businesses, and educational facilities.
- **Infrastructure and community** – deliver infrastructure, services, and facilities through collaboration; involve the community in the future planning of the city; and provide everyone with access to efficient digital connectivity.
- **Housing and neighbourhoods** – provide homes that are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces.
- **Economy and centres** – Hurstville, Beverly Hills and Kogarah are supported to grow safe night-time entertainment, dining, and other recreational opportunities.
- **Environment and open space** – waterways are healthy and publicly accessible; tree canopy, bushland, landscaped settings, and biodiversity are protected, enhanced, and promoted; an environmentally friendly approach is applied to all development; everyone has access to quality, clean, useable, passive, and active open and green spaces and recreation places; development is managed to appropriately respond to hazards and risks.

**TABLE 3: RELEVANT LSPS PLANNING PRIORITIES AND ACTIONS**

Planning Priority and Relevant Actions	Commentary
<p><i>Planning Priority 4: Collaboration supports innovation and delivers infrastructure, services and facilities.</i></p> <ul style="list-style-type: none"> – A17: Adopt a policy statement that zoning changes will be contingent on the existing or suitable infrastructure provision and services. – A22: Explore a District-wide and holistic approach to funding delivery and maintenance of social, asset and recreational infrastructure. – A26: Consolidate Netstrata Jubilee Stadium as a regional sporting and entertainment hub, a premier sporting precinct with a range of recreation and entertainment options. 	<p>The Georges River LGA is home to a range of enabling services and high quality public infrastructure which support the community, including:</p> <ul style="list-style-type: none"> – Smart bins in public spaces; – Ongoing enhancements to parks and centres; – State-significant recreational facilities including the Netstrata Jubilee Stadium, Hurstville Entertainment Centre, Hurstville Oval and Penshurst Park. <p>Such assets support local innovation and provide opportunities for social events. However, as the population continues to grow, existing assets and infrastructure will need to be upgraded – particularly where older council assets reach the end of their life cycle and sporting facilities begin to consistently reach capacity.</p>

⁵ Georges River Council 2020, Local Strategic Planning Statement, <https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Development/Strategic%20Planning/LSPS_revised-FEB-2020-FINAL-WEB.pdf>.

Planning Priority 19: Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places

- A103: When increasing residential density through rezoning, innovative solutions will be required for public open space to be provided in accordance with the South District Plan.
- A106: Develop an open space expansion plan and funding program that includes exploring acquisition of land to create public open space using both government owned land and innovative solutions.

The LSPS notes that Georges River is meeting the GCC's South District Plan's target of dwellings in low density areas being located within 400m of open space. However, providing additional open space is increasingly challenging - particularly in the north of the LGA and in vicinity of Hurstville and Kogarah, as well as surrounding train lines, due to demand for housing.

Source: GRC 2020, SGS Economics and Planning 2023

Georges River Council, Interim Community Property Strategy 2020-2023 (2020)

The Georges River Council Interim Community Property Strategy 2020-2023⁶ guides the development and management of the LGA's Community Property portfolio. The Strategy addresses the portfolio's capacity to meet existing and emerging community needs, as well as to help achieve Council's strategic and planning objectives, to ensure that the portfolio has the correct mix of facilities and occupants to support community needs.

The community property portfolio consists of 59 properties comprised of six community centres, 28 sporting facilities, nine scout and girl guide halls and 16 community service providers. This does not include venues and hireable facilities managed by the Council's programming and operations team. Also not included are premium facilities such as Netstrata Jubilee Stadium and Norm O'Neill Cricket Centre.



Key principles identified in the strategy to drive the vision include to:

- Increase property occupation;
- Develop opportunities for co-location;
- Work with community groups to adopt co-location principles and guide them through the process;
- Establish strong connections with the community to ensure they deliver maximum community benefit;
- Leverage Council's overarching strategic outcomes through this portfolio.

Key issues and findings fall in four categories and include targeted goals and actions, shown below in Table 4.

⁶ Georges River Council 2020, Interim Community Property Strategy, <<https://yoursay.georgesriver.nsw.gov.au/community-property-strategy-2020-2023>>.

TABLE 4: KEY STRATEGY THEMES AND GOALS, INTERIM COMMUNITY PROPERTY STRATEGY 2020-2023

Service Model	
A.	Increase utilisation
B.	Investigate the utilisation of properties to support future co-location for community benefit
Stakeholder and Community Engagement	
C.	Engage with stakeholders to ensure the community property portfolio delivers maximum community benefit
Asset Management	
D.	Upgrade key properties to provide multi-purpose hubs in strategic locations
E.	Identify future uses and prioritise facilities within portfolio
F.	Maintain existing buildings in optimum condition
Portfolio Sustainability	
G.	Innovative funding models and strategic partnerships are explored as a way of delivering asset enhancement
H.	Ensure property portfolio is well planned to meet the growing needs of the community

Source: SGS Economics and Planning 2023 using information from Georges River Council Interim Community Property Strategy 2020-2023

Georges River Council, Georges River Libraries Strategy 2030 (2020)⁷

The Libraries Strategy outlines the development of public library services to 2030, with a vision for libraries by 2030 to be 'the centre of information, culture, history, inspiration, creativity and opportunity for a diverse and resilient Georges River community'. The framework maintains a special focus on the principles of sustainability, accessibility and the professional development of council staff.



Georges River has five libraries: two large libraries at Hurstville and Kogarah, and three small branch libraries at Oatley, Penshurst and South Hurstville. The two largest libraries (Hurstville and Kogarah) are often overcrowded and becoming dated. Branch libraries at Oatley, Penshurst and South Hurstville are too small to provide the full range of collections or services expected by the community. The Libraries Strategy acknowledges that the spatial distribution of libraries within the LGA is not even, and the western half is poorly serviced.

The projected library floor space shortfall for the LGA in 2036 was 2,400 square metres, based on minimum library sizes determined by the State Library of NSW and the projected Georges River population.

⁷ Georges River Council 2019, Libraries Strategy – Libraries 2030, <<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Libraries-2030-Georges-River-Library-Strategy.pdf>>.

Key recommendations from the strategy include:

- Spaces: Buildings need to be bigger, more flexible and better located to ensure everyone in the growing community can access a complete range of library services.
 - Council will build a new major library to improve access for people in the western and southern areas of Georges River.
 - Council aims to improve convenience by providing all hours pick up and drop off services, by repurposing our branches, and by installing self-service hubs in key population zones.
- Collections: As community size increases, Council needs to ensure collections are adaptive to changing needs. Collections will be made more accessible to large portions of the community, including areas with diverse populations.
 - Focus on including useful reusable items that support the principles of sustainability and the sharing economy.
 - The community will help guide what is collected and create content for future generations.
- Services: Specialise in providing professional and open access information through our service, programs, technology and collections.
 - Services need to constantly adapt to meet expectations and needs of the diverse community.
 - Council will actively provide the means for all people to come together, learn, create, share ideas, socialise, engage with others, and participate in digital opportunities.

Measures of success in the Strategy will include:

- High levels of customer satisfaction with library spaces,
- Provision of library space that meets population guidelines set by the State Library of NSW, and
- Number and utilisation patterns of self-service access points.

Georges River Council, Create Georges River Cultural Strategy (2019)

The Create Georges River Cultural Strategy⁸ provides a strategic focus for Council to deliver on its commitment to developing and supporting the arts and culture over ten years. The four strategic directions for the document are:

1. Connect: the need to make connection between communities and cultural organisations to develop a strong cultural identity.
2. Create: aiming to reimagine the LGA as a place of cultural production, innovation and experimentation.
3. Express: concerned with the expression of the cultural life of Georges River.
4. Sustain: promoting the sustainability of cultural life.



Opportunities to support Council's commitment to arts and culture can be enhanced by integration and co-location of community facilities that boost visitation, vitality and passive surveillance of spaces.

⁸ Georges River Council 2019, Create Cultural Strategy, <https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Publications/Cultural-Strategy_ONLINE.pdf>.

Georges River Council, BMX and Mountain Biking Feasibility Report (2022)⁹

The focus of this report is to assess the feasibility of a permanent BMX/mountain bike facility within the LGA as an additional recreational opportunity, and to reduce the occurrence of unauthorised bike tracks in Oatley Park and other bushland areas.

Over the last two years the Georges River LGA has seen a sharp rise in off-road biking activity. This is partly attributed to the COVID-19 pandemic and stay at home orders.

The report found that:

- Bike infrastructure needs to be planned and prioritised.
- Development of off-road biking infrastructure will help address unauthorised off-road trails and help meet significant demand.
- BMX riding should be considered as part of the design of the multi-use skate parks.

The integration of BMX tracks and other similar cycling infrastructure should be considered for incorporation in future open space and recreation planning.

**2.2 Federal and State Government Policy**

In mid-2023, five new employment zones and three new supporting zones were introduced into Local Environmental Plans (LEPs) across NSW, replacing the former Business (B) and Industrial (IN) Zones. The intention of the employment zone reform is to benefit businesses and productivity by streamlining and expanding permissible uses within zones, while minimising land-use conflict. Generally, the reform is intended to provide more flexibility for landowners and businesses. New zones contain a greater number of permissible uses while previously permissible land uses remain. However, it is possible, in some cases, that certain land parcels may be located in a more controlled or restricted zones, and vice versa.

The following zone reforms are applied to the Georges River Local Environment Plan 2021.

TABLE 5: EMPLOYMENT ZONE REFORM

Previous Business and Industrial Zones	New Employment Zones	Zone Objectives
B1 Neighbourhood Centre B2 Local Centre	E1 Local Centre	<ul style="list-style-type: none"> – To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area. – To encourage investment in local commercial development that generates employment opportunities and economic growth.
B6 Enterprise Corridor (Princes Highway)	E1 Local Centre	

⁹ Georges River Council 2022, *BMX and Mountain Biking Feasibility Report*, <https://infoweb.georgesriver.nsw.gov.au/GRInfoCouncil/Open/2022/03/ASS_14032022_AGN_AT_files/ASS_14032022_AGN_AT_Attachment_8095_1.PDF>.

	*This area was translated to a non-direct equivalent zone	<ul style="list-style-type: none"> - To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area. - To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. - To maximise public transport patronage and encourage walking and cycling. - To encourage development that is compatible with the centre's position on the centres hierarchy.
B3 Commercial Core	E2 Commercial Centre	<ul style="list-style-type: none"> - To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity. - To encourage investment in commercial development that generates employment opportunities and economic growth. - To encourage development that has a high level of accessibility and amenity, particularly for pedestrians. - To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area. - To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. - To encourage a range of tourism, recreation, function and entertainment uses
B4 Mixed Use	MU1 Mixed Use	<ul style="list-style-type: none"> - To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. - To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. - To minimise conflict between land uses within this zone and land uses within adjoining zones. - To encourage business, retail, community and other non-residential land uses on the ground floor of buildings. - To integrate suitable business, office, residential, retail and other development in accessible locations to maximise public transport patronage and encourage walking and cycling. - To allow residential development that contributes to the vitality of the centre and provides housing that meets the needs of the community. - To encourage the provision of community facilities and public infrastructure so that all residents have reasonable access to a range of facilities and services.

IN2 Light Industrial	E4 General Industrial	<ul style="list-style-type: none"> - To provide a range of industrial, warehouse, logistics and related land uses. - To ensure the efficient and viable use of land for industrial uses. - To minimise any adverse effect of industry on other land uses. - To encourage employment opportunities. - To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers. - To encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.
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Source: Department of Planning and Environment 2023, GRC 2023

Government Architect NSW, Draft Greener Places Design Guide (2020)

The Draft Greener Places Design Guide¹⁰ framework provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW. It aims to create healthier and more liveable urban environment by improving access to open space and recreation facilities. The guide highlights the importance of open and recreation spaces as well as methods for planning these facilities by including benchmarking, hierarchies, and utilisation classifications. These metrics provide beneficial analysis and planning tools for open space and recreation facilities used to benchmark best practice. The core criteria and performance indicators for open space are summarised below.



TABLE 6: CORE CRITERIA AND PERFORMANCE INDICATORS IN PLANNING FOR OPEN SPACE FOR RECREATION

Criteria	Performance indicators
Accessibility and connectivity	<u>Regional</u>
	Up to 30-minute travel time on public transport or vehicle to regional open space
	<u>District</u>
	25-minute walk / 2 km proximity to a local park
	<u>Local</u>
	For high density areas with over 60 dwellings per hectare: 2–3-minute walk / 200 m walking distance to a local park (barrier free)
	For medium to low density areas with less than 60 dwellings per hectare: 5-minute walk / 400 m walking distance to a local park (barrier free)

¹⁰ NSW Government Architect 2020, *Draft Greener Places Design Guide*, <<https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/discussion-papers/discussion-guide-greener-places-2020-06-03.pdf>>.

Distribution	<p><u>Regional</u> (over 5 ha public open space)</p> <p>5-10 km from most houses</p> <p><u>District</u> (2-5 ha public open space)</p> <p>2 km from most houses</p> <p><u>Local</u> (0.3-2 ha public open space)</p> <p>400 m from most houses</p> <p><u>High-density areas</u> (0.15-0.5 ha public open space)</p> <p>200 m from most houses; 400 m from schools; 400 m from workplaces</p>
Size and shape	<p><u>Local</u></p> <p>For high density areas: the minimum size of local parks should be 3,000 square metres, or at least 1,500 square metres in high-density areas</p> <p>For medium to low density areas: the minimum size of local parks should be between 5,000-7,000 square metres</p>
Quantity	The number of opportunities available, which has correlations with the size of the area
Quality	Factors such as the condition of facilities and equipment, cleanliness, safety, sustainability, shade, visual appeal, and number of activations within the space
Diversity	The types of open space, such as multi-use facilities that provide different and greater opportunities

Source: SGS Economics and Planning 2023 using information from Government Architect NSW Draft Greener Places Design Guide 2020.

Commonwealth of Australia, Sport 2030: Setting up Australian sport for a prosperous future (2018)¹¹

Sport 2030 outlines goals to improve the physical and mental health of Australians, grow personal development, strengthen communities and grow the economy. Goals in the Sport 2030 plan include:

- To create a diverse and inclusive sports sector that supports more Australians to be more active more often across all stages of life.
- Reduce barriers to allow greater access to sporting facilities and infrastructure for all Australians.
- To enable collaboration across the sport sector and with partner organisations, including various levels of Government.



¹¹ Commonwealth of Australia 2018, Sport 2030, <https://www.sportaus.gov.au/__data/assets/pdf_file/0005/677894/Sport_2030_-_National_Sport_Plan_-_2018.pdf>.

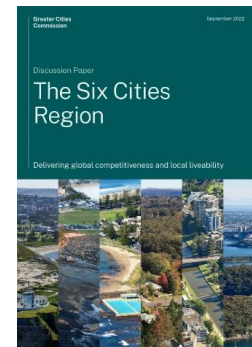
NSW Department of Education, Joint Use of Schools Facilities and Land Policy (2021)¹²

Schools are valuable community assets that can be available for community use when not required for school purposes. The NSW Department of Education's Joint Use policy encourages school facilities, such as open space and sporting facilities, be shared with the wider community. Schools provide a focal point for community infrastructure in a climate of limited land supply and can be used to deliver hireable spaces as well as open access facilities (like open space or ovals).

Greater Cities Commission, Discussion Paper: The Six Cities Region – Delivering global competitiveness and local liveability (2022)

The Six Cities Region discussion paper¹³ expands the concept of the *Metropolis of Three Cities* (2018),¹⁴ adding the Lower Hunter and Greater Newcastle City, Central Coast City and the Illawarra-Shoalhaven City. Georges River Council is part of the South District of the Eastern Harbour City, which has a focus on liveability and sustainability, and increasing community access to open space as well as quality public places.

It aspires that within the next 20 years, most residents will live within 30 minutes of their jobs, health and educational institutions, and a 15-minute walk to local centres. The paper proposes six *Region Shapers* to guide the regional plan. The key shaper with relevance to open space and community facilities is *inclusive places connected to infrastructure*. This is about vibrant local centres and neighbourhoods that provide equal access to services and amenity.

**2.3 Trends and Drivers**

The following summaries speak to high level trends in community facility utilisation, sport participation and how these may impact the delivery of new facilities and managing renewal of existing assets.

Challenge of limited land availability

Availability of land, particularly in metropolitan areas, is a prohibiting factor to supply of community infrastructure. As urban renewal and infill occurs, competition for land between residential and community uses intensifies. This is particularly an issue for designating space for facilities that require larger land areas, such as sport fields, or assets that should be delivered in isolation due to sensitivities. Land costs for inner and central locations can, in some cases, price out the public sector, relying instead on the renewal of existing assets.

¹² NSW Department of Education 2021, 'Joint use of schools facilities and lands policy', <<https://education.nsw.gov.au/about-us/using-school-facilities/community-use/joint-use-of-school-facilities-and-land#:~:text=The%20department%20welcomes%20partnerships%20with%20external%20organisations%20to,in%20the%20construction%20of%20upgrading%20or%20maintenance%20of%20facilities.>>>.

¹³ Greater Cities Commission 2022, The Six Cities Region: Discussion Paper – Delivering global competitiveness and local liveability, <<https://gsc-public-1.s3.ap-southeast-2.amazonaws.com/s3fs-public/Six-Cities-Region-DP-07092022.pdf?VersionId=8dodhM59wn48GllQNScXH7G7v2VwvXRl>>.

¹⁴ Greater Sydney Commission 2018, Greater Sydney Region Plan – A Metropolis of Three Cities, <<https://www.greatercities.au/metropolis-of-three-cities/introduction>>.

Co-location and integration

Location of community facilities is integral to their effectiveness. Community facilities are increasingly being integrated into mixed use precincts or delivered as part of shared use spaces, such as sport and recreation assets provided as part of a school campus. Where suitable, co-location of complementary facilities encourages multi-purpose trips and can assist in facilitating referrals between different social services. Mixed-purpose facilities can maximise the utility of assets by supporting different group access at different times throughout the day, such as senior citizen program held in libraries. Mixed-purpose community spaces also afford opportunities for social mixing between otherwise isolated groups to combat isolation and increase familiarity among the community. However, it is important to recognise that some groups will prefer not to be co-located with others due to specific needs, requirements, or sensitivities.

Clustering of facilities around key centres can also be more cost effective for Council providers, reducing establishment and maintenance costs across a large geographic area. Clustering is particularly useful when located in easy to access areas, such as those with strong public transport connections or existing parking, such as commercial centres.

Accessibility and flexible spaces

Guaranteeing ease of physical access for all mobilities to and within community facilities is vital in ensuring maximum benefit to the widest possible audience. Often programming in community facilities targets marginalised groups such as youth, the elderly or residents from CALD backgrounds who may be more reliant on access by public transport. Physical accessibility within buildings is necessary to support use by the whole community, especially accessible entryways such as ramps and suitable toilet facilities.

Providing flexible and multi-purpose spaces supports diverse gatherings, allowing for custom set up. Flexible meeting spaces can respond to changing circumstances, such as adjusting layouts to allow for social distancing. It is necessary to understand that particular groups may have specific design needs when planning for new facilities, such as Aboriginal and Torres Strait Islander communities, senior citizens, younger people, and multi-cultural communities, and that where possible, these audiences should be involved in the planning of their community spaces.

Booking platforms

Centralised and simple booking platforms can assist in ensuring the community is aware of available hireable spaces to support regular use and maximise their utility.

Live registers of community facilities and service provides also enables Government to oversee utilisation and identify opportunities for expansion or integration of facilities into the future based on accurate visitation and booking data.

Changing patterns of use for sporting facilities

According to the Australian Sports Commission (ASC), walking is the most common form of sport and physical activity participated in by Australians, followed by gym/fitness, jogging and swimming. National, State and local trends indicate an increasing demand for open space that supports informal,

unstructured recreational activities above competitive organised sport.¹⁵ Participation data to 2021 also shows general increases in participation in sport and physical activity overall, but that the increases have been predominantly in non-organised sport activities.¹⁶

While in general there is reduced participation in formal sport, overall population growth means there is still increasing demand for sport and recreation facilities that require specific attributes, such as size, slope and shape of playing area.

Barriers to participation

Opportunities to continue engaging in sports and recreation in all stages of life are influenced by societal factors and barriers of access, which may in turn affect participation rates and the need for particular types of facilities.

Long work weeks mean families are increasingly time poor with reduced capacity to commit to formalised sports clubs or competitions. New forms of entertainment, including at home streaming, provide a conflicting social activity, while some people are discouraged by sports that focus on competition due to perceptions of limited opportunities for people with less ability. Costs for equipment, membership and facility hire can be prohibitive for some, particularly in the context of rising costs of living. Barriers to participation may be exacerbated by increasing rates of people ageing in place who are not as commonly catered for in organised sports or more hesitant to access facilities unaided.

COVID-19

COVID-19 has altered lifestyle patterns, in turn changing use patterns of open space, sports facilities and community spaces. COVID-19 has seen an increased importance placed on the local,¹⁷ as emphasis shifted to walkable neighbourhoods. Increases in passive recreation have also been observed throughout the pandemic with people noting the importance of quality public greenspace for socially distanced connection.

Many community facility spaces were forced to close or were severely impacted during the COVID-19 pandemic, due in large part to the inability to safely host groups of people. While some activities were able to shift to online formats, community facilities remain a place of social interaction, with face-to-face delivery expected to continue as the primary model of service provision. Additional design considerations arising from the pandemic may include the need for flexible spaces that support expansion to accommodate social distancing or separation of groups, as well as natural ventilation opportunities or opportunities to conduct activities outdoors.

¹⁵ Clearing House for Sport 2021, 'Participation statistics and trends', <<https://www.clearinghouseforsport.gov.au/kb/sport-participation-in-australia/participation-statistics-and-trends>>

¹⁶ Australian Sports Commission 2022, 'How Australians' participation in sport and physical activity is adapting to COVID-normal', <https://www.clearinghouseforsport.gov.au/_data/assets/pdf_file/0010/1060399/Ausplay-COVID-update-July-2022.pdf>

¹⁷ <https://www.tnlcommunityfund.org.uk/news/press-releases/2021-01-12/2021-importance-of-communities-set-to-remain-high-as-people-identify-loneliness-and-isolation-as-a-key-issue-to-tackle-in-their-local-area>

Part 2 – Demand Analysis

3. Demographic profile

This section summaries the demographic profile of the Georges River LGA with comparison to neighbouring LGAs, using 2021 Census.

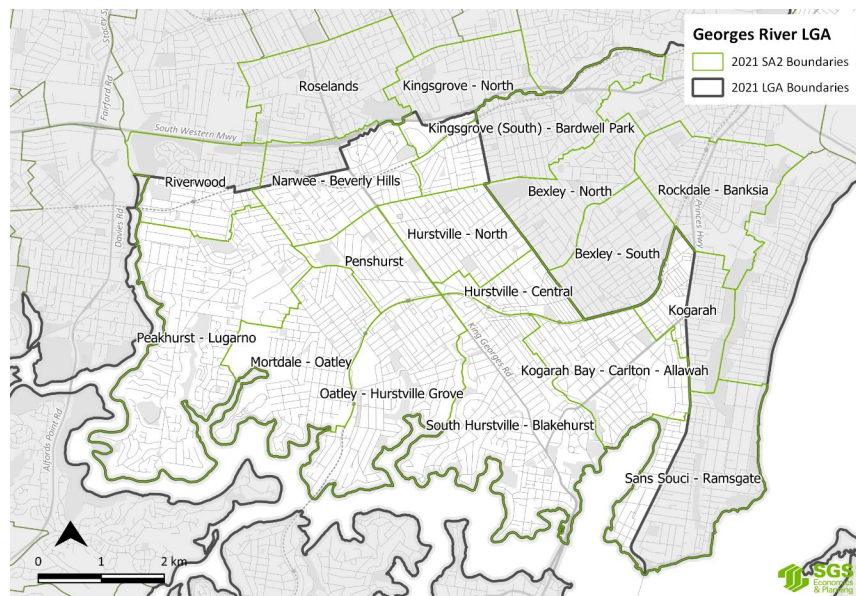
The ABS's 2021 Statistical Area 2 (SA2) boundaries (shown in Figure 2) have been used as the base for small area demographic analysis, to provide more granular context to where and how the Georges River community is changing.

The Georges River LGA is made up of the following SA2s, noting that some SA2 boundaries have changed between the 2016 and 2021 Census (where SA2 boundaries have changed across time periods, they have been combined to allow for comparison over time):

- Hurstville - Central
- Hurstville - North
- Kingsgrove South - Bardwell Park
- Kogarah
- Kogarah Bay - Carlton - Allawah
- Mortdale - Oatley
- Narwee - Beverly Hills
- Oatley - Hurstville Grove
- Peakhurst - Lugarno
- Penshurst and Mortdale - Oatley
- Riverwood
- Sans Souci - Ramsgate
- South Hurstville – Blakehurst

Some SA2s are not entirely contained within the Georges River LGA, but cross into the neighbouring LGAs of Canterbury-Bankstown, Sutherland and Bayside.

FIGURE 2: GEORGES RIVER LGA SA2 BOUNDARIES



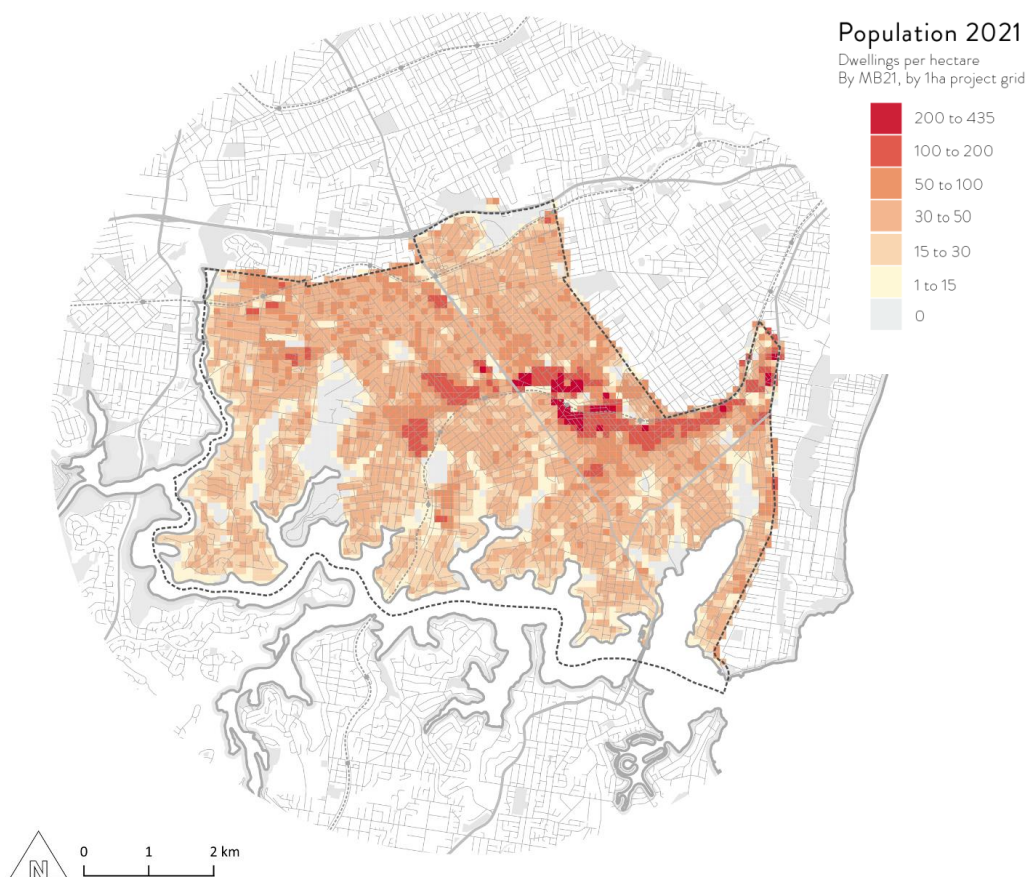
Source: SGS Economics and Planning 2023.

3.1 Population

The Georges River LGA had a population of 152,274 at the time of the 2021 Census, an increase of 3.7 per cent, or 5,433 people, from the 2016 Census. In the same time period, Bayside grew by 12.3 per cent, Canterbury-Bankstown grew by 7.1 per cent and Sutherland grew by 5.4 per cent. Georges River in 2021 had a smaller total population than the neighbouring LGAs of Bayside (175,187), Sutherland Shire (230,210), and Canterbury-Bankstown (370,999).

Figure 3 shows population density across the LGA. Higher population density, identified by the deeper red, can be seen in Hurstville up to Kogarah, especially surrounding the Eastern Suburbs and Illawarra railway line, with additional pockets around Olds Park and the Mortdale Centre, Peakhurst Park, the Riverwood commercial centre and the Beverly Hills strip of King George Road. These areas correspond with land zonings that accommodate higher density living including MU1 Mixed Use or R4 High Density Residential.

FIGURE 3: POPULATION DENSITY (MESH BLOCK), GEORGES RIVER LGA, 2021 CENSUS



Source: SGS Economics and Planning 2023, using ABS 2021 MeshBlock count data. MeshBlock data concorded to project grid.

The largest populations are in South Hurstville – Blakehurst (25,259) and Peakhurst – Lugarno (20,220). Figure 4 and Table 7 show the population change between the 2016 and 2021 Census, to illustrate where growth and decline is occurring. It identifies that in both 2020 and 2021, Georges River experienced population decline, likely as a result of Covid 19. The SA2s with the largest populations all experienced moderate to minor growth between census periods (South Hurstville – Blakehurst (4.9 per cent), Hurstville (2.3 per cent) and Penshurst and Mortdale – Oatley (1.4 per cent).

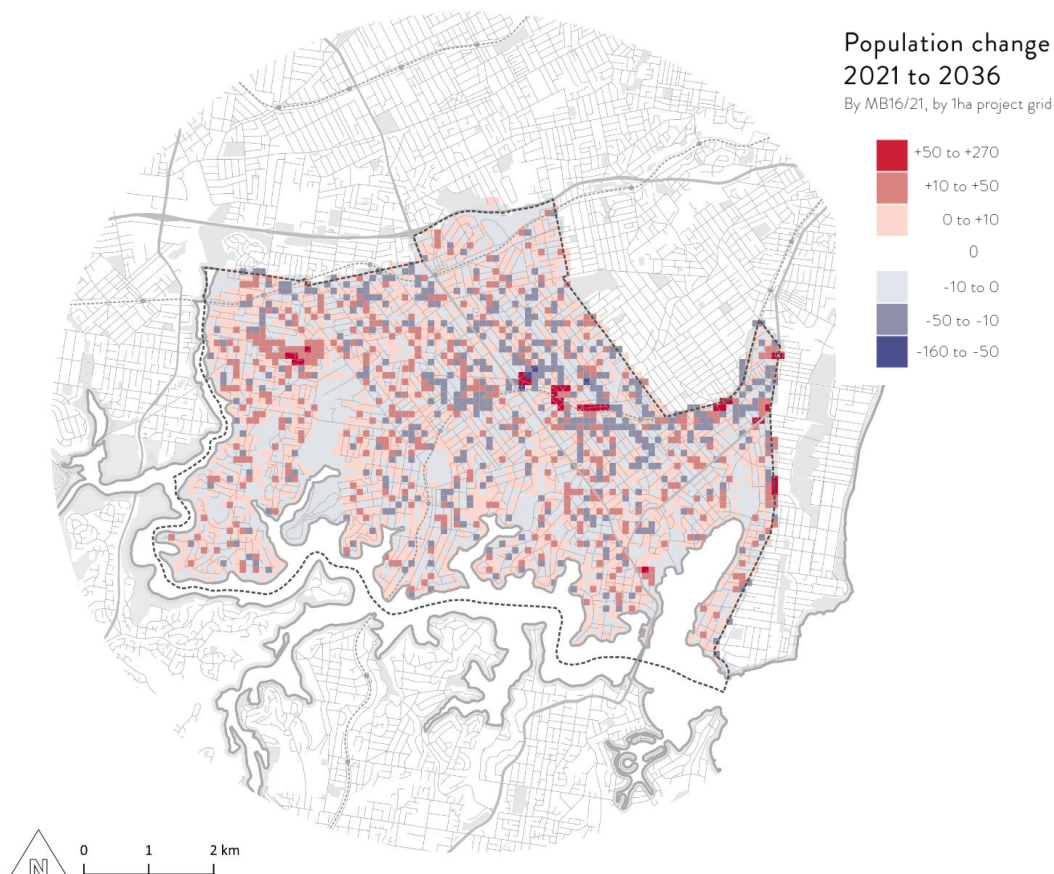
The highest growth occurred in the Kogarah (15.4 per cent) and Peakhurst – Lugarno (14.8 per cent) SA2s, with the latter driven by high density developments around Peakhurst. The Oatley – Hurstville Grove SA2 was the only area to experience a decline, although minor (-0.2 per cent).

TABLE 7: POPULATION CHANGE, GEORGES RIVER LGA SA2, 2016-2021 CENSUS

Comparable SA2	2016 Population	2021 Population	Population Change	Population Change (%)
Hurstville	23,608	24,155	547	2.3
Kingsgrove South –	12,611	12,973	362	2.9
Kogarah	11,311	13,051	1,740	15.4
Kogarah Bay – Carlton	15,969	16,200	231	1.4
Narwee – Beverly Hills	13,784	13,791	7	0.1
Oatley – Hurstville	12,613	12,594	-19	-0.2
Peakhurst – Lugarno	17,613	20,220	2,607	14.8
Penshurst and	23,904	24,243	339	1.4
Riverwood	11,280	11,606	326	2.9
Sans Souci – Ramsgate	15,976	16,659	683	4.3
South Hurstville –	24,070	25,259	1,189	4.9

Source: ABS Census 2016 and 2021 (Community Profiles) * Note Hurstville, Penshurst and Mortdale – Oatley are made up of combined 2021 SA2s for comparison purposes. The SA2 totals do not equate to the LGA Census total as some SA2s cross LGA boundaries into neighbouring LGAs.

FIGURE 4: POPULATION CHANGE (MESH BLOCK), GEORGES RIVER LGA, 2016 AND 2021 CENSUS

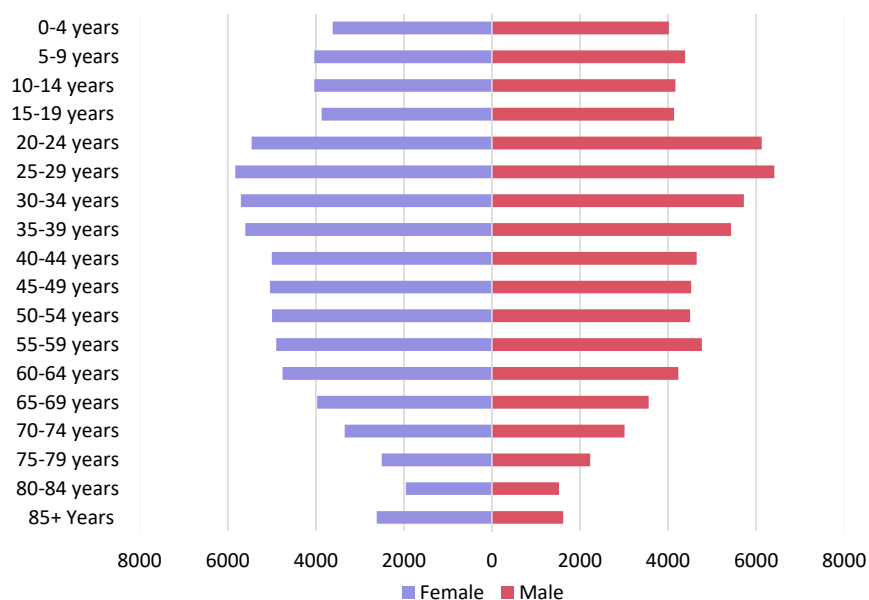


Source: SGS Economics and Planning 2023, using ABS 2021 and 2016 data. MeshBlock data concorded to project grid for comparison.

3.2 Age and Sex Profile

Georges River had a slightly higher female population (50.7 per cent female, 49.3 per cent male). In comparison to Greater Sydney, Georges River had a larger proportion of people aged over 20 and a lower proportion of people under 20. From 2016 to 2021 the LGA's median age increased from 37 to 38, with a two per cent increase in the share of people aged 65 and over.

FIGURE 5: POPULATION PYRAMID, GEORGES RIVER LGA, 2021 CENSUS



Source: ABS Census 2021 (Community Profiles).

Table 8 shows the proportion of adults and mature adults was consistent between Census periods, seeing changes under 0.5 per cent in each age bracket, while there were small decreases in the proportion of age groups younger than 30 years.

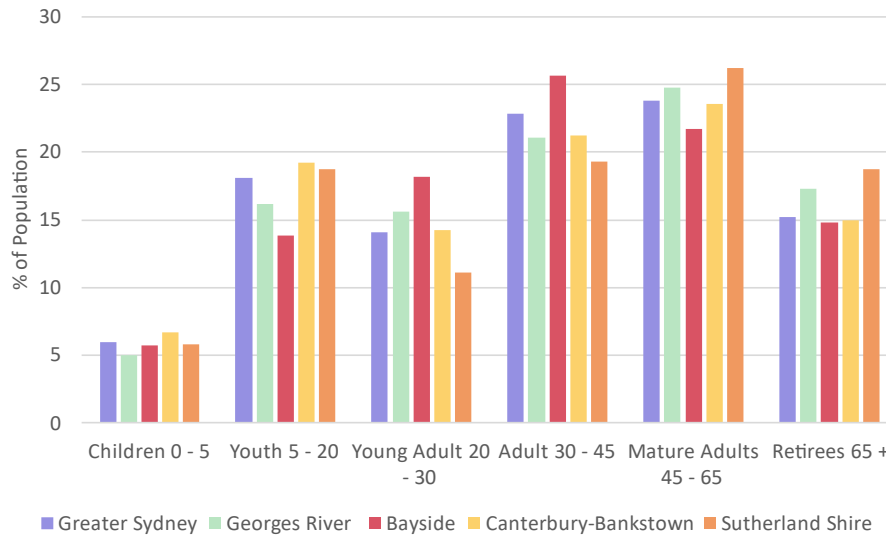
TABLE 8: AGE PROFILE, GEORGES RIVER LGA, 2016 AND 2021 CENSUS

Census	% Children 0 – 5	% Youth 5 – 20	% Young Adult 20 – 30	% Adult 30 – 45	% Mature Adults 45 – 65	% Retirees 65 +
2016	5.8	17.0	16.4	21.0	24.5	15.4
2021	5.0	16.2	15.6	21.1	24.8	17.3
Change 2016-2021	-0.8	-0.8	-0.7	0.1	0.3	2.0

Source: ABS Census 2021 (Community Profiles).

In 2021, Georges River had similar levels of young adults, adults and mature adults to the Canterbury – Bankstown LGA, but a higher proportion of those aged 65 and over. Similarly, in comparison with Bayside LGA, Georges River had a lower proportion of young adults and adults, but higher levels of mature adults and people aged over 65 (see Figure 6 below).

FIGURE 6: AGE PROFILE, GREATER SYDNEY, GEORGES RIVER AND COMPARATIVE LGAS, 2021 CENSUS



Source: ABS Census 2021 (Community Profiles).

In 2021 Hurstville – Central and Kogarah had the highest percentage (28 per cent) of young adults, greater than the LGA average of 16 per cent, and the lowest percentage of people aged 65 and over (11 per cent).

Penshurst and Sans Souci – Ramsgate had the highest proportion of children aged 0 -5 years old. Kingsgrove (South) – Bardwell had a notable proportion of its population between 20-30 years of age (28.5 per cent), which is over double the LGA average of 11.1 per cent.

Peakhurst – Lugarno and South Hurstville – Blakehurst had the highest numbers of people aged over 65, mindful that there was variation within these geographies based on new high density developments typically attracting a younger age cohort.¹⁸ The LGAs high levels of mature adults and people aged over 65 are most pronounced in Hurstville – Central and Riverwood, which represent 25.9 and 22.5 of their respective populations. In Riverwood an additional 28 per cent of the population are mature adults aged 45-65.

18 .id Georges River Council: Analysis of housing demand and supply, March 2023

TABLE 9: AGE PROFILE, GEORGES RIVER LGA BY SA2, 2021 CENSUS

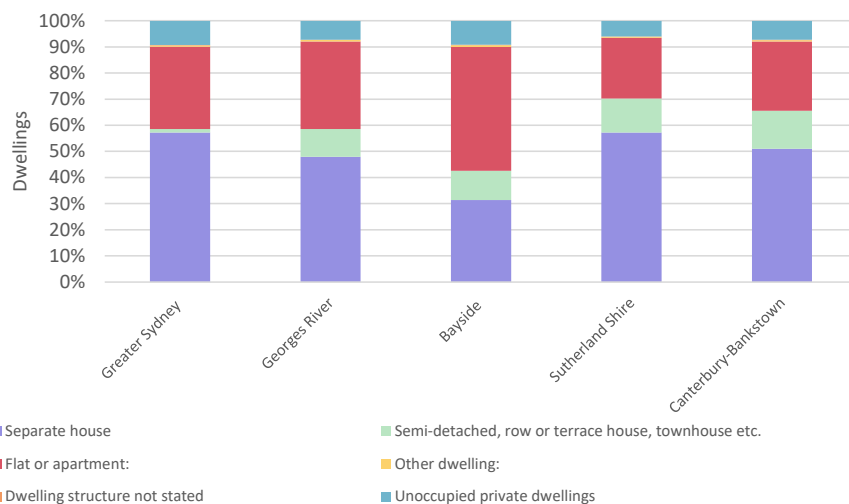
SA2	Children 0-4 %	Youth 5-20 %	Young Adult 20-30 %	Adult 30 – 45 %	Mature Adult 45-65 %	Retirees 65 + %
Hurstville – Central	5.0	17.5	10.2	16.9	24.3	25.9
Hurstville – North	4.3	15.8	17.5	18.8	24.0	19.5
Kingsgrove (South) – Bardwell Park	4.9	11.2	28.5	27.4	17.1	11.0
Kingsgrove North	4.1	16.1	15.8	19.2	26.2	18.7
Kogarah	5.7	17.9	12.3	21.5	25.7	17.0
Kogarah Bay – Carlton – Allawah	5.5	13.9	17.4	23.6	23.8	15.8
Mortdale – Oatley	5.2	15.5	15.3	22.2	25.1	16.7
Narwee – Beverly Hills	5.3	16.0	13.5	20.5	25.4	19.3
Oatley – Hurstville Grove	4.8	15.0	14.6	21.3	24.9	19.4
Peakhurst – Lugarno	5.3	17.3	11.6	19.3	26.6	19.9
Penshurst	6.1	13.1	17.7	29.1	19.7	14.4
Riverwood	5.5	15.6	9.5	18.9	28.0	22.5
Sans Souci – Ramsgate	6.1	19.3	9.9	19.7	24.8	19.7
South Hurstville – Blakehurst	5.0	16.2	15.6	21.1	24.8	17.3
Georges River LGA	4.5	17.9	11.1	17	27.4	22.1

Source: ABS Census 2021 (Community Profiles).

3.3 Dwelling Composition

Georges River had 56,469 private dwellings in 2021. As shown below, the LGA had a lower proportion (48 per cent) of its housing stock made up of separate houses compared to Greater Sydney (57 per cent). One third of Georges River dwelling stock is made up of apartments and it has a higher proportion of medium density typologies such as semi-detached, row or terrace houses or townhouses.

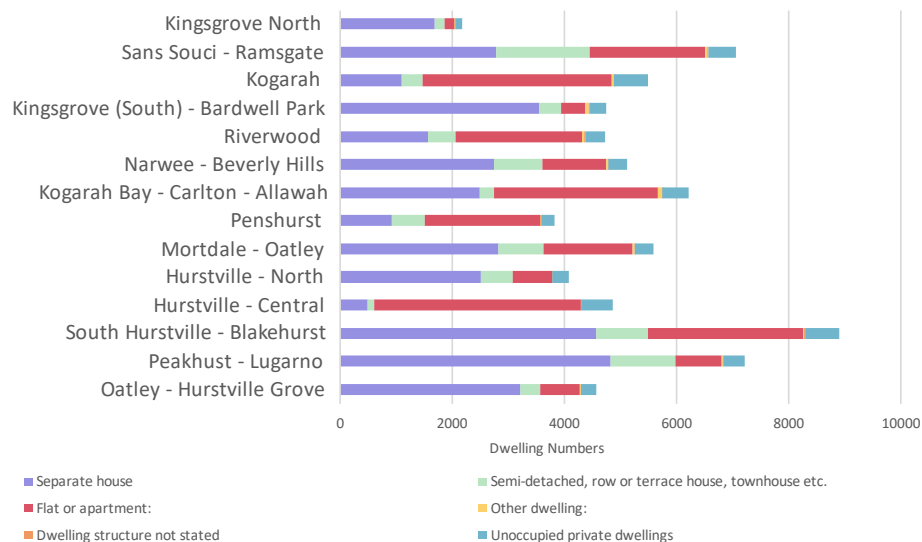
FIGURE 7: SHARE OF DWELLING TYPES, LGA COMPARISON, 2021 CENSUS



Source: ABS Census 2021 (Community Profiles).

Hurstville – Central, Kogarah Bay – Carlton – Allawah, and Kogarah SA2s have the highest numbers of apartments. The largest number of semi-detached typologies are located in Peakhurst – Lugarno and Sans Souci – Ramsgate. The SA2s with the highest numbers of separate houses include Peakhurst – Lugarno, South Hurstville – Blakehurst, Kingsgrove (South) – Bardwell Park and Oatley – Hurstville Grove.

FIGURE 8: DWELLING TYPE, GEORGES RIVER LGA BY SA2, 2021 CENSUS



Source: ABS Census 2021 (Community Profiles).

The LGA saw an increase of 8.6 per cent in total dwellings between 2016 and 2021. Table 10 shows this change by dwelling type between 2016 and 2021. The Kogarah SA2 saw the largest percentage rise in total dwellings at 31.8 per cent growth.

Flat or apartments saw a 15.9 per cent increase across this time period, while separate houses and semi-detached dwellings saw only modest increase in total numbers. Peakhurst – Lugarno experienced significant growth in the percentage of flats and apartments (336 per cent increase) over the five-year period, contributed to with new social housing developments delivered by the NSW Land and Housing Corporation.

The areas with the lowest growth in dwelling numbers were Sans Souci – Ramsgate (three per cent) and Oatley – Hurstville Grove (0.7 per cent).

TABLE 10: PERCENTAGE CHANGE IN DWELLINGS BY TYPE, GEORGES RIVER LGA BY SA2, 2016 AND 2021 CENSUS

Geography	Separate house %	Semi-detached %	Flat or apartment %	Total private dwellings %
Hurstville	3.9	0.1	16.3	12.6
Kingsgrove South – Bardwell Park	3.9	9.0	8.0	4.0
Kogarah	-1.4	5.2	39.4	31.8
Kogarah Bay – Carlton – Allawah	3.9	-1.1	4.0	5.6
Narwee – Beverly Hills	2.8	1.2	7.3	4.4
Oatley – Hurstville Grove	2.5	8.8	4.3	0.7
Peakhurst – Lugarno	3.0	9.4	336.0	7.1
Penshurst and Mortdale – Oatley	3.8	3.5	6.3	4.5
Riverwood	0	6.9	13.3	9.1
Sans Souci – Ramsgate	4.0	6.2	6.6	3.0
South Hurstville – Blakehurst	3.7	10.6	14.7	8.2
Georges River LGA	3.2	5.4	15.9	16.0

Source: ABS Census 2016 & 2021 (Community Profiles) * Please note Hurstville and Penshurst and Mortdale – Oatley are made up of combined 2021 SA2 for comparison purposes.

3.4 Household Income

At the 2021 Census, Georges River had a median weekly household income of \$1,997, \$80 lower than the Greater Sydney median weekly household income of \$2,077. Median weekly household income varies across SA2s. The highest SA2 median weekly household income is more than double that of the lowest. Five of the fourteen SA2s have a median weekly household income above that of Greater Sydney (\$2,077).

TABLE 11: MEDIAN WEEKLY INCOME, LGA COMPARISON, 2021 CENSUS

Geography	Median weekly Income
Georges River	\$1,997
Bayside	\$1,959
Canterbury-Bankstown	\$1,556
Sutherland Shire	\$2,288
Greater Sydney	\$2,077

Source: ABS Census 2021 (Community Profiles).

As shown in Table 12, the Georges River median weekly household income increased by \$343 between 2016 and 2021, an increase of 20.7 per cent.

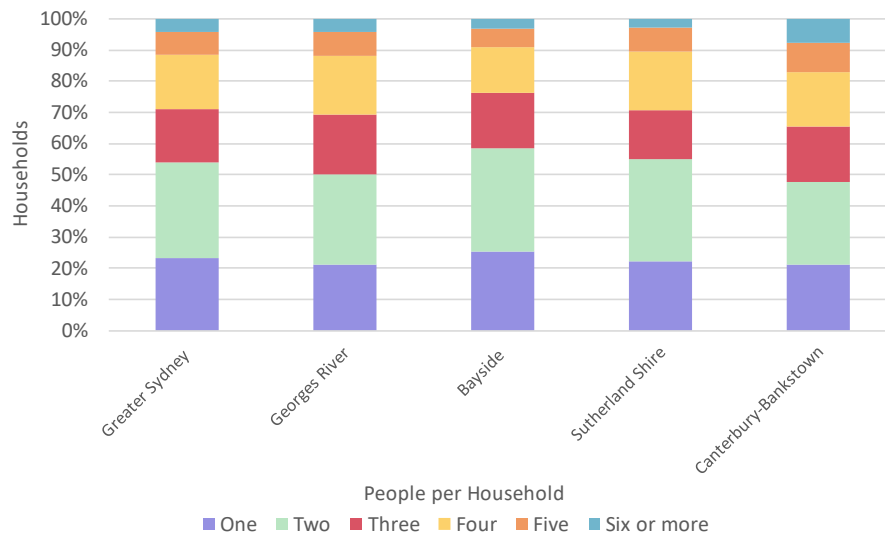
TABLE 12: MEDIAN WEEKLY HOUSEHOLD INCOME, GEORGES RIVER LGA, 2016 AND 2021 CENSUS

Georges River	Median Weekly Household Income
2016	\$1,654
2021	\$1,997
Change 2016-2021	20.7%

Source: ABS Census 2016 2021 (Quick Stats).

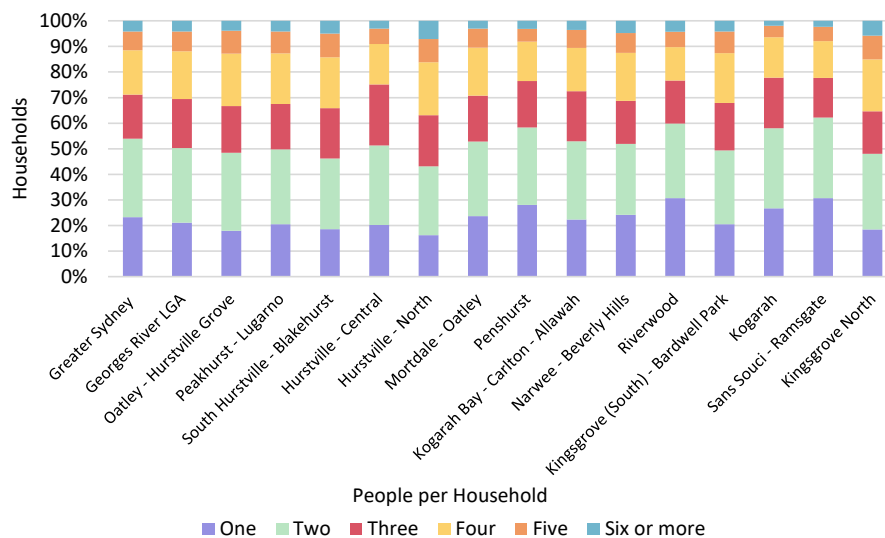
3.5 Household Composition

The number of people living in each household in the Georges River LGA is very similar to that of Greater Sydney. As of 2021 around half of households were made up of either one or two people, with another 38 per cent made up of three or four people. Georges River had a slightly lower percentage of single person households than that of Bayside LGA, but similar levels to that of other neighbouring LGAs in Sutherland and Canterbury-Bankstown.

FIGURE 9: AVERAGE NUMBER OF PEOPLE PER HOUSEHOLD, LGA COMPARISON, 2021 CENSUS

Source: ABS Census 2021 (Community Profiles).

Across the LGA the highest proportion of single person households are in the Sans-Souci – Ramsgate, Riverwood, and Penshurst SA2s. The highest shares of three or more person households are in the Hurstville – North, Kingsgrove North and South Hurstville – Blakehurst SA2s. Hurstville North also has the highest percentage of households comprised of six or more people.

FIGURE 10: HOUSEHOLD COMPOSITION, GEORGES RIVER LGA BY SA2, 2021 CENSUS

Source: ABS Census 2021 (Community Profiles).

From 2016 to 2021, Georges River saw only minor changes in household composition, a small increase in the percentage of one person and two person households, with a decrease in the percentage of households comprised of three or more persons.

TABLE 13: HOUSEHOLD COMPOSITION, GEORGES RIVER LGA, CENSUS 2016 AND 2021 CENSUSES

Census	One %	Two %	Three %	Four %	Five %	Six or more %
2016	19.2	28.0	19.4	19.8	8.5	5.1
2021	21.1	29.1	19.2	18.6	7.8	4.1
Change 2016-2021	2.0	1.1	- 0.2	-1.2	-0.8	-1.0

Source: ABS Census 2021 (Community Profiles)

3.6 Disability

Table 14 shows that the Georges River LGA population sees levels of long-term illness in keeping with the Greater Sydney region.

TABLE 14: LONG TERM ILLNESSES, GREATER SYDNEY, GEORGES RIVER AND COMPARISON LGAS, 2021 CENSUS

LGA Name	Arthritis %	Asthma %	Cancer %	Diabetes %	Heart Disease %	Kidney disease %	Lung condition %	Mental health condition %	Other long-term health condition %
Georges River	6.1	5.2	2.5	4.4	3.6	0.8	0.9	4.9	7.1
Bayside	5.8	5.4	2.1	4.4	3.0	0.8	0.9	5.4	6.6
Sutherland Shire	8.7	7.5	3.3	3.9	4.2	0.9	1.3	7.1	7.9
Canterbury-Bankstown	6.3	5.6	2.0	5.6	3.1	0.9	1.1	5.1	7.2
Greater Sydney	6.7	6.8	2.4	4.6	3.4	0.8	1.2	6.6	7.4

Source: ABS Census 2021 (Community Profiles)

At the LGA level, Georges River has only a slightly higher percentage of people who require assistance for day-to-day activities, compared with the Greater Sydney average, this increased for Georges River by 0.4 per cent between the 2016 and 2021 Census. This stands in contrast to the 1.6 per cent difference between Greater Sydney and Canterbury-Bankstown.

TABLE 15: NEED FOR ASSISTANCE, LGA COMPARISON, 2021 CENSUS

Geography	Percentage of Population
Georges River	5.3
Bayside	5.1
Sutherland Shire	4.5
Canterbury-Bankstown	6.8
Greater Sydney	5.2

Source: ABS Census 2021 (Community Profiles)

Variations between need for assistance are seen in the SA2s across Georges River. Residents of Riverwood (8.5 per cent), Narwee – Beverly Hills (7.5 per cent), Kingsgrove North (7.4 per cent) and Kingsgrove South – Bardwell Park (6.4 per cent) experience the highest need for assistance. The areas with the lowest need for assistance are Oatley – Hurstville Grove (4.3 per cent) and Hurstville Central (4.2 per cent).

TABLE 16: NEED FOR ASSISTANCE, GEORGES RIVER LGA BY SA2, 2021 CENSUS

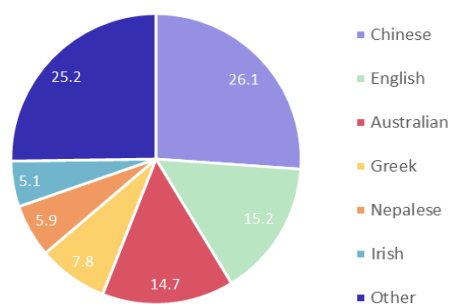
SA2	Per cent of Population
Hurstville – Central	4.2
Hurstville – North	5.9
Kingsgrove (South) – Bardwell Park	6.4
Kingsgrove North	7.4
Kogarah	4.7
Kogarah Bay – Carlton – Allawah	5.6
Mortdale – Oatley	4.9
Narwee – Beverly Hills	7.5
Oatley – Hurstville Grove	4.3
Peakhurst – Lugarno	5.8
Penshurst	4.9
Riverwood	8.5
Sans Souci – Ramsgate	5.6
South Hurstville – Blakehurst	5.2

Source: ABS Census 2021 (Community Profiles)

3.7 Ancestry

The top ancestry for Georges River at the 2021 census were Chinese (26 per cent), English (15 per cent), Australian (15 per cent), Greek (8 per cent), Nepalese (6 per cent) and Irish (5 per cent). Of these ancestries, Chinese, Nepalese and Australian cohorts grew the most between 2016 and 2021 Census.

FIGURE 11: ANCESTRY, GEORGES RIVER LGA, 2021 CENSUS



Source: ABS Census 2021 (Community Profiles).

Georges River had a higher population with Chinese ancestry than neighbouring LGAs and more than double that of Greater Sydney. Georges River has the lowest representation of Australian Aboriginal ancestry than its neighbouring LGAs.

TABLE 17: ANCESTRY BY COUNTRY OF BIRTH OF PARENTS, LGA COMPARISON, 2021 CENSUS

Ancestry	Georges River	Bayside	Sutherland Shire	Canterbury-Bankstown	Greater Sydney
Australian	14.7	14.0	35.6	13.9	22.3
Australian Aboriginal	0.7	1.1	1.4	0.7	1.7
Chinese	26.1	14.8	3.9	11.6	10.6
English	15.2	14.3	38.0	11.3	23.8
Greek	7.8	8.3	3.8	6.1	2.4
Irish	5.1	6.1	12.4	3.3	7.7
Italian	4.3	4.6	4.9	3.9	4.3
New Zealander	0.5	0.5	0.9	0.4	0.7

Source: ABS Census 2021 (Community Profiles).

Demographic takeaways for Georges River

The Georges River population is not growing as rapidly as the LGAs around it. It has an older population than its neighbouring LGAs with the largest growing demographic those aged 65+, the highest representation being in Hurstville Central. The highest change areas are in the Kogarah and Peakhurst – Lugarno SA2s, which experienced an increase in high density apartments (from 186 – 811) between 2016-2021. Apartments now account for one third of the housing stock across Georges River, mirrored in the increase of one and two person households.

4. Existing facilities

This section outlines the existing community facilities within Georges River and the neighbouring LGAs of Bayside, Canterbury-Bankstown and Sutherland Shire.

4.1 Methodology

Existing facilities in Georges River and in the neighbouring LGAs of Bayside, Canterbury-Bankstown and Sutherland Shire, have been identified through:

- Council's spatial data and existing open space and recreation studies data (where provided)
- A desktop review of information available online
- Consultation with community stakeholders

This information has been used to inform a comparison of facilities per capita in the region.

Facility types

To remain consistent with the previous *Open Space, Recreation and Community Facilities Strategy 2019-2036*, this study considers the following types of community facilities:

- **Aquatic Facilities** – council owned and managed facilities
- **Athletic Facilities** – council owned and managed facilities
- **Community Centres** – council facilities which are available for hire
- **Libraries** – council owned and managed facilities
- **Open Space** – includes Reserves, State and National parks
- **Sports and recreation** – fields (AFL, soccer, rugby, cricket) and courts (netball, tennis, basketball, indoor multi-use) – excludes golf courses.

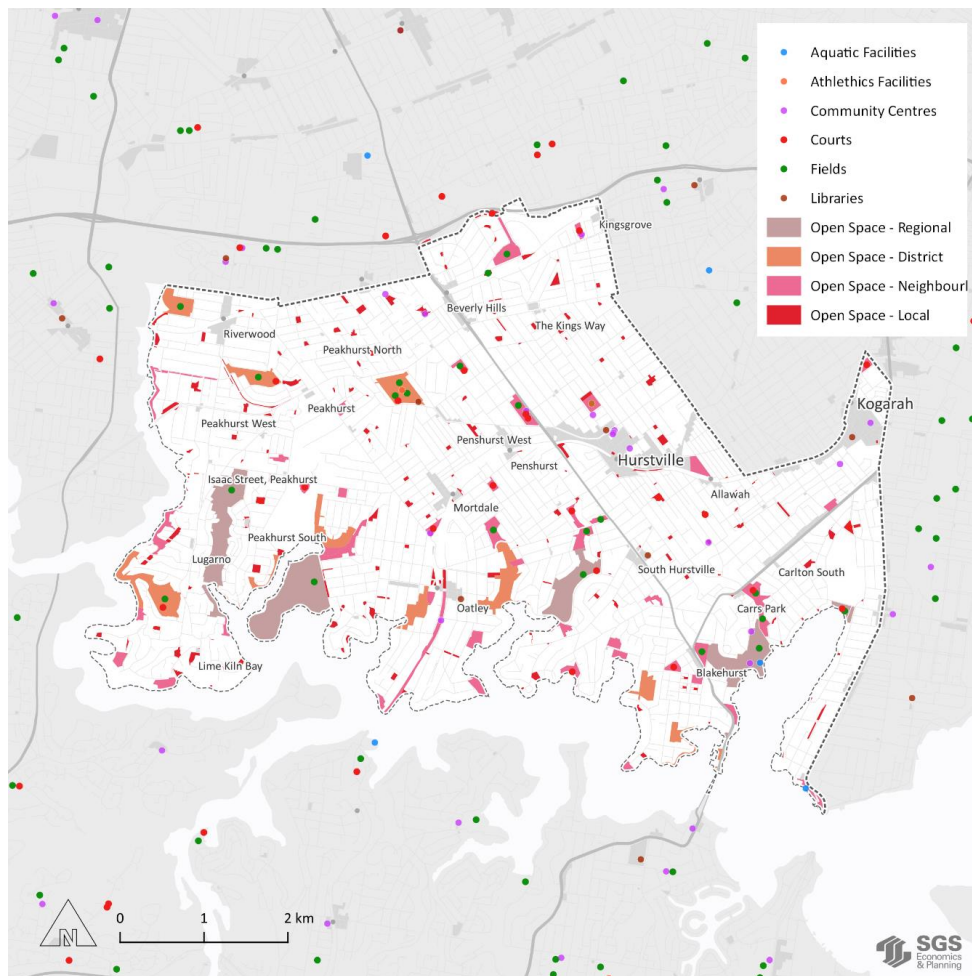
Accessibility mapping

Accessibility maps were generated for each facility type to show travel catchments based on use of the road network for pedestrian travel and car travel. Accessibility is here defined as physical proximities via the road network. Accessibility catchments expand across the LGA boarder to understand where neighbouring facilities may be servicing the needs of Georges River residents and vice versa.

- The pedestrian catchment is determined by **walkable distances** to indicate network permeability. Pedestrian accessibility, shown in shades from green to brown, identify walkable catchments from facilities. Green areas represent walkable catchments defined as up to 800 metres, where the brown tones reflect distances considered unwalkable (800+ metres).
- Car travel catchments are determined by **time travelled** to indicate linkage opportunities. Drivable catchments are expressed in shades of blue, the darker shades indicating longer travel times. These catchments assume a traffic free road network and do not reflect actual drive time.

Figure 12 shows the location of existing facilities within and surrounding Georges River. With the exception of open space, the majority of community facilities are located in the east and north of the LGA.

FIGURE 12: EXISTING FACILITIES AND OPEN SPACE IN AND AROUND GEORGES RIVER LGA



Source: SGS Economics and Planning 2023.

4.2 Aquatic Facilities

There are two existing aquatic facilities and one future endorsed site within the Georges River LGA. The existing operational facilities at Hurstville Aquatic and Leisure Centre and Sans Souci Leisure Centre will be complimented with a new facility at Carss Park.¹⁹

Hurstville Aquatic and Leisure Centre is classified as a regional facility that includes a 25 metre indoor pool with eight lanes, indoor leisure pool, indoor learn-to-swim pool, outdoor water slide and a health and fitness centre. As a regional facility it is expected to cater to the widest catchment, and is acknowledged as Sydney's most visited aquatic centre, with just under 1.2 million visits a year.²⁰

The Sans Souci Leisure Centre is classified as a district facility and includes an indoor 25 metre pool with three lanes, an indoor 17 metre pool with three lanes, an outdoor 50 metre pool with seven lanes, an outdoor toddler pool, as well as a health and fitness centre.

When the Carss Park facility is operational, Georges River will have the highest level of provision on a per capita basis to its neighbouring LGAs.

TABLE 18: COMPARISON OF AQUATIC FACILITIES IN NEIGHBOURING LGAS

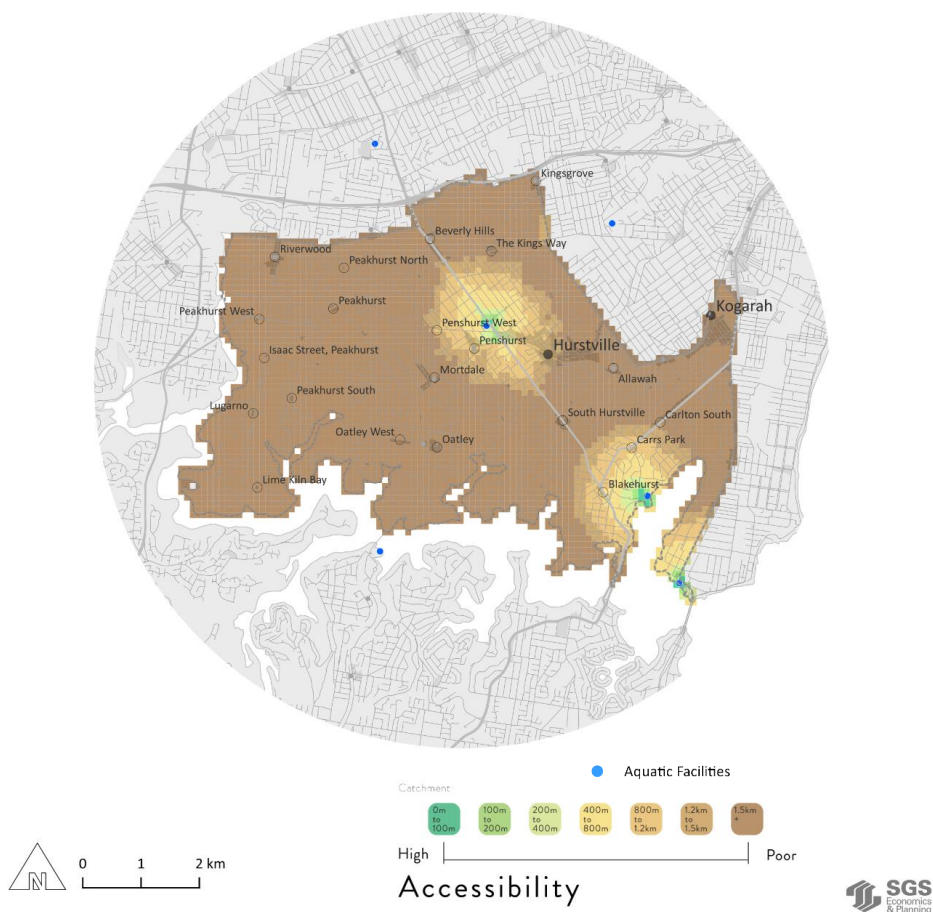
LGA	Number of Aquatic Facilities	Provision per 1,000 people (2021)
Georges River	3	0.020
Bayside	2	0.011
Canterbury-Bankstown	5	0.013
Sutherland	4	0.017

Source: Georges River Council, Bayside Council, City of Canterbury-Bankstown and Sutherland Shire Council.

¹⁹ Georges River Council Ordinary Meeting Carss Park Site Assessment Review, Monday 28 November 2022.

²⁰ Elton Consulting and Otium Planning Group 2019, Georges River Council Open Space, Recreation and Community Facilities Strategy 2019-2036, Georges River <<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Publications/Open-Space-Recreation-and-Community-Facilities-Strategy.pdf>>

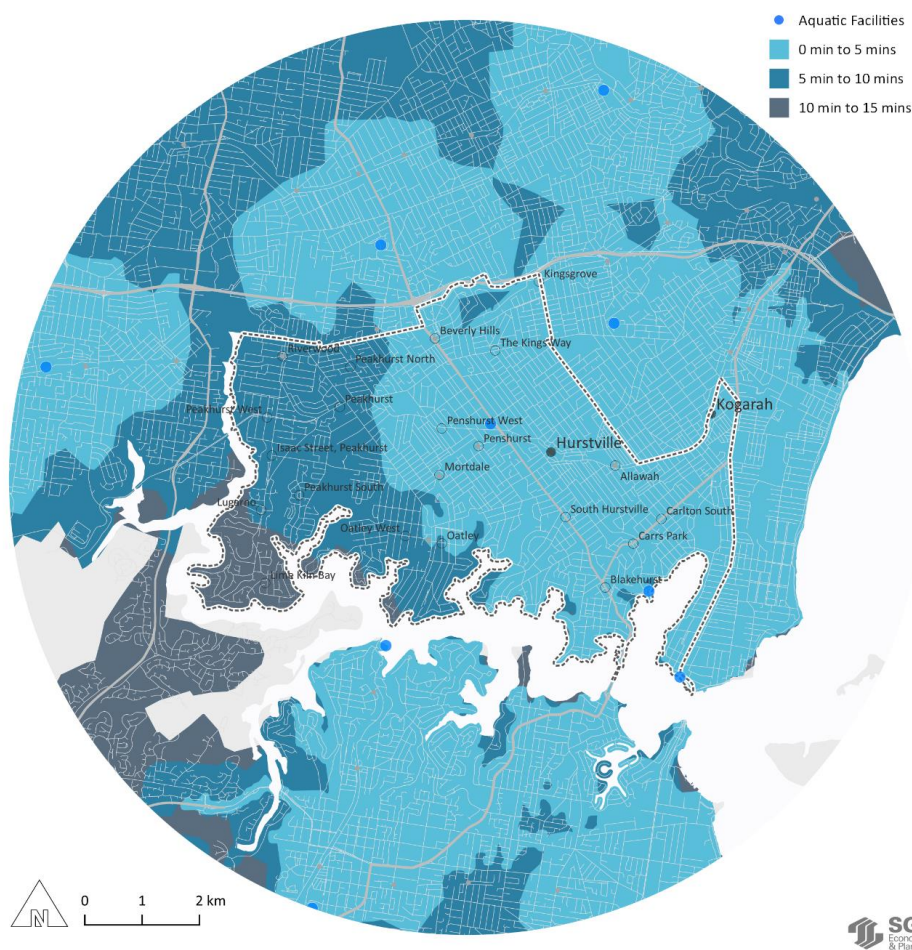
FIGURE 13: AQUATIC CENTRES, ACCESSIBILITY– WALKING



Source: SGS Economics and Planning 2023.

Due to the nature of activity, there is no expectation to have aquatic facilities provided locally for all residents. However, all three of the aquatic facilities are in the eastern half of the LGA, potentially increasing demand on the Hurstville location as the most proximate for residents in the west and exacerbating the already stretched capacity of this facility.

FIGURE 14: AQUATIC CENTRES, ACCESSIBILITY– DRIVING



Source: SGS Economics and Planning 2023.

4.3 Athletic Facilities

There are two grass track athletics fields in Georges River, they are the only athletic facilities in the immediate vicinity. The two tracks are both located in the northern half of the LGA, in the suburbs of Penshurst and Hurstville, at Olds Park and Hurstville Oval respectively.

The centre of Hurstville Oval has until recently accommodated a cricket pitch, but is now opening to other sporting codes for training opportunities. The Hurstville Oval does not represent the standards of an official 100m track.

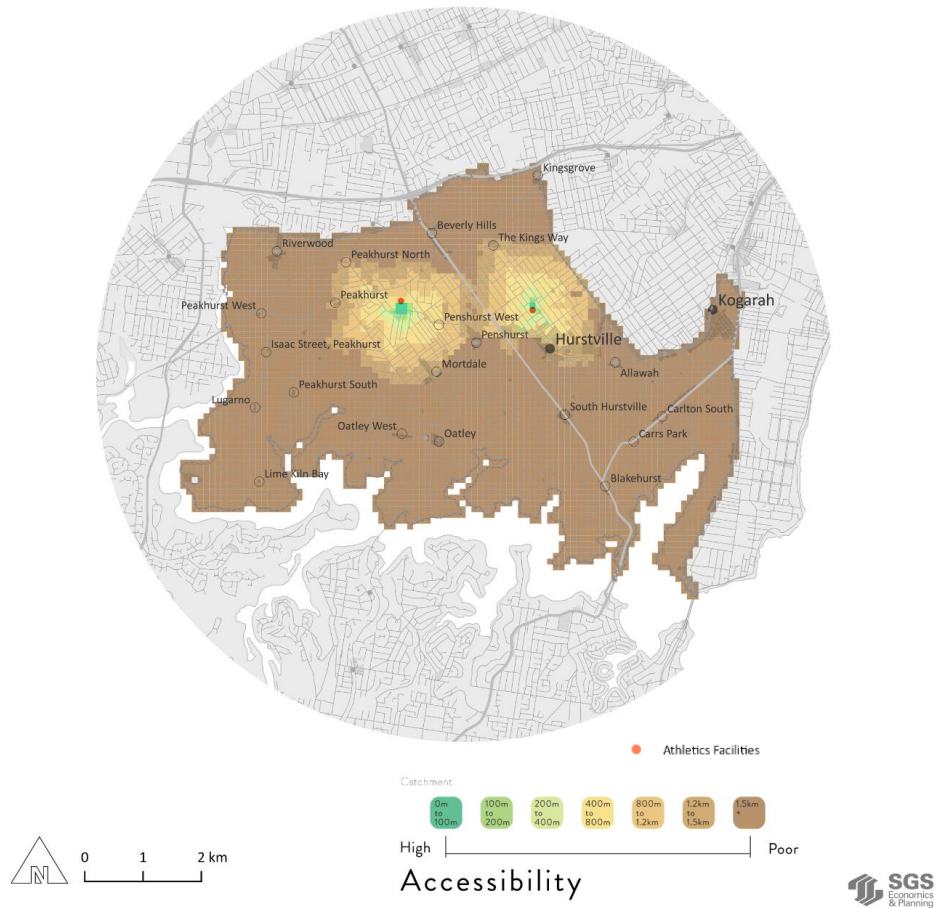
Georges River has the same provision as the Sutherland LGA. However, athletics tracks in neighbouring LGAs are synthetic and able to host higher level competition.

TABLE 19: COMPARISON OF ATHLETIC FACILITIES IN NEIGHBOURING LGAS

LGA	Number of Athletic Facilities	Provision per 1,000 people (2021)
Georges River	2	0.013
Bayside	1	0.006
Canterbury-Bankstown	2	0.005
Sutherland	3	0.013

Source: Georges River Council, Bayside Council, City of Canterbury-Bankstown and Sutherland Shire Council.

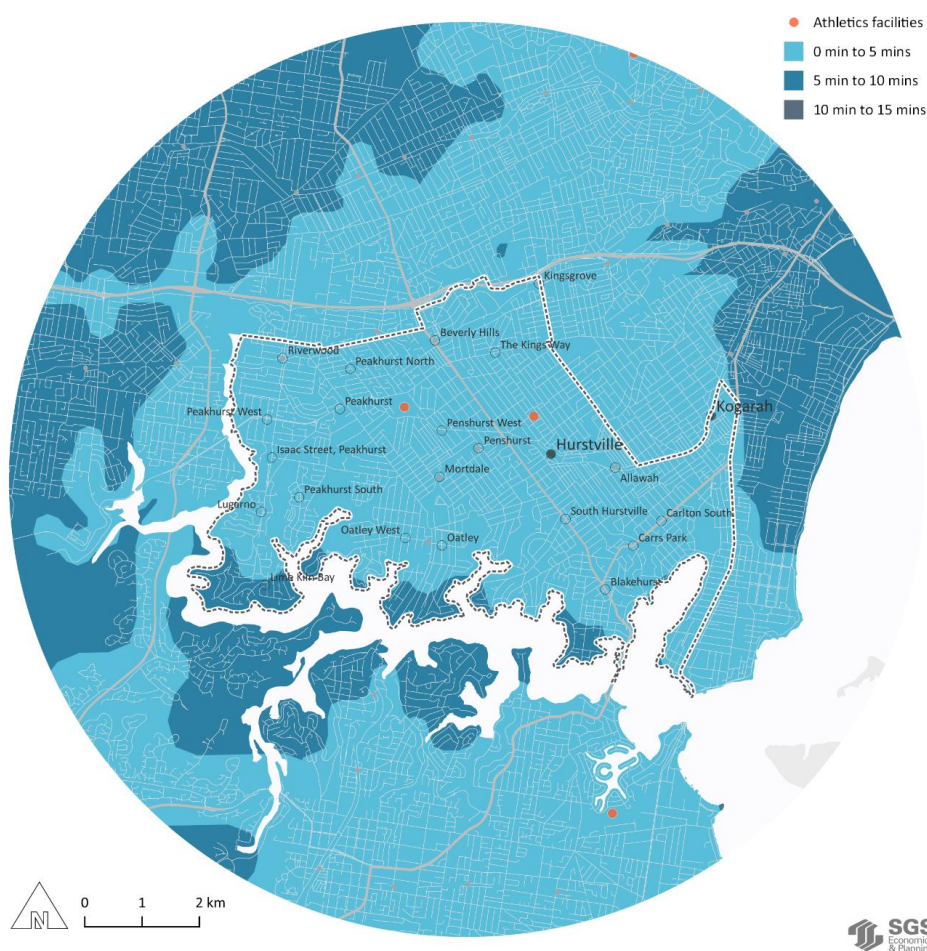
FIGURE 15: ATHLETICS FACILITIES, ACCESSIBILITY– WALKING



Source: SGS Economics and Planning 2023.

This type of activity would not commonly be expected to be accessible by walking, with location instead centrally located for driving access. With minor exceptions on the southern west fringe, the whole LGA is within a 10 minute drive of an athletics track and a 10-20 minute drive from neighbouring athletics facilities which include synthetic tracks.

FIGURE 16: ATHLETICS FACILITIES, ACCESSIBILITY– DRIVING



Source: SGS Economics and Planning 2023.

4.4 Community Centres

Georges River has 16 community centres available for hire. These centres are spread through the north east and central parts of the LGA, with no provision in the west of Georges River. There are three major community centres concentrated in Hurstville, including the Civic Theatre, Senior Citizens Centre and Marana Auditorium. There are centres to the north east and south west outside the Georges River LGA that are walkable for some residents in Riverwood and San Souci.

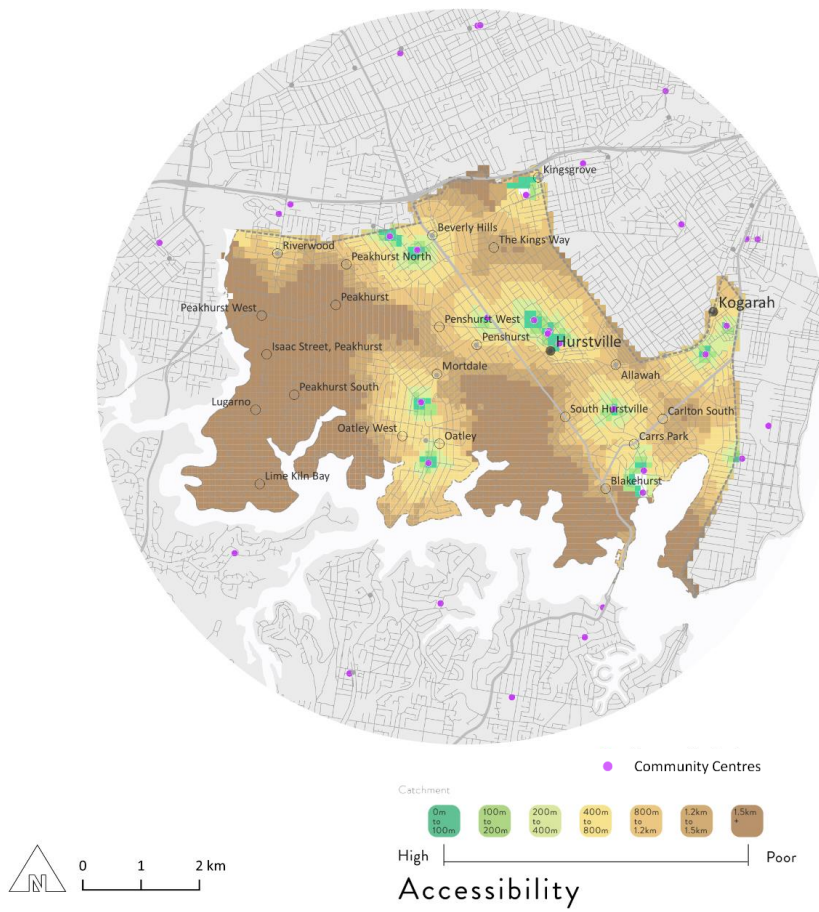
Despite in comparison to neighbouring LGAs Georges River has the second highest provision of community centres per capita, residents in Lugarno, Peakhurst, Blakehurst and Kyle Bay have nothing locally provided, with access further constrained by their river frontage reducing access to centre in other LGAs. The highest provision of community centres in the region occurs in Sutherland Shire, however, the south west Lugarno pocket cannot readily utilise these neighbouring facilities due to limited river crossing points in the south restricting driving access.

TABLE 20: COMPARISON OF COMMUNITY CENTRES IN NEIGHBOURING LGAS

LGA	Community Centres	Provision per 1,000 people (2021)
Georges River	16	0.105
Bayside	9	0.051
Canterbury-Bankstown	20	0.054
Sutherland	27	0.117

Source: Georges River Council, Bayside Council, City of Canterbury-Bankstown and Sutherland Shire Council.

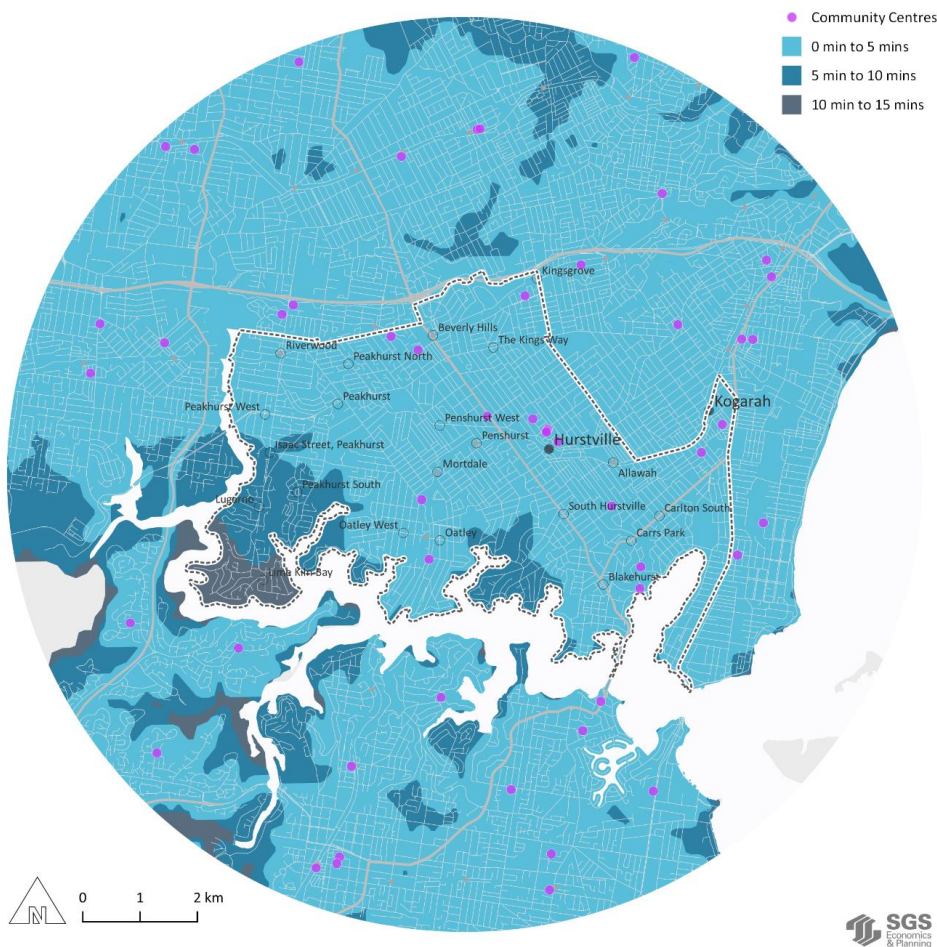
FIGURE 17: COMMUNITY CENTRES, ACCESSIBILITY– WALKING



Source: SGS Economics and Planning 2023

Residents in the Lugarno peninsula have the most constrained access to community centres, with Connells Point also with longer drive time access.

FIGURE 18: COMMUNITY CENTRES, ACCESSIBILITY– DRIVING



Source: SGS Economics and Planning 2023

4.5 Libraries

There are five libraries within the Georges River LGA. They are spread across the east of the LGA with no provision in the western parts. Georges River and Sutherland have slightly higher provision per capita than the other LGAs, however, this provision does not necessarily translate into equitable distribution across the district.

The two largest libraries are in the north east of the LGA. The largest, Hurstville Library, has 3,440 square metres of gross floor area (GFA) and accounted for nearly 50 per cent of all library visits in the LGA in 2018. The next largest, Kogarah Library, at 2,070 square metres GFA accounted for 25 per cent of library visits in 2018. The smallest library facility is the Oatley Library at 237 square metres GFA.

The pockets of Lugarno, Peakhurst and Blakehurst sit outside any walkable catchments, and Lugarno has the most constrained driving catchment to libraries.

Some residents of Riverwood are within walking distance of Canterbury-Bankstown's Riverwood Library and Knowledge Centre, while very limited parts of Sans Souci have walking access to Bayside's Sans Souci Library.

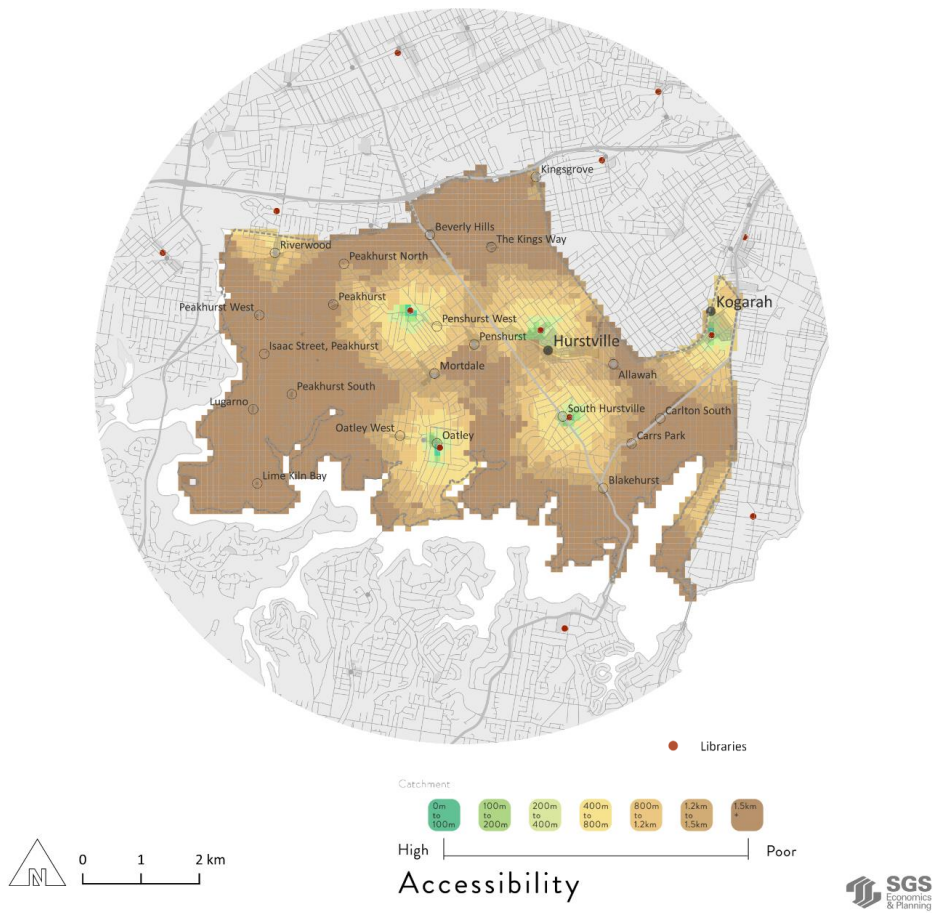
SGS understands that Georges River Council is considering location of a third major library in the western half of the LGA to improve access with a feasibility study around existing library spaces.

TABLE 21: COMPARISON OF LIBRARIES IN NEIGHBOURING LGAS

LGA	Libraries	Provision per 1,000 people (2021)
Georges River	5	0.033
Bayside	6	0.029
Canterbury-Bankstown	9	0.024
Sutherland	8	0.035

Source: Georges River Council, Bayside Council, City of Canterbury-Bankstown and Sutherland Shire Council.

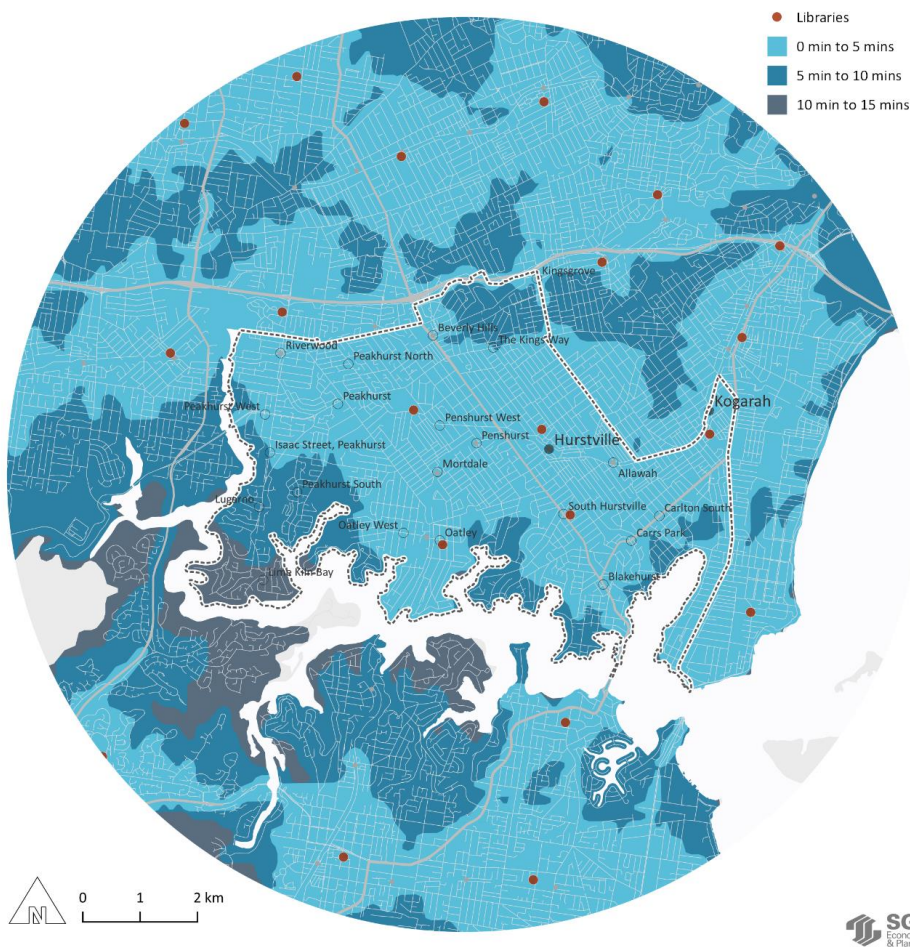
FIGURE 19: LIBRARIES, ACCESSIBILITY– WALKING



Source: SGS Economics and Planning 2023.

With a similar access pattern to community centres, there are additional pockets of reduced access through some of Carss Park and Kogarah Bay, Blakehurst and Beverly Hills.

FIGURE 20: LIBRARIES, ACCESSIBILITY– DRIVING



Source: SGS Economics and Planning 2023.

4.6 Open Space

The Georges River LGA includes 4,103,625 square metres (or 410 hectares) of open space. Using the hierarchies listed in the *Western Australia Guidelines for Community Infrastructure 2020*, the open spaces have been categorised by size as either Local (up to one hectare), Neighbourhood (one to five hectares), District (five to 15 hectares) or Regional (more than 15 hectares), includes National Parks and excludes golf courses.

Each category of open space is intended to have varying degrees of accessibility and increasing degrees of amenity (for example Local open space is intended to be the most basic provision but the most accessible). In general, Local and Neighbourhood open space is intended as walkable for local residents, typically within 800 metres, while a longer walk, short car commute or public transport trip is considered more acceptable to access the higher amenity of a District or Regional open space.

Outlined in Table 22, most of the open space in the LGA is classified as Regional, followed by District, Neighbourhood and then Local.

TABLE 22: GEORGES RIVER OPEN SPACE CATEGORIES

Open Space Hierarchy	Provision	Share of total in LGA
Local	563,418.5 square metres	13.7%
Neighbourhood	1,122,651.9 square metres	27.4%
District	1,090,053.0 square metres	26.6%
Regional	1,327,501.5 square metres	32.3%
Total	4,103,625 square metres	100.0%

Source: SGS Economics and Planning 2023 using Georges River Council data.

With the exception Sutherland, which incorporates large parcels of National Park, the neighbouring LGAs have a similar provision of open space per capita.

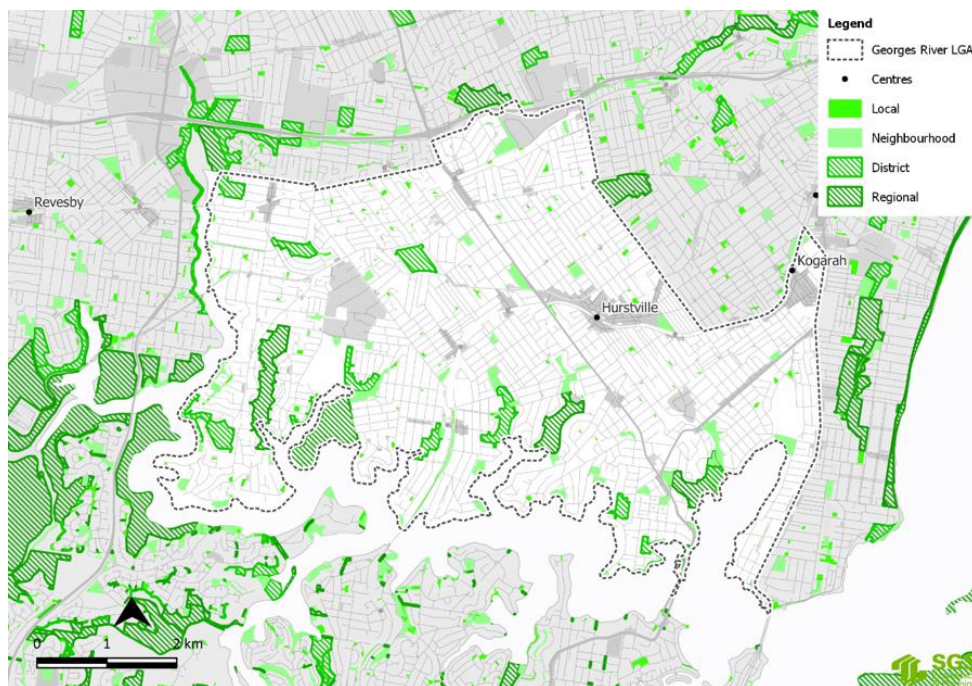
TABLE 23: COMPARISON OF OPEN SPACE IN NEIGHBOURING LGAS

LGA	Open Space	Provision per 1,000 people (2021)
Georges River	4,103,625 square metres	26.9 sqm
Bayside	4,332,259 square metres	24.7 sqm
Canterbury-Bankstown	10,873,252 square metres	29.3 sqm
Sutherland	144,648,585 square metres	628.3 sqm

Source: Georges River Council and DPE SEED Portal.

As shown in Figure 21, Local and Neighbourhood parks are scattered across the LGA, while larger parks at the District and Regional scale are concentrated in the southern half of the LGA, typically with some connection to the river.

FIGURE 21: OPEN SPACE, GEORGES RIVER LGA AND SURROUNDS



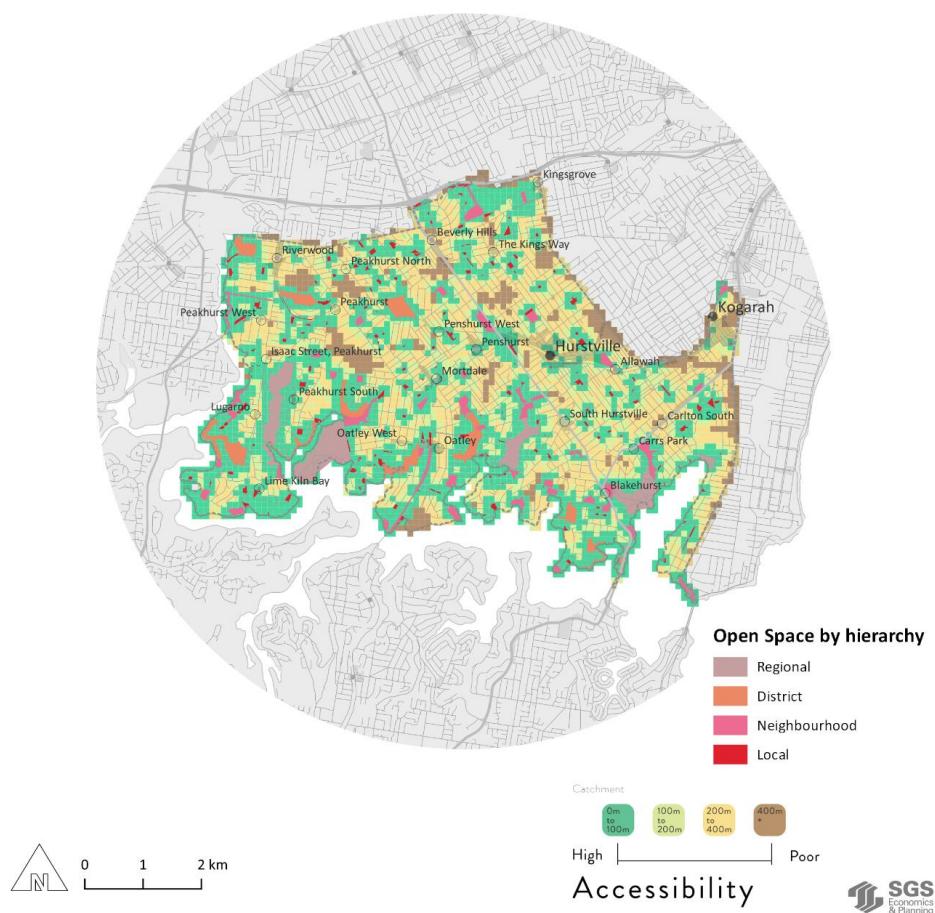
Source: SGS Economics and Planning 2023.

Open space accessibility has been mapped within the Georges River LGA, however, residents will also be serviced from adjoining open spaces in neighbouring communities.

Figure 22 indicates that, with few exceptions, the population of Georges River is within 400 metres walking distance of an open space. It visualises that for some residents, the most accessible open space will be of a District or Regional scale, serving as a higher amenity local asset.

Pockets of poor access, indicated in brown, are located mostly in the northern half of the LGA and in some instances correspond with known higher density pockets in Peakhurst or Kogarah.

FIGURE 22: OPEN SPACE, ACCESSIBILITY– WALKING

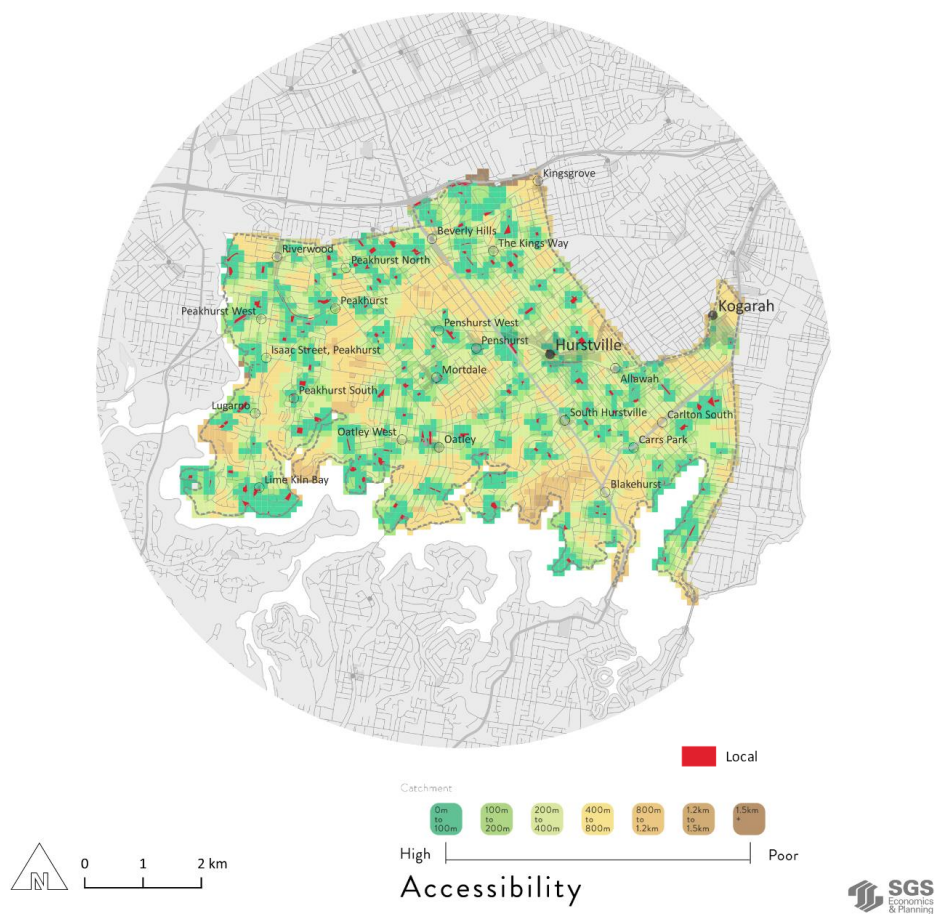


Source: SGS Economics and Planning 2023.

Figure 23 - Figure 26 identify the spread of open space by open space hierarchy.

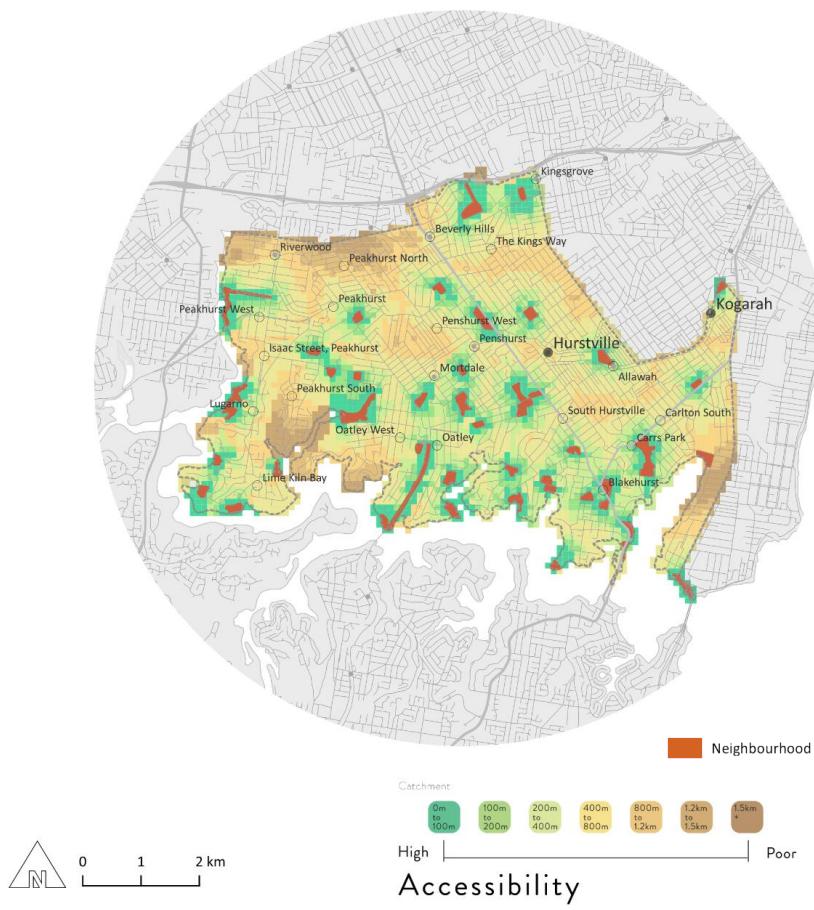
Local and Neighbourhood scale open space plays an increasingly important role in areas that are experiencing densification, such as Hurstville Central, Kogarah and Peakhurst. Kogarah has very poor walkable access to local and neighbourhood open space. Hurstville has some walkability to local open space but no walkable access to Neighbourhood scale open space.

FIGURE 23: LOCAL OPEN SPACE, ACCESSIBILITY– WALKING



Source: SGS Economics and Planning 2023.

FIGURE 24: NEIGHBOURHOOD OPEN SPACE, ACCESSIBILITY– WALKING

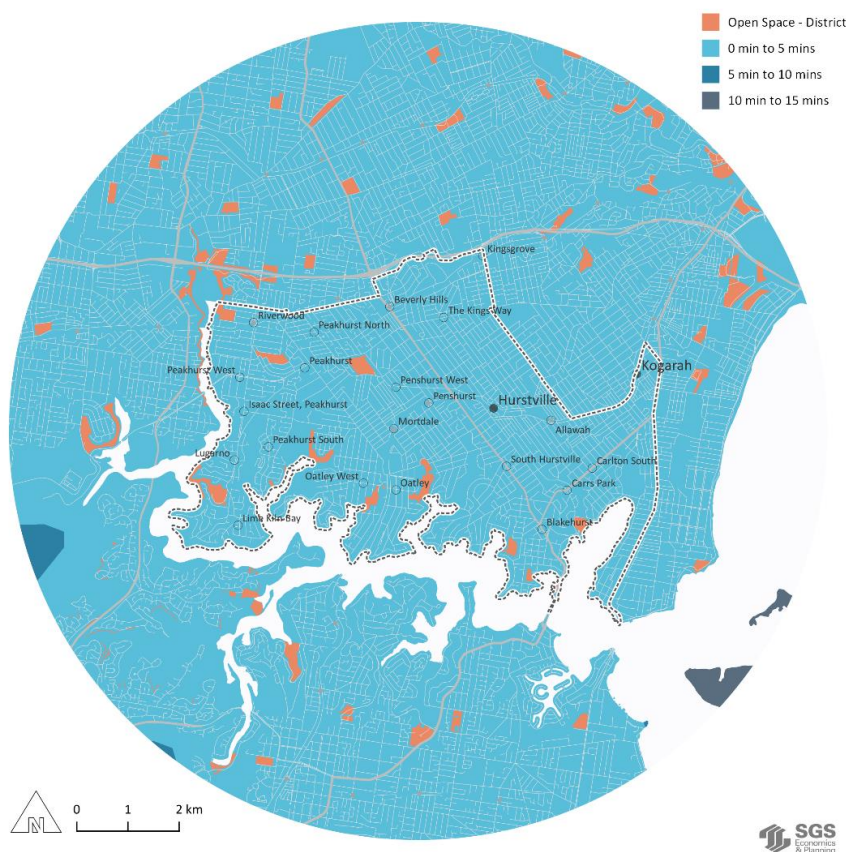


Source: SGS Economics and Planning 2023.

The entire LGA is within a 5 minute drive to District or Regional open space.

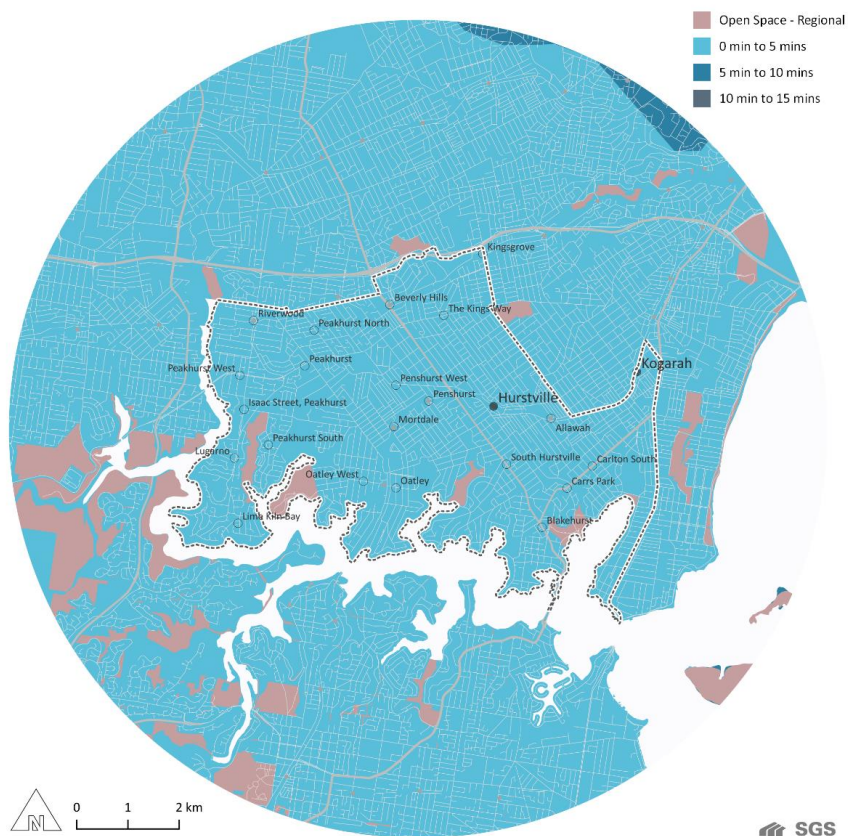
Regional open space in the LGA is concentrated in southern areas adjacent to waterways, making use of larger land parcels with flood zone overlays.

FIGURE 25: DISTRICT OPEN SPACE, ACCESSIBILITY - DRIVING



Source: SGS Economics and Planning 2023.

FIGURE 26: REGIONAL OPEN SPACE, ACCESSIBILITY– DRIVING



Source: SGS Economics and Planning 2023.

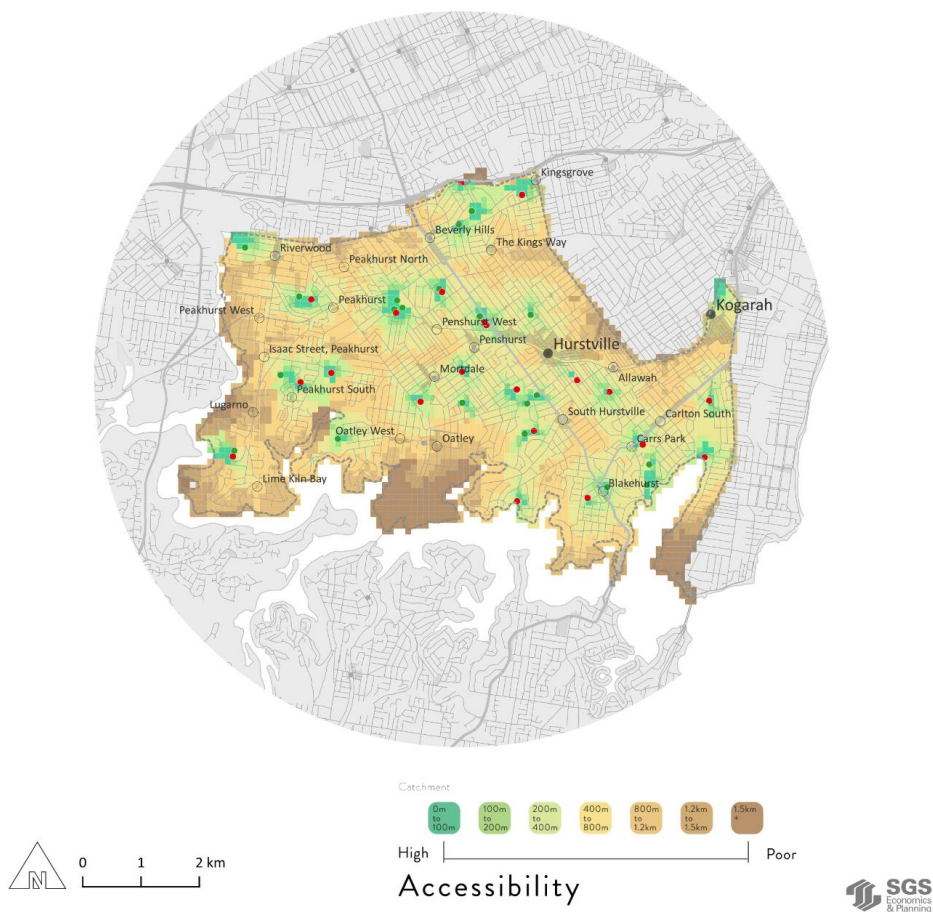
4.7 Sports and recreation

Sports and recreation facilities for the purposes of this study includes sports fields and courts. Existing sports fields and courts are mapped below to give a more wholistic picture of recreation opportunities and how sports fields and courts are clustered across the LGA.

These asset types are the most equally distributed community facility across the LGA.

The map below shows that the areas with the poorest walkable accessibility to sports and recreation facilities are in the southern parts of Oatley, along the western border of the LGA and the northern boarder of the LGA around Hurstville to Kogarah.

FIGURE 27: SPORTS AND RECREATION, ACCESSIBILITY– WALKING



Source: SGS Economics and Planning 2023.

Sports fields

For this analysis, sports fields across the LGA have been counted as single fields, with the types of sports catered for separately documented (e.g. soccer, rugby, cricket and AFL). Sports fields have been counted using this method to ensure that multi-purpose fields are not counted twice misrepresenting the availability of fields within the LGA.

Georges River has a total of 43 sports fields located in public open spaces, which are spread across the LGA. Neighbouring LGAs also have a number of sports fields, several of which are close to the border of the Georges River LGA, which provides additional access for residents.

For comparison, Georges River and Bayside have the same number of sports fields (43), Canterbury-Bankstown has 122, and with 83 Sutherland has the highest rate of provision per capita.

Sports courts

There is similar distribution of sports courts to sports fields, spread across the LGA in public open spaces. The types of courts are documented in Table 26.

Georges River has a total of 48.5 sports courts across the LGA, with most of these being netball courts, followed by tennis and basketball. Courts are predominantly located in public open spaces alongside sports fields. The Johnny Warren Indoor Sports Centre has three multipurpose indoor courts and there is one indoor half court at the Penshurst Park Youth Facility. For comparison, Bayside has a total of 51 courts, Canterbury-Bankstown has 137 courts and Sutherland has 119 courts.

TABLE 24: COMPARISON OF SPORTS FIELDS IN NEIGHBOURING LGAS

LGA	Sports Fields	Provision per 1,000 people (2021)
Georges River	43	0.282
Bayside	43	0.245
Canterbury-Bankstown	122	0.329
Sutherland	83	0.361

Source: SGS Economics and Planning 2023

TABLE 25: COMPARISON OF SPORTS COURTS IN NEIGHBOURING LGAS

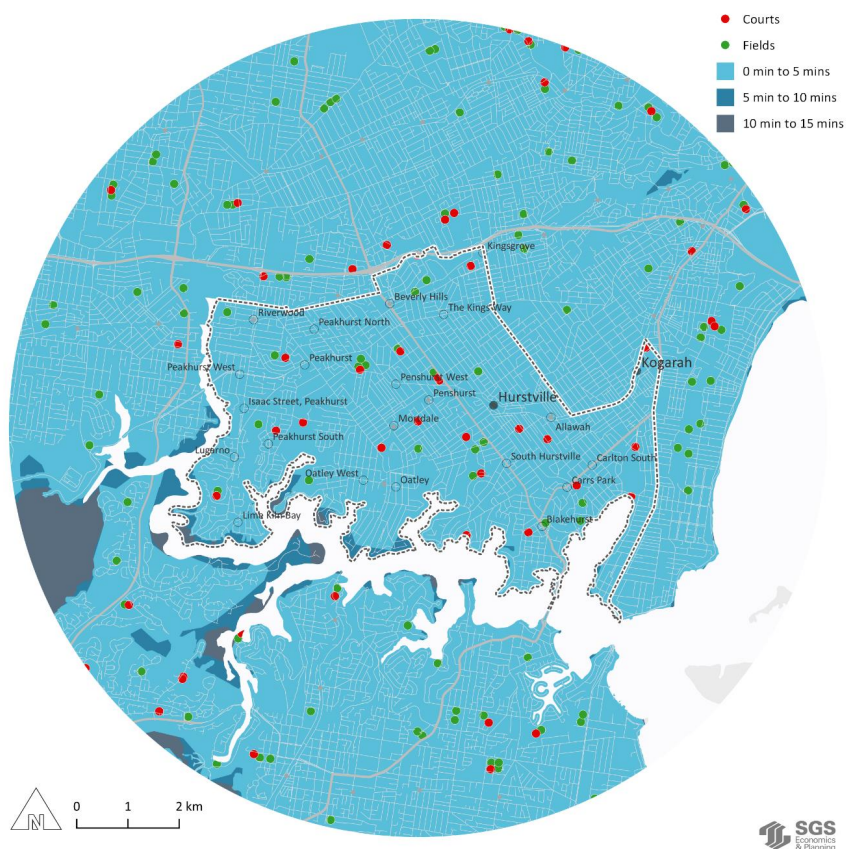
LGA	Sports Courts	Provision per 1,000 people (2021)
Georges River	48.5	0.319
Bayside	51	0.291
Canterbury-Bankstown	137	0.369
Sutherland	119	0.517

Source: SGS Economics and Planning 2023

The even distribution of sports fields across the LGA means that most areas are within a five minute drive. Some small pockets have a longer distance to travel because direct road access is limited, but is never greater than 10 minutes.

This does not reflect that access to assets for specific sports is more varied.

FIGURE 28: SPORTS FIELDS, ACCESSIBILITY– DRIVING



Source: SGS Economics and Planning 2023

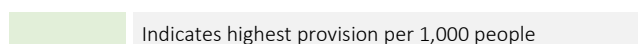
Accessibility implications for Georges River

Existing facilities are concentrated in the central and eastern parts of the LGA. With the exception of open space, sports fields and courts, the western regions of Lugarno and Peakhurst have no local allocations of community facilities and are the most constrained due to limited river crossings.

4.8 Summary of neighbouring LGA comparative provision

Table 26 summarises the comparison of the number of facilities in the Georges River and neighbouring LGAs per 1,000 residents (based on the 2021 population) for the different facility types, to understand the relative provision of community and recreational facilities in the region. The higher the provision rate means the greater the number of facilities available per person in the LGA.

The green fill indicates which of the LGAs has the highest per 1,000 people provision for each facility type.



Overall, Sutherland has the highest provision rate in nearly all categories, except for basketball courts and indoor courts, noting that Sutherland has a vast amount of open space compared to the other LGAs due to the Royal National Park.

Bayside consistently has some of the lowest rates of provision for nearly all facility types. The lack of provision in Bayside could place additional pressure on Georges River facilities as Bayside residents travel to meet their needs.

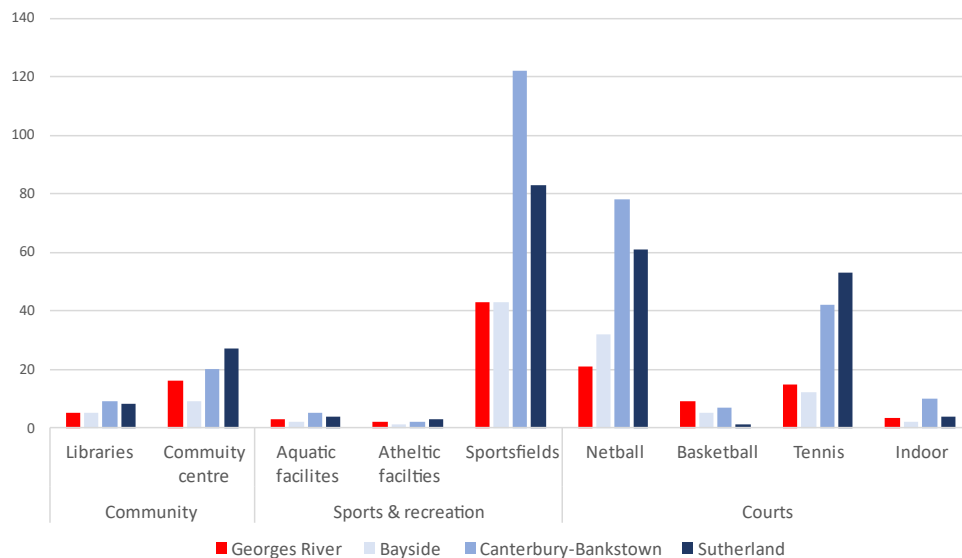
While Georges River has the highest total number and provision per 1,000 of basketball courts it has the lowest per capita provision of netball courts. It provides the equal highest provision per 1,000 of athletics facilities, however, the Georges River tracks are grass while the neighbouring facilities are synthetic tracks and so cater to different competitions.

TABLE 26: PROVISION OF FACILITIES IN GEORGES RIVER, BAYSIDE, CANTERBURY-BANKSTOWN AND SUTHERLAND LGA (PER 1,000 PEOPLE)

Facility type	Georges River		Bayside		Canterbury Bankstown		Sutherland		Average
	Number of facilities	Facilities per 1,000	Number of facilities	Facilities per 1,000	Number of facilities	Facilities per 1,000	Number of facilities	Facilities per 1,000	Facilities per 1,000
Community centres	16 centres	0.105	9 centres	0.051	20 centres	0.054	27 centres	0.117	0.074
Libraries	5 libraries	0.033	5 libraries	0.029	9 libraries	0.024	8 libraries	0.035	0.030
Open space*	4,103,625 sqm	26.9 sqm per capita	4,332,259 sqm	24.7 sqm per capita	10,873,252 sqm	29.3 sqm per capita	144,648,585 sqm	628.3 sqm per capita	177.3 sqm per capita
Sport and recreation facilities – fields	43 sports fields	0.282	43 sports fields	0.245	122 sports fields	0.329	83 sports fields	0.361	0.304
Sport and recreation – courts (netball, basketball, tennis, indoor)	21 netball courts	0.138	32 netball courts	0.183	78 netball courts	0.210	61 netball courts	0.265	0.199
	9 basketball courts	0.059	5 basketball courts	0.029	7 basketball courts	0.019	1 basketball courts	0.004	0.028
	15 tennis courts	0.098	12 tennis courts	0.068	42 tennis courts	0.113	53 tennis courts	0.230	0.127
	3.5 indoor courts	0.023	2 indoor courts	0.011	10 indoor courts	0.027	4 indoor courts	0.017	0.019
Athletics facilities	2 athletics tracks	0.013	1 athletics tracks	0.006	2 athletics tracks	0.005	3 athletics tracks	0.013	0.009
Aquatic facilities	3 aquatic centres	0.020	2 aquatic centres	0.011	5 aquatic centres	0.013	4 aquatic centres	0.017	0.014

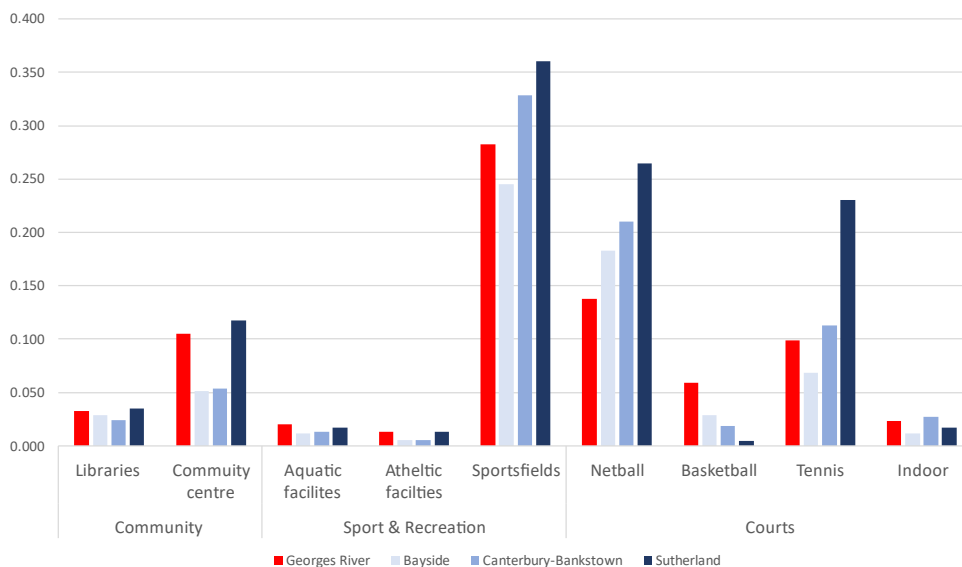
Source: SGS Economics and Planning 2023. *counted per capita rather than by per 1,000 people and inclusive of National Parks

FIGURE 29: LGA COMPARISON: FACILITIES (NUMBER OF FACILITIES)



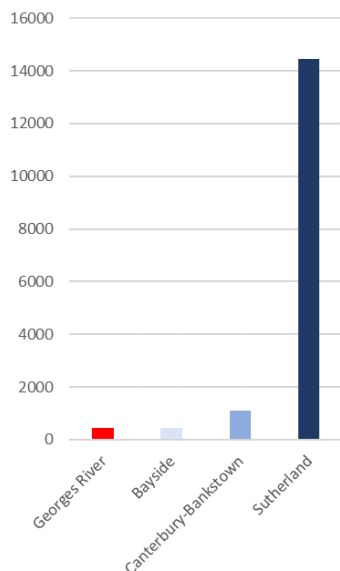
Source: SGS Economics and Planning 2023

FIGURE 30: LGA COMPARISON: FACILITIES (PER CAPITA)



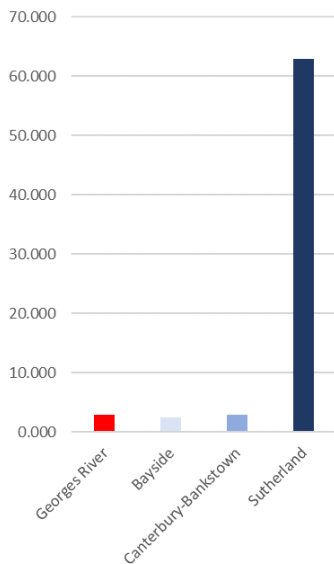
Source: SGS Economics and Planning 2023

FIGURE 31: LGA COMPARISON: OPEN SPACE (HECTARES)



Source: SGS Economics and Planning 2023

FIGURE 32: LGA COMPARISON: OPEN SPACE (HECTARES PER CAPITA)



Source: SGS Economics and Planning 2023

5. Stakeholder consultation

This section summarises the outcomes from engagement with key stakeholders, used to ground truth quantitative analysis and unpack emerging issues.

5.1 Method and stakeholders

Online interviews were completed with a number of key stakeholders from July to August 2022 to inform this study. The stakeholders were identified in collaboration with Council, to gain a range of perspectives from community organisations and sporting clubs. The stakeholders consulted are summarised below.

TABLE 27: STAKEHOLDERS CONSULTED

Community organisations	Sporting clubs
<ul style="list-style-type: none"> – Jubilee Community Services – Kingsgrove Community Aid – Girl Guides NSW – Kingsgrove Community Care 	<ul style="list-style-type: none"> – NSW Rugby – St George Football – Connells Point Netball Club

Source: SGS Economics and Planning 2023.

The interviews were undertaken in order to gain a qualitative picture of relevant issues and considerations for community and recreational facilities in the LGA, including:

- Existing usage of facilities and any relevant data;
- Any issues with existing facilities including demand pressures;
- Any plans for the future expansion of facilities or their capacity; and
- Broader trends or issues impacting the planning or delivery of facilities.

5.2 Key themes from consultation

New audiences and required facilities

The sporting clubs consulted identified an increased uptake in female participation and younger children in organised sport. For example, female participation in football has increased annually over the last 10 years, with 28 per cent of current players female, higher than the national average of 23 per cent, while for rugby, even during COVID-19, female numbers continued to grow, especially for female children, while male numbers are plateauing. There has also been an increase in participation by people from cultural and linguistically diverse (CALD) backgrounds and people of mixed abilities. This has been linked to clubs encouraging come and try programs and changes to uniform policies to be more inclusive.

Different sports are expecting a more equal split of women and men in the future. Coupled with an increase in younger participation which has flow on effects of more family members engaged and present during games or training, these different cohorts are changing the usage demand for types of ancillary spaces alongside sports fields and facilities themselves, such as separate change rooms, parent's rooms and canteen services.

There is also significant demand for car parking at venues, particularly on Saturday mornings for junior district competitions. Issues were at some venues around poor safety due to lack of parking, and conflicts with pedestrians and car users.

Access and Cost

Programming of community services is dependent on facility availability. Stakeholders reported finding it difficult to book community facilities at certain timeslots (particularly around morning tea and after school) and that car parks are often full. Open space and outdoor exercise equipment was spoken about as being in particularly high demand in Georges River, with a significant apartment-based population making use of this type of free equipment.

Residents, community organisations and sporting groups are often using facilities in neighbouring LGAs such as Bayside, which have capacity and/or features that are not available within Georges River. The consultation identified a desire for more indoor or covered outdoor courts to enable all-weather playing. For example, Bayside was seen to have more all-weather pitches and better availability of facilities, with access to community facilities like halls in Georges River tending to be car reliant.

Another factor encouraging the utilisation of Bayside's sports facilities is the price to hire facilities. Jubilee Stadium is a premium venue and not available for general community hire. Prohibitive costs reduce use of the stadium by local clubs due to cost to Council to open the stadium. Community meeting spaces in the Georges River LGA are often at capacity with difficulties in securing bookings.

Ageing amenities not fit for purpose

The physical condition of certain community and sporting facilities in the Georges River LGA was described in the consultation as poor. Many sporting facilities were seen to have poor stormwater drainage, grass coverage and uneven surfaces, while others have old amenities and outdated facilities, poor lighting, lack of toilets, and roof leaks.

Stakeholders noted that some facilities were poorly built with drainage issues and regularly experience flooding, forcing them to be closed following weather events due to inundation, damage and mould. The closure of sites from these issues also puts pressure onto other locations, impacting on their maintenance (such as the need for grass to recover after periods of use, with long-term maintenance implications). The sharing of multi-purpose fields across sporting codes was also noted to create issues with the overuse of some facilities, and the incompatibility of different sports impacting certain clubs (such as use for soccer games after rugby and so on).

For indoor facilities, difficulties with cooling and heating were identified, and the kitchen and toilet facilities at some centres such as Mortdale Community Centre were seen as poor.

Through the consultation, stakeholders emphasised the need for storage space on site at venues. Some stakeholders also identified a need to have better access to automated external defibrillators, which are in locked rooms at some venues. Concerns were raised around the suitability of ageing amenity blocks, such as open showers, a lack of separated adult and children's spaces, and low provision for female specific facilities. The clubs consulted also identified a lack of spaces for umpires, which becomes an issue for junior sports, such as at Peakhurst Park which only has a small shed as a change room.

Consultation raised safety concerns regarding community facilities, with suggestions for more surveillance and security and improved lighting. Stakeholders reported that at least two community facilities have been vandalised and one broken into, less conducive to passive surveillance. Some spaces were also identified as being unsafe to use due to there being no lighting, poor sight lines, and no locks (Poultton Park). It was noted by the stakeholders consulted that maintenance tends to have long waiting times, and there is a desire for leaseholders to be able to communicate with community property managers more often to expedite the process for high-risk assets.

Cumbersome hiring processes

It was commonly raised in the consultation that the manual booking process for Georges River Council facilities was challenging to use, and inconvenient for clubs and community groups. This was compared by stakeholders to Bayside Council, which uses an online booking platform. It was identified that having two different departments oversee the booking process for different spaces (i.e. one managing community level facilities and another managing premium facilities) caused confusion and errors, with a need for more consistency and transparency. Some stakeholders noted that it can be difficult to identify what items or times they are being charged for, with the onus currently on clubs and individuals to call and check on their bookings. Double bookings are not uncommon, and there tends to be invoicing and billing delays under the current system.

Community organisations noted they are often faced with obstacles when hiring Council halls due to financial prohibitions, policy burdens and harsh cancellation policies, which promotes the use of church facilities as an easier alternative.

Another issue raised during stakeholder consultations was complexity of the process for organising club licenses. Sporting organisations are the head licence holders who negotiate the terms of the licenses with Council, and the sporting organisations then sub-let to individual clubs with sub licenses. However, many of the individual clubs do not agree with the terms in the licence and do not hold official leases, which can potentially lead to issues around safety and insurances. Sporting organisations stated that they would prefer a simpler process with Council, where individual clubs could agree on license issues.

Unmet communities

The consultation identified provision gaps for targeted spaces and programs for teenagers. Disengaged and/or vulnerable teenagers lack safe facilities where they can gather after school and there are few supporting resources they can access. Some stakeholders have looked at entering partnerships with other organisations or programs within the LGA, while others are already partnering with schools and state agencies to deliver programs such as art classes.

Key consultation takeaways

Some community centres are not well serviced by public transport and car parking is at capacity at others reducing accessibility and confidence of being able to easily access the locations.

Sporting fields have poor drainage and become un-usable for long periods during times of heavy rain. Field closure increases reliance on remaining fields, which deteriorate quickly due to overuse and lack of rest periods. Increasing the supply of synthetic sports fields could help to address the maintenance pressures and enable more consistent use.

High quality spaces such as Jubilee Stadium are unaffordable to local clubs resulting in more competitions being hosted outside Georges River.

Existing amenities are not fit for purpose with changing participation cohorts, particularly more female participation and children who require separate change facilities and supportive parent amenities like change rooms.

There is insufficient storage to support local clubs at sporting facilities, particularly for junior programs that typically require additional resources.

Poor, or lack of, suitable night lighting reduces capacity for sport facilities at night and forces evening training sessions to be hosted in other jurisdictions.

The manual Council booking system is cumbersome and lacks transparency. A centralized and online platform would give clubs more confidence and transparency for regular bookings and would support bookings for carnivals and events.

Due to lack of available community spaces, some community services are being hosted in RSL clubs, which exclude certain participants and activities due to licensing arrangements. Community spaces are flagged as not available due to booking, or not available due to being unsuitable for the intended uses or audience, including requirements such as disabled access and parking.

6. Demand and gap analysis

This section assesses the potential future demand for facilities in the Georges River LGA as a response to projected population growth to 2036, and the application of per capita benchmarks for each facility type.

6.1 Population projections

Georges River Council use data from Forecast.id to project population growth for the LGA. Projections to 2036 were updated in March 2023 to take into consideration the change in growth trends driven by Covid-19, as well as significant new housing opportunities from the Housing Investigation Areas, particularly affecting Hurstville City Centre and Kogarah Town Centre.

Table 28 below illustrates the difference in projections from pre and post Covid growth rates to 2036.

TABLE 28: COMPARISON OF FORECAST.ID LGA POPULATION PROJECTIONS

Projection	2036 Population
Forecast.id (prepared October 2017)	185,346
Forecast.id (prepared March 2023)	177,000
Difference	-8,346

Source: .id Forecast²¹

The updated forecast population sees the LGA grow by 24,726 people between 2021-2036.

The projected population of the LGAs small areas has been taken from the .id Forecast interface updated in January 2023 to account for adjustments to growth trends as a consequence of Covid 19 and disrupted migration patterns.²² .id identifies that the majority of growth is driven by the major centres of Hurstville and Kogarah and around transit nodes at Carlton, Penshurst, Riverwood, Mortdale, Beverly Hills and Narwee. By comparison, Blakehurst, Connells Point – Kyle Bay, Lugarno, Peakhurst Heights, Oatley, Kogarah Bay – Carss Park and Sans Souci are expected to experience relatively minimal dwelling growth over the next 25 years.²³

²¹.id Forecast October 2017, March 2023.

²² .id Forecast, <https://forecast.id.com.au/georges-river>

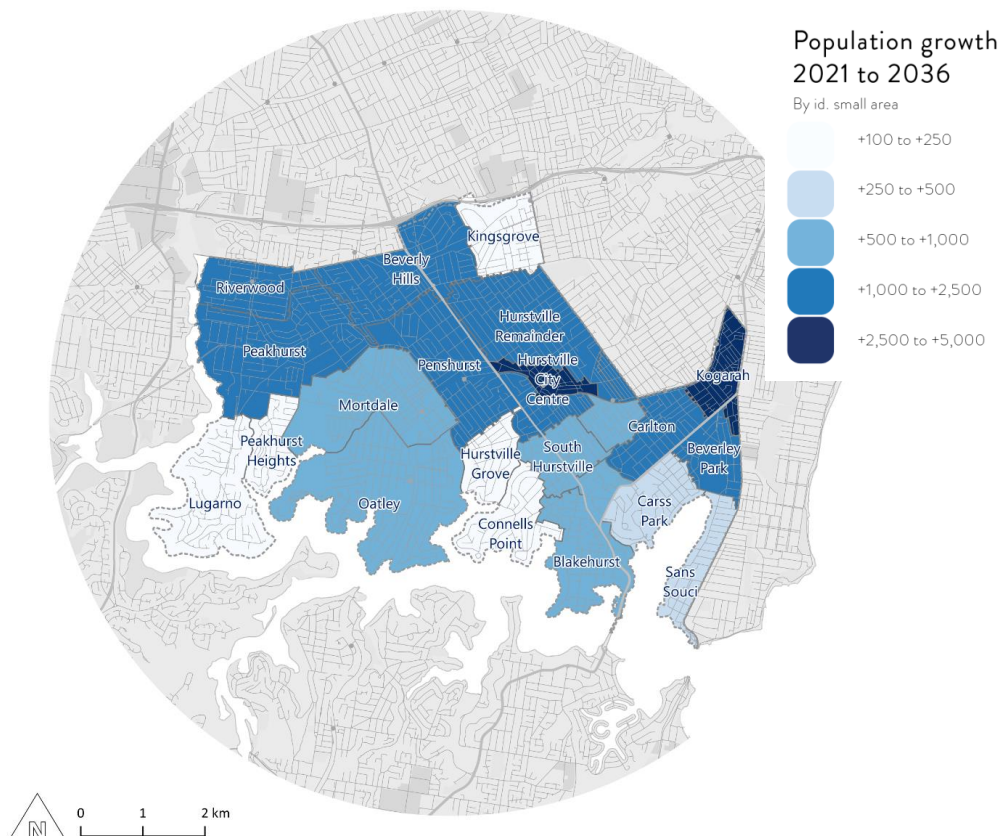
²³ .id Georges River Council: Analysis of housing demand and supply, March 2023

TABLE 29: SMALL AREA POPULATION PROJECTIONS

Small area	Profile.id 2021	Forecast.id 2036 ²⁴	Projected growth	Projected growth %
Allawah	5,375	6,227	852	16%
Beverly Park - Ramsgate	2,683	3,884	1,201	45%
Beverly Hills - Narwee	10,681	11,985	1,304	12%
Blakehurst	6,694	7,481	787	12%
Carlton	6,854	8,264	1,410	21%
Connells Point - Kyle Bay	3,933	4,099	166	4%
Hurstville City Centre	9,933	14,787	4,854	49%
Hurstville Grove	2,733	2,847	114	4%
Hurstville Remainder	21,250	23,302	2,052	10%
Kingsgrove	3,738	3,954	216	6%
Kogarah	7,175	9,703	2,528	35%
Kogarah Bay - Carss Park	3,388	3,718	330	10%
Lugarno	5,889	6,047	158	3%
Mortdale	10,744	11,612	868	8%
Oatley	10,662	11,492	830	8%
Peakhurst	12,100	14,420	2,320	19%
Peakhurst Heights	2,518	2,710	192	8%
Penshurst	12,534	13,545	1,011	8%
Riverwood	5,807	7,505	1,698	29%
Sans Souci	2,759	3,032	273	10%
South Hurstville	5,250	6,132	882	17%
LGA Total	152,700	176,746	24,046	16%

Source: Profile.id 2021²⁵, Forecast.id and SGS Economics and Planning 2023.²⁴ Small area projections taken from Id. Forecast web display updated January 2023 - <https://forecast.id.com.au/georges-river>²⁵ .idcommunity Georges River Council community profile, 2021 ,<<https://profile.id.com.au/georges-river>>

FIGURE 33: SMALL AREA PROJECTED POPULATION GROWTH



Source: SGS Economics and Planning 2023.

6.2 Benchmarks

Potential future demand for facilities across the Georges River LGA has been assessed using a range of both population and floorspace benchmarks as a consistent basis to demonstrate comparison across locations and over time. Usage rates and visitation data can later support Council during more detailed analysis and asset specific strategies.

The per capita benchmarks used in this process have been adopted from the previous *Open Space, Recreation and Community Facilities Strategy 2019 – 2036* and the *Georges River Council Local Infrastructure Contributions Plan 2021*. Council's existing classifications of open space have also been used in the analysis for continuity. However, for open space, the previous strategy applied an accessibility benchmark that 'all dwellings should be located within 400 metres of open space and high-density development should be located within 200 metres of high-quality open space'. For the analysis in this study, a per capita benchmark of 23.4 square metres per person was used based on the LGA's

Section 7.11 and Section 7.12 *Development Guidance for Open Space, Community Facilities and Indoor Courts*, in order to keep a consistent approach for future funding allocation objectives. A per capita benchmark can be thought of as a top-down measure of appropriate provision and, when combined with population density, an expression of demand at the LGA level. This top-down approach is complemented by detailed 'bottom-up' analysis of local-level provision and access illustrated by spatial accessibility modelling, with consultation outcomes providing a qualitative overlay.

The benchmarks used in the analysis are shown in the table below.

TABLE 30: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES BENCHMARKS

Facility Type	Benchmark
Aquatic facilities	Local: 10,000 - 40,000 District: 40,000 - 70,000 Major: 70,000 - 100,000 Regional: 100,000 - 150,000
Athletics facilities	1 facility per 250,000 people
Community centres	80 square metres per 1,000 people (this is split between 20 square metres per 1,000 people (regional facilities) and 60 square metres per 1,000 people (local facilities))
Libraries	28 square metres per 1,000 people, plus 20% for circulation space
Open space	23.4 square metres per person ²⁶
Sport and recreation facilities	<i>Fields</i> 1 sport space (covering AFL, Rugby, Soccer, Cricket) per 4,000 5,000 people <i>Courts</i> Netball: 1 court for every 3,000 people Tennis Courts: 1 court for every 2,500 people Basketball Courts: 1 court for every 3,000 - 4,000 people Indoor Courts: 1 court for every 17,000 - 33,000

Source: Compiled by SGS Economics and Planning 2023, based on Georges River Council Open Space, Recreation and Community Facilities Strategy 2019-2036 and Georges River Development Guidance for Open Space, Community Facilities and Indoor Courts.

Review of benchmarks

To inform the analysis and sense check the benchmark levels of provision applied, a review was undertaken of a range of studies and policies, including those relevant for the Councils surrounding Georges River, as well as metropolitan areas and those used in other Australian jurisdictions. As there is

²⁶ SGS understand the Georges River Contributions Plan 2021 identifies a provision rate of 2.34 ha/1000 people as the 2021 existing provision rate and has maintained this benchmark for consistency.

no one set of benchmarks that is applied consistently, there are a range of different approaches and benchmarks that are used in assessing the future need for facilities. The following studies and guidelines were reviewed, with a full comparison provided in Appendix B:

- Burwood Community Facilities and Open Space Strategy (2019)
- Camden Council Draft Spaces and Places Strategy (2020)
- Campbelltown City Community Facilities Strategy (2018)
- Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan (2019)
- City of Parramatta Community Infrastructure Strategy (2020)
- City of Ryde Halls and Facilities Strategy 2020-2041
- City of Sydney Open Space, Sports and Recreation Needs Study (2016)
- Comparative study undertaken by Elton Consulting of a number of social infrastructure projects in growth areas in NSW and South Australia.
- Cumberland City Council Open Space Recreation Strategy 2019-2029
- State Library of New South Wales (2012), People Places: A guide for Public Library Buildings in New South Wales – third edition.
- Greater Sydney Commission (2018), Greater Sydney Region Plan – A Metropolis of Three Cities
- Growth Centres Commission (2006), Growth Centres Development Code New South Wales.
- Hornsby Community and Cultural Facilities Strategic Plan (2015)
- Inner West Council Recreation Needs Study – A Healthier Inner West (2018)
- Ku-ring-gai Community Facilities Strategy Part 1 Libraries & Community Centres (2018)
- Library standards in NSW, Queensland and Victoria
- Liverpool Recreation, Open Space and Sports Strategy (2018-2028)
- Liverpool Recreation, Open Space and Sports Strategy 2018-2028
- NSW Department of Planning (2009), Draft local development contribution guidelines
- NSW Government Architect's Office (2018), Draft Open Space for Recreation Guide
- Parks and Leisure Australia (2012), Benchmarks for Community Infrastructure: A PLA WA Working Document
- Penrith Sport and Recreation Strategy (2020)
- Queensland Government, Office of Urban Management (2007), SEQ Regional Plan 2005-2026, Implementation Guideline No. 5 – Social Infrastructure Planning
- Victorian Government Growth Areas Authority (2008), Planning for Community Infrastructure in Growth Areas
- Victorian Government Growth Areas Authority (2009), Guide to Social Infrastructure Planning.

The review of policies and studies relevant to the nearby and other Sydney metropolitan LGAs found variation in how benchmarking the need for facilities is considered. Other councils did not have specific benchmarks published for community centres or libraries, while only some have benchmarks for sports and recreation facilities, athletic facilities and aquatic facilities. In terms of open space, most of the councils near Georges River tend to use benchmarks from the same sources and adopt the same standard of 2.83 hectares per 1,000 people. For sport and recreation facilities, the same benchmark adopted for this study has been applied by both Burwood Council and the City of Sydney. Benchmarks for athletics facilities varied slightly, with one council listing a benchmark of one athletics facility for 200,000 people while another cast a wider catchment of 250,000 people or more. The benchmarks for aquatic facilities varied between areas, with some also using different benchmarks for indoor and outdoor aquatic and leisure centres.

Benchmark caveats

It is important to note that per capita benchmarks differ across jurisdictions and cannot provide a full picture of need when viewed in isolation. Some limitations with the benchmark approach include:

- **Benchmarks are intended to be indicative only.** They provide a starting point only for assessing the likely need for facilities, as there are many factors and trends which also impact on the supply and demand of facilities both now and into the future. LGAs across NSW have their own methods of planning for future demand and the delivery of new facilities making it difficult to compare between jurisdictions. Benchmarks have been adopted from previous studies in Georges River to ensure continuity in approach. Where new benchmarks were required, a synthesis of sources from places with a similar scale, environment and population were used to filter for suitability.
- **The quality and accessibility of facilities is an important consideration.** In addition to the quantity of facilities determined through per capita benchmarks, consideration of a fit-for-purpose status, accessibility standards and qualitative features remain an important part of planning for community facilities. Where this type of information has been relayed through consultation it has been included in the qualitative discussion and informed the recommendations.
- **Population projections are uncertain and subject to change.** Population projections are typically made at larger geographies, for example LGA or SA2, while the allocation of community facilities is ideally nuanced to meet the needs of local neighbourhoods and districts. Population projections have inherent uncertainty due to the difficulty of predicting how migration patterns will change in response to unforeseen events, such as the COVID-19 pandemic. Recognising that per capita benchmarks are only one part of determining the need and gap of community facility provision, this study applies benchmarks to the LGA wide population to understand, in aggregate, the level of need across the Georges River community.
- **Residents access facilities outside their home region.** Benchmarks do not account for the wider network of community facilities in neighbouring LGAs that residents may access as part of commuting patterns etc. These facilities have been included in the spatial accessibility mapping to acknowledge where local access may be enhanced by assets in neighbouring LGAs.

6.3 Demand assessment

Using the benchmarks identified above, Table 31 summaries the demand assessment for each facility type. The table uses the following key to summarise the results.

	Indicates gap in provision at the LGA scale
	Indicates provision is likely sufficient across time horizons
	Indicates additional considerations OR suitability for facilities despite benchmark

TABLE 31: BENCHMARK SUMMARY OF PROJECTED DEMAND FOR FACILITIES

Facility type	Benchmark	Current Provision	2021 Need	2021 Gap	2036 Need	2036 Gap
Athletics track	1 per 250,000 people	2 tracks	1 track	1 track	1 track	1 track
Aquatic facilities	Local: 10,000 - 40,000 people District: 40,000 - 70,000 people Major: 70,000 - 100,000 people Regional: 100,000 - 150,000 people	1 District 1 Regional 1 Local (committed) Total capacity for approximately 260,000 people (assuming upper limit capacity)	Total capacity catering to 152,274 (2021 population)	107,726-person capacity	Total capacity catering to 177,000 (2036 population)	83,000 person capacity
Community centres	80sqm per 1,000 people	8,008sqm	12,181sqm	-4,174sqm	14,160sqm	-6,152sqm Equivalent of approximately five and a half centres similar to Mortdale Community Centre
Libraries	28sqm per 1,000 people, plus 20% for circulation space	6,201sqm	5,116sqm	1,085sqm	5,947sqm	254sqm
Open space	23.4sqm per person	4,103,625sqm	3,563,212sqm	540,413sqm	4,141,800sqm	-38,175sqm (3.8 ha)
Sport and recreation—sports fields	1 sport space (covering AFL, Rugby, Soccer, Cricket) per 4,000 - 5,000 people	43 sports fields	31-38 sports fields	5-13 sports fields	35-44 sports fields	-8 - 1 sports fields
Sport and recreation—courts	Netball: 1 court for every 3,000 people	21 courts	51 courts	-30 courts	59 courts	-38 courts
	Tennis Courts: 1 court for every 2,500 people	15 courts	61 courts	-46 courts	71 courts	-56 courts
	Basketball Courts: 1 court for every 3,000 - 4,000 people	7 courts	38-51 courts	-31-44 courts	44-59 courts	-37--52 courts
	Indoor Courts: 1 court for every 17,000 - 33,000 people	3.5 courts	5-9 courts	-1-6 courts	5-10 courts	-2--7 courts

Source: Compiled by SGS Economics and Planning 2023, based on Georges River Council Open Space, Recreation and Community Facilities Strategy 2019-2036 and Georges River Development Guidance for Open Space, Community Facilities and Indoor Courts. Facilities have been rounded to the nearest whole to more cleanly articulate demand, however, for sports spaces provision can often be boosted through provision of half courts or non-competition size spaces..

Athletic Fields

The LGA has two existing athletic fields. Based on the population benchmarks, this level of provision is sufficient for the Georges River LGA through to 2036, with one field additional to the population requirements. While these fields are the only athletic facilities in the wider vicinity, they are grass tracks and have a limited use for competition purposes.

There is opportunity to explore the repurpose of one athletics facility to help meet demand pressures for other types of assets identified, where repurposing may service a wider community. Further exploration of usage and participation trends for the athletics facilities would be required. However, as a large asset with RE1 zoning, it provides a unique opportunity to enhance open space provision or site a multi-use hub that could include courts/indoor courts to meet demand pressures for these assets.

Aquatic Facilities

Georges River currently has two operational aquatic facilities, the Hurstville Aquatic and Leisure Centre and Sans Souci Leisure Centre, with a third site endorsed by Council in November 2022 at Carss Park. The population benchmarks use a low and high range to determine provision. Assuming the higher rates of population capacity for each aquatic facility type (suggesting they operate up to capacity), the approved future site at Carss Park meets all proposed demand through to 2036, with scope to meet an additional 83,000 people over the 2036 projected population.

Community Centres

Community hubs and centres typically provide space for community service providers to operate public facing programs and activities, provide hireable spaces for community use, as well as housing administrative functions. Georges River has an identified gap in the existing provision of community centre floor space, with the gap anticipated to grow to roughly 6,152 square metres by 2036.

Mortdale and Kingsgrove Community Centres have been previously identified as best practice facilities, due to their designs able to incorporate multipurpose spaces, their co-location with other service providers, and access to open space.²⁷ The 2036 shortfall of community centre space is equivalent to approximately five and a half centres similar in floor space to the Mortdale Community Centre.

Consultation identified that community service providers who are co-located in community centres are experiencing issues providing activities and core services due to bookings. Consultation also identified that some of the spaces are not fit for purpose, with a lack of facilities such as commercial kitchens or storage reducing convenience for the hosting of large group events. There are a number of community centres available in neighbouring LGAs. However, community service providers stressed the importance of having community facilities and socialisation opportunities within local neighbourhoods, especially important for elderly and culturally and linguistically diverse (CALD) residents.

Building on the integrated service model of Mortdale and Kingsgrove Community Centres, opportunities to expand community centre hireable spaces within existing hubs may serve to meet

²⁷ Elton Consulting and Otium Planning Group 2019, Georges River Council Open Space, Recreation and Community Facilities Strategy 2019-2036, Georges River <<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Council/Publications/Open-Space-Recreation-and-Community-Facilities-Strategy.pdf>>, page 49

some of the additional future demand, and best support service providers established in these hubs. However, future demand is unlikely to be met solely through expansion opportunities of existing facilities.

Any opportunity to deliver new facilities should be targeted in areas without current walkable access to a community centre or in densifying areas, to improve equitable access and provide services closer to where people live. Community centres can serve as hubs, integrating additional community facilities such as open space, recreation assets like sports courts, or library services.

Libraries

Application of the total population benchmarks suggests there is likely sufficient provision of library floor space now and through to 2036, albeit only a small surplus total floorspace (254 square metres). However, it is acknowledged that there are no library services provided in the west of Georges River and that previous studies have identified a need for additional and expanded library services.

The Libraries 2030 Georges River Library Strategy identifies the libraries in Hurstville and Kogarah as the most crowded, having received 80 per cent of the LGA's visitors across these two branches in 2018-19. Libraries in Oatley, Penshurst and South Hurstville are regarded as too small to provide a full range of collections and services for their communities.

A feasibility study of the current small branch libraries is earmarked to commence in 2024, which will further identify the capability and suitability of the sites as libraries. Future small branch libraries could be investigated for areas without any current provision.

There may be opportunities to co-locate library floorspace with community centres, if new community centres are delivered, as a suitable complementary use to make new facilities more viable.

Open Space

Benchmarks suggest there is an existing surplus of open space of roughly 540,413 square metres. With population growth this becomes a supply gap of 38,175 square metres by 2036.

Trends in people moving away from organised sports to informal activities such as walking increase pressure on general open space assets. As Georges River continues to embrace density and infill, finding opportunities to deliver large open space assets is constrained. Open space delivery should be focused on local/ walkable spaces within residential zones to support active lifestyles and provide outdoor recreation opportunities for communities in apartment typologies.

Community service providers in community centres flagged the value of being located adjacent to open space and play spaces. Where possible, Council should consider enhancing the open space around community facility assets to provide integrated usage as part of service delivery.

Priorities for new open space should focus on ensuring the whole community has access to open space within a walkable catchment and that existing open space is of a high quality.

Larger assets such as golf courses may provide the opportunity to remediate portions as public open space to help bolster total provision, dependent on their location in relation to population density.²⁸

Sport and Recreation

Sports fields and courts are the most equally distributed assets across the LGA. The application of benchmarks suggests that the total number of existing fields in the LGA is meeting current population needs and is likely to continue to meet future growth to 2036, under the high population threshold of one sports space per 5,000 people. Consultation, however, identified that there are existing demand pressures on current facilities, with issues around quality limiting usage of existing assets, which may manifest as a gap in access.

Consultation highlighted that some fields are in poor condition due to flooding, poor stormwater drainage and lack of necessary amenities such as suitable change rooms, storage facilities or lighting to support evening use. Multiple sporting organisations identified they have started to use neighbouring LGAs sports fields more regularly as they are in better condition and can be used more often due to lighting. Sporting organisations in the LGA noted that they are experiencing an increase in participation in nearly all ages, with football and rugby organisations also seeing increased participation from females. This growth in junior levels ensures there is a pipeline of players for seniors' competitions into the future that will place additional pressures on existing infrastructure to meet standards for seniors competition.

Based on the benchmarks, sports courts are severely underprovided across netball, basketball, tennis and, to a lesser extent, indoor courts. Consultation also identified that local participation in court-based sports including netball is increasing within the Georges River LGA, with a number of new clubs entering the competition, influenced by uniform rules being relaxed and the introduction of mixed and male teams. The lack of locally based courts places additional pressure on facilities in neighbouring LGAs. Local sports teams rely on access to quality fields and courts within the LGA to enable Georges River teams in local competitions or risk losing players to other clubs with access to facilities elsewhere.

Constrained land availability will make delivering new sports fields challenging. As a priority, existing sports fields should be remediated, with improved stormwater management to alleviate immediate demand pressures. Lighting upgrades will support extended use of existing assets and enable staggered bookings to accommodate more sporting groups. Sports facilities may also be delivered as a requirement of new school infrastructure, with shared opportunities for community access and hire of these spaces outside of school use helping to meet demand.

While not directly addressing concerns around drainage quality and wet weather damage, exploration of sports fields as part of flood mitigation may make the most of land in constrained zones, while providing community benefit and support the resting of other assets in times of non-flood.

Sports courts are well suited to be co-located with sports fields and other community facilities such as community centres, open space and schools.

²⁸ Walls, W and Walliss, J 2020, Our cities are full of parks, so why are we looking to golf courses for more open space', The Conversation, < <https://theconversation.com/our-cities-are-full-of-parks-so-why-are-we-looking-to-golf-courses-for-more-open-space-147559> >

Part 3 - Target Area Analysis

7. Identifying target areas

Area targeting uses comparative analysis to identify areas for potential repurpose or acquisition to address forecast needs and or gaps in provision.

7.1 Methodology

Demand-side analysis, described in Part Two of the report, provides an indication of LGA-level supply using gap analysis based on per capita benchmarks. For each asset type, the required floorspace and/or number of facilities was calculated for the current population and projected future population in 2036. Gaps in supply were identified for:

- Community Centres – current and future gap
- Open Space –future gap
- Sports courts – current and future gap
- Libraries – no benchmark gap identified, however, consultation suggestive of demand pressures

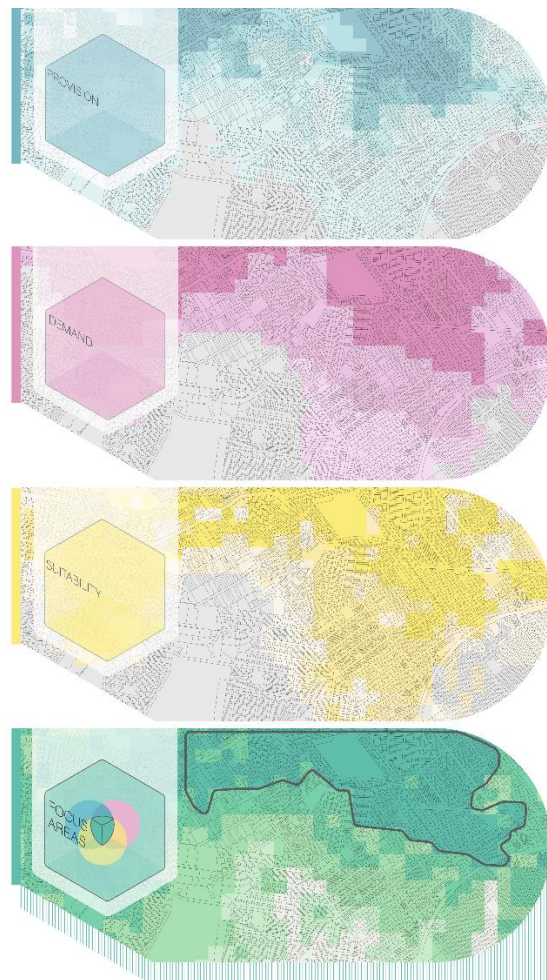
Part Three Target Area Analysis, layers inputs through a two staged comparative analysis to determine areas most suitable for further investigation to meet demand pressures.

7.2 Focus Areas

Focus area analysis overlays three component inputs to derive areas for further investigation, these inputs are: **areas of high demand**, **areas of poor access** and **areas of high suitability**. By layering these components, pockets of the LGA where all three categories intersect are identified as 'focus areas' most suited for the potential delivery of new or expanded facilities. This comparative process, outlined in below, ranks sites along a continuous scale. It does not nominate individual blocks, but suggests broad areas to interrogate further.

FIGURE 34: IDENTIFYING FOCUS AREAS

- **Areas of poor access.** This overlay shows the areas with relatively poor, or no access, taken from the pedestrian accessibility mapping in Section 4.
- **Areas of high demand.** This overlay shows existing population density and areas of forecast population growth, taken from the projections in Section 6.
- **Areas of suitability.** This overlay comparatively ranks each asset type against a matrix of criteria. 'Positive criteria' (meaning considerations that favour that particular asset type) are weighted against 'negative criteria' (meaning considerations that inhibit a particular asset type). Some 'negative criteria' can work in a positive direction for certain asset types, for example, the placement of open space in flood zones can be considered a good use of space that is otherwise unsuitable for other land uses. The 'positive' and 'negative' attributes are tabularised to produce suitability scores which are then heat mapped by decile, profiling areas from least suitable to most suitable.



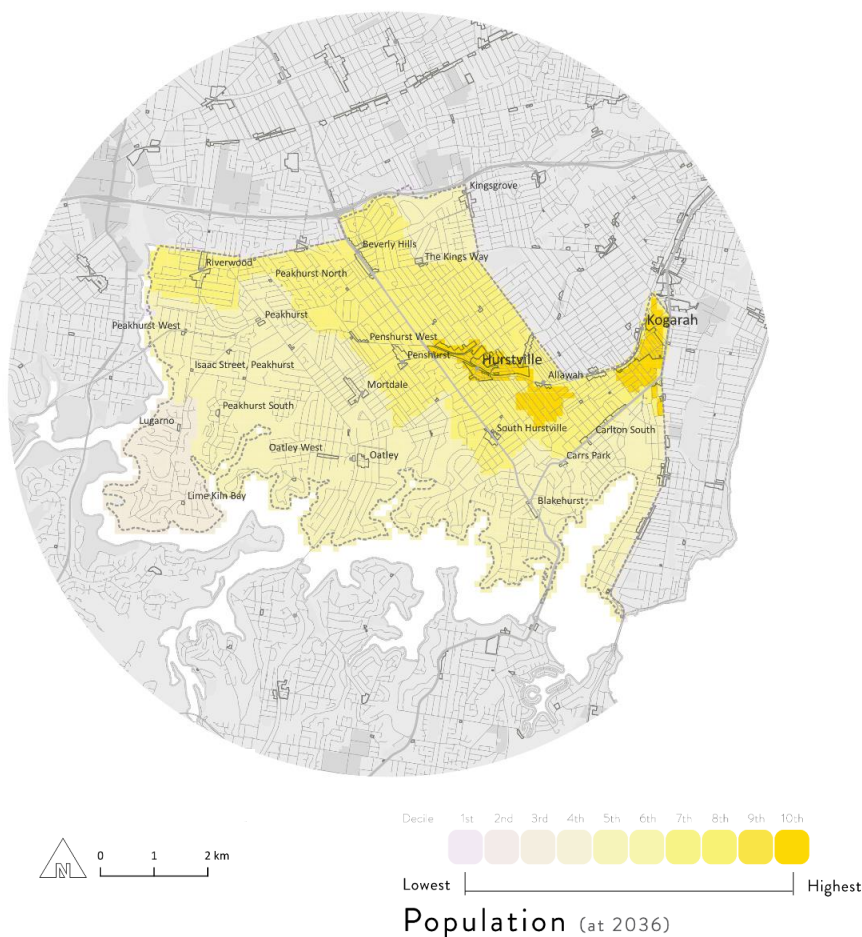
Source: SGS Economics and Planning 2023

Areas of high demand

The map of high demand shows future population density based on the 1d. Forecast population projections by small area. These growth projections incorporate the housing investigation sites identified in the *Georges River Local Housing Strategy*. This input contributes a spatial picture of where additional demand for community infrastructure is likely to be needed within the LGA, with the deeper yellow indicating a greater demand.

The Hurstville City Centre, Allawah and Kogarah small areas are expected to have the highest populations in 2036. More generally, there will be larger populations in the northern band of the LGA, with the Lugarno small area projected to have the lowest population.

FIGURE 35: AREAS OF HIGH DEMAND



Source: SGS Economics and Planning 2023.

Areas of poor access

Areas of poor access are identified using the pedestrian accessibility mapping presented in Section 4. This input identifies areas with the lowest level of access to existing facilities within the LGA, as an indicator for suitable distribution of community facilities. As was highlighted through the accessibility mapping, the south-west pocket of Lugarno has the poorest allocation of community facilities, with only local access to open space, sports fields and courts. The lack of walkable access to community facilities for this part of the LGA is exacerbated by limited river crossings and longer distances to access resources in adjacent LGAs. Areas of high residential growth around the Hurstville City Centre, Kogarah and Peakhurst will drive demand for locally accessible community facilities to reduce travel dependence and strain on assets in different areas.

Areas of high suitability

The relative suitability analysis for each asset type identifies the north and east of the Georges River LGA as the best suited locations for most facility types. This is largely driven by the poor accessibility of the southwest with its limited river crossings and implications of flood risk along the river corridor.

Community Centres - Areas of highest suitability for community centres, for the most part, follow the spatial pattern of existing community centres, indicating that existing assets are well positioned for public transport and road connectivity, considered a high priority for the effectiveness of community centres. This suggests it may be most suitable to address required capacity through the remediation and upgrade of existing facilities as a first priority, as they are already in prime growth areas with good connectivity. Additional new assets should seek to address distribution gaps with provision in areas that do not currently have existing facilities.

Libraries - Benchmarking using the LGA's total population does not indicate a need for additional library space through to 2036. However, previous studies identify that existing facilities are experiencing capacity constraints, limiting their ability to effectively run services and host programs, as well as some locations identified to be too small to run desired programs and some venues have limited parking and public transport access. In addition, accessibility modelling has demonstrated that western areas have poor provision. With potentially low utilisation due to limited offerings and poor accessibility at the branch libraries, new library opportunities should consider consolidating assets to deliver a full-scale service offering in the western portion of the LGA, to better meet community needs and cater to underserved communities and alleviate pressure on existing central libraries.

Open Space - Open space suitability analysis mapped attributes for 'local open space' as this is the most directly accessible form of open space and as it can be delivered in smaller allocations, it has the widest possible application across the LGA. Areas of high suitability for local open space are driven by the absence of existing open space (areas with the poorest provision) plus areas of high dwelling density/forecast growth. Unlike built community facilities, open space can exist in areas with development constraints (such as flood prone land) that would preclude other development.

Sports and Recreation - Sports courts and fields are the most evenly distributed assets across the LGA. Areas of high suitability are governed by access by public transport and roads and minimum lot sizes to accommodate facilities and equipment. Low suitability is driven by poor access and flood risk in the southwest and along the river corridor, however, sport and recreation facilities can also be designed as flood mitigation measures to maximise the use of land unsuitable for more intensive building.

Focus Areas – Community Centres

Community centres provide a core function as social meeting places and can be catalyst assets for service hubs where co-location with other community assets, such as sport and recreation facilities and libraries, can help expand service delivery through interaction with these adjacent spaces and their audiences. Community centres are ideally distributed across the LGA to foster social bonds within neighbourhood communities. On this premise, for community centre focus areas, a greater weighting has been applied to local access, assigning greater significance to a distributed pattern across the LGA. For community centres, the ranking of focus areas is dictated predominantly by population demand and access.

Focus area mapping shows highest rated areas in magenta. The magenta zones through Peakhurst out to Peakhurst West, and the northern portion of Mortdale, demonstrate high focus area values, driven by the high distribution of future population in these small areas, coupled with a lack of existing community centres.

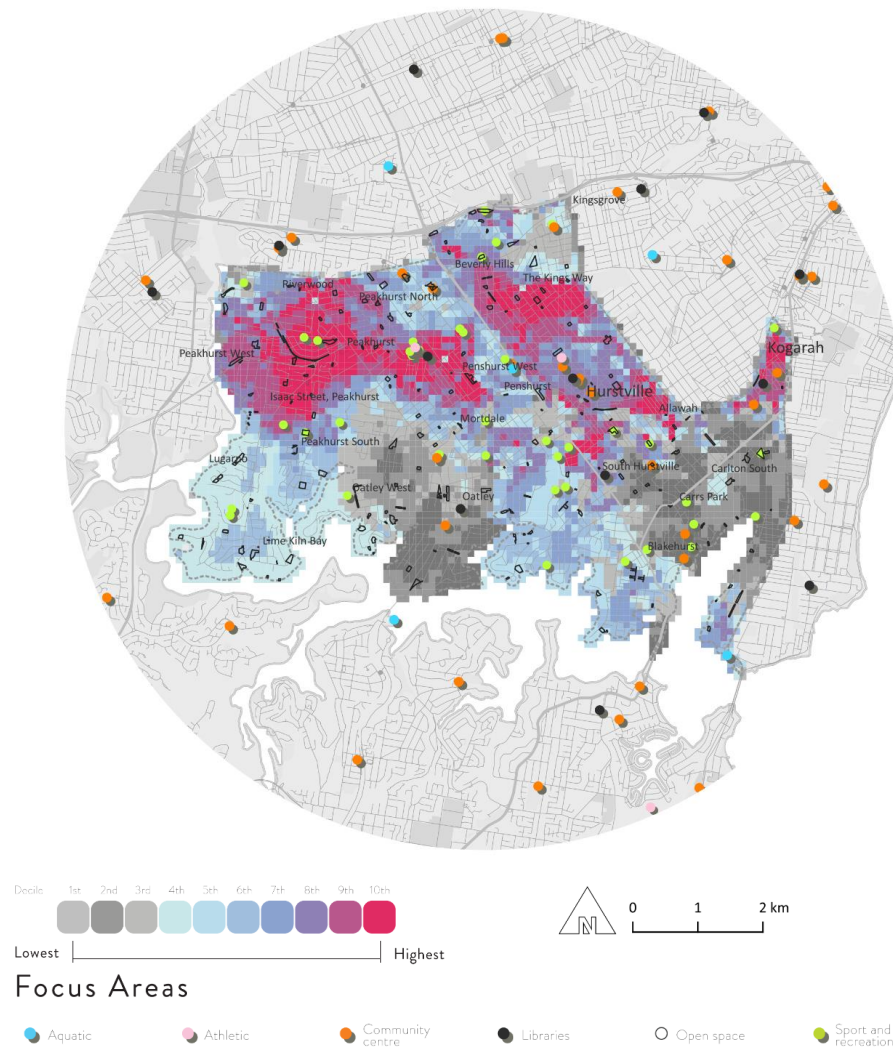
The magenta zone through the greater Hurstville region is similarly driven by high population forecasts, but the location of existing facilities around the Hurstville City Centre drops this area to a second-tier focus area (seventh, eighth, ninth decile) due to better access. Despite the presence of a community centre in the Kogarah small area, the high population demand in this region elevates the focus area decile.

The two grey zones of lowest order focus areas, centred around Oatley and Carss Park, are driven by the lower population forecast in these small areas and the presence of existing facilities.

Inversely, the blue zones have lower population demand but poor access to existing facilities, bringing them up to a higher decile ranking for investigation of additional community centres.

Benchmarks suggest there is existing need for approximately 4,000 square metres, growing to just over 6,000 square metres by 2036, equivalent to approximately five centres of comparable size to the Mortdale Community Centre. While some of this floorspace demand may be met through an expansion or refurbishment of existing assets, the identified gap to 2036 is likely to mean that new facilities are required. This provides an opportunity to improve distribution, particularly in the west of the LGA, with an emphasis on the creation of community facility clusters by grouping new sites around other existing assets. For example, top tier focus areas include sites such as Peakhurst Park and Olds Park that have existing clusters of other asset types and may serve as priority investigation areas to create hubs of community assets.

FIGURE 36: FOCUS AREAS - COMMUNITY CENTRES



Source: SGS Economics and Planning 2023

Focus Areas - Libraries

The highest ranked focus areas for library provision are shown across the northern edge of the LGA, stretching from Kogarah in the east, through Hurstville, north to Beverly Hills and westwards toward Riverwood.

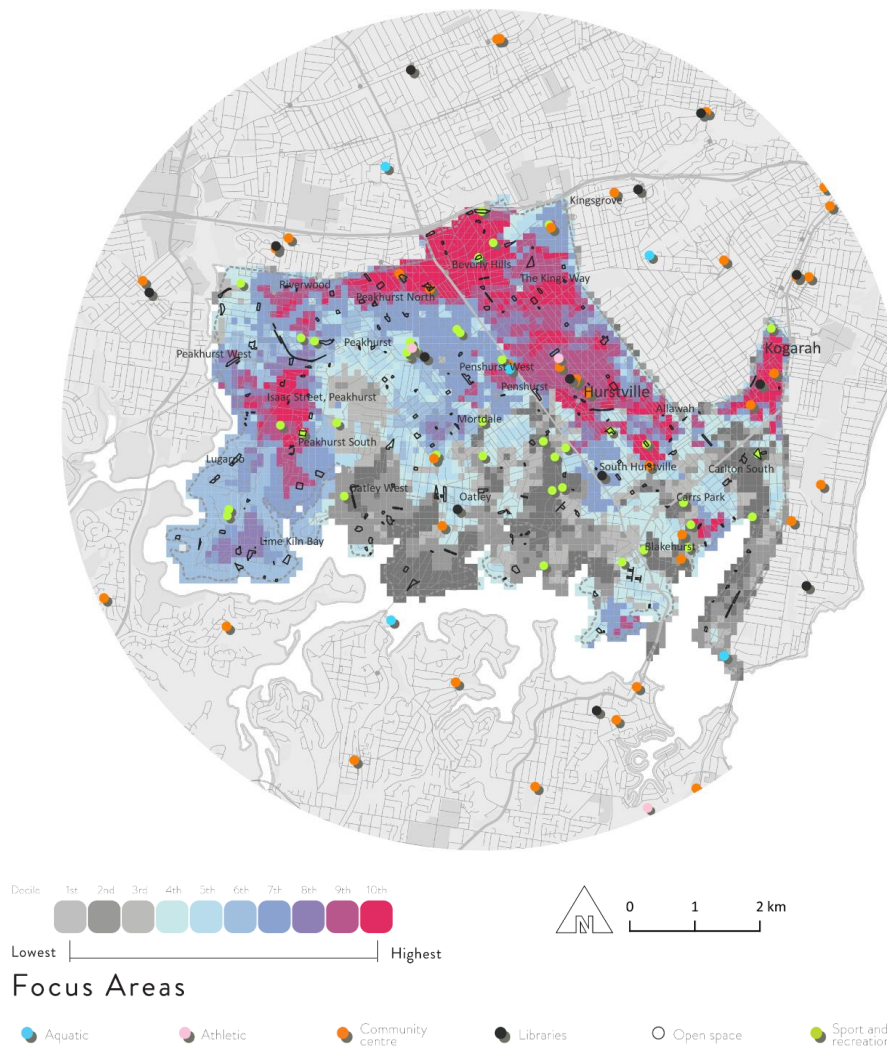
Top tier focus areas around Hurstville and Kogarah, despite existing libraries in these locations, is driven by the high population demand pressures in these areas. Strong suitability scores improved by better public transport access, accounted for in the suitability mapping, keep the areas around the South Hurstville and Oatley libraries in the top five deciles. The pocket of top focus area in the west around Peakhurst South and bleeding down into Lugarno is driven by a strong suitability score and poor existing access.

Areas of lowest focus shown in grey are predominantly driven by lower population pressures and reduced accessibility/suitability scores.

Despite total population benchmarks indicating there is no provision gap of library floorspace at an LGA level, we recognise that there is a need for distributed library services. Libraries serve as catalyst placemaking facilities and can often benefit from co-location with other community facilities or within commercial centres. Exploring expanded capacity in existing facilities would allow for a wider delivery of programs and activities within growth areas, particularly around Hurstville, Kogarah and Peakhurst.

In addition, Library focus areas that overlap with Community Centre focus areas, offer opportunities to co-locate smaller branch libraries with possible new community centres, to stimulate both assets to make new infrastructure more viable.

FIGURE 37: FOCUS AREAS - LIBRARIES



Source: SGS Economics and Planning 2023

Focus Areas – Open Space

Open space is relatively evenly distributed across the LGA with the large majority of people within a 400-metre walking catchment of existing open space. The focus area analysis has prioritised areas of poor access, as those outside a 400 metre catchment to any open space.

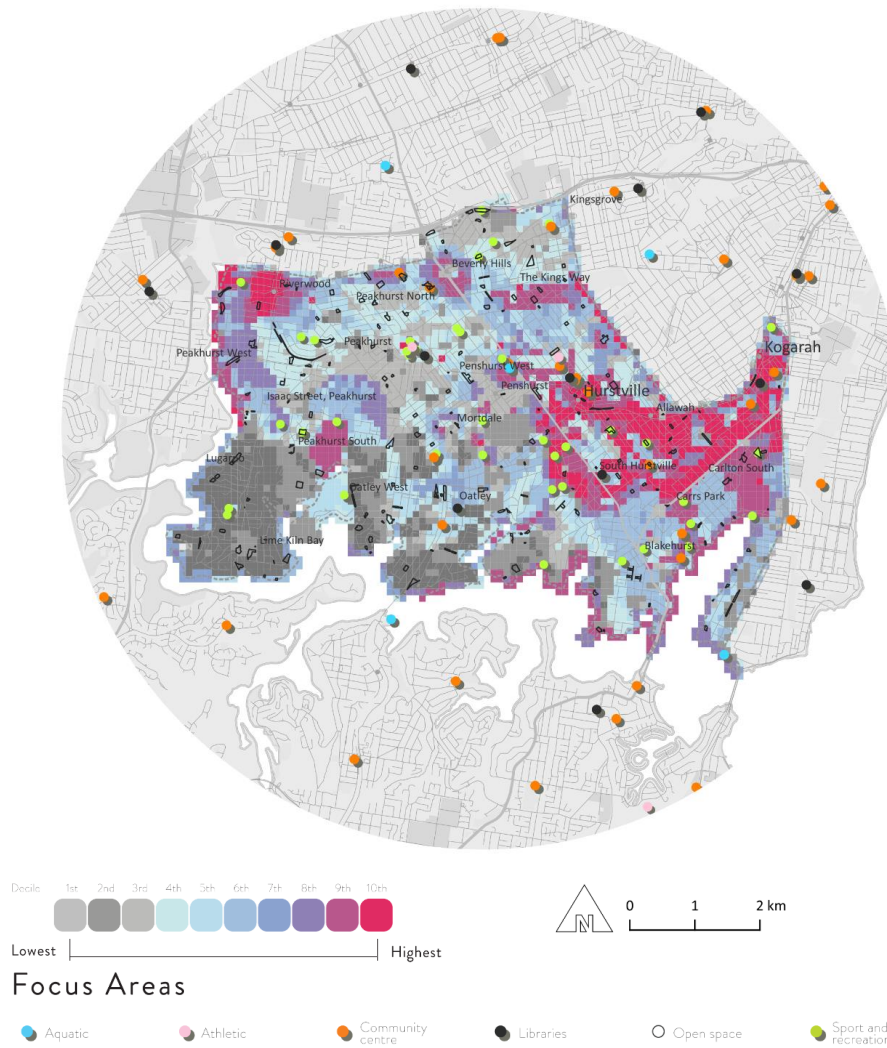
Highest ranked focus areas for open space in the east of the LGA around Hurstville, South Hurstville and Kogarah are driven by the population demand pressures in these areas. Together with the other pockets around Peakhurst West and Riverwood, the high focus area is driven by pockets of low accessibility in these regions, greater than 400 metres to access open space.

Total open space provision can be bolstered through allocations of land in flood zones that are not suitable for other uses. However, these areas, for the most part are already allocated for open space or conservation zones, and do not directly support local access.

Reclamation of parts of the Hurstville Golf Course and/or the Beverly Park Golf Club, as suitably zoned RE1 parcels, may help address some of the total need for open space per capita. The Hurstville site is well situated to support improved distribution of open space in the west, while the Beverly Park Golf Club could support larger scale open space for residents in the high growth areas around Hurstville and Kogarah.

Due to limited land availability, the majority of new open space is likely to be of a Local or Neighbourhood scale (0-5 hectares). As housing is increasingly delivered through infill and densification of typologies, identifying parcels large enough to provide active open space amenity will become increasingly constrained. Local open space should be focused around growth areas such as Hurstville and Kogarah, as well as transport-oriented development corridors along the Eastern Suburbs and Illawarra train lines to ensure improved open space access for higher density communities.

FIGURE 38: FOCUS AREAS - OPEN SPACE



Source: SGS Economics and Planning 2023

Focus Areas – Sport and Recreation

Sports fields and sports courts are the most evenly distributed asset type in the LGA. Continuing the pattern of co-locating sports fields and courts is ideal where possible, acknowledging that the delivery of sports fields in particular may pose a conflict with delivery of additional general open space, as land availability for larger sized assets is constrained. With existing provision evenly distributed across the LGA, access to existing facilities does not play as significant a role in the focus area rankings. Focus areas are instead driven by population demand and high suitability.

An additional factor for locating new sport and recreation assets is the clustering of facilities to create hubs and to improve passive surveillance through increased visitation and diversity of users.

Highest ranked focus areas for sports and recreation facilities are concentrated through the centre of the LGA across the greater Hurstville area, Allawah, South Hurstville, through to Penshurst, Mortdale and the northern portion of Oatley. Opportunities to build on the existing clusters of assets in these regions may serve to improve utility of the assets and enable competition level hubs of facilities.

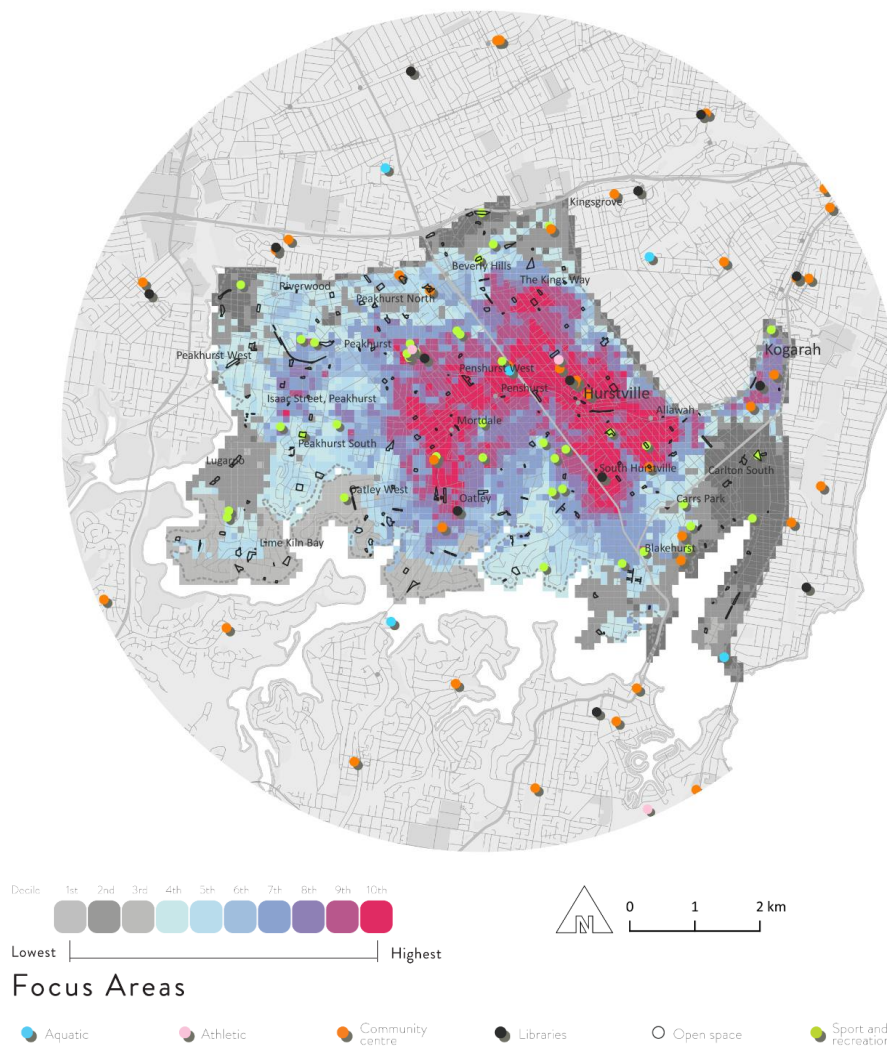
Both existing athletics facilities are identified within the high focus area with an opportunity to explore repurposing one of the athletics facilities for use as sports courts and possible indoor court functions.

New school infrastructure is often a catalyst for the delivery of new community sports and recreation assets for use as community spaces outside of school operations.

Partial reclamation of the Beverly Park Golf Course and/or Hurstville Golf Course provides opportunities to deliver the gap in indoor sports facilities and sports courts.

Courts and informal half courts can be more easily delivered through open space design to alleviate access pressures in low focus areas.

FIGURE 39: FOCUS AREAS - SPORT AND RECREATION



Source: SGS Economics and Planning 2023

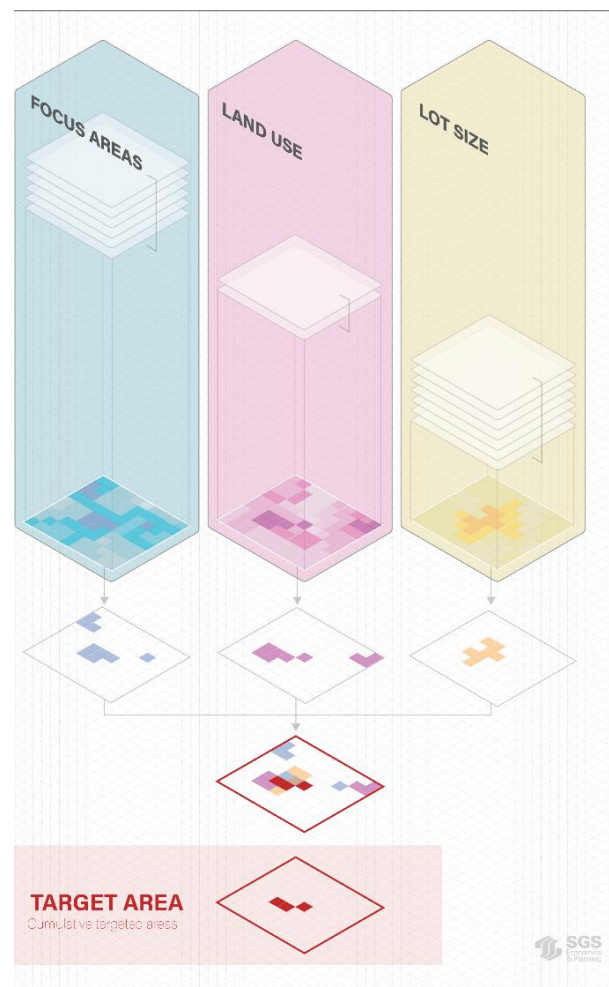
7.3 Target Areas

Focus Areas are an input into the final synthesis process, overlaying the top focus area deciles with land use zoning and lot sizes, to derive a more refined *target area* for future investigation. Detailed land use strategies will be required as part of future site-specific investigations to determine lot specific constraints. The Target Area method overlays include:

- **Focus Areas:** Using the top deciles of the focus area analysis as the most suitable siting opportunities.
- **Compatible zones.** Permitted land use zones for each facility type are used to identify opportunities within the current planning framework to accommodate new uses. This adopts the widest parameters of land use where an asset may fall under multiple use types. For open space no land use zone overlay is applied to provide guidance on areas to explore for acquisition/rezoning.
- **Compatible lot sizes.** Adopting reasonable assumptions about minimum lot sizes for each facility type, this overlay highlights latent opportunities to house new facilities prior to exploration of lot amalgamation or acquisition.

Acknowledging that neither land use zones nor lot sizes are fixed, meaning zones can be changed and lots can be amalgamated, Target Areas instead seek to identify where the current condition may be able to absorb demand.

FIGURE 40: IDENTIFYING ACQUISITION TARGET AREAS



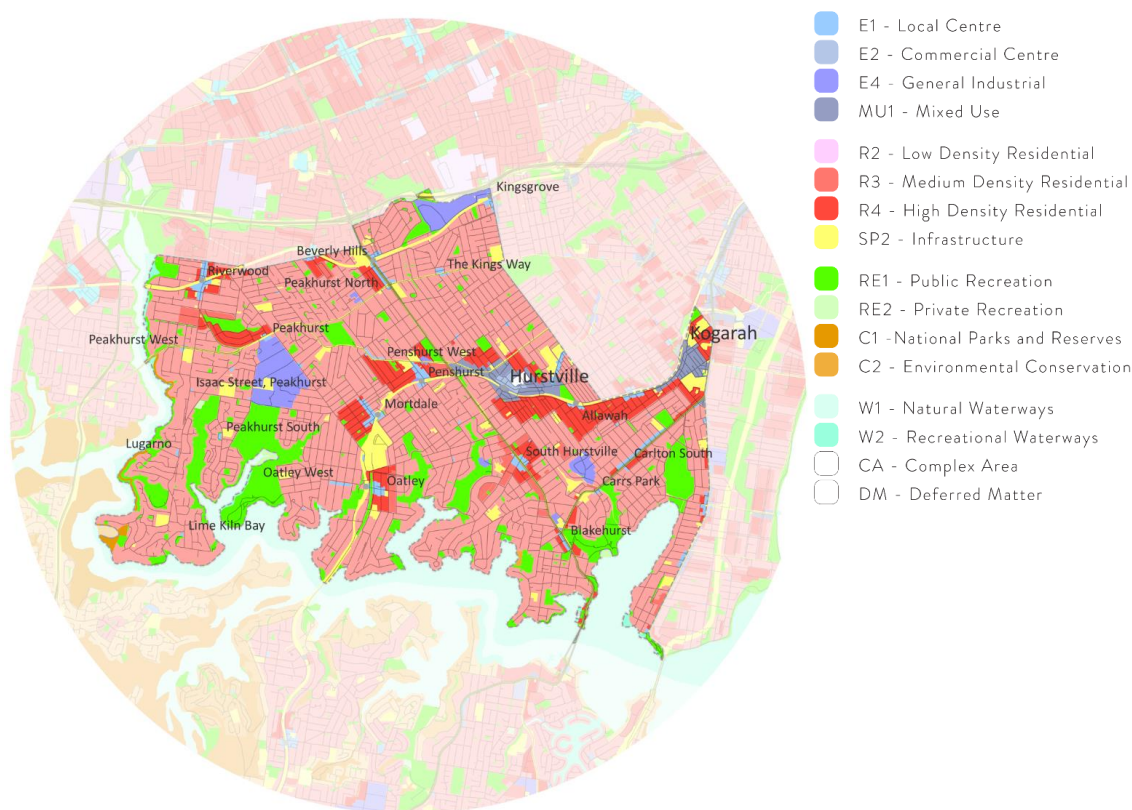
Source: SGS Economics and Planning 2023

Land Use

To support best practice co-location of assets and to make spaces viable through frequent use and incidental visitation, community facilities (with the exception of open space and sports and recreations assets) are identified to best suit inclusion in commercial centre zones (E1, E2, MU1) that support multi-purpose trips, parking and public transport access, and are often co-located with recreation assets and higher order open space such as sports fields and courts.

Local open space is best located within residential areas to allow for walkable access and where possible as a resource to enable expansion of programs and uses with other community facilities, such as community centres. SGS observe that, for the most part, RE1 open spaces zoning is already delivered as public open space. For this reason, land use zoning is excluded as an input to the Target Area mapping for open space, to instead provide guidance on areas derived from the top Focus Area deciles for exploration to deliver new (rezoned) open space parcels. This is intended to both help refine investigations for new open space parcels and to identify areas around existing open space where the boundaries could be expanded to create larger parcels for active recreation or to indicate possible corridors to create open space links.

FIGURE 41: LAND USE OVERLAY



Source: NSW Planning Portal 2023.

TABLE 32: LAND USE CONSIDERATIONS

Facility Type	Zoning Consideration
Community facilities	<p>Community facilities are most commonly delivered in Employment Zones with a commercial presence (E1 Local Centre, E2 Commercial Centre, MU1 Mixed Use zones) or in RE2 Private Recreation zones.</p> <p>Although, community facilities are permissible with consent across wider zoning including Low to High Density Residential (R2-R4), and SP2 Infrastructure.</p>
Library: Community facilities; Information and education facility	<p>The Georges River LGA contains five libraries. Two are delivered in E1 Local Centre zones, two are delivered in MU1 Mixed Use zones, and one is located in an RE1 Public Recreation zone.</p> <p>However, libraries are permissible with consent in the following additional zones: E2 Commercial Centre; RE2 Private Recreation; C2 Environmental Conservation; Residential R2-R4 zones, SP2 Infrastructure.</p>
Open Space: Recreation area; Recreation facilities (outdoor)	<p>Public open space is generally provided through RE1 and RE2 zoning.</p> <p>However, 'Recreation areas' are permitted with consent in: R2, R3, R4, E2, MU1, and SP2 zones. In addition, 'Recreation facilities (outdoor)' are permissible in E2, RE1 and RE2 zones.</p>
Sport and Recreation: Recreation facilities (indoor); Recreation facilities (major)	<p>'Recreation facilities (indoor)' are typically provided within RE1 and RE2 zones. However, they are also permissible with consent in E1, E2 and MU1 zones.</p> <p>On the other hand, 'Recreation facilities (major)' (which can include sports stadiums, showgrounds, theme parks, racecourses and motor racing tracks) are only permissible in RE1 zones.</p>

Source: SGS Economics and Planning 2023.

Lot size

The overlay of lot sizes helps to further refine opportunities for siting new facilities within the existing condition. This does not preclude siting in other locations achieved through lot amalgamation, rather, it provides an indication of how compatible the prevailing environment is to accommodate new community facilities.

Minimum lot sizes for the Target Area analysis were drawn from best practice examples within the LGA and the prevailing typologies as a guide. No minimum lot size overlay was applied to the open space Target Area as open space can be flexibly delivered.

Carparks

While open air carparks have not been built into the input analysis for Target Areas, as their ongoing community value will be dependent on a detailed parking assessment, they are noted as larger lot assets where the lower land value may prove an opportunity to explore repurpose/ acquisition for community facilities and or open space.

Carpark assets are typically co-located with existing facilities and support their ongoing use, however, may also be explored for renewal or partial reclamation. There may be opportunities to explore car parks for potential open space with design solutions such as raised car parking with open space on ground level.

Target Areas – Community Centres

Target areas for community centres sit in the top half of the LGA, clustering around the northern half of the Hurstville Remainder small area, Peakhurst through to Peakhurst West, Penshurst West and a pocket furthest south in Hurstville Grove .

The target areas around Kogarah and the Hurstville City Centre are driven by high population demand pressures, but already accommodate existing community centre facilities. Where areas around The Kings Way and those zones west of Hurstville out to Peakhurst West have no existing local access. When interrogating those areas with no local access for locations with existing clusters of community facilities, to potentially develop more of a service hub, the following locations stand out for further investigation:

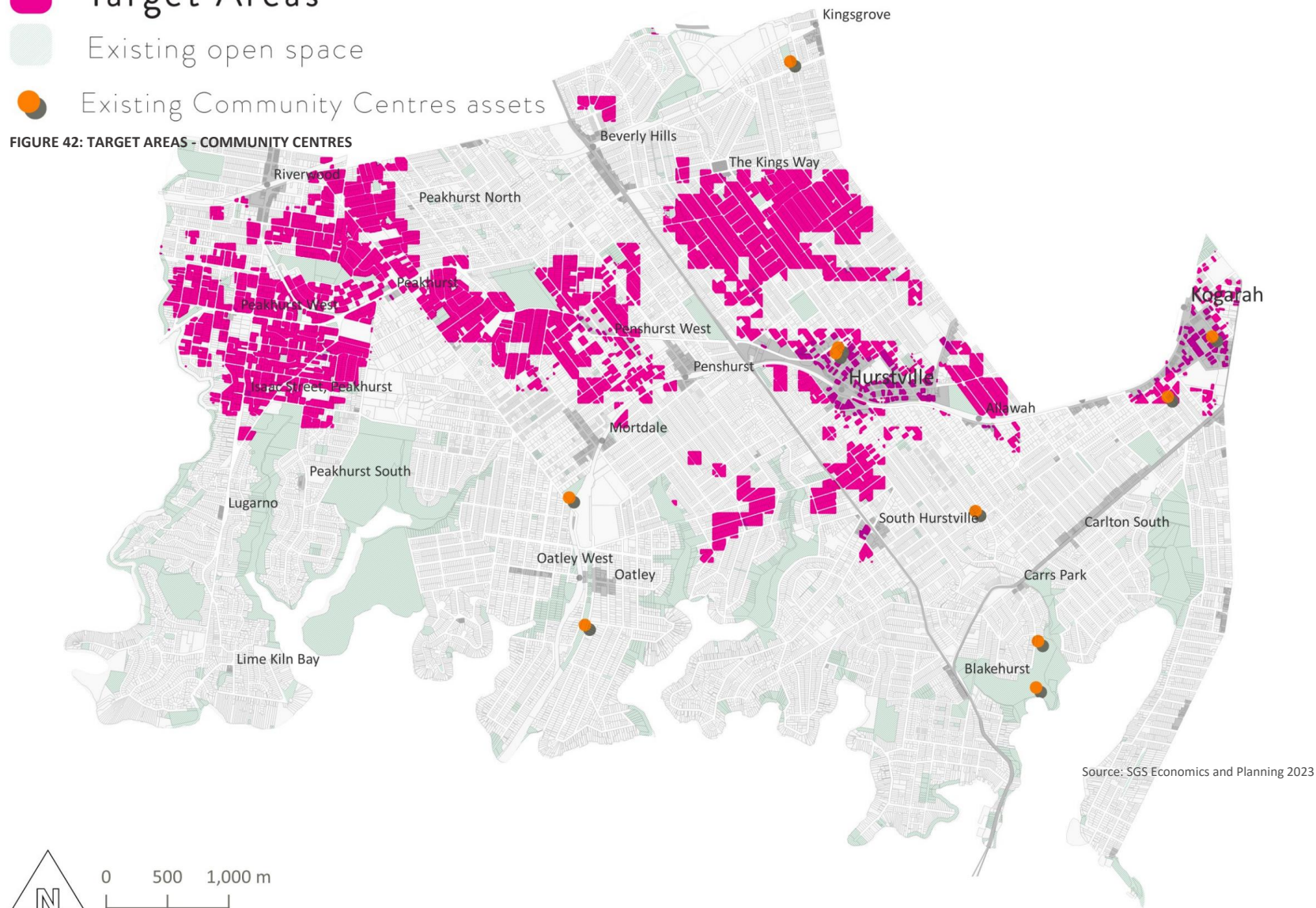
- Olds Park, already home to the Penshurst Branch Library and sport and recreation assets.
- Peakhurst Park, already catering to a diversity of sports and recreation assets.
- Northern portion of Gannons Park, with its existing sport and recreation/ playground assets.

 Target Areas

 Existing open space

 Existing Community Centres assets

FIGURE 42: TARGET AREAS - COMMUNITY CENTRES



Target Areas - Libraries

Target areas for libraries picks up the wider Hurstville area through the northern band of Beverly-Hills- Narwee, Peakhurst North and Riverwood, and south through the Lugarno peninsula. A smaller pocket around the Mortdale retail centre sits halfway between the existing libraries in Olds Park and Oatley. The target areas around Kogarah, the Hurstville City Centre and South Hurstville are driven by high population demand pressures, but already accommodate existing library facilities.

The following locations intersect with existing sport and recreation or commercial amenity as opportunities to develop a service hub and leverage off existing amenity.

- HV Evatt Park in Lugarno is located centrally on the Lugarno peninsula, offering an opportunity to improve poor distribution along the Peninsula and expand the cluster of community facilities in the vicinity which includes the Lugarno Public School.
- Beverly Hills retail centre along Tooronga Terrace would provide supportive amenity and existing public transport connections.
- The Mortdale retail centre would provide supportive amenity and can leverage existing public transport connections. Use of the fringe of the golf course may provide opportunity to have some supportive outdoor/open space function to the library.
- Penshurst Park is centrally located to the major Hurstville City Centre growth area and already serves as a major community sport and recreation hub. Identification of opportunities to deliver library services within this cluster may complement the uses.

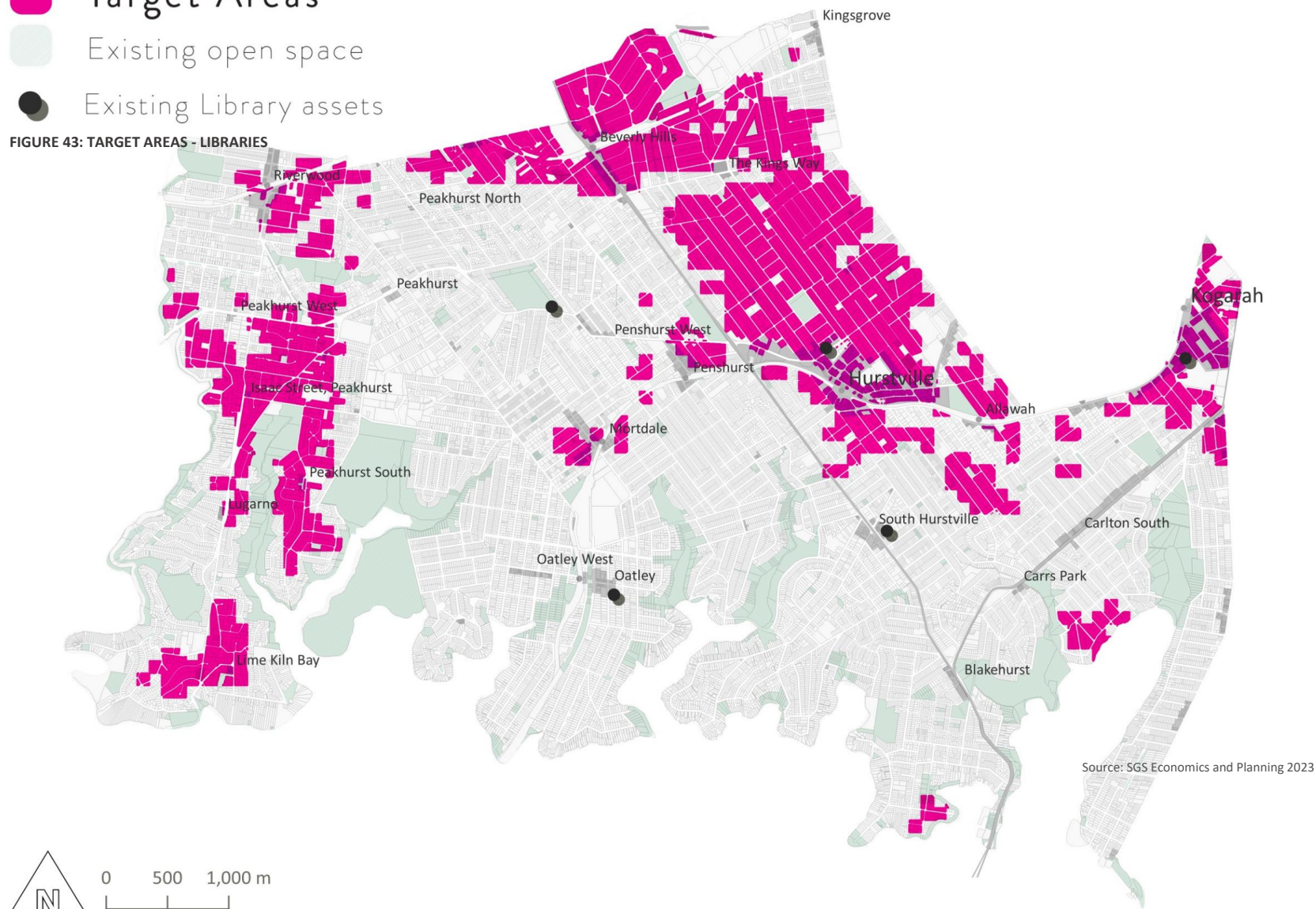
Community centres and libraries have significant pockets of overlap in their identified Target Areas, with neither asset type present in the western Peakhurst/Lugarno pocket of the LGA. The variation in target areas between the two asset types is driven primarily from different minimum lot size inputs and suitable zoning.

In an environment of limited land supply, and acknowledging the benefits of co-located community facilities and the compatibility of libraries and community centres, Figure 44 overlays the two target areas with the existing asset pins to draw out shared pockets for further investigation, and opportunities for these sites to align with existing clusters of other assets, such as sport and recreation or open space. Key sites identified include:

- Gannons Park
- Johnstone Street Reserve
- Kingsway West Centre
- Mortdale Centre along Morts Road
- Peakhurst Park

- Target Areas
- Existing open space
- Existing Library assets

FIGURE 43: TARGET AREAS - LIBRARIES

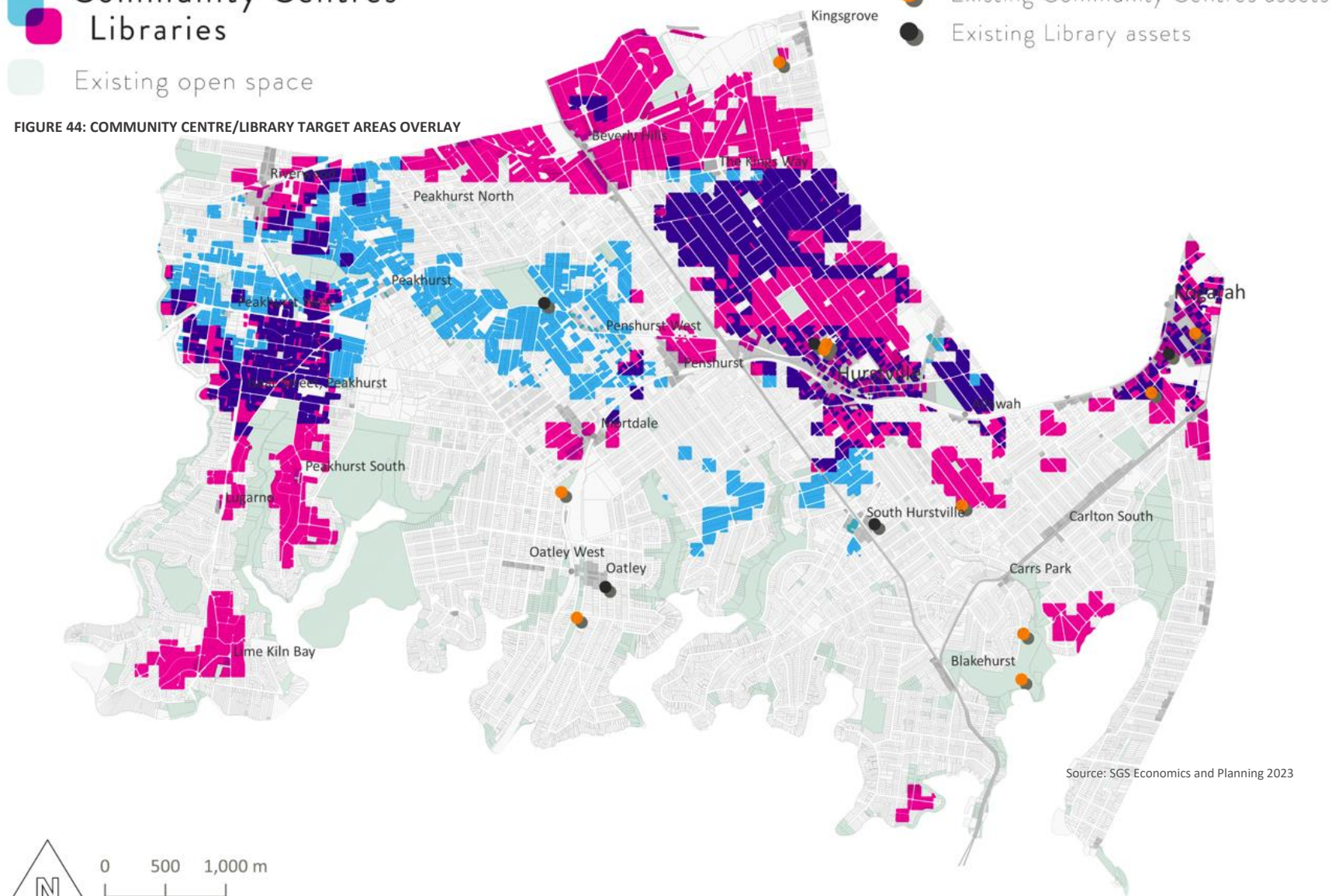


Community Centres Libraries

Existing open space

- Existing Community Centres assets
- Existing Library assets

FIGURE 44: COMMUNITY CENTRE/LIBRARY TARGET AREAS OVERLAY

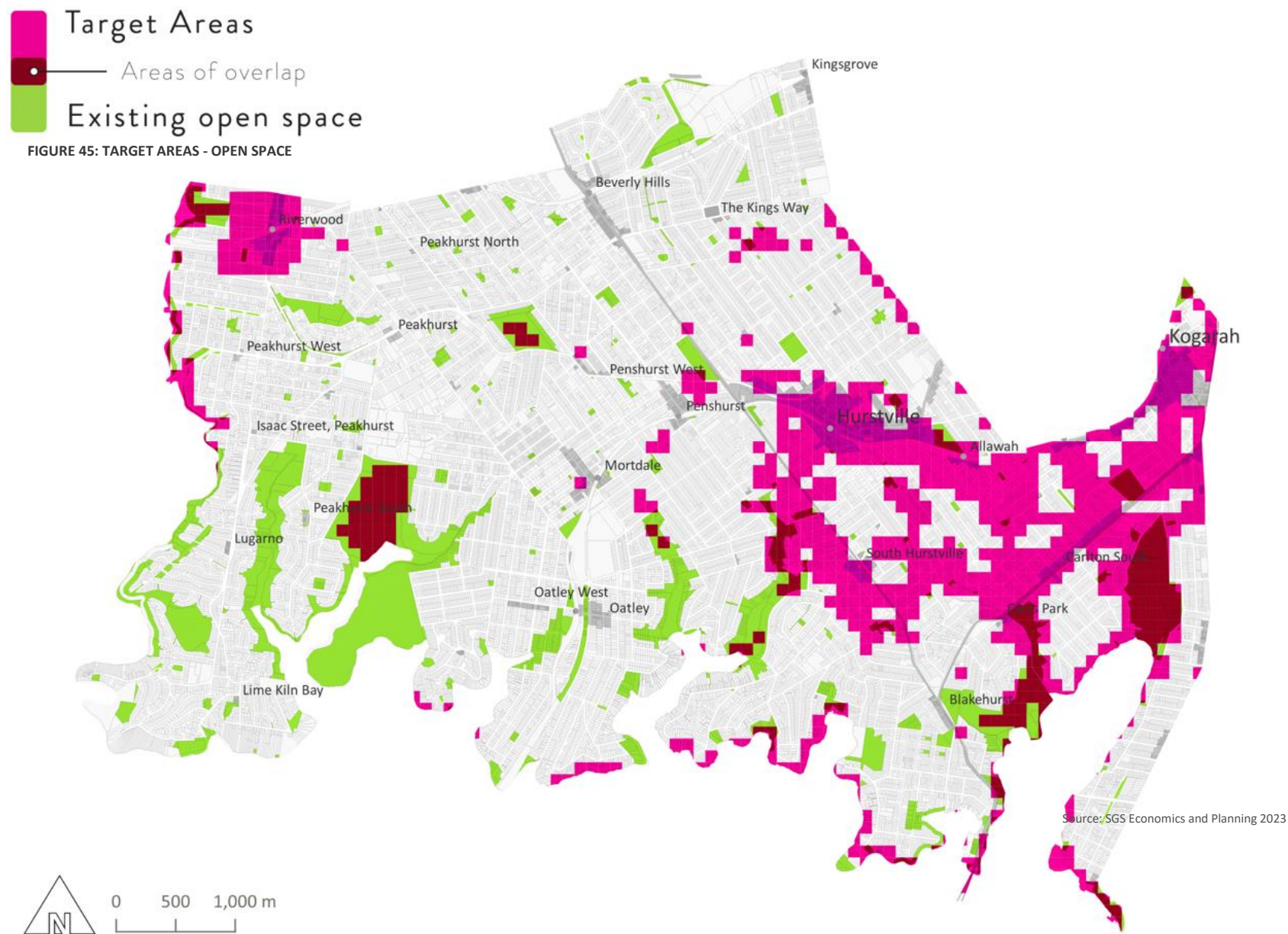


Target Areas – Open Space

Across Georges River, RE1 zoned land is already realised as open space, therefore, the two golf course assets are the only parcels of currently zoned RE1 land whose use varies from traditional open space as an opportunity to repurpose without rezoning.

Recognising that new open space will need to be realised through acquisition, the Target Area map shows only the top deciles of the Focus Area analysis. This is driven by growth areas through Hurstville, Allawah, Kogarah, and by areas with low existing access.

There are opportunities to both expand existing open space and deliver new open space in underservices areas, noting that open space in high density precincts will likely be provided through the process of sub-division or as part of developer contributions.



Target Areas – Sport and Recreation

Target areas for sport and recreation facilities conflate sports fields and sports courts as they are typically provided in combination. Suitable land parcels are highlighted through Hurstville, Penshurst, Mortdale, constrained mostly by minimum lot size requirements for sports fields. Courts can be provided more flexibly in smaller parcels but may not be ideally suited to delivery in isolation, rather in combination with other recreation assets or facilities such as community centres.

Some target areas identify pockets with existing sport and recreation assets that may be reviewed for renewal/reconfiguration to enhance the utility of these spaces, such as in Olds Park and Peakhurst Park.

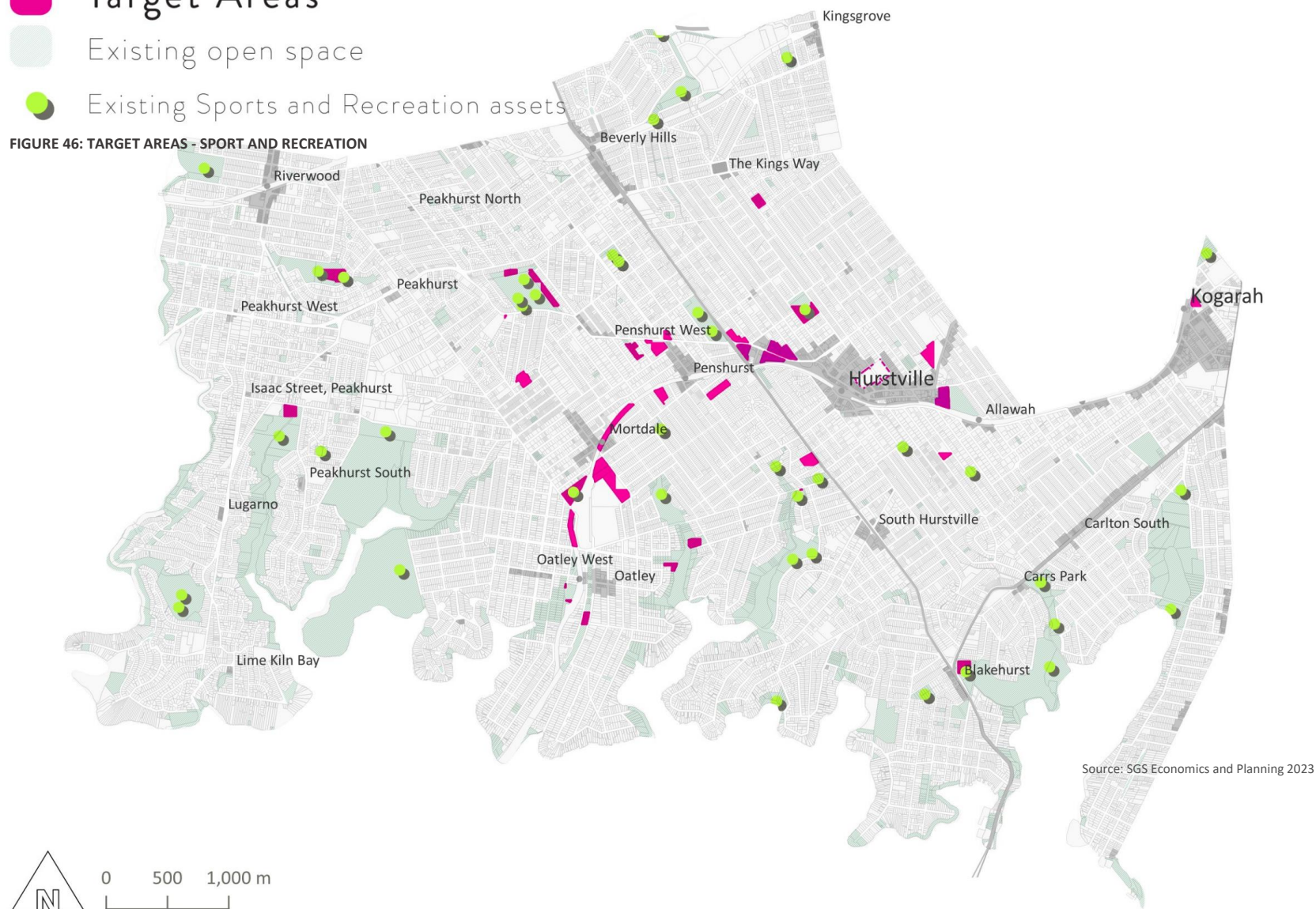
Where new facilities may be provided within existing parcels of open space, areas with better access and greater visibility should inform which spaces are enhanced with active equipment.

Target Areas

Existing open space

Existing Sports and Recreation assets

FIGURE 46: TARGET AREAS - SPORT AND RECREATION



8. Issues Emerging

Previous Council strategies have investigated in detail *how much* and *what type* of community infrastructure is required. Conclusions from this study focus on spatial analysis to indicate *where* this provision might be best targeted.

The following summary highlights the key messages from the preceding analysis as it relates to the range of recommendations identified for each asset type.

- **Poor western access.** Existing facilities are concentrated in the central and eastern parts of the LGA. With the exception of open space, sports fields and courts, the western regions of Lugarno and Peakhurst have no local allocations of community facilities and are the most constrained due to river frontage limiting access to facilities in neighbouring LGAs.
- **Competition for land uses.** As urban renewal occurs in existing highly developed areas, the availability of land and space to dedicate to single purpose community facilities becomes more limited. This is particularly an issue for facilities that require larger land areas, such as sport fields. As demand for housing increases, competition for land between residential and community uses may also intensify. As more people begin to live in higher density housing typologies, reliance on shared community spaces increases. However, land costs for inner and central locations can, in some cases, price out the public sector to provide assets in these spaces, relying instead on the renewal of existing assets or developer contributions.
- **Not fit for purpose.** Many sporting facilities were seen to have poor drainage, grass coverage and uneven surfaces, while others have old amenities and outdated facilities, poor/no lighting, lack of toilets, and roof leaks. The closure of sites for long periods due to inundation impacts the quality and maintenance of other sites with reduced rest periods and ability to remediate pitches. Lack of lighting reduces the use of sporting fields for training and competition forcing teams to hire venues outside the LGA.
- **Co-location and integration.** Community facilities are increasingly being integrated into mixed use precincts or delivered as part of school campuses. Co-location of complementary services reduces travel costs by encouraging multi-purpose trips, facilitates referrals and or interaction between different services better connecting people to available resources, increases utility of assets through diverse usage and improves safety by increasing visitation and diversifying the audience.
- **Upgrading assets to maximise utility.** Guaranteeing ease of physical access for open space and community facilities is vital in ensuring maximum benefit to the widest possible community, making community assets inclusive but also improving the utility of the spaces.
- **Simple booking platforms.** Centralised, clear and consistent systems for accessing community facilities can improve community interaction with assets and better distribute demand. Live registers of community facilities and service provides enables Government to oversee utilisation and identify opportunities for expansion or integration of facilities on an ongoing basis.

- **New sporting audiences require different facilities.** Sporting clubs identified an increased uptake in female participation, people from cultural and linguistically diverse (CALD) backgrounds, people of mixed abilities and younger children in organised sport. These cohorts are changing the demand for types of ancillary spaces, such as separate change rooms, parents' rooms and canteen services. There are significant demand pressures for car parking at venues on Saturday mornings for junior competitions.
- **Growth and typology change.** The Georges River population is not growing as rapidly as the LGAs around it. It has an older population than its neighbouring LGAs with the largest growing demographic those aged 65+, the highest representation being in Hurstville Central. Apartments now account for one third of the housing stock across Georges River.

Georges River provision gaps

Supply gaps were identified for:

- Community Centres – current and future gap
- Open Space –future gap
- Sports courts – current and future gap
- Sports fields – future gap
- Libraries – no gap identified, however, consultation suggestive of demand pressures

TABLE 33: SUPPLY GAPS

Facility type	Current Provision	2021 Need	2021 Gap	2036 Need	2036 Gap
Athletics	2 tracks	1 track	1 track	1 track	1 track
Aquatics	Total capacity for approximately 260,000 people (assuming upper limit capacity)	152,274 capacity	107,726 capacity	177,000 capacity	83,000 capacity
Community centres	8,008sqm	12,181sqm	-4,174sqm	14,160sqm	-6,152sqm Equivalent of approximately five and a half centres similar to Mortdale Community Centre
Libraries	6,201sqm	5,116sqm	1,085sqm	5,947sqm	254sqm
Open space	4,103,625sqm	3,563,212sqm	540,413sqm	4,141,800sqm	-38,175sqm (3.8 ha)
Sport and recreation—courts	43 sports fields	31-38 sports fields	5-13 sports fields	35-44 sports fields	-8 - 1 sports fields
	21 courts	51 courts	-30 courts	59 courts	-38 courts
	15 courts	61 courts	-46 courts	71 courts	-56 courts
	7 courts	38-51 courts	-31-44 courts	44-59 courts	-37--52 courts
	3.5 courts	5-9 courts	-1-6 courts	5-10 courts	-2--7 courts

Source: SGS Economics and Planning 2023

Focus areas and acquisitions target areas

The iterative mapping analysis overlaid various inputs including future population density, areas of poor access, land use and minimum lot size, to derive a series of investigation areas most suitable for each asset type. A summary of this analysis for the asset types reflecting a future supply gap is presented below.

TABLE 34: FOCUS AREAS AND ACQUISITION TARGET AREAS

Facility Type	Focus areas	Acquisition target areas
Athletic Facilities	<p>Based on LGA wide benchmarking there is a notional surplus athletics facility through to 2036.</p> <p>One of the existing assets could be explored for repurposing as a multi-use facility to meet the needs of other active recreation uses that have demonstrated a demand gap, such as sports courts. Repurposing of an athletic track would need to consider usage rates and participation trends for the sports played on the interior fields and weigh up community opinion, social and economic variables, for the highest use case.</p>	<p>Use of the internal pitch at Hurstville Oval has recently been expanded to enable a wider variety of sports. Therefore, exploration of a similar expansion of uses in Olds Park may better serve to meet demand pressures in the short term.</p>
Community Centres	<p>Focus area mapping shows a concentration of highest rated areas through Peakhurst out to Peakhurst West, and the northern portion of Mortdale, the greater Hurstville region and across the Kogarah small area.</p> <p>These focus areas are driven by high population demand pressures and areas with a lack of existing local access.</p>	<p>High priority community centre target areas that correspond with library target areas and the presence of existing amenity (either sport and recreation assets or retail centre functions) provide opportunities to realise a shared asset/ service hub to make the most use of reallocation of space. These intersection encompass:</p> <ul style="list-style-type: none"> - Gannons Park - HV Evatt Park - Johnstone Street Reserve - Kingsway West Centre - Mortdale Centre along Morts Road - Olds Park - Peakhurst Park
Libraries	<p>The highest ranked focus areas for library provision are shown across the northern edge of the LGA, stretching from Kogarah in the east, through Hurstville, north to Beverly Hills and westward to Riverwood.</p> <p>Top tier focus areas around Hurstville and Kogarah are driven by the high population demand pressures despite existing libraries in these locations.</p> <p>The pocket of top focus area in the west around Peakhurst South and bleeding down</p>	<p>In addition to the shared Community Centre locations identified above, high priority target areas for library siting include:</p> <ul style="list-style-type: none"> - HV Evatt Park in Lugarno due to proximity to courts and fields and a school community - Beverly Hills retail centre along Tooronga Terrace to support multi-purpose trips - Around the Mortdale retail centre on the periphery of the Hurstville Golf Course to access retail and possible active recreation - Penshurst Park to cluster with active recreation assets

Facility Type	Focus areas	Acquisition target areas
	into Lugarno is driven by a strong suitability score and poor existing access.	
Open Space	<p>Open space is relatively evenly distributed across the LGA with the large majority of people within a 400-metre walking catchment of existing open space. The focus area analysis prioritised areas of poor access, as those outside a 400 metre catchment.</p> <p>Highest ranked focus areas for open space in the east of the LGA around Hurstville, South Hurstville and Kogarah are driven by the population demand pressures in those areas. Other pockets of high focus areas around Peakhurst West and Riverwood are driven by low accessibility in these regions.</p>	<p>As RE1 zoning is already realised as open space Target Area mapping highlights those parcels that fall within the top deciles of the Focus Area analysis as the priority sites for investigating rezoning.</p> <p>New open space to be realised through developer contributions should focus on high growth/ high housing density areas.</p> <p>Golf courses provide an opportunity for re-use of the asset as open space within the existing zoning, however, this should only be explored where transfer of the asset is demonstrated to improve access and quality of provision, and not simply as a means to improve benchmark provision.</p>
Sport and Recreation	<p>Sports fields and sports courts are the most evenly distributed asset type in the LGA. Access to existing facilities therefore does not play a significant role in the focus area rankings. Focus areas are instead driven by population demand and high suitability.</p> <p>Highest ranked focus areas for sports and recreation facilities are concentrated through the centre of the LGA across the greater Hurstville area, Allawah, South Hurstville, through to Penshurst, Mortdale and the northern portion of Oatley. Opportunities to build on the existing clusters of assets in these regions may serve to improve utility of the assets and enable competition level hubs of facilities.</p>	<p>Acquisition target area mapping for sport and recreation facilities draws out areas that can offer clustering. Priority investigation areas are highlighted through the Hurstville City Centre core, across Peakhurst in Olds Park and Peakhurst Park, through Mortdale and Oatley fringe in concert with the rail corridor.</p> <p>The analysis is constrained by minimum lot sizes seeking to accommodate sporting fields. However, courts can always be provided more flexibly in smaller parcels, but ideally are not delivered in isolation.</p>

Source: SGS Economics and Planning 2023

9. Recommendations

Table 35 outlines proposed actions to meet future demand pressures for those community facilities identified in the benchmarking analysis to face a deficit of supply by 2036.

Where provision of new facilities is proposed to meet future demand, the assumption is that this pertains to service delivery. It does not determine if this additional service should be met through construction, ownership or leasing arrangements, which would form part of a financial asset strategy with associated financial modelling.

The actions are prioritised into three bands (high/medium/low) to indicate the expected impact of the proposed action. This is not necessarily a reflection of ease of implementation and acknowledges that additional steps will be required to fulfill the action. Council should pursue actions in any order to provide quick wins.

A series of general actions provide recommendations that are considered necessary to complement future exploration of new or expanded facilities. These actions also identify next steps and further studies.

Additional actions are outlined by asset type for quick reference.

The actions below do not preclude detailed investigation of specific sites and council assets that may be identified for sale or purchase. Rather these actions outline possible areas and a framework for investigation.

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TABLE 35: ACTIONS

Facility Type	Actions		Expected Impact
General	G1	Monitor population changes and benchmark provision. Population forecasts will change over time as areas develop and the fundamentals of population growth (births, deaths and migration) change. The benchmarks suggested in this report should be used to track LGA level performance over time and monitor future needs associated with population forecasts every five years, aligned with new Census data release.	Low
	G2	Expand existing facilities where possible. Existing facilities are generally located in high growth areas. In an environment of limited land supply, the expansion/ renewal of these existing assets can help alleviate demand pressures and allow for expansion of services where there are existing operators.	High
	G3	Complete 'fitness for purpose' analysis of existing assets. Determine the quality and maintenance requirements of all existing assets to identify improvement/accessibility upgrades required to maximise utility of the asset. Ensure that all existing assets are accessible, ensuring compliant entryways and suitable toilet facilities, to accommodate all abilities. Alongside accessibility, catalogue other asset data such as age, condition, maintenance liability, market value, capacity, usage. This data will help to determine where money is best spent on refurbishment or redevelopment, or where asset disposal is suitable as part of a full financial asset strategy.	High
	G4	Design flexible spaces. Flexible and multi-purpose community spaces can support a wider range of formal and informal activities and respond to changing circumstances over time, such as adjusting layouts to allow for social distancing and being repurposed for different use scenarios or delivering multi court designs.	High
	G5	Co-locate new facilities. The location of community facilities is integral to their effectiveness. Co-location of complementary services can reduce travel costs for users, facilitate referrals between services, maximise off-peak utilisation, provide opportunities to combat social isolation and improve facility utilisation. Facility clustering around commercial centres can be cost effective with existing parking, public transport and supporting retail amenity leveraged to aid service provision.	High
	G6	Create a centralised system for facility access. Centralised and consistent systems for accessing community facilities can assist in ensuring the community is aware of spaces available for hire and support more regular use through simplified booking platforms. Live registers of community facilities and service providers will enable Council to oversee utilisation on a more frequent basis and identify opportunities for expansion or integration of facilities in an ongoing manner.	High

Facility Type	Actions		Expected Impact
	G7	Advocate for repurposing/ declaration of well-positioned and surplus State Government assets for community use. Explore partnership arrangement or asset recycling with State Government to unlock land parcels for community use and or transfer to Council management for use as community facilities.	Medium
Athletic Facilities	At1	Investigate expansion of Olds Park athletics track. Because there is no demand gap for athletics one of the existing facilities may offer greater community benefit repurposed for other uses. Recognising that Hurstville Oval has recently expanded usage of its central field to accommodate more sports, a further study into similar expansion of uses in Olds Park may unlock additional potential in the short term. Any long-term retiring of an athletics asset will require scoring of the asset utility, weighing up wider social and economic costs and benefits of different use scenarios.	Low
Community Centres and Libraries	CL1	<p>Create new asset cluster in the west to improve equitable distribution. Overlapping Target Areas and identifying zones with existing asset clusters offers opportunities to co-locate new library and community centres, making new infrastructure more viable and stimulating existing assets such as open space or sport and recreation facilities.</p> <p>The following locations are points of convergence of Target Areas for the two asset types, and/or the location of existing sport and recreation amenity, as priority transformation areas that would not require significant land use changes or asset acquisition:</p> <ul style="list-style-type: none"> - Gannons Park - HV Evatt Park - Johnstone Street Reserve - Kingsway West Centre - Mortdale Centre along Morts Road - Olds Park - Peakhurst Park 	High
Community Centres	C1	Promote incorporation of community centres in mixed use buildings in high density areas. Expand service delivery in high density areas such as Hurstville and Kogarah by promoting/incentivising community centre uses in mixed use developments. Land dedicated to Council for public open space through a planning agreement must be for public benefit that is, to be quality open space, accessible and fairly level, centrally located and landscaped to an approved plan, or other purposes as identified within this policy. Council will not accept land, which is steep, hard to maintain, isolated from the proposed urban area or otherwise of limited value to residents, unless it is in addition to the above and Council specifically accepts the maintenance burden of such lands for documented reason (e.g. because it is part of a planned or recognised wildlife corridor; there are trade-offs negotiated with the developer for community benefit.	Medium

Facility Type	Actions	Expected Impact
	C2 Review community hall hire agreements. Community organisations noted they are often faced with obstacles when hiring Council halls due to financial prohibitions, policy burdens and harsh cancellation policies, which promotes the use of church facilities as an easier alternative. In discussion with local community groups explore reducing red tape to promote the hire of Council assets.	Low
Libraries	L1 Explore library siting options in target areas with no existing local provision. The following locations intersect with existing sport and recreation or commercial amenity as priority transformation areas that would not require significant land use changes and result in a diverse clustering of community facilities. All sites will unlikely be needed to meet demand, rather this is a longlist produced through top-down strategic assessment. Further shortlisting will be required as part of an asset strategy that plans for adjustment to numbers, locations and types of assets over time given financial constraints and asset divestment opportunities. <ul style="list-style-type: none"> - HV Evatt Park in Lugarno Located centrally on the Lugarno peninsula HV Evatt Park offers an opportunity to improve poor distribution along the peninsula and expand the cluster of community facilities in the area that includes the Lugarno Public School. - Beverly Hills retail centre along Tooronga Terrace The centre would provide supportive amenity and can leverage existing public transport connections and parking. - Around the Mortdale, Roberts Avenue retail centre on the periphery of the Hurstville Golf Course The centre would provide supportive amenity and can leverage existing public transport connections and parking. Use of the fringe of the golf course may provide opportunity to have some supportive outdoor/open space function to the library. - Penshurst Park The Park is centrally located to the major Hurstville City Centre growth area and already serves as a major community sport and recreation hub. Identification of opportunities to deliver library services within this cluster may complement the uses. 	Medium
Open Space	O1 Complete a quality audit of open space. Opportunities to increase supply volume should be taken where the location enhances distribution. Emphasis should be placed on improving the <i>quality, access and amenity</i> of existing open spaces so that they may serve as higher order assets to a larger catchment. Open spaces should be prioritised for active recreation with supporting amenity, where passive recreation can be enhanced through better streetscapes and neighbourhood amenity such as footpaths and cycle lanes. The quality audit should encompass sport and recreation assets, including ancillary facilities such as change rooms, to determine their fitness for purpose in reference to changing participation trends.	High
	O2 Promote open space provision as part of developer contributions particularly within housing investigation areas and sites identified for densification.	High

Facility Type	Actions	Expected Impact
Sport and Recreation	O3 Explore partial reclamation of golf courses for active open space. Reclamation of existing golf courses may address open space deficits in the long term. Active recreation at the Beverly Park Golf Club may support the growth areas of Hurstville and Kogarah and contribute to the LSPS action for open space land acquisition in the north of the LGA.	Low
	O4 Explore repurpose/ acquisition of carparks for community facilities and or open space. Carpark assets are typically co-located with existing facilities and support their ongoing use, however, may also be explored for renewal or partial reclamation where a wider parking strategy supports.	Medium
	S1 Remediate/ provide stormwater management upgrades for existing sports fields. Short term management of existing fields will reduce the strain on other assets that are being overworked during periods of inaction by flood affected fields. The gap for sports fields (between 8 to 1 by 2036) assumes the existing assets can operate to maximum utility. In the long term, adjusting the use of Jubilee Stadium for community purposes could reduce demand pressure to find large lot space for new fields.	Medium
	S2 Upgrade lighting at competition grade sporting fields. Lighting upgrades would extend the use of sporting fields for training and competition providing more choice for clubs to book and use local venues.	Medium
	S3 Explore viability of repurposing one of the existing athletics fields or more diverse field usage. Recognising that Hurstville Oval has recently expanded usage of its central field to accommodate more sports, a further study into similar expansion of uses in Olds Park may unlock additional potential in the short term. Any long-term retiring of an athletics asset will require scoring of the asset utility, weighing up wider social and economic costs and benefits of different use scenarios.	Low
	S4 Cluster new sport and recreation assets with existing facilities. Sport and recreation facilities are the most distributed asset type across the LGA. There are utilisation and safety benefits to be had by increasing visitation to a single location, increasing passive surveillance and diversifying the audience through a mix of uses. Through the open space quality audit, identify where existing sport and recreation assets could be added to or reconfigured to allow for more equipment/increased visitation.	Medium
	S5 Identify new proposed school infrastructure for use as community assets after hours, including library use and sport and recreation hire.	Low
	S6 Explore partial reclamation of golf courses to deliver large lot size recreation assets such as sports courts or indoor sports centres.	Low

Facility Type	Actions		Expected Impact
	S7	Explore options for ‘informal’ recreation through management of open space , enhancing connections through and between open space to expand the network of passive ‘informal’ recreation. Management of walking tracks and footpath networks, particularly through open space that is otherwise passive due to flood risk, would enhance the usability of these spaces for passive recreation. Courts and informal half courts can be delivered through public realm design in playspaces to alleviate access pressures in low focus areas.	High
	S8	Re-position Jubilee Stadium as a multi-use asset . Where the facility is explored for expansion or upgrade into the future, consider the opportunity to incorporate additional community sports (such as basketball, netball etc).	Low

Source: SGS Economics and Planning 2023

9.1 Funding Options

EP&A Act Sections 7.11 & 7.12

Section 7.11 of the Environmental Planning and Assessment Act 1979 (EP&A Act) provides for the levying of development contributions to be imposed if development is likely to increase the demand for public amenities and public services (excluding water supply and sewerage services). A contributions plan may be made for whole or part of a Council area and can relate to one or more public amenities or services. Under Section 7.11 (s7.11), the contribution can be in the form of both a:

- Payment of a monetary contribution as specified within the contributions plan; and / or
- Dedication of land.

The consent authority can accept contributions in the form of:

- Dedication of land in part or full satisfaction of a condition imposed to recoup the cost of public amenities and public services; or
- The provision of a material public benefit in part or full satisfaction of a condition requiring the payment of monetary contribution condition or dedication of land free of cost.

Section 7.12 of the EP&A Act provides for the levying of development contributions through an established proportion of the proposed cost of carrying out the development. Section 7.12 (s7.12) levies are an alternative to the provision of monetary contribution or dedication of land under Section 7.11. Unlike s7.11, there is no requirement to demonstrate the nexus between the development and the infrastructure to be funded under s7.11²⁹.

Voluntary Planning Agreements (VPA)

Planning agreements can assist in delivery of infrastructure that sit outside the bounds of section 7.11 and 7.12. They aim to provide flexibility to the consent authority and developers to achieve positive outcomes for the community.

A planning agreement is a voluntary agreement or other arrangement between a planning authority and a developer, who has:

- Sought a change to an environmental planning instrument; or
- Made or proposes to make a development application or application for a complying development certificate, under which the developer is required to:
 - dedicate land free of cost
 - pay a monetary contribution
 - provide any other material benefit
 - provide any combination of the above, to be used for or applied towards a public purpose.³⁰

²⁹ <https://www.planning.nsw.gov.au/local-infrastructure-contributions-policy>

³⁰ <https://www.planning.nsw.gov.au/-/media/Files/DPE/Practice-notes/practice-note-planning-agreements-2021-02.pdf?la=en>

Grants

Grant funding, usually from higher levels of government, can be used to support the supply or upgrades of community infrastructure. Grants may not be directly accessible by the council and may have to be applied for by local community organisations or sporting clubs. Grants may also come in the form of matched contributions or similar arrangements between government levels or organisations.

User Fee Models

The charging of user fees to users of community infrastructure is one way to fund their ongoing maintenance and upgrades. However, these fees are usually charged by council at a subsidised rate to community organisations to ensure they can operate and benefit the community. High fees may not be payable by many users of community infrastructure.

Asset sale revenue

Sales of existing assets that are poorly located, underperforming or have a particularly high market value could all be prospects for divestment as part of a broader asset strategy.

9.2 Next steps

This study has provided guidance around open space and community facility provision with a focus on the identification of gaps in provision at an LGA level. As part of a broader asset strategy process, Council will need to complement the findings of this study with asset-specific and financial information including data for: asset age, condition, market value, maintenance liability, utilisation, quality, accessibility, as well as year on year Council budgets.

A financial asset strategy should examine the financial implications of any asset adjustment over time. Lists of specific lots/ buildings should be arranged into 'pools' – which are ideally assembled into rank order under headings for development, refurbishment, acquisition and disposal.

The derived floorspace/ facility number gaps, consideration of appropriate distribution/ access and quality/ fitness for purpose of specific assets will form the basis of an adjustment target – i.e. a target number for each asset type by area in a future year. The adjustment target is met by choosing specific asset targets in each pool to gain income or gain floorspace/ facilities. The adjustment is programmed over time so that there is an appropriate balance of income and expenditure and this is usually assessed via discounted cash flow modelling. Sometimes a broader economic appraisal (via Cost Benefit Analysis) will accompany the financial modelling to illustrate the broader (social, economic and environmental) worth of the strategy.

Appendix A: Asset Register

TABLE 36: GEORGES RIVER EXISTING SPORTS FIELDS TYPES AND LOCATIONS

Sports Field Location	Suburb	Total Fields	Provided for sports			
			Soccer	Rugby	Cricket	AFL
Bell Park	Hurstville	1	1	0	0	0
Beverly Hills Park	Beverly Hills	2	1	1	3	0
Carss Park Fields	Carss Park	3	1	2	3	0
Claydon Reserve	Sans Souci	3	3	0	0	0
Gannons Park	Peakhurst	8	8	0	5	0
Gifford Park	Penshurst	1	1	0	1	0
H.V. Evatt Park	Lugarno	2	0	2	1	0
Harold Fraser Oval	Kogarah Bay	1	0	0	0	0
Hurstville Oval	Hurstville	1	0	0	1	1
Oatley Park	Oatley	1	0	1	1	0
Olds Park	Penshurst	0	0	0	1	1
Olds Park	Penshurst	1	1	0	0	0
Olds Park	Penshurst	1	1	0	1	0
Parkside Drive Reserve	Kogarah Bay	2	2	0	0	0
Peakhurst Park	Peakhurst	3	2	1	1	0
Penshurst Park	Penshurst	1	1	0	0	0
Poulton Park	South Hurstville	3	3	0	0	0
Quarry Reserve	Hurstville Grove	1	1	0	1	0
Renown Park	Oatley	2	1	1	2	0
Riverwood Park and Wetlands	Riverwood	4	2	2	2	0
Todd Park	Blakehurst	2	1	1	1	0
Vanessa Street Futsal Courts	Beverly Hills	0	2	0	0	0

Total	Georges River	43	32	11	24	2
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Source: Georges River Council

TABLE 37: GEORGES RIVER EXISTING SPORTS COURT TYPES AND LOCATIONS

Sports Court Location	Suburb	Netball	Basketball	Tennis	Indoor
Claydon Reserve	Sans Souci	2	0	0	0
Donnelly Park	Connells Point	0	1	0	0
Empress Steel Reserve	Hurstville	0	1	0	0
Gifford Park	Penshurst	0	1	0	0
H.V. Evatt Park	Lugarno	2	1	0	0
Harold Fraser Oval	Kogarah Bay	0	0	4	0
Johnny Warren Indoor Sports Centre	Hurstville	0	0	0	3
Jubilee Park	Mortdale	1	1	0	0
Ken Rosewell Tennis Centre	Mortdale	0	0	8	0
Lambert Reserve	Peakhurst Heights	2	0	0	0
McRaes Reserve	Oatley	0	1	0	0
Meade Park	Allawah	1	0	0	0
Olds Park	Penshurst	5	0	0	0
Peakhurst Park	Peakhurst	0	1	0	0.5
Poulton Park	South Hurstville	3	0	0	0
Quarry Street Reserve North	Hurstville Grove	0	0	3	0
Smith Park	Kingsgrove	1	1	0	0
Spooner Park	Beverly Park	2	0	0	0
Stuart Street Reserve	Blakehurst	0	1	0	0
Tallawalla Street Reserve	Beverly Hills	2	0	0	0
Total	Georges River	21	9	15	3.5

Source: Georges River Council

Appendix B: Regional benchmark comparison

TABLE 38: REGIONAL BENCHMARK COMPARISON

Facility Type	Benchmarks
Community centres	<p>City of Parramatta Community Infrastructure Strategy 2020</p> <p>Elton Consulting (2017) in Parramatta Community Facilities Audit and Needs Study Report 2017</p> <ul style="list-style-type: none"> 80 square metres per 1,000 people <p>Hornsby Community and Cultural Facilities Strategic Plan (2015)</p> <p>Elton Consulting (2017)</p> <ul style="list-style-type: none"> Sub regional: 1 major civic, community and cultural centre per 100,000-150,000 people at 2,000-4,000 square metres GFA District level: 1 community centre per 20,000-30,000 people at ~1,200-3,000 square metres GFA District level: 1 community arts space centre per 40,000-50,000 people at ~1,000-1,500 square metres GFA Village level: 1 multipurpose community hall per 10,000 people at ~400 square metres GFA <p>City of Ryde Halls and Facilities Strategy 2020-2041</p> <p>Elton Consulting (2017)</p> <ul style="list-style-type: none"> Community services space: 60 square metres per 1,000 people Community centre space: 20 square metres per 1,000 people
Libraries	<p>Ku-ring-gai Community Facilities Strategy Part 1 Libraries & Community Centres (2018)</p> <p>State Library of NSW (2012) – Peoples Places: A guide for Public Library Buildings in NSW</p> <ul style="list-style-type: none"> Minimum recommended size for public library is 190 square metres for less than 2,750 people Serviced-based benchmark to be 30% floor space as base area: 70% service and functional areas <p>City of Parramatta Community Infrastructure Strategy 2020</p> <p>State Library of NSW and ALIA (2016) – Guidelines, Standards and Outcome Measures for Australian Public Libraries</p> <ul style="list-style-type: none"> 1 regional library (or central library) per 100,000+ people; 28 square metres per 1,000 people, plus 20% circulation space 1 district library per 20,000-35,000 people; 39 square metres per 1,000 people, plus 20% circulation space 1 district library per 35,000-65,000 people; 35 square metres per 1,000 people, plus 20% circulation space <p>Hornsby Community and Cultural Facilities Strategic Plan (2015)</p> <p>Elton Consulting (2017)</p> <ul style="list-style-type: none"> Sub regional: 1 central library per 100,000+ people; 29 square metres GFA per 1,000 people, plus 20% circulation space District level: 1 district library per 20,000-35,000 people; 39 square metres per 1,000 people, plus 20% circulation space District level: 1 district library per 35,000-65,000 people; 35 square metres per 1,000 people, plus 20% circulation space <p>Camden Council Draft Spaces and Places Strategy 2020</p>

Facility Type	Benchmarks
	<p>Growth Centres Development Code (2006)</p> <ul style="list-style-type: none"> 1 local library per 40,000 people <p>Campbelltown City Community Facilities Strategy (2018)</p> <p>State Library of NSW – Living Learning Libraries</p> <ul style="list-style-type: none"> 1 regional library per 150,000 people 1 district library per 45,000 people
Open space	<p>NSW Government – Standard provision ratio for open space to population</p> <ul style="list-style-type: none"> 2.83 ha per 1,000 people Mentioned in Blacktown Recreation and Open Space Strategy 2017; Camden Council Draft Spaces and Places Strategy 2020; Northern Beaches Open Space and Outdoor Recreation Strategy and Action Plan Draft (2022) <p>Cumberland City Council Open Space Recreation Strategy 2019-2029</p> <p>Greater Sydney Commission</p> <ul style="list-style-type: none"> 1 district sports ground per 10,000 people – NSW Office of Sport All residents to have access to regional open space within 5km, district open space within 2km All residents within 400m walk of open space, all residents in high density within 200m walk of open space of at least 0.1 ha <p>City of Parramatta Community Infrastructure Strategy 2020</p> <p>Parks and Leisure Australia Western Australia (2012) – Guidelines for Community Infrastructure</p> <ul style="list-style-type: none"> 15% of land area for open space (6% for formal sport; 5% for informal and passive recreation; 4% natural area). This also considers distance from dwelling to informal and passive open space, which should be 250m or 2-3 minutes' walk in high-density areas; 400m or 5-10 minutes' walk in other areas 3 ha per 1,000 people (includes 1 ha per 1,000 people for recreation open space/parks; 1 ha per 1,000 people for sporting open space; 1 ha per 1,000 people for natural areas and other open spaces) <p>Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan (2019)</p> <p>Government Architect NSW (2018) – Draft Open Space for Recreation Guidelines</p> <ul style="list-style-type: none"> Dwellings to be within 400m within quality open space of at least 0.3 ha High density dwellings (more than 60 dwellings per ha) to be within 200m of quality open space of at least 0.1 ha <p>Penrith Sport and Recreation Strategy (2020)</p> <p>“Active open space benchmark”</p> <ul style="list-style-type: none"> 1.4 ha per 1,000 people <p>Burwood Community Facilities and Open Space Strategy 2019</p> <p>Benchmark to be at least the current provision of open space</p> <ul style="list-style-type: none"> All residents within 400m walk of a local park (0.5-2 ha), all residents in high density within 200m walk of a local park of at least 0.3ha <p>Liverpool Recreation, Open Space and Sports Strategy 2018-2028</p> <ul style="list-style-type: none"> 2.83 ha per 1,000 people <p>NSW Department of Planning and Industry (2010) – Recreation and Open Space Planning Guidelines for Local Government</p>

Facility Type	Benchmarks
	<ul style="list-style-type: none"> 9% of land area for local and district level open space provision and 15% of site area including regional open space provision
Sport and recreation facilities	<p><u>Parks and Leisure Australia</u></p> <ul style="list-style-type: none"> 1 outdoor fitness station per 15,000 people 1 multi-purpose court per 10,000 people [mentioned in Cumberland City Council Open Space Recreation Strategy 2019-2029; Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan (2019)] <p><u>City of Parramatta Draft Social Infrastructure Strategy 2017</u></p> <p>Victorian Planning Authority (2008) – Planning for Community Infrastructure in Growth Centres</p> <ul style="list-style-type: none"> For indoor recreation facilities, higher order indoor sports court complex with 4-6 courts, 1 per 40,000-60,000 residents; 1 indoor court per 15,000 people <p>Parks and Leisure Australia Western Australia (2012) – Guidelines for Community Infrastructure [mentioned in City of Parramatta Community Infrastructure Strategy 2020; Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan (2019)]</p> <ul style="list-style-type: none"> 1 indoor sports centre per 50,000-100,000 people (ideally 3+ multifunction courts, a gym, fitness facilities) 1 indoor court per 20,000 people 1 outdoor netball court for every 3,000-4,000 people (Netball NSW identifies 1 netball court for every 3,000 people – (as cited in the Georges River Open Space, Recreation and Community Facility Strategy 2019) 1 tennis court for every 2,500 people (Tennis NSW as cited in the Georges River Open Space, Recreation and Community Facility Strategy 2019) <p><u>Campbelltown City Community Facilities Strategy 2018</u></p> <p>Sport & Recreation Strategy</p> <ul style="list-style-type: none"> 1 facility per 200,000 people; 1 facility for larger LGAs, and 2 facilities across 2-3 LGAs if smaller LGAs; minimum 20 ha <p><u>Burwood Community Facilities and Open Space Strategy 2019</u></p> <p>Parks and Leisure Australia Western Australia (2012) – Guidelines for Community Infrastructure</p> <ul style="list-style-type: none"> 1 outdoor fitness station per 15,000 people 1 multi-purpose court per 10,000 people 1 indoor sports centre per 50,000-100,000 people (ideally 3+ multifunction courts, a gym, fitness facilities) 1 indoor court per 20,000 people
Athletics facilities	<p><u>City of Sydney Open Space, Sports and Recreation Needs Study 2016</u></p> <p>Parks and Leisure Australia Western Australia (2012) – Community Facilities Guidelines (draft)</p> <ul style="list-style-type: none"> 1 per 250,000+ people <p><u>Liverpool Recreation, Open Space and Sports Strategy 2018-2028</u></p> <p>Liverpool Housing, Population and Social Infrastructure Study 2016</p> <ul style="list-style-type: none"> 1 per 200,000 people
Aquatic facilities	<p><u>City of Parramatta Community Infrastructure Strategy 2020</u></p> <p>Aquatic Recreation Victoria (2011) – Aquatic and Recreation Facility Development Guidelines and Parks and Leisure Australia Western Australia (2012) – Guidelines for Community Infrastructure</p> <ul style="list-style-type: none"> 1 regional aquatic facility per 100,000-150,000 people

Facility Type	Benchmarks
	<p><u>Canada Bay Social Infrastructure (Open Space and Recreation) Strategy and Action Plan (2019)</u></p> <p>Growth Centres Commission</p> <ul style="list-style-type: none"> - 1 regional aquatic facility per 150,000 people, 50m competition pool - 1 district aquatic facility per 75,000 people, 25 or 50m pool for recreation, club, water polo, diving, competitive swimming - 1 neighbourhood aquatic facility per 30,000 people, 25m and leisure pool <p><u>Campbelltown City Community Facilities Strategy 2018</u></p> <p>Sport & Recreation Strategy</p> <ul style="list-style-type: none"> - 1 multi-purpose recreation facility (including aquatic centre, indoor recreation space) per 40,000-50,000 people <p><u>Inner West Council Recreation Needs Study – A Healthier Inner West (2018)</u></p> <p>Parks and Leisure Australia Western Australia (2012) – Guidelines for Community Infrastructure</p> <ul style="list-style-type: none"> - 1 indoor leisure centre (aquatic) per 38,500 people <p><u>Liverpool Recreation, Open Space and Sports Strategy 2018-2028</u></p> <p>Liverpool Housing, Population and Social Infrastructure Study 2016</p> <ul style="list-style-type: none"> - 1 per 50,000 people – benchmark from Judith Stubbs for Liverpool City Council <p><u>Burwood Community Facilities and Open Space Strategy 2019</u></p> <p>Parks and Leisure Australia Western Australia (2012) – Guidelines for Community Infrastructure</p> <ul style="list-style-type: none"> - 1 indoor aquatic centre for every 50,000-100,000 people

Source: Various sources as stated in the table.

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Georges River Council Community Infrastructure Needs Assessment and Acquisition Strategy

Community Feedback Received – Public Exhibition Period, 22 December 2023 to 20 February 2024

CM9 reference: D2024/084163

Facility Type	No. of submissions	Community feedback with Council Officer summary
Athletics	1	<p><u>Council Officer summary</u></p> <p>The feedback did not agree with the information provided on the Athletics fields within the LGA.</p> <p><u>Community feedback</u></p> <p>No dedicated athletics facility. Existing athletics tracks located at Olds Park and Hurstville Oval are shared with multiple sporting codes.</p>
Aquatics	2	<p><u>Council Officer summary</u></p> <p>Feedback received recommends the need for better aquatic facilities.</p> <p><u>Community feedback</u></p> <p>The suggestions that master planning work at Jubilee Stadium could potentially incorporate a contemporary aquatic facility has never materialised.</p> <p>We need better aquatic centres. Hurstville is too crowded and the lanes are constantly booked out so unavailable. Provide outdoor swimming spaces as part of this.</p>
Community Centres	2	<p><u>Council Officer summary</u></p> <p>Feedback supports addressing the provision gap for community centres. Topics included exploring co-location and shared use of facilities and community need in Lugarno area.</p> <p><u>Community feedback</u></p> <p>Executive Summary. This should not be restricted to just community centre. When Council is designing future new sporting amenities buildings, the design should give consideration of how the facility can also be multi-purpose, so as well as providing for the needs of the sports clubs as tenants, it is also designed so that it can provide hireable community space.</p> <p>The need of a community hall in the Lugarno area.</p>

Facility Type	No. of submissions	Community feedback with Council Officer summary
Libraries	2	<p><u>Council Officer summary</u></p> <p>The feedback did not agree with Mortdale as a target area for library services and that decision-making should be based on suburbs and wards.</p> <p><u>Community feedback</u></p> <p>Council should be looking at ways to revitalise the branch libraries so that these small libraries can service people locally who don't want to travel to Council's strategic centres.</p> <p>I question the rationale for Mortdale Retail Centre being identified as a Target Area for Libraries.</p> <p>Wards and/or suburbs could be defined, rather than "south" and "west".</p> <p>A Mortdale location is mentioned, though two exist nearby (Oatley and Penshurst) and users can access the Canterbury-Bankstown facility in Riverwood.</p>
Open Space	430+ of written feedback submitted	<p><u>Council Officer summary</u></p> <p>430 submissions of were opposed to the Strategy's recommendations for Council to explore partial reclamation of golf courses as one of the avenues to contribute to the shortfall for active open space in within the LGA. One submission was in favour of partial reclamation of golf courses, with conditions. One submission suggested a court wall within a park. One submission requested bike lanes within the LGA suggesting a bike with neighbouring Councils.</p> <p><u>Community feedback (selected)</u></p> <p>Only to the extent that increased public access could be considered for low impact activities such as walking and running within safe and defined parameters, but without reducing the footprint of the courses. Trees and vegetation could be planted to enhance safety for these activities, beautify the courses and add to the tree canopy. I strongly discourage the construction of any buildings, hard surfaces or fences.</p> <p>A court wall within a park that has a tennis court design on it.</p> <p>There are no bike lanes in the area. Would be good if you could ride to work or school. Or even a link up with the bike lanes that follow Botany Bay to Cronulla or the City.</p>

Facility Type	No. of submissions	Community feedback with Council Officer summary
Sport and Recreation - Courts	3	<p><u>Council Officer summary</u></p> <p>Three submissions were in support of addressing the identified shortfall in the provision of sport and recreation with specific comments relating to the upgrading of Netstrata Jubilee Stadium to increase multi-us and upgrading of facilities at HV Evatt Memorial Park.</p> <p><u>Community feedback</u></p> <p>I support Action S1 that states “In the long term, adjusting the use of Jubilee Stadium for community purposes could reduce demand pressure to find large lot space for new fields.</p> <p>I also support making Jubilee Stadium a multi-use asset to increase the content at this location.</p> <p>Support upgrading the facility in the future, but do not support expanding the facility beyond its current footprint, which would result in the loss of Kogarah Park.</p> <p>Sport and Recreation Re-position Jubilee Stadium as a multi-use asset</p> <p>Only on the proviso that any additional activities do not disadvantage neighbourhood amenity, pedestrian safety or traffic flow, and do not impinge on Kogarah Park.</p> <p>Existing sporting facilities in Evatt Park need an upgrade.</p>