

ATTACHMENTS EXCLUDED FROM AGENDA

Environment and Planning Committee

Monday, 08 July 2024

7:00 PM

Waratah Room

**Georges River Civic Centre,
Hurstville**



ENVIRONMENT AND PLANNING COMMITTEE MEETING

ATTACHMENTS EXCLUDED FROM AGENDA

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Planning Proposal No. 2024/0002

**Biodiversity, Character and Foreshore Scenic
Protection Area (FSPA)**

Planning Portal Reference - PP-2024-803
Council Ref: D24/167760
July 2024

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1. Introduction

This Planning Proposal (PP), known as the Biodiversity, Character & Foreshore Scenic Protection Area (FSPA) Planning Proposal, has been prepared to implement the *Georges River Biodiversity Study* and the *Foreshore Scenic Character Study* (Foreshore Study) in accordance with the Local Housing Strategy Approval Conditions. This PP comprises of the following components:

- **Biodiversity:** Introduce new biodiversity objectives, planning provision and mapping overlay to preserve and protect areas of moderate and high local terrestrial biodiversity values as identified by the *Biodiversity Study*,
- **Unique Character Area:** Introduce new local character objectives, planning provision and mapping overlay to provide statutory protection to Unique Character Areas (UCAs) as identified by the *Foreshore Study*,
- **Foreshore Scenic Protection Area:** Replace the existing Foreshore Scenic Protection Area (FSPA) planning provision and amend the mapped extent to ensure the role of the FSPA focuses on foreshore scenic character as identified by the *Foreshore Study*,
- **Design Excellence:** Amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character,
- **Lot Size:**
 - Retain existing lot size requirements within areas proposed to be removed from the existing FSPA as follows:
 - Subdivision lot size: 700sqm
 - Dual occupancy lot size: 1,000sqm
 - Increase lot size requirements for areas proposed to be added to the proposed FSPA and/or UCAs as follows:
 - Increase subdivision lot size from 450sqm to 700sqm
 - Increase dual occupancy lot size from 650sqm to 1,000sqm
 - Insert objectives to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value,
- **Floor Space Ratio:** Reduce the maximum permissible Floor Space Ratio (FSR) for R2 Low Density Residential zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies,
- **Landscaping:**
 - Amend the landscaped area planning provisions through the insertion of new objectives to:
 - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the Local Government Area (LGA),
 - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
 - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,



- Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for land zoned R2 Low Density Residential located within the existing FSPA, proposed FSPA and the proposed UCA,
- Introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses across the LGA in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

As part of this PP Council is requesting the Department of Planning, Housing and Infrastructure (DPHI) to exclude the application of the *Low-Rise Housing Diversity Code* from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.

2. Background

Draft Georges River Local Environmental Plan 2020

The consolidated Local Environmental Plan (LEP) for the Georges River LGA, also known as draft LEP 2020, was publicly exhibited and submitted for plan-making in 2020.

The draft LEP 2020 had originally proposed to reduce the extent of the existing FSPA in the former Hurstville LGA. The minimum lot size required for dual occupancy developments in the areas removed from the FSPA was proposed to be reduced from 1,000sqm to 650sqm, which would have enabled increased development potential (i.e., eligible for dual occupancies) for 742 sites.

The reduced FSPA extent was endorsed by the then Department of Planning, Industry and Environment (DPIE) through its Gateway Determination of the draft LEP 2020 before the proposal was placed on public exhibition.

The draft LEP 2020 was publicly exhibited from 1 April to 31 May 2020 (inclusive) and a total of 1,153 community submissions were received. Over 400 submissions objected to the removal of properties within the FSPA due to concerns for overdevelopment as a result of the increased dual occupancy development potential and the loss of vegetation and biodiversity.

As the PP authority, the Georges River Local Planning Panel (LPP) considered the draft LEP 2020 for finalisation at its meeting dated 25 and 26 June 2020.

To address the concerns raised by the submissions in relation to the FSPA, the LPP made a number of amendments to the draft LEP 2020 before it was submitted to the then DPIE for final plan-making, including:

- Increase the minimum landscaped area requirements for dual occupancies (non-FSPA) to 25% and dual occupancies (FSPA) to 30% and to ensure new developments are accompanied by increased planting and vegetation,
- Insert a new local provision to protect trees in the R2 and R3 zones, and
- Retain the existing extent of the FSPA in the Hurstville LEP while expanding the FSPA to the former Kogarah LGA in accordance with the as-exhibited version. Refer **Figure 1** below for the final FSPA extent proposed by the draft LEP 2020.



In addition, further investigation of the role, extent and zoning of the FSPA was requested by the LPP in its recommendation:

- *The Panel recommends that Council as part of the preparation of the draft Local Environmental Plan in 2021/2022, further define the role, mapped extent and zoning of the FSPA, in both the former Hurstville and Kogarah Local Government Areas, having regard to those properties and ridge lines visible to and from the Georges River and its tributaries, and associated environmental protection applying to those areas in order to better reflect the objectives of Clause 6.7 of the Georges River Local Environmental Plan 2020. This may include the consideration of additional environmental protection zones or modifications of the FSPA.*

The draft LEP 2020 was gazetted on 24 September 2021 and came into effect as the *Georges River Local Environmental Plan 2021 (GRLEP)* on 8 October 2021.

The post-exhibited amendments of increasing the landscaped area for dual occupancies and the retention of the FSPA in the Hurstville LEP were adopted in the GRLEP while the local provision relating to the protection of trees in the R2 and R3 zones was not supported by DPIE and it was removed by the NSW Parliamentary Counsel's Office through the plan-making process, as it had not been subject to public exhibition.

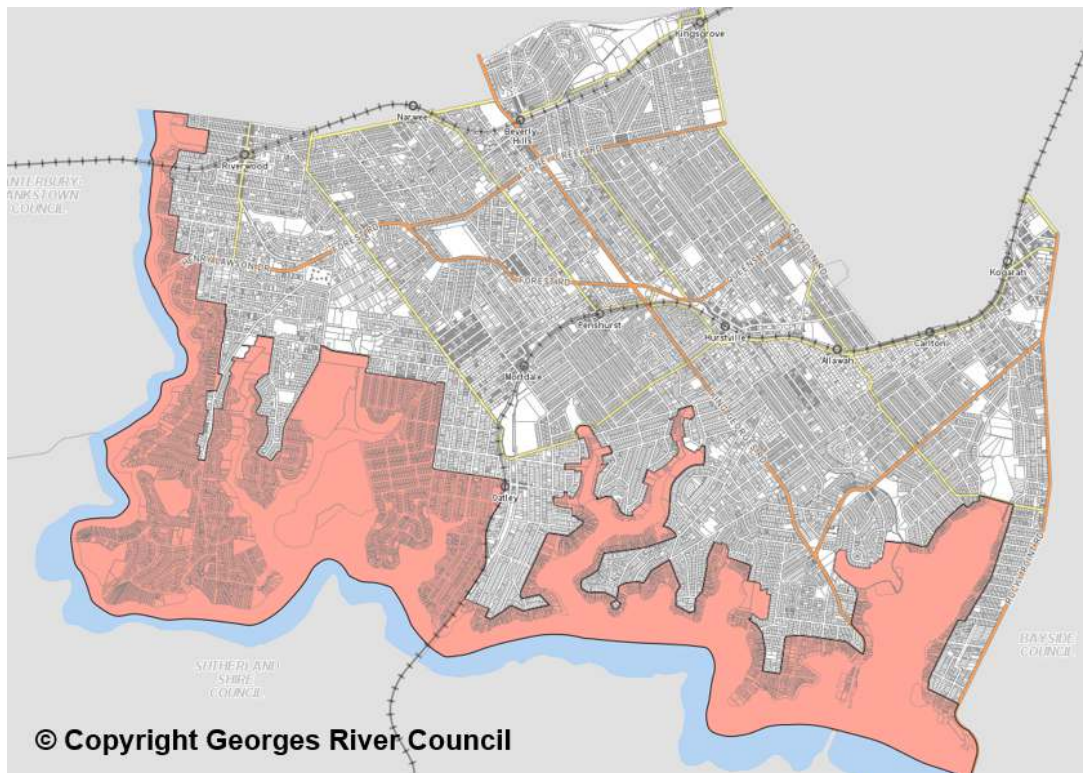


Figure 1 - Map of FSPA submitted for finalisation as part of LEP 2020

NSW Government's Conditions of Approval for the Georges River Local Housing Strategy

On 23 June 2021, a letter of approval was issued by the then DPIE for the *Georges River Local Housing Strategy* (refer **Attachment 1**). The approval is subject to Council addressing a set of requirements.

Specifically, requirement Condition No. 15 requires Council to submit a PP in 2022 to the then Department of Planning and Environment (DPE) to amend the GRLEP in accordance with the recommendations of the *Foreshore Study*:

Subject to completing appropriate studies, including the Biodiversity Study, Council is to bring forward a Planning Proposal in 2022 to implement Council's Foreshore Scenic Character Review. The Planning Proposal is to be supported by further evidence, including data on the number of affected lots and potential yield, to assess the potential benefits and of the proposed amendments to minimum subdivision lot sizes and changes to the Foreshore Protection Area.

Biodiversity Study

In 2021, Total Earth Care prepared an LGA-wide *Georges River Biodiversity Study* (refer **Attachment 2**) to identify the key biodiversity values within the LGA by assessing the diversity of flora (plant) and fauna (animal) present, analysing historical changes and identifying key opportunities to protect and conserve biodiversity.

In addition to providing a holistic and LGA-wide assessment of the current biodiversity values, conditions, locations and opportunities, the Biodiversity Study will also inform amendments to the GRLEP, the *Georges River Development Control Plan 2021* (GRDCP) and other relevant environmental strategies.

The key planning-related recommendations are summarised as follows:

- Develop biodiversity controls in the LEP as the Georges River LGA does not have a dedicated provision to protect existing moderate to high value biodiversity,
- Develop a Habitat Connectivity Plan to inform the planning of the Green Grid across the LGA,
- Develop and implement initiatives for private landholders to improve vegetation condition and extend street tree canopy onto private land, and
- Develop and implement a planting plan to increase the tree canopy in streets corridors.

The *Biodiversity Study* was noted by Council at its meeting dated 28 June 2021.

Foreshore Scenic Character Study

In accordance with the LPP's recommendation, the *Foreshore Scenic Character Study* (Foreshore Study, refer **Attachment 3**) was prepared by Ethos Urban in 2021 to further investigate the mapped extent and zoning of the FSPA. **Attachment 4** contains the Neighbourhood Character Site Survey Matrix (which is an Appendix to the Foreshore Study). This is achieved through further clarifying the character typologies present in the visual catchment to and from the Georges River by building upon the existing evidence base provided by the *Foreshore Strategic Directions Paper* (2018).



The key recommendations relating to the planning controls are summarised as follows:

- The existing FSPA control is not working as it tries to address too many planning considerations,
- Revise the FSPA extent to exclude areas that:
 - Are not visible from the river, and/or
 - Do not contribute to the scenic character of the river,
- Revise the objectives of the FSPA clause to focus on scenic character,
- Introduce a new standalone provision in the LEP to protect and enhance biodiversity as informed by the findings of the Biodiversity Study,
- Introduce a new overlay to identify Unique Character Areas that require greater protection,
- Retain the dual occupancy lot size of 1,000sqm and 30% landscaped area in the FSPA and UCA, and
- Council to consider seeking exemption from the *Low Rise Housing Diversity Code* for the above areas.

In light of the *Foreshore Study's* findings, recommendations for a set of planning controls relating to the FSPA, biodiversity and local character have been developed by Ethos Urban in collaboration with Total Earth Care.

Community Information Webinar

On 3 August 2021, a community information webinar was held to present the findings and recommendations of the *Biodiversity Study* and *Foreshore Study*.

The online webinar comprised of two presentations by the technical consultants (Ethos Urban and Total Earth Care) of the respective Studies followed by an interactive question and answer session where the community asked questions of Council's project team and presenters. A total of 56 community members registered and attended the webinar. The key issues raised by the attendees are summarised as follows:

- The preparation of a Biodiversity Strategy should be prioritised in accordance with the recommended actions of the *Biodiversity Study*,
- The trees and vegetation in backyards are equally as important as parks and reserves for wildlife, especially the protection of mature, hollow-bearing trees,
- The reduction of the FSPA will lead to overdevelopment and loss of trees, and
- The existing FSPA acts as a buffer that protects the biodiversity of Oatley Park and should not be reduced.

Furthermore, there was a strong request for the community to be involved in the process of implementing the recommendations of the *Foreshore Study*. In particular, the attendees requested for the extent of the recommended FSPA to be reviewed and revised by Ethos Urban; and for inclusion of community input in the development of planning controls.

Pre-exhibition Community Consultation



Subsequently pre-exhibition consultation with the Georges River community was conducted for the purpose of inviting community input into the preparation of planning controls relating to biodiversity, local character and the FSPA. The pre-exhibition consultation period commenced on 17 October 2022 and concluded on 31 March 2023 (inclusive). The consultation period lasted for a total of 24 weeks.

The consulted changes to planning controls are summarised in **Table 1** below.

Table 1 – Overview of Consulted Changes to Planning Controls

Values		Proposed Key Planning Controls
1	Biodiversity	<ul style="list-style-type: none"> Introduce a Terrestrial Biodiversity local provision and mapping overlay in the GRLEP, including the relocation of biodiversity-related controls from the existing FSPA clause. The main objective of this control is to protect trees and other natural landscape features that contribute to terrestrial biodiversity within and adjacent to development sites. Areas identified as Terrestrial Biodiversity are supported by a 40m buffer zone. The purpose of this buffer zone is to prevent degradation by managing edge effects like weed invasion and spread. Replace the existing Green Web control in the GRDCP 2021 with a series of Green Corridors across the LGA to protect existing habitat corridors and facilitate more opportunities for creating a corridor where there is little existing vegetation.
2	Local Character	<ul style="list-style-type: none"> Introduce Unique Character Areas (UCAs) to ensure locations with strong naturalistic qualities are protected and enhanced through new developments, including areas that are not visible from the Georges River. Some of the UCAs will replace the existing FSPA in the western portion of the LGA while the UCA will be applied to land not located within the existing FSPA in the eastern portion. Introduce detailed character statements and tailored provisions in the GRDCP 2021 to ensure new developments will have the desired characteristics of the respective UCA. Land located within the UCA will have the same larger minimum lot size requirement as the FSPA under the GRLEP to assist with maintaining the naturalistic qualities created by the presence of extensive landscaping – 700sqm for the creation of new lots and 1,000sqm for dual occupancies.
3	Foreshore Scenic Character	<ul style="list-style-type: none"> Reduce the extent of the existing FSPA on the western side of the LGA and insert additional areas on the eastern side. Revise the existing FSPA clause in the GRLEP to ensure the focus is directed at protecting the scenic character of the Georges River and the views to and from the River. Revise the existing FSPA clause to clearly identify the protection of trees, vegetation and other natural elements that contribute to scenic character while ensuring the built form integrates with the natural environment. Introduce provisions within the GRDCP 2021 to further enhance the protection of the foreshore scenic character. Retain the existing larger lot size requirements in the proposed FSPA.



In addition, a Lot Size Poll was conducted for properties which are currently located within the FSPA but would not be included in the proposed UCA or the amended FSPA. The purpose and outcomes of the Poll is detailed under the Results of the Lot Size Poll heading. In summary, the existing lot size requirements are not proposed to be reduced.

Results of the Lot Size Poll

The GRLEP has controls in place which specify the minimum subdivision lot size to create a new parcel of land and the minimum lot size requirement to carry out a dual occupancy development.

Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA as follows:

- Subdivision lot size outside of the FSPA: 450sqm
- Dual occupancy lot size outside of the FSPA: 650sqm
- Subdivision lot size within the FSPA: 700sqm
- Dual occupancy lot size within the FSPA: 1,000sqm

The *Foreshore Study* recommends retaining the existing larger lot size requirements for land located within the existing FSPA and to expand the larger lot size requirement to the proposed FSPA and UCAs.

However, during the draft LEP 2020 consultation process Council did receive requests for properties which were to be removed from the FSPA to adopt the smaller lot size requirement to enable greater development potential.

In response, the Lot Size Poll was made available during the pre-exhibition community consultation program to gather community feedback regarding the outcome of lot size requirements for the areas excluded from the proposed FSPA and UCAs (but within the current FSPA).

The location of land with potential lot size changes is shown in **Figure 2** below.

The Poll was comprised of five (5) sections corresponding to each of the 5 localities of Connells Point, Mortdale, Oatley West, Peakhurst and Peakhurst Heights – refer to **Figure 2** below.

The following options were available for selection for each locality:

- Keep lot sizes the same, do not reduce them
- Reduce lot sizes so they are the same as other areas in the LGA
- I don't mind what happens in this area

A total of 178 responses were received on the Lot Size Poll. The majority of the responses sought to retain existing lot size requirements in the areas excluded from the proposed FSPA and UCAs.





The results of the Lot Size Poll are tabulated in **Table 2** below.

	Connells Point	Mortdale	Oatley West	Peakhurst	Peakhurst West
Keep lot sizes the same	81%	84%	88%	78%	86%
Reduce lot sizes	9%	9%	7%	10%	8%
Don't mind what happens here	10%	7%	4%	12%	6%

Analysis of Submissions

A total of 325 submissions were received during the pre-exhibition consultation period. The Community Consultation Summary Report is provided in **Attachment 5** which provides a summary of the consultation activities undertaken and the submissions received by Council.

The majority of community submissions objected to any changes to existing planning controls. Four (4) recurring themes were identified throughout the objections received:

- *Natural environment* – Objects to the proposed changes because it will destroy the natural environment by allowing more development. Submissions also request better protection of the environment but provide no consideration of the proposed biodiversity controls.
- *Density* – Objects to any increase in density or new development in general. Issues including traffic congestion, old sewers, poor amenity and loss of existing ‘exclusivity’ are also raised as the negative impacts of increasing housing and density.
- *Lot size* – Objects to the reduction of existing lot size requirements and new development that will increase density.
- *Local character* – Objects to the proposed changes due to concerns about local character being destroyed by new development. Submissions also request stronger protection of local character but provide no consideration on the proposed local character controls.

A summary of all submissions received have been reviewed and summarised, refer **Attachment 6**.

Recommended Planning Controls

The *Foreshore Study* and the *Biodiversity Study* made a number of recommendations, including changes to the GRLEP and the accompanying Development Control Plan to address many of the current gaps and issues to appropriately protect and enhance the values of biodiversity, local character and scenic qualities of the Georges River.

The recommended planning controls are outlined in two reports:

- *Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area* (June 2023) (**Attachment 7**), and
- *Review of Environmental Planning Provisions for Local Character in Georges River Local Government Area* (June 2023) (**Attachment 8**).

Council resolution dated 25 March 2024

In response to the submissions received from the community, Council at its Environment and Planning Committee meeting on 11 March 2024 considered a report (ENV008-24) that summarised the submissions received to the pre-exhibition community consultation; assessed whether an amendment to the draft planning controls was required; and detailed the components of the Planning Proposal including post-consultation amendments. A copy of the report is in **Attachment 9**.

Council resolved (CCL015-24) at its meeting held 25 March 2024 to adopt the minutes of the Environment and Planning Committee (held 11 March 2024) as follows:



- (a) *That Council notes the outcomes of the pre-exhibition community consultation conducted for the proposed implementation of the Biodiversity Study and Foreshore Scenic Character Study.*
- (b) *That Council endorses the preparation of the Biodiversity and Character Planning Proposal to amend the Georges River Local Environmental Plan 2021, comprising of the following components:*
 - (i) *Introduce new biodiversity planning provision and mapping overlay to preserve and protect areas of moderate and high terrestrial biodiversity values,*
 - (ii) *Introduce new local character planning provision and mapping overlay to provide statutory protection to Unique Character Areas (UCA),*
 - (iii) *Amend the existing Foreshore Scenic Protection Area (FSPA) planning provision and mapped extent to ensure the role of the FSPA focuses on foreshore scenic character,*
 - (iv) *Retain existing lot size requirements within areas removed from the existing FSPA as follows:*
 - A. *Subdivision lot size: 700sqm*
 - B. *Dual occupancy lot size: 1,000sqm*
 - (v) *Increase lot size requirements for areas proposed to be added to the proposed FSPA and/or UCA as follows:*
 - A. *Increase subdivision lot size from 450sqm to 700sqm*
 - B. *Increase dual occupancy lot size from 650sqm to 1,000sqm*
 - (vi) *Reduce the maximum permissible FSR for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies,*
 - (vii) *Amend the landscaped area planning provision to:*
 - A. *Protect, maintain and improve the diversity and condition of native vegetation and habitats across the Local Government Area (LGA),*
 - B. *Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and*
 - C. *Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,*
 - (viii) *Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA,*
 - (ix) *Introduce minimum 20% landscaped area requirement for multi dwelling house, terraces and manor houses in response to the NSW Government's Low and Mid-Rise Housing Reform, and*
 - (x) *Request Department of Planning, Housing and Infrastructure to exclude the application of the Low-Rise Housing Diversity Code from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.*
- (c) *That all persons who made a submission be advised of Council's decision.*

A copy of the minutes is in **Attachment 10**.



Referral to Georges River Local Planning Panel held 20 June 2024

The Direction from the Minister for Planning and Public Spaces under Section 9.1 of the Environmental Planning and Assessment Act 1979 and the charter of the Georges River Local Planning Panel 2018 both specify that a Planning Proposal is to be referred to the Local Planning Panel before it is forwarded for Gateway Determination (approval).

The Georges River Local Planning Panel at its meeting held 20 June 2024 considered the PP and recommended as follows:

1. That the Georges River Local Planning Panel recommends to Council that the Planning Proposal No. 2024/0002 (Biodiversity, Character and FSPA) to amend the Georges River Local Environmental Plan (GRLEP) 2021, be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
2. That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
3. That the Georges River Local Planning Panel notes that the Council is seeking exclusion of the application of the Low Rise Housing Diversity Code from the proposed Foreshore Scenic Protection Area and proposed Unique Character Area to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process in these locations.
4. The Panel notes that this planning proposal has to be considered in conjunction with the Additional and Diverse Housing Planning Proposal (PP2024/0004) which provides for increased housing numbers with the Local Government Area.

A copy of the report that was referred to the LPP is available on Council's website.



3. Objectives and Intended Outcomes

Objective

To amend the GRLEP to implement the recommendations of the *Biodiversity Study* and *Foreshore Study* in accordance with the approval conditions of the *Local Housing Strategy*.

Intended Outcome

The intended outcomes are to:

- **Biodiversity:** Introduce new biodiversity objectives, planning provision and mapping overlay to preserve and protect areas of moderate and high local terrestrial biodiversity values,
- **Unique Character Area:** Introduce new local character objectives, planning provision and mapping overlay to provide statutory protection to UCAs,
- **Foreshore Scenic Protection Area:** Replace the existing FSPA planning provision and amend the mapped extent to ensure the role of the FSPA focuses on foreshore scenic character,
- **Design Excellence:** Amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character,
- **Lot Size:**
 - Retain existing lot size requirements within areas proposed to be removed from the existing FSPA as follows:
 - Subdivision lot size: 700sqm
 - Dual occupancy lot size: 1,000sqm
 - Increase lot size requirements for areas proposed to be added to the proposed FSPA and/or UCAs as follows:
 - Increase subdivision lot size from 450sqm to 700sqm
 - Increase dual occupancy lot size from 650sqm to 1,000sqm
 - Insert objectives to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value,
- **Floor Space Ratio:** Reduce the maximum permissible FSR for R2 Low Density Residential zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies,
- **Landscaping:**
 - Amend the landscaped area planning provisions through the insertion of new objectives to:
 - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA,
 - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
 - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
 - Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for low density land located within the existing FSPA, proposed FSPA and the proposed UCA,



- Introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses across the LGA in response to the NSW Government's Low and Mid-Rise Housing Reform.

As part of this PP Council is requesting the DPHI to exclude the application of the *Low-Rise Housing Diversity Code* from the proposed FSPA and proposed UCAs to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.



4. Explanation of Provisions

Intended Provisions

To achieve the objectives and intended outcomes, the PP proposes to amend the GRLEP via a number of instrument and mapping amendments as explained below.

Council is also seeking to be excluded from the application of the *Low Rise Housing Diversity Code* for the FSPA and proposed UCA to ensure that dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process. Please refer to **Item 15** for more information.

Explanatory Note: The drafting of the instrument is subject to the legal drafting process by Parliamentary Counsel.

Item 1 – Amendments to Clause 1.2 Aims of the Plan

To insert an additional aim (ee) in Clause 1.2(2) to address character and to amend (e) so that it only relates to natural, built, cultural and Aboriginal heritage of Georges River.

Reasons:

Currently heritage and local character are combined in object (e).

The *Foreshore Study* and the *Review of Environmental Planning Provisions for Local Character in Georges River LGA (Attachment 8)* have recommended separating the two matters to both signal the importance of local character in its own right and recognise the difference in definition and planning approach between the two concepts.

A key outcome of the proposed amendment is that development should respect local character. The *Review of Environmental Planning Provisions for Local Character* concludes that there are a number of amendments to the GRLEP that would strengthen the consideration of local character and to ensure development is consistent with the character of localities identified by the *Foreshore Study*.

Proposed amendment to Clause 1.2 – Aims of Plan

- (1) *This Plan aims to make local environmental planning provisions for land in Georges River in accordance with the relevant standard environmental planning instrument under section 3.20 of the Act.*
- (2) *The particular aims of this Plan are as follows—*
 - (aa) *to protect and promote the use and development of land for arts and cultural activity, including music and other performance arts,*
 - (a) *to provide for housing choices to cater for changing demographics and population needs,*
 - (b) *to provide for a range of business uses which promote employment and economic growth and contribute to the viability and vibrancy of centres,*



Item 1 – Amendments to Clause 1.2 Aims of the Plan

- (c) *to promote and facilitate an ecologically and economically sustainable and vegetated urban environment in which the needs and aspirations of the community are realised,*
- (d) *to provide for a range of recreational, social, cultural and community service opportunities to meet the needs of the Georges River community,*
- (e) *to protect and preserve the natural, built, cultural and Aboriginal heritage of Georges River ~~and to build upon and enhance the character of local areas,~~*
- (ee) *to respect the character of Georges River communities,*
- (f) *to promote a high standard of urban design and built form,*
- (g) *to protect, preserve and enhance the natural landform, vegetation and open space, especially foreshores or bushland, in order to maintain landscape amenity and public access and use,*
- (h) *to protect, maintain and improve waterway health to achieve the environmental values of the community and uses for waterways,*
- (i) *to facilitate infrastructure to support new development,*
- (j) *to promote and facilitate transit-oriented development that encourages the use of public transport, cycling and walking.*

Item 2 – Amendment to the objectives to the R2 Low Density Residential Zone

To amend the zone objective relating to local character in the R2 Low Density Residential Zone (R2 zone) so that a high standard of urban design and built form that enhances local character is promoted.

Reasons:

The *Foreshore Study* found that local character is not always well-aligned with suburb boundaries. Rather, local character is more nuanced, being shaped by factors such as topography, vegetation and built form. Therefore the *Review of Environmental Planning Provisions for Local Character* has recommended that the reference to “suburb” be deleted in the objectives for the R2 and R3 Zones.

Proposed amendment to the Zone objectives for R2 zone

Zone R2 Low Density Residential

1 Objectives of zone

- *To provide for the housing needs of the community within a low density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To promote a high standard of urban design and built form that enhances ~~the~~ local character ~~of the suburb~~ and achieves a high level of residential amenity.*
- *To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.*



Item 3 – Amendment to the objectives to the R3 Medium Density Residential Zone

To amend the zone objective relating to local character in the R3 Medium Density Residential Zone (R3 zone) so that a high standard of urban design and built form that enhances local character is promoted.

Reasons:

The *Foreshore Study* found that local character is not always well-aligned with suburb boundaries. Rather, local character is more nuanced, being shaped by factors such as topography, vegetation and built form. Therefore the *Review of Environmental Planning Provisions for Local Character* has recommended that the reference to “suburb” be deleted in the objectives in the R2 and R3 zones.

Proposed amendment to the Zone objectives for R3

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that contribute to the vibrancy of the neighbourhood.
- To promote a high standard of urban design and built form that enhances ~~the~~ local character ~~of the suburb~~ and achieves a high level of residential amenity.
- To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.

Item 4 – Additional objective to be inserted into the zone objectives of the RE1 Public Recreation & RE2 Private Recreation Zones

To insert a new objective in the zone objectives for the RE1 and RE2 Zones to reinforce the protection of the environmental values of the land, in particular areas of high biodiversity significance.

No amendments are proposed to the permissibility of land uses in the land use tables for the RE1 and RE2 Zones.

Reasons:

Considerable areas of trees and vegetation are included in the RE1 Public Recreation and RE2 Private Recreation Zones. Critically, this includes higher value native vegetation in bushland locations such as Oatley Park.

These zones have the following similar objectives:



Item 4 – Additional objective to be inserted into the zone objectives of the RE1 Public Recreation & RE2 Private Recreation Zones

- to enable land to be used for (public or private) open space or recreational purposes
- to provide a range of recreational settings and activities and compatible land uses
- to protect and enhance the natural environment for recreational purposes.

A range of uses, including centre-based child care facilities, markets, recreation facilities (major), restaurants or cafes, and roads are permitted with consent in one or both of these zones. While it is acknowledged the primary intent of these zones is to enable recreation uses, some areas are considered to be of such high biodiversity value that allowing recreation uses threatens the integrity of these values.

Acknowledging that zone objectives are intended to primarily focus on land use and associated physical elements, most land use zone objectives are considered to provide councils the ability to require the assessment of biodiversity through protection of trees, vegetation and other natural contributory elements such as waterways, through the Development Application process.

However, a significant proportion of high value trees are located on land that is included in recreation zones. The objectives do not explicitly reference protection of these trees. The absence of such an objective is considered a risk to biodiversity outcomes. The biodiversity work to date recommends that a new objective be inserted in the recreation zones to protect areas of high biodiversity significance.

Proposed Amendments to the objectives of the RE1 Public Recreation Zone

Zone RE1 Public Recreation

1 Objectives of zone

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To protect the environmental values of the land, in particular areas of high biodiversity significance

Proposed Amendments to the objectives of the RE2 Private Recreation Zone

Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To ensure the scale, density and form of development reflects the nature of the recreational use of the land and is compatible with the surrounding urban form and natural setting.
- To protect the environmental values of the land, in particular areas of high biodiversity significance.



Item 5 – Clause 4.1 Minimum subdivision lot size and Lot Size Map

To amend the Lot Size Map (Sheets LSZ_001, LSZ_002, LSZ_003, LSZ_005, LSZ_006, LSZ_009, LSZ_011 and LSZ_012) to increase the lot size requirements from 450sqm (Area G) to 700sqm (Area Q) for areas within the proposed FSPA and/or UCA. The amendments only affect R2 Low Density Residential zoned land.

Note:

- No word changes to Clause 4.1 Minimum subdivision lot size.
- The existing subdivision lot size requirements for areas removed from the existing FSPA will be retained at 700sqm.

Reasons

This amendment to the Lot Size Map to increase the lot size requirements for areas within the proposed FSPA and/or UCA is required to reflect the proposed FSPA Map (refer to **Item 10** below). The area affected will have an increase in lot size requirements from 450sqm (Area G) to 700sqm (Area Q). **Figure 3** below shows the land area to be covered by “Area Q”.

The GRLEP has controls in place which specify the minimum subdivision lot size to create a new parcel of land. Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA as follows:

- Subdivision lot size outside of the FSPA: 450sqm
- Subdivision lot size within the FSPA: 700sqm

The *Foreshore Study* recommends retaining the existing larger subdivision lot size requirements (700sqm) for land located within the existing FSPA. This is supported by the outcome of the Lot Size Poll held during the pre-exhibition community consultation (refer to **Section 2 – Background** of this Report).

The *Foreshore Study* also recommends expanding the larger lot size requirement to the proposed FSPA and UCAs to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments.

Land area to be covered by Area Q under this amendment to Lot Size Map



Item 5 – Clause 4.1 Minimum subdivision lot size and Lot Size Map



Figure 3 - Land to be identified as Area Q on the Lot Size Map

Item 6 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map

To amend Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map (Sheets LSD_001, LSD_002, LSD_003, LSD_005, LSD_006, LSD_009, LSD_011 and LSD_012) to increase the minimum lot size requirements for dual occupancies from 650sqm (Area O) to 1000sqm (Area U) for areas within the proposed FSPA and/or UCA.

Figure 4 shows the land area to be covered by “Area U” under this amendment.

Reasons:

This amendment to Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map to increase the dual occupancy lot size requirements for areas within the proposed FSPA and/or UCA is required to reflect the proposed FSPA Map (refer to **Item 10** below).



Item 6 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map

The GRLEP has controls in place which specify the minimum lot size requirement to carry out a dual occupancy development. Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA as follows:

- Dual occupancy lot size outside of the FSPA: 650sqm
- Dual occupancy lot size within the FSPA: 1,000sqm

The *Foreshore Study* recommends retaining the existing larger dual occupancy lot size requirements (1,000sqm) for land located within the existing FSPA. This is supported by the outcomes of the Lot Size Poll held during the pre-exhibition community consultation (refer to **Section 2 – Background** of this report).

The *Foreshore Study* also recommends expanding the larger lot size requirement to the proposed FSPA and UCAs to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments.

Amendments to the objectives in Clause 4.1A:

- (1) *The objective of this clause is to ensure that the lot sizes for dual occupancies are appropriate for the environmental capability of the land, having regard to the land's topography and other natural features.*
- (2) *Despite clauses 4.1 and 4.1B, development consent may be granted for the subdivision of land—*
 - (a) *in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if—*
 - (i) *there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and*
 - (ii) *the lot size for each resulting lot will be at least 300 square metres, or*
 - (b) *on land identified as “Area U” on the Minimum Lot Size for Dual Occupancy Map ~~in the Foreshore Scenic Protection Area on land as identified as on the Foreshore Scenic Protection Area Map~~ if—*
 - (i) *there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and*
 - (ii) *the lot size for each resulting lot will be at least 430 square metres.*
- (3) *If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.*

Land area to be covered by Area U under this amendment to Minimum Lot Size for Dual Occupancy Map



Item 6 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map

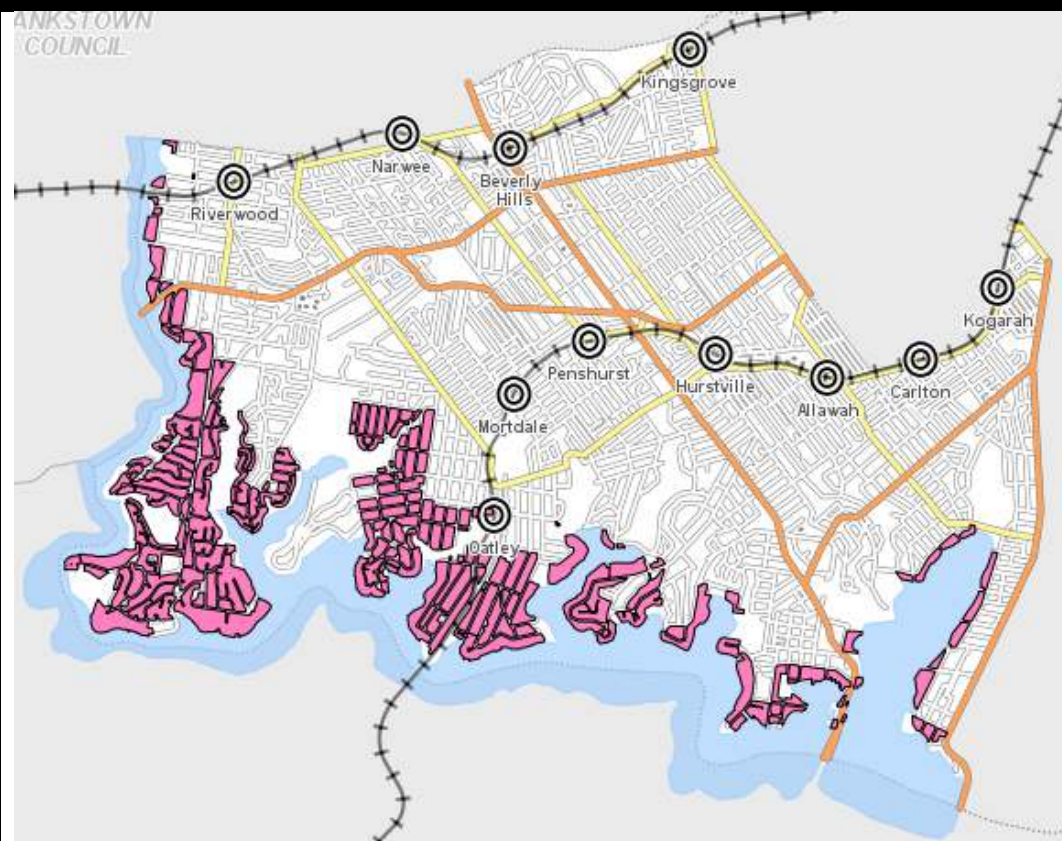


Figure 4 - Land to be identified as Area U on the Minimum Lot Size for Dual Occupancy Map

Item 7 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings

To amend Clause 4.1B to insert a new objective to ensure that lots in the FSPA and UCAs are of sufficient size to protect natural environmental values, in particular areas of high terrestrial biodiversity value.

To amend Clause 4.1B (3) so that the Minimum Lot Size for Dual Occupancy Map and reference to Area U (1000sqm) replaces the reference to the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map.

Reasons:

This clause (in part) provides for a minimum lot size of 1,000sqm for dual occupancies in the FSPA.

Item 7 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings

While they are compatible with land use zoning, due to their often greater scale (including larger footprints for buildings and associated hardstand such as carparking areas) dual occupancies can pose a challenge for providing adequate space for trees and biodiversity. As a result, there is a greater potential for removal of trees and reduced scope for the planting of new trees, particularly in front setbacks. The community perceives new dual occupancy developments as being a form of 'overdevelopment' when compared to the post-war freestanding houses that are being replaced. The larger lot size is to remain for the FSPA supported by the introduction of a corresponding objective in Clause 4.1B.

Reference in Clause 4.1B (3) to the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map will need to be replaced with reference to the Minimum Lot Size for Dual Occupancy Map as the 1,000sqm lot size requirement is proposed to be applicable in the existing FSPA, proposed FSPA and the proposed UCA.

Refer to **Figure 4** above for the location of "Area U" on the Minimum Lot Size for Dual Occupancy Map.

Amendments to the objectives provisions in Clause 4.1B:

4.1B Minimum lot sizes and special provisions for certain dwellings

(1) The objectives of this clause are as follows—

- (a) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,
- (b) to ensure that dual occupancies in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,
- (c) to ensure that multi dwelling housing in Zone R3 Medium Density Residential retain the general medium-density scale and character of existing multi dwelling development,
- (d) to minimise any likely adverse impact of the development on the amenity of the area,
- (e) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.
- (f) To ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value.

- (3) Development consent must not be granted for the erection of a dual occupancy in "Area U" on the Minimum Lot Size for Dual Occupancy Map in the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map unless the lot has an area of at least 1,000 square metres as shown on the Lot Size for Dual Occupancy Map.



Item 8 – Clause 4.4 Floor space ratio and Floor Space Ratio Map

To amend the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the mapped maximum permissible FSR from 0.55:1 to 0.5:1 for R2 Low Density Residential zoned land located within the existing FSPA, proposed FSPA and the proposed UCA.

No change is proposed to the written provisions of **Clause 4.4 Floor space ratio**.

The land area affected by this amendment is shown in **Figure 7** below.

Reasons

This amendment to the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the maximum permissible FSR for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 to 0.5:1 for all development typologies is required to address the concerns of the community that were raised during the pre-exhibition community consultation regarding the existing FSPA.

The existing FSPA is valued by the residents for its 'green and leafy' local character, which is recognised by the designation of certain character typologies by the *Foreshore Study*. Council during the pre-exhibition community consultation received numerous submissions objecting to new developments which have been occurring within the existing FSPA even though the planning controls for the FSPA have not been changed.

Submissions stated that there is a notable loss of tree canopy and vegetation on sites with new development. The building footprint of recent development is significantly larger compared to the single storey post-war bungalows that are being replaced. When the overall building footprint is increased, the amount of landscaped area is subsequently decreased as a result. The loss of landscaping through new development is perceived by the community as a form of overdevelopment and an increase in density.

The community's concern of new developments taking on a larger footprint and providing less landscaped area prompted a review of the maximum FSR for dwelling houses and dual occupancies within the existing FSPA.

The reason for this review stems from the modelling undertaken for the preparation of the comprehensive GRLEP. The modelling demonstrated that a development site which fully utilises the FSR granted by the LEP is unlikely to accommodate a landscaped area that exceeds the minimum landscaped area requirement of 25% for dwelling houses and 30% for dual occupancies.

It is evident that dwelling houses in the Georges River LGA are 5% larger than in the neighbouring LGAs while dual occupancies are 10% larger due to the difference in maximum permissible FSR. A comparison of the FSR granted by the GRLEP and the respective LEPs of the neighbouring councils at Bayside, Canterbury-Bankstown, and Sutherland Shire is tabulated below:



Item 8 – Clause 4.4 Floor space ratio and Floor Space Ratio Map

FSR	Georges River	Bayside	Canterbury-Bankstown	Sutherland Shire
Dwelling houses	0.55:1	0.5:1	0.5:1	0.5:1
Dual occupancies	0.6:1	0.5:1	0.5:1	0.5:1

The more generous FSR granted by the GRLEP results in greater site coverage and less landscaped area of up to 10% when compared to development outcomes in the R2 zone of neighbouring councils.

The existing 'green' character of the FSPA is attributed to the dominance of natural landscape over built form, as reinforced by Objective (d) of *Clause 6.6 Foreshore scenic protection area* in the GRLEP:

- (d) *to reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill,*

A reduction in the maximum permissible FSR to 0.5:1 for R2 zoned land within the existing FSPA is recommended to ensure Objective (d) can be achieved. The reduced FSR is also recommended to be applied to R2 zoned land located within the proposed FSPA and UCAs to ensure the strong naturalistic qualities of these areas are adequately protected moving forward.

In summary, the proposed FSR for R2 zoned land is as follows:

- Land located within the existing FSPA – 0.5:1 for all development
- Land located within the proposed FSPA – 0.5:1 for all development
- Land located within the proposed UCA – 0.5:1 for all development
- Land located in the remainder of the LGA – 0.55:1 for dwelling houses and 0.6:1 for dual occupancies

Figure 5 below is an example of the potential built form of a single storey dwelling house which demonstrates that the proposed FSR of 0.5:1 and minimum landscaped area of 30% can be achieved on a hypothetical 720sqm lot. On a typical 720sqm site within the FSPA, the 0.05:1 reduction in FSR equates to 35sqm of GFA. This is considered negligible compared to the maximum permissible GFA of 360sqm.



Item 8 – Clause 4.4 Floor space ratio and Floor Space Ratio Map

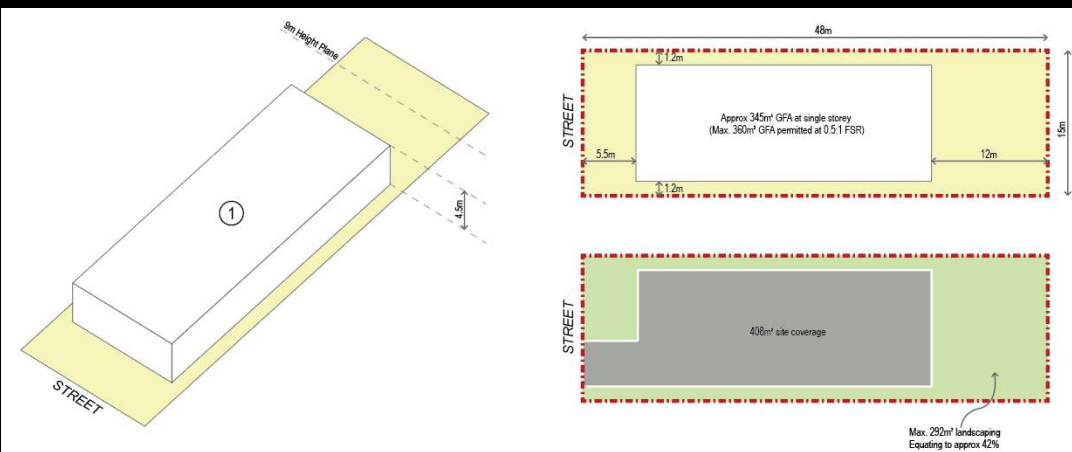


Figure 5 - Sample dwelling house with reduced FSR (0.5:1)

Figure 6 below is an example of the potential built form of a double storey dual occupancy development which demonstrates that the proposed FSR of 0.5:1 and minimum landscaped area of 35% can be achieved on a hypothetical 1,000sqm lot. On a typical 1,000sqm site within the FSPA, the 0.05:1 reduction in FSR equates to 50sqm of GFA, or 25sqm per dwelling. This is considered negligible compared to the maximum permissible GFA of 500sqm, or 250sqm per dwelling.

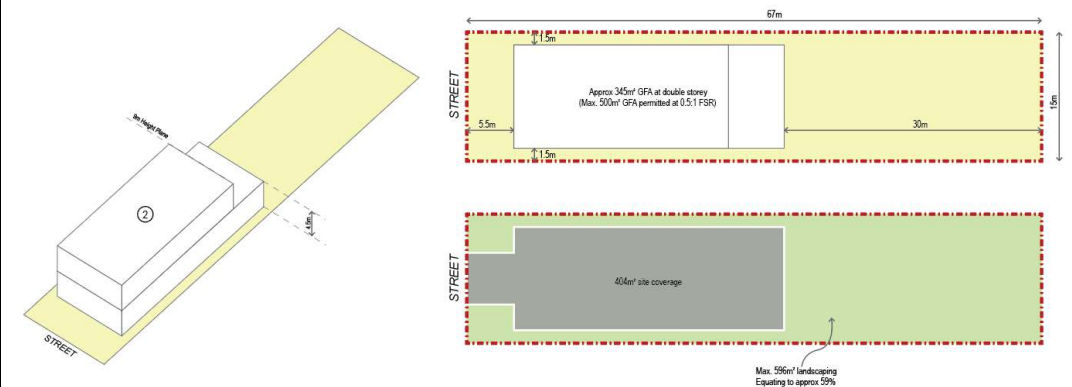


Figure 6 - Sample dual occupancy with reduced FSR (0.5:1)



Item 8 – Clause 4.4 Floor space ratio and Floor Space Ratio Map

Land area affected by amendment to Floor Space Ratio Map - R2 land within the existing FSPA, proposed FSPA and the proposed UCA



Figure 7 – R2 Zoned land (coloured pink above) with reduced FSR (0.5:1)

Item 9 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map

To amend Clause 4.4A to:

- Reduce the maximum permissible FSR to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCA, and
- Insert two additional sliding scale FSR to tabulate the maximum GFA permissible on larger sites based on the reduced 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCA. One of the tables relate to dwelling houses and the other relates to dual occupancies.

To amend the Floor Space Ratio Map to identify the affected land as “Area 7 – Refer Clause 4.4A”. The land affected by this amendment is shown in **Figure 8** below and is the same as Item 8 above.

Note - Land located in the remainder of the LGA will retain the existing FSR – i.e. 0.55:1 for dwelling houses and 0.6:1 for dual occupancies.



Item 9 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map

Reasons

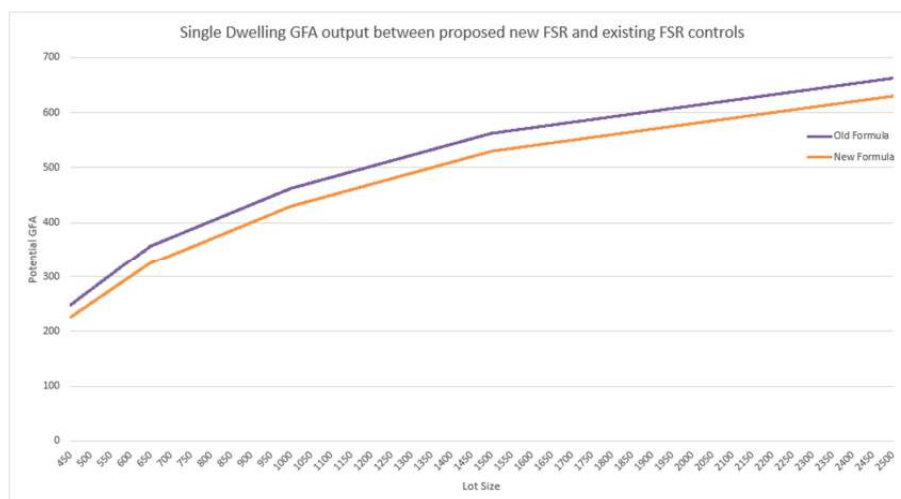
This amendment seeks to reduce the maximum permissible FSR to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCA to address the concerns of the community that were raised during the pre-exhibition community consultation regarding overdevelopment within the existing FSPA. The reasons for this amendment are detailed in **Item 8** above.

The existing GRLEP utilises the sliding scale approach to regulate the bulk and scale of dwelling houses and dual occupancies on larger lots. Currently when a dwelling house is proposed on a lot with site area of greater than 650sqm, the maximum permissible GFA is determined via the sliding scale formula in subclause (2) of Clause 4.4A.

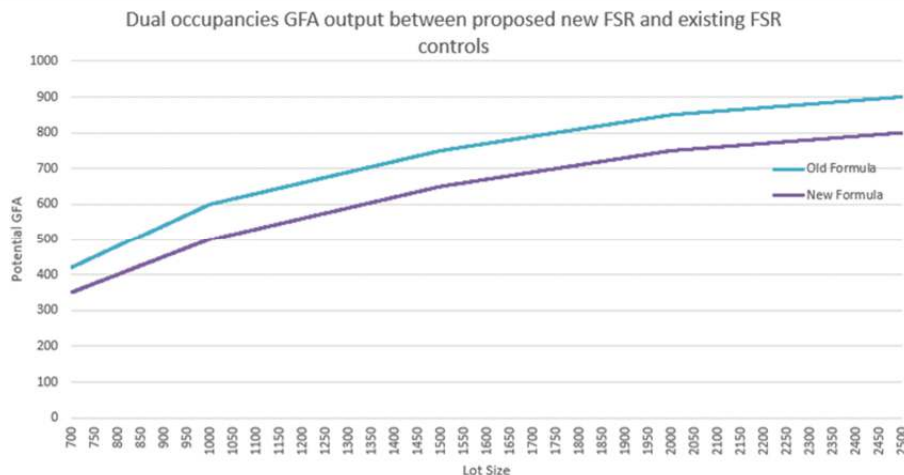
Similarly, when a dual occupancy is proposed on a lot with site area of greater than 1,000, the maximum permissible GFA is determined via the sliding scale formula in subclause (4) of Clause 4.4A. The existing sliding scale formulas are based on the existing base FSR of 0.55:1.

Due to the reduction of the base FSR from 0.55:1 to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs, the sliding scale approach requires minor amendments to ensure the maximum permissible GFA on larger lots is reduced relative to the 0.5:1 base FSR.

The charts below illustrate the GFA output between the proposed new FSR sliding scale (new formula with a base of 0.5:1) and the existing FSR sliding scales (old formula). The proposed sliding scale formulas will enable a consistent 10% reduction in overall GFA for both dwelling houses and dual occupancies on larger lots.



Item 9 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map



Proposed changes to Clause 4.4A Exceptions to floor space ratio—certain residential accommodation

- (1) The objectives of this clause are as follows—
 - (a) to ensure that the bulk and scale of development are compatible with the size of the lot,
 - (b) to promote good residential amenity
- (2) The maximum floor space ratio for a dwelling house on land identified as “Area 1” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 650 square metres	0.55:1
more than 650 square metres but not more than 1,000 square metres	$[(\text{site area} - 650) \times 0.3 + 357.5] \div \text{site area}: 1$
more than 1,000 square metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.2 + 462.5] \div \text{site area}: 1$
more than 1,500 square metres	$[(\text{site area} - 1,500) \times 0.1 + 562.5] \div \text{site area}: 1$
- (3) The maximum floor space ratio for residential accommodation on land identified as “Area 2” on the Floor Space Ratio Map must not exceed 0.6:1.
- (4) The maximum floor space ratio for a dual occupancy must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 1,000 square metres	0.6:1
more than 1,000 square metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.3 + 600] \div \text{site area}: 1$
more than 1,500 square metres but not more than 2,000 square metres	$[(\text{site area} - 1500) \times 0.2 + 750] \div \text{site area}: 1$
more than 2,000 square metres	$[(\text{site area} - 2000) \times 0.1 + 850] \div \text{site area}: 1$



Item 9 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map

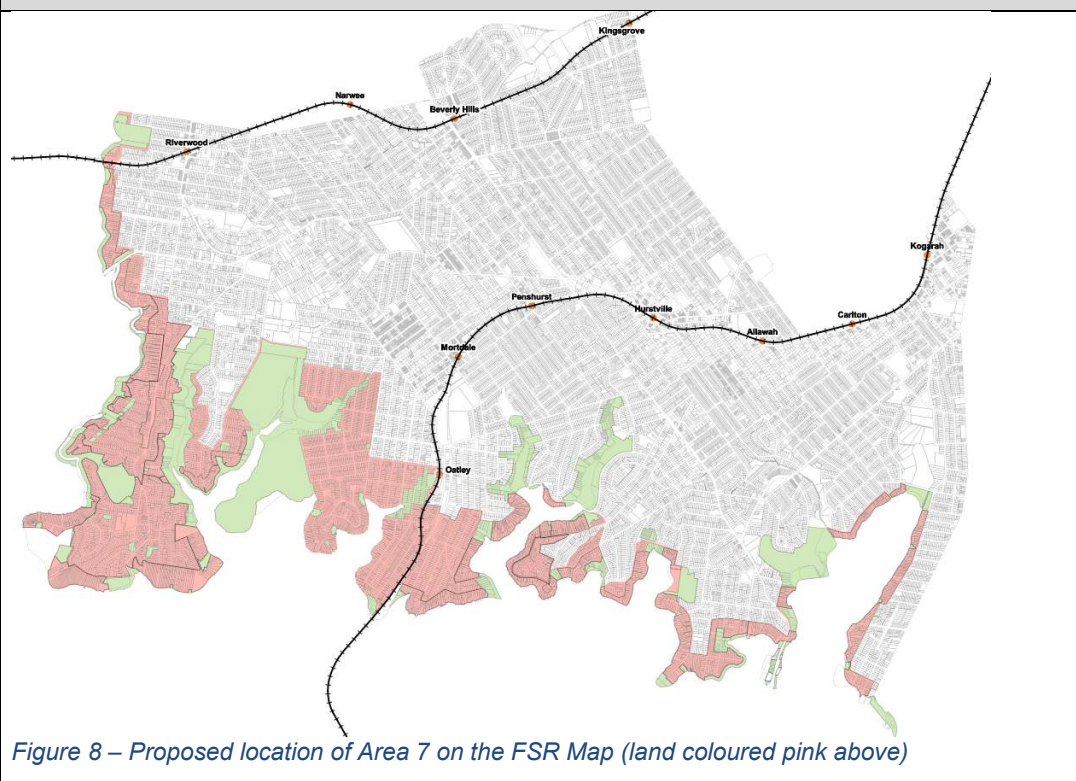
- (5) *The maximum floor space ratio for a dwelling house on land identified as “Area 7” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

Site area	Maximum floor space ratio
Not more than 650 square metres	0.5:1
More than 650 square metres but not more than 1,000 metres	$[(\text{site area} - 650) \times 0.3 + 325] \div \text{site area}:1$
More than 1,000 metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.2 + 430] \div \text{site area}:1$
More than 1,500 square metres	$[(\text{site area} - 1500) \times 0.1 + 530] \div \text{site area}:1$

- (6) *The maximum floor space ratio for a dual occupancy on land identified as “Area 7” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

Site area	Maximum floor space ratio
Not more than 1,000 square metres	0.5:1
More than 1,000 square metres but not more than 1,500 metres	$[(\text{site area} - 1000) \times 0.3 + 500] \div \text{site area}:1$
More than 1,500 metres but not more than 2,000 square metres	$[(\text{site area} - 1500) \times 0.2 + 650] \div \text{site area}:1$
More than 2,000 square metres	$[(\text{site area} - 2000) \times 0.1 + 750] \div \text{site area}:1$

Proposed changes to Floor Space Ratio Map – Location of “Area 7”



Item 10 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map

To amend *Clause 6.6 Foreshore scenic protection area* to ensure the role of the FSPA focuses on foreshore scenic character. This is achieved by:

- Replacing the objectives to refine the focus to scenic character and reviews to and from the Georges River,
- Replacing the considerations to provide clarity in relation to the protection of attributes that positively contributes to the scenic character and amenity of the River, and
- Removing duplication of other LEP clauses such as biodiversity and habitat protection.

To amend the accompanying Foreshore Scenic Protection Area Map to reduce the mapped extent of the FSPA in accordance with the findings of the *Foreshore Study*. The land area affected by the new FSPA Map only is shown in **Figure 10**.

Reasons

In accordance with the LPP's recommendation, the *Foreshore Study* was prepared by Ethos Urban in 2021 to further investigate the mapped extent and zoning of the FSPA.

As indicated in the *Foreshore Study* the existing provisions of Clause 6.6 are not working as they try to address too many planning considerations – biodiversity, character and scenic protection.

To address this issue the key recommendations of the *Foreshore Study* are:

- Revise the FSPA extent to exclude areas that:
 - Are not visible from the river, and/or
 - Do not contribute to the scenic character of the river,
- Revise the objectives of the FSPA clause to focus on scenic character,
- Introduce a new standalone provision in the LEP to protect and enhance biodiversity as informed by the findings of the Biodiversity Study,
- Introduce a new overlay to identify UCAs that require greater protection,
- Retain the dual occupancy lot size of 1,000sqm and 30% landscaped area in the FSPA and UCA, and
- Council to consider seeking exemption from the *Low Rise Housing Diversity Code* for the above areas.

In light of the *Foreshore Study's* findings, recommendations for a set of planning controls relating to the FSPA, biodiversity and local character have been developed by Ethos Urban in collaboration with Total Earth Care. The recommendations relating to the FSPA include:

- Reduce the extent of the existing FSPA on the western side of the LGA and insert additional areas on the eastern side.
- Revise the existing FSPA clause in the GRLEP to ensure the focus is directed at protecting the scenic character of the Georges River and the views to and from the River.



Item 10 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map

- Revise the existing FSPA clause to clearly identify the protection of trees, vegetation and other natural elements that contribute to scenic character while ensuring the built form integrates with the natural environment.
- Introduce provisions within the GRDCP 2021 to further enhance the protection of the foreshore scenic character.
- Retain the existing larger lot size requirements in the proposed FSPA.

The FSPA as recommended by the *Foreshore Study* comprises of character typologies that exhibit scenic character, including:

- River Edge Naturalistic (applies to private land)
- River Edge Semi Naturalistic (applies to private land)
- Public Open Space Naturalistic (applies to public reserves)
- Public Open Space Semi Naturalistic (applies to public reserves)

Attachment 11 contains the information on the character areas within the proposed FSPA.

A comparison of the existing FSPA against the proposed FSPA is provided in **Figure 9** below.

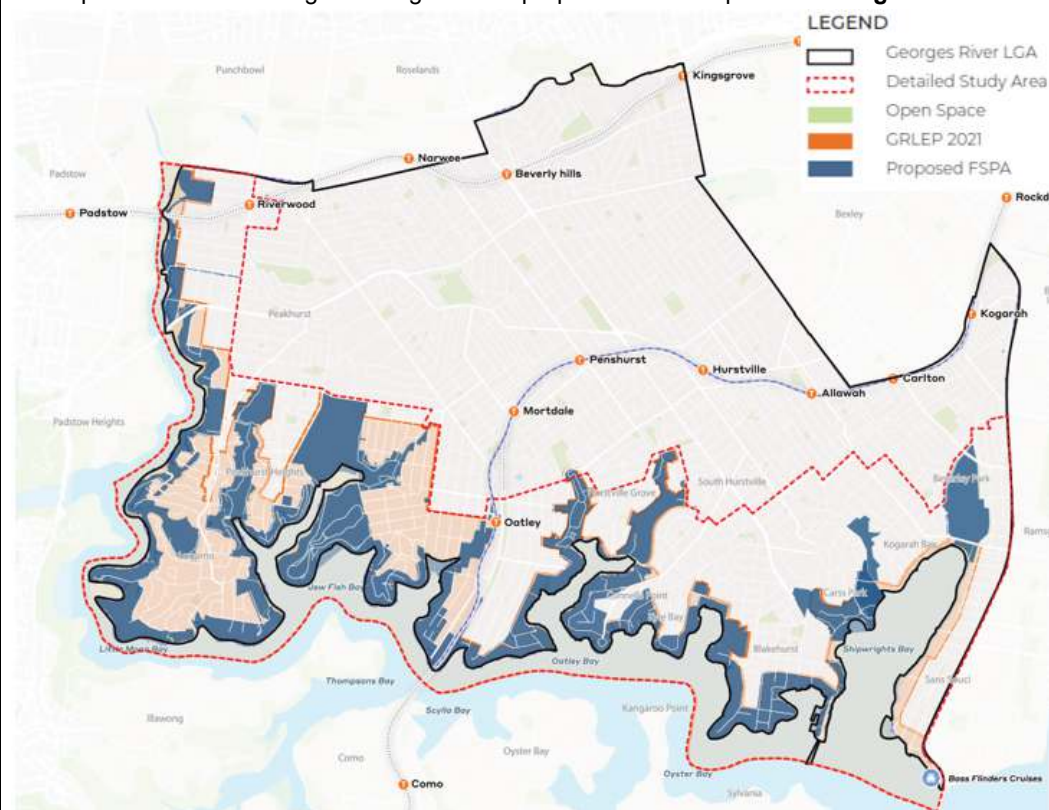


Figure 9 - Proposed FSPA vs existing FSPA in GRLEP



Item 10 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map

Existing Clause 6.6 Foreshore scenic protection area

- 6.6 *Foreshore scenic protection area*
- (1) *The objectives of this clause are—*
- (a) *to protect, maintain and improve the scenic amenity of the Georges River foreshore,*
 - (b) *to protect, maintain and improve significant views of and from the Georges River,*
 - (c) *to protect, maintain and improve the diversity and condition of native vegetation and habitats,*
 - (d) *to reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill,*
 - (e) *to encourage the recovery of threatened species and their communities, populations and habitats,*
 - (f) *to enhance existing environmental, cultural and built character values of the foreshore.*
- (2) *This clause applies to land identified as “Foreshore scenic protection area” on the Foreshore Scenic Protection Area Map.*
- (3) *In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must be satisfied that the development would facilitate the following—*
- (a) *the protection of the natural environment, including topography, rock formations, canopy vegetation or other significant vegetation,*
 - (b) *the avoidance or minimisation of the disturbance and adverse impacts on remnant vegetation communities, habitat and threatened species and populations,*
 - (c) *the maintenance and enhancement of native vegetation and habitat in parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors,*
 - (d) *the achievement of no net loss of significant vegetation or habitat,*
 - (e) *the avoidance of clearing steep slopes and facilitation of the stability of the land,*
 - (f) *the minimisation of the impact on the views and visual environment, including views to and from the Georges River, foreshore reserves, residential areas and public places,*
 - (g) *the minimisation of the height and bulk of the development by stepping the development to accommodate the fall in the land.*

Proposed Clause 6.6 Foreshore scenic protection area

- 1 *The objectives of this clause are as follows:*
- a) *to protect and strengthen the scenic character of the Georges River foreshore*
 - b) *to protect significant views from the public and private domain to and from the Georges River.*
- 2) *This clause applies to land identified on the Foreshore Scenic Protection Area Map.*
- 3) *Before determining a development application for development on land to which this clause applies, the consent authority is to be satisfied that the development:*
- a) *retains and protects trees and vegetation that contribute to scenic character*



Item 10 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map

- b) retains and protects other natural elements, including topography, waterways and rock formations that contribute to scenic character*
- c) ensures built form is integrated with the natural landscape and is not visually prominent to the detriment of scenic character*
- d) avoids significant adverse impact on views obtained from the public domain*
- e) enables reasonable sharing of views from the private domain.*

Land area affected by the amended FSPA provision

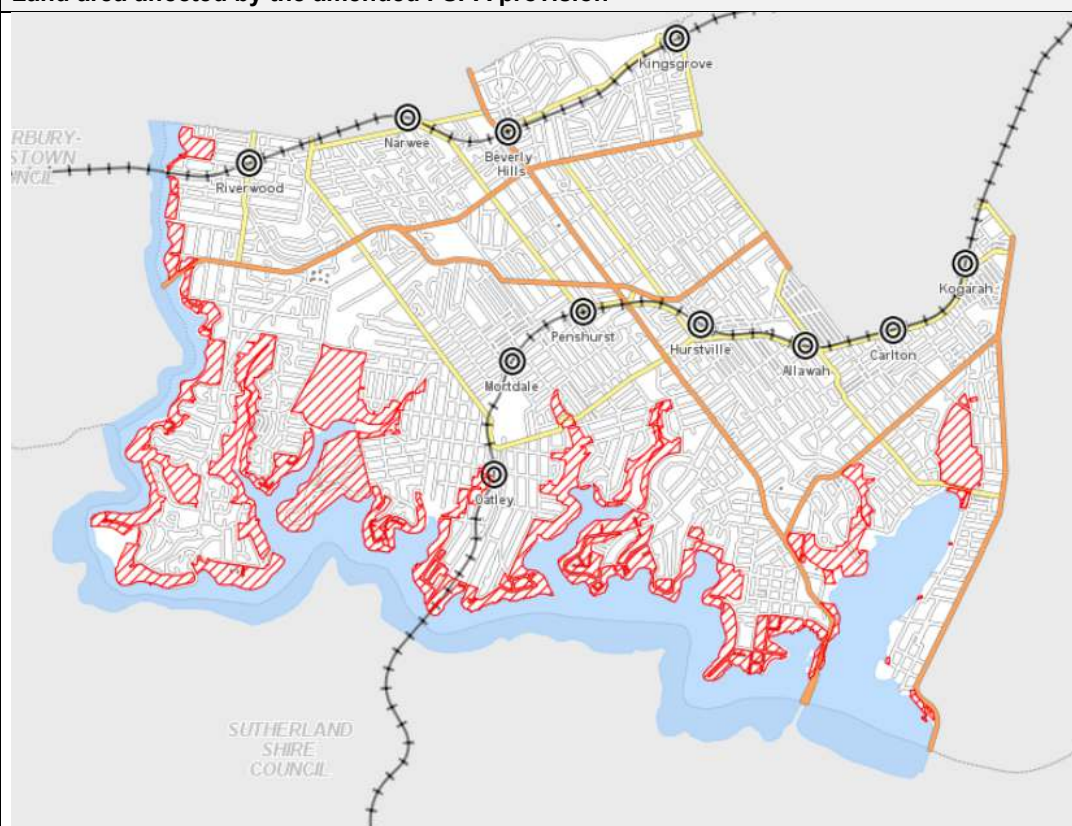


Figure 10 - Proposed FSPA



Item 11 – Amendment to Clause 6.10 Design Excellence

To amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character.

Reasons:

The objective of this clause is “to deliver the highest standard of sustainable architecture and urban design”. The clause applies to larger scale development in Zone R4 High Density Residential (R4 zone), employment zones (Zones E1, E2, E4 and MU1), as well as most development in the FSPA, including dwelling houses.

Development criteria constitute an extensive list of matters, including a number that reference local character considerations such as “(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved”. By including dwelling houses in the application of the clause, it acknowledges the importance of the FSPA to the overall character of the LGA.

The *Review of Environmental Planning Provisions for Local Character in the Georges River LGA* by Ethos Urban (**Attachment 8**) recommends that *Clause 6.10 Design Excellence* be amended to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River, as well as local character.

Amendment to Clause 6.10 (5) Design Excellence

- (5) *In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*
- (a) *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - (b) *whether the form and external appearance of the development will improve the quality and amenity of the public domain,*
 - (c) *whether the development detrimentally impacts on view corridors,*
 - (d) *how the development addresses the following matters—*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
 - (iii) *heritage issues and streetscape constraints,*
 - (iv) *the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *street frontage heights,*
 - (vii) *environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*
 - (viii) *pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks,*
 - (ix) *the impact on, and proposed improvements to, the public domain,*
 - (x) *achieving appropriate interfaces at ground level between the building and the public domain,*



Item 11 – Amendment to Clause 6.10 Design Excellence

- (xi) *excellence and integration of landscape design,*
- (xii) *the provision of communal spaces and meeting places,*
- (xiii) *the provision of public art in the public domain,*
- (xiv) *the provision of on-site integrated waste and recycling infrastructure,*
- (xv) *the promotion of safety through the application of the principles of crime prevention through environmental design,*
- (xvi) *the impact on any local character area,*
- (xvii) *for development within the Foreshore Scenic Protection Area, the impact on visual character and amenity of the foreshore area when viewed from the Georges River or foreshore areas.*

Item 12 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones

To amend *Clause 6.12 Landscaped areas in certain residential and conservation zones* by:

- inserting new objectives to:
 - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA,
 - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
 - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
- Increasing the minimum landscaped area requirement by 5% for low density land located within the existing FSPA, proposed FSPA and the proposed UCA (Area 7 on the FSR Map) as follows:
 - Dwelling houses increase from 25% to 30%, and
 - Dual occupancies increase from 30% to 35%, and
- Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

Reasons

The reasons for this amendment are detailed in **Item 8** above.

In summary, the existing FSPA is valued by the residents for its 'green and leafy' local character; however there is a notable loss of tree canopy and vegetation on sites with new development. As indicated in **Item 8** above, the building footprint of recent development is significantly larger compared to the single storey post-war bungalows that are being replaced. When the overall building footprint is increased, the amount of landscaped area is decreased as the result. The loss of landscaping through new development is perceived by the community as a form of overdevelopment and by extension an increase in development density.



Item 12 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones

Items 8 & 9 seek to reduce the maximum permissible FSR for R2 Low Density Residential zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 to 0.5:1 for all development typologies. As a result of the reduction in maximum permissible FSR, the minimum landscaped area within the existing FSPA is able to be increased by 5% as follows shown in red text:

- for a dwelling house located on land within the existing FSPA, proposed FSPA and the proposed UCA (see **Figure 11** below) — ~~25%~~ 30% of the site area
- for a dual occupancy located on land within the existing FSPA, proposed FSPA and the proposed UCA (see **Figure 11** below) — ~~30%~~ 35% of the site area

Testing conducted for potential dwelling house and dual occupancy built form outcomes in **Figures 5 and 6** above shows that the increase of 5% in minimum landscaped area can be accommodated on a typical site. The surplus of landscaped area allows hardscaping and structures (such as courtyards, swimming pools, garden sheds, gazebos) to be provided to support the residential development without affecting the development's ability to comply with the increased landscaped area requirement.

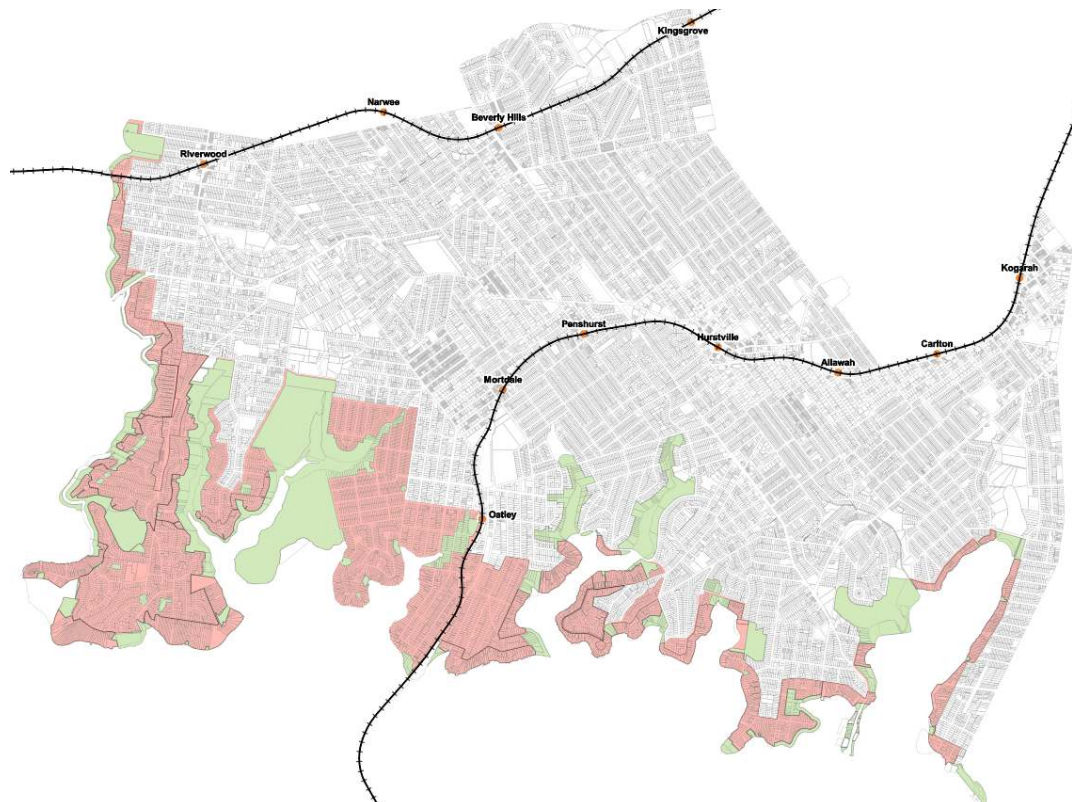


Figure 11 - Land zoned R2 (pink coloured) affected by amendment to Clause 6.12 (proposed Area 7 of the FSR Map)



Item 12 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones

Council also resolved at its meeting held 25 March 2024 to introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

In late 2023 the NSW Government released a series of housing reform proposals to dramatically increase the supply of housing to address the existing housing crisis. One of the reforms is the *Low and Mid-Rise Housing Reform* which seeks to permit dual occupancies on reduced lot sizes (450sqm) across the R2 zone, permit manor houses, multi dwelling housing and terraces on R2 zoned land within 800m of a 'station and town centre precinct' and to permit 6 storey residential flat buildings in R3 and R4 zones within 800m of a 'station and town centre precinct'. A 'station and town centre precinct' are areas within 800m of a railway station or within 800m of commercial centres that provide a range of frequently needed goods and services, such as full-line supermarkets.

The GRLEP requires a minimum 20% landscaped area for developments within the R3 zone where manor houses, multi dwelling housing and terraces are currently permitted. However, the GRLEP does not nominate the landscaped area required specifically for these development typologies within the R2 zone. This means if these development types are out carried in a R2 zone then there will be no minimum landscaped area requirement. Therefore, an additional provision is proposed to be introduced in Clause 6.12 to provide for a minimum 20% landscaped area requirement for multi dwelling house, terraces and manor housing in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

Proposed Clause 6.12 Landscaped areas in certain residential and conservation zones

- (1) *The objectives of this clause are as follows—*
 - (a) *to ensure adequate opportunities exist for the retention or provision of vegetation that contributes to biodiversity and enhances the tree canopy of the Georges River local government area,*
 - (b) *to minimise urban run-off by maximising permeable areas on the sites of development,*
 - (c) *to ensure that the visual impact of development is minimised by sufficient and appropriately located landscaping that complements the scale of buildings,*
 - (d) *to ensure that the use of surfaces that absorb and retain heat are minimised.*
 - (e) *to protect, maintain and improve the diversity and condition of native vegetation and habitats,*
 - (f) *to encourage the recovery of threatened species and their communities, populations and habitats, and*
 - (g) *to retain and strengthen the existing green and leafy local character of residential areas, including trees in the private domain that contribute to local character and visual amenity,*
- (2) *This clause applies to land in the following zones—*
 - (a) *Zone R2 Low Density Residential,*



Item 12 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones

- (b) Zone R3 Medium Density Residential,
- (c) Zone R4 High Density Residential,
- (d) Zone C2 Environmental Conservation.
- (3) Despite subclause (2), this clause does not apply to residential apartment development within the meaning of State Environmental Planning Policy (Housing) 2021.
- (4) Development consent must not be granted to development on land to which the clause applies unless the consent authority is satisfied that the development—
 - (a) allows for the establishment of appropriate plantings—
 - (i) that are of a scale and density commensurate with the height, bulk and scale of the buildings to which the development relates, and
 - (ii) that will maintain and enhance the streetscape and the desired future character of the locality, and
 - (b) maintains privacy between dwellings, and
 - (c) does not adversely impact the health, condition and structure of existing trees, tree canopies and tree root systems on the land or adjacent land, and
 - (d) enables the establishment of indigenous vegetation and habitat for native fauna, and
 - (e) integrates with the existing vegetation to protect existing trees and natural landscape features such as rock outcrops, remnant bushland, habitats and natural watercourses.
- (5) Development consent must not be granted to development on land to which this clause applies unless a percentage of the site area consists of landscaped areas that is at least—
 - (a) for a dwelling house located on land *within Area 1 of the FSR Map outside the Foreshore Scenic Protection Area*—20% of the site area, or
 - (b) for a dwelling house located on land *within Area 7 of the FSR Map the Foreshore Scenic Protection Area*—~~25~~ 30% of the site area, or
 - (c) for a dual occupancy located on land *within in Area 1 of the FSR Map outside the Foreshore Scenic Protection Area*—25% of the site area, or
 - (d) for a dual occupancy located *within Area 7 of the FSR Map the Foreshore Scenic Protection Area*—~~30~~ 35% of the site area, or
 - (e) for development in Zone R3 Medium Density Residential—20% of the site area, or
 - (f) for development in Zone R4 High Density Residential—10% of the site area, or
 - (g) for development in Zone C2 Environmental Conservation—70% of the site area, or
 - (h) *for multi dwelling housing, terraces and manor houses in the R2 Low Density Residential Zone – 20% of the site area.*
- (6) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the site area for the purposes of subclause (5).
- (7) In this clause—
Foreshore Scenic Protection Area means land shown on the Foreshore Scenic Protection Area Map.



Item 13 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping

To insert a new local provision in Part 6 “Additional Local Provisions” titled *Clause 6.19 Terrestrial Biodiversity* aimed at protecting areas of high biodiversity value. The new provision will be accompanied by the Terrestrial Biodiversity Map (refer to **Figure 12**).

Reasons

Council's *Georges River 2050 Leading for Change* aspires for “A leafy, green place where biodiversity thrives” and an idealistic vision of 2050 where “Enhanced natural assets are focused on the river and catchments, reduced reliance on natural resources and minimised environmental impact”.

Theme 5: ‘Environment and Open Space’ of Council's Local Strategic Planning Statement (LSPS 2040) describes that the LGA's biodiversity corridors are well connected and *our* bushland and biodiversity are diverse and healthy. In line with Theme 5, one key action of the LSPS 2040 is developing a biodiversity strategy informed by an up-to-date biodiversity study.

In 2020 Council engaged Total Earth Care to prepare an LGA-wide biodiversity study. A key outcome of the *Biodiversity Study* is the identification, mapping and description of areas considered to be of high biodiversity value. While there is mapping of these areas at the State level, the absence of a corresponding section in the GRLEP dedicated to giving effect to this is considered to represent a significant risk to the protection and strengthening of these areas. The new terrestrial biodiversity planning provision and mapping overlay in the LEP will preserve and protect areas of moderate and high local biodiversity values. The mapping overlay also includes a 40m buffer. The purpose of this buffer is to prevent degradation of areas of high terrestrial biodiversity value through management of edge effects, including weed invasion and spread; as well as to encourage strengthening of areas of high terrestrial biodiversity value through supplementary landscaping.

The proposed Terrestrial Biodiversity local provision is recommended by the *Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area* (refer **Attachment 7**).

The introduction of this local provision has implications for complying development as this approval pathway will no longer be available. Approval for development on land affected by the Terrestrial Biodiversity mapping will need to be sought via the development application pathway. Additionally, where a property is affected by mapping, consideration of a number of performance-based matters as part of the DA process is triggered. These matters are aimed at protecting and enhancing biodiversity values and will require the development to demonstrate alignment with the “avoid, minimise or mitigate” approach to environmental impact.

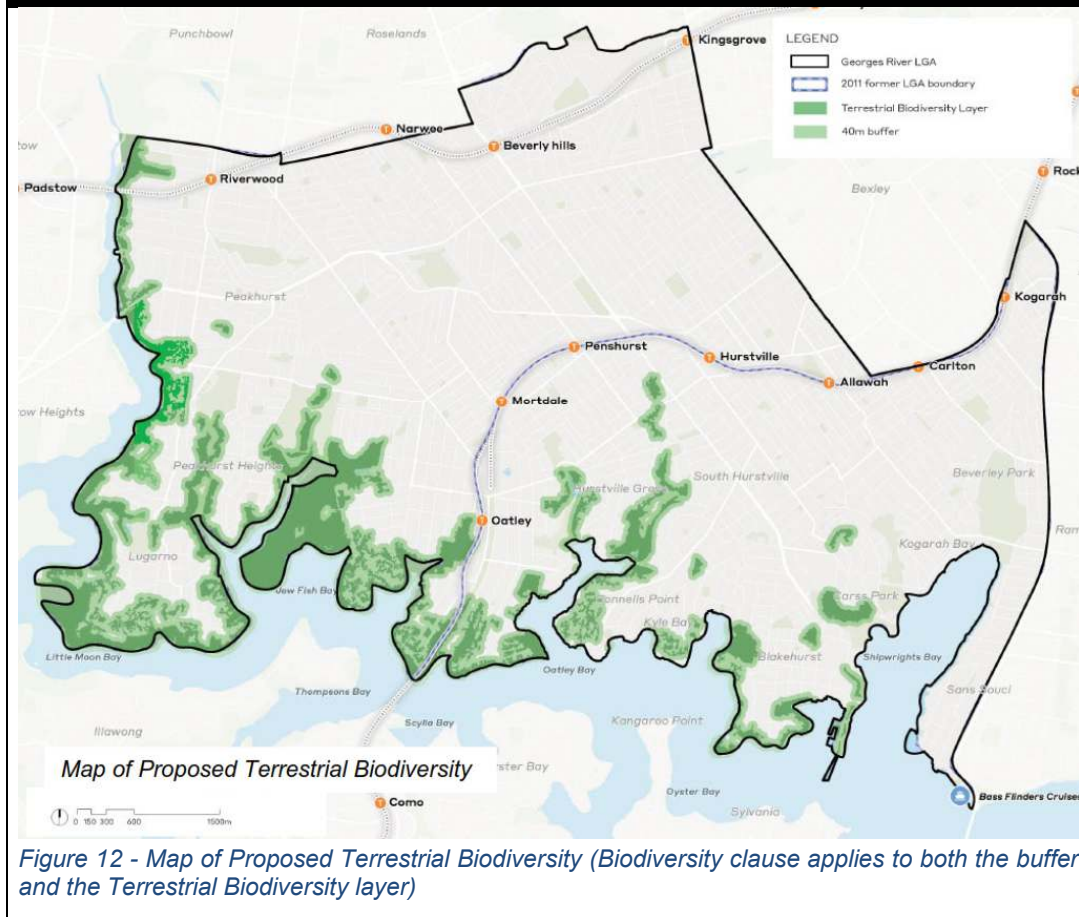
The drafting of this local provision is based on the drafting of numerous other Sydney Metropolitan councils including but not limited to *Bayside LEP 2021*, *Sutherland LEP 2015*, *Ku-ring-gai LEP 2015* and *Pittwater LEP 2014*.



Item 13 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping	
Proposed Terrestrial Biodiversity clause to be inserted into Part 6 of GRLEP	
<p>Clause 6.19 Terrestrial Biodiversity</p> <p>1) The objective of this clause is to protect and enhance terrestrial biodiversity by:</p> <ul style="list-style-type: none"> a) protecting native plants and animals, and b) protecting the ecological processes necessary for their continued existence, and c) encouraging the recovery of native plants and animals. <p>2) This clause applies to land identified as “Terrestrial Biodiversity” and “40m Buffer” on the Terrestrial Biodiversity Map.</p> <p>3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the impact of the development on:</p> <ul style="list-style-type: none"> i) the condition, ecological value and significance of native plants and animals on the land, and ii) the importance of the vegetation on the land to the habitat and survival of native animals, and iii) the potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and iv) habitat elements providing connectivity on the land, and v) any opportunity to restore native vegetation <p>4) Development consent must not be granted for development on land identified as “Terrestrial Biodiversity” to which this clause applies unless the consent authority is satisfied that—</p> <ul style="list-style-type: none"> a) the development is sited, designed and will be managed to avoid any significant adverse environmental impact, or b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is sited, designed and will be managed to minimise that impact, or c) if that impact cannot be minimised—the development will be managed to mitigate that impact. 	
Proposed Terrestrial Biodiversity Map	
See map on following page.	



Item 13 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping



Item 14 – Introduction of Clause 6.20 Unique Character Area and associated mapping

To insert a new local provision in Part 6 “Additional Local Provisions” titled *Clause 6.20 Unique Character Area* to provide statutory protection to the proposed UCA. The new local provision will be accompanied by the Unique Character Area Map (refer to **Figure 13**).

Reasons:

In November 2021, the then DPIE proposed to introduce a new local character planning provision and mapping overlay to provide statutory protection to special character areas via councils’ LEPs.

However in September 2022, Council was advised that the then DPE was no longer proceeding with the proposed local character overlays in LEPs and advised councils to continue to provide guidance on local character through their local strategic planning statements (LSPSs) and DCPs.



Item 14 – Introduction of Clause 6.20 Unique Character Area and associated mapping

Accordingly, community consultation was carried out with the proposal to identify the following UCAs in the GRDCP 2021, comprising of land located within the following character typologies:

- River Edge Naturalistic (applies to private land)
- River Edge Semi Naturalistic (applies to private land)
- Rivers Edge Contemporary (applies to private land)
- Garden Suburban Naturalistic (applies to private land)
- Bush Suburban (applies to private land)
- Public Open Space Naturalistic (applies to public reserves)
- Public Open Space Semi Naturalistic (applies to public reserves)

It should be noted that the UCAs includes areas located within the proposed FSPA due to the homogenous local character within these localities:

- River Edge Naturalistic (applies to private land)
- River Edge Semi Naturalistic (applies to private land)
- Public Open Space Naturalistic (applies to public reserves)
- Public Open Space Semi Naturalistic (applies to public reserves)

In response to community requests for stronger protection of the existing 'green and leafy' character of the above low density residential areas, an amendment is proposed to insert the UCA as an overlay and local provision within the GRLEP to strengthen the protection afforded to these localities (see **Figure 13** below).

The *Foreshore Study* found that scenic character is not the only character worthy of additional protection. Some areas have strong naturalistic qualities, created by the presence of canopy trees and planting in the private domain, even though these areas cannot be seen from the Georges River. If not well managed, new developments can threaten the green and vegetated qualities of these areas. Local character is currently references in a number of different parts of the GRLEP but there is no single consolidated clause addressing the matter.

Accordingly, draft character planning controls have been recommended by the *Review of Environmental Planning Provisions for Local Character in Georges River Local Government Area* (refer **Attachment 8**) to better protect local character:

- Introduce UCA overlay to ensure locations with strong naturalistic qualities are protected and enhanced through new developments, including areas that are not visible from the Georges River.
- Some of the UCA will replace the existing FSPA in the western portion of the LGA while the UCA will be applied to land not located within the existing FSPA in the eastern portion.
- Introduce detailed character statements and tailored provisions to ensure new developments will have the desired characteristics of the respective UCA.
- Land located within the UCA will have the same larger minimum lot size requirement as the FSPA under the GRLEP to assist with maintaining the naturalistic qualities created by the presence of extensive landscaping – 700sqm for the creation of new lots and 1,000sqm for dual occupancies.



Item 14 – Introduction of Clause 6.20 Unique Character Area and associated mapping

Additional guidance for the UCA, including desired future character statements and specific typology-based design controls will continue to be inserted into the GRDCP. **Attachment 12** contains the character statements for each of the UCA.

Development applications affected by this local provision will need to consider and demonstrate consistency with the desired future character of the applicable UCA.

The drafting of this local provision is based on the draft model clause for the *Standard Instrument LEP* prepared by the then DPIE in 2021 but references to the published Local Character Areas Statement have been removed.

Proposed Unique Character clause to be inserted into Part 6 of GRLEP

Clause 6.20 Unique Character Area

- 1) *The objectives of this clause are as follows—*
 - a) *to identify local character areas,*
 - b) *to promote the desired future character of unique character areas.*
- 2) *Development consent must not be granted to development on land in a unique character area unless the consent authority has taken into account the desired future character for the land.*
- 4) *In this clause —*
unique character area means land identified as “unique character area” on the Unique Character Area Map.

Proposed Unique Character Area Map

See map on following page.



Item 14 – Introduction of Clause 6.20 Unique Character Area and associated mapping

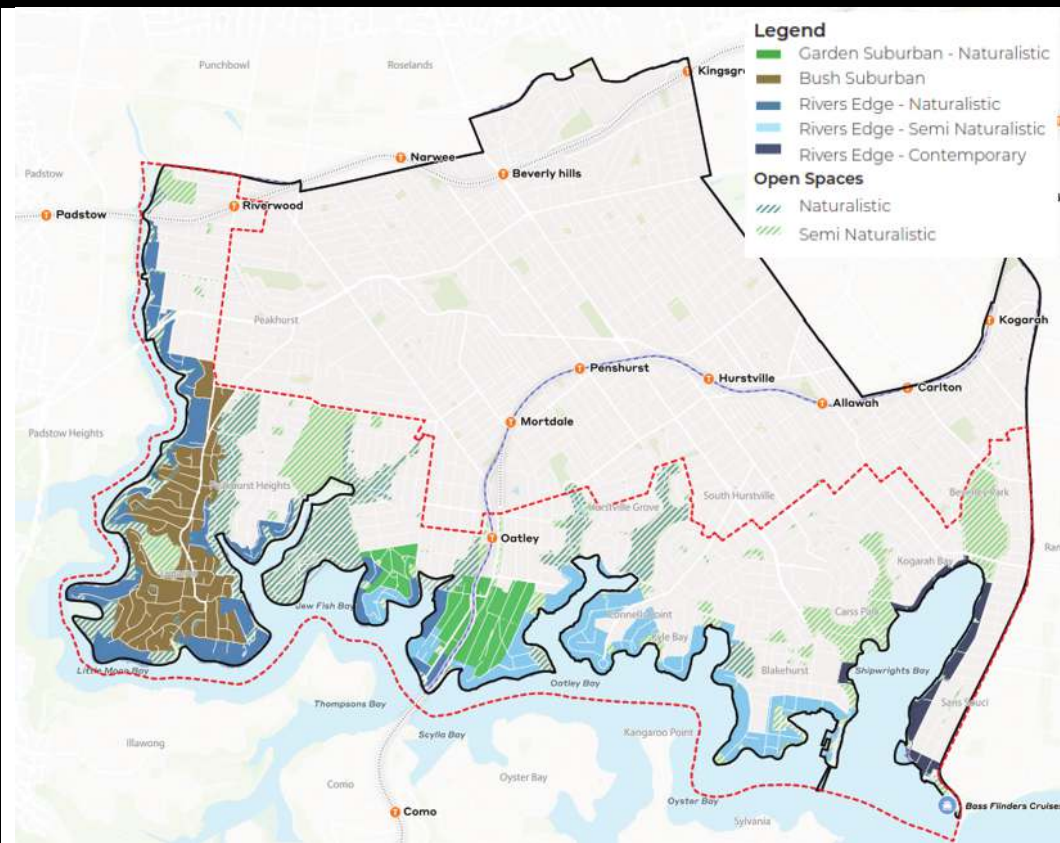


Figure 13 - Map of Proposed UCAs

Item 15 - Exclusion from Complying Development under the Low Rise Housing Diversity Code (Part 3B of the Exempt and Complying Development Codes SEPP)

Council resolved at its meeting held 25 March 2024 to request the DPHI to exclude the application of the *Low Rise Housing Diversity Code* from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the DA process.

The area that Council is seeking exclusion from the Code is shown in **Figure 14** below, and comprises the following character typologies:

- River Edge Naturalistic (applies to private land)
- River Edge Semi Naturalistic (applies to private land)
- Rivers Edge Contemporary (applies to private land)
- Garden Suburban Naturalistic (applies to private land)
- Bush Suburban (applies to private land)



Item 15 - Exclusion from Complying Development under the Low Rise Housing Diversity Code (Part 3B of the Exempt and Complying Development Codes SEPP)

- Public Open Space Naturalistic (applies to public reserves)
- Public Open Space Semi Naturalistic (applies to public reserves)

Reasons

The NSW Government Housing Reforms propose a minimum lot width of 12m and minimum site area of 450sqm for dual occupancy developments in Greater Sydney. Council's GRLEP requires a minimum of 15m lot width and minimum site area of 650sqm and 1,000sqm outside and within the FSPA respectively.

Dual occupancies are currently permitted in the R2 zone of the GRLEP. Concern is raised in relation to the loss of the existing low density character by proliferating dual occupancy developments across the whole LGA. The issue stems from the reduction in minimum site area and frontage under the Housing Reforms will result in more allotments in the R2, R3 and R4 zones being permitted for dual occupancy development - with the most significant impact being within the R2 zone.

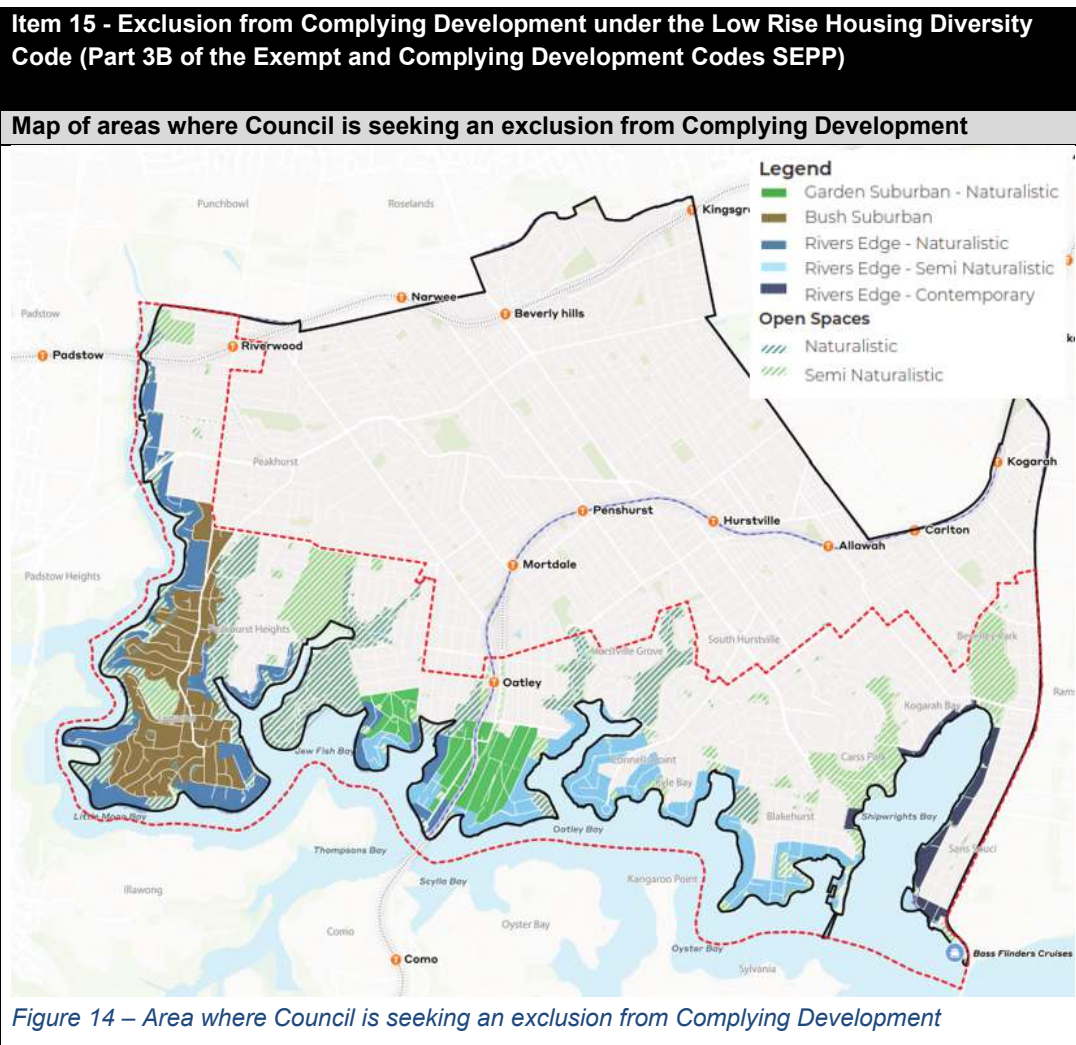
Council requires a minimum 300sqm per allotment for dual occupancies created outside the FSPA and a minimum 430sqm within the FSPA. The Reforms propose only a 225sqm per allotment created which will have an adverse impact within all the residential zones under the GRLEP - loss of trees, biodiversity and character; increase in traffic and off-street parking.

Furthermore, the work that has been undertaken to date by Council through the *Biodiversity Study* and *Foreshore Study* will be overridden by the Reforms if implemented. Council has worked extensively with the community since 2020 to ensure new development is balanced by adequate protection of the natural environment. The *Biodiversity Study* found areas of known threatened species, Threatened Ecological Communities (TECs) and native vegetation that provide habitats for native fauna across the LGA, and recommends the introduction of a terrestrial biodiversity overlay into the GRLEP to ensure existing biodiversity is protected during the development process.

At the same time, the *Foreshore Study* surveyed every street across the lower half of the LGA, including all areas within the existing FSPA and beyond, to determine the prevailing character typologies. Numerous areas within the LGA have been identified as character typologies that are significant on a regional level. These existing low density areas have a significant level of vegetation and tree canopy cover enabled by their generous allotment sizes. These areas contribute substantially to the wider urban canopy cover of the LGA and the retention of canopy trees within these areas is crucial to achieving the 40% canopy target for the LGA. The *Foreshore Study* identifies that increases to housing density in these areas will severely compromise the existing green and vegetated character of these neighbourhoods.

Therefore, Council resolved at its meeting held 25 March 2024 to request the DPHI to exclude the application of the *Low Rise Housing Diversity Code* from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the DA process.





5. Justification of Strategic and Site-Specific Merit

Strategic Merit

Section A – Need for the planning proposal

Question	Considerations
1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?	<p>The Planning Proposal is the result of the findings and recommendations of the Foreshore Study and Biodiversity Study.</p> <p>The draft planning controls have been developed by Ethos Urban with input from Total Earth Care for the purpose of implementing the findings and recommendations of the <i>Biodiversity Study</i> and <i>Foreshore Study</i>; and have been prepared to respond to the need for balance between enabling development and protecting the environment.</p> <p>In developing the planning controls, the following factors were considered:</p> <ul style="list-style-type: none"> • Georges River Council is one of the few councils in Sydney without a dedicated biodiversity control in its LEP to protect local biodiversity when new development occurs. • The existing FSPA currently covers a large portion of inland area and many properties within the FSPA cannot be seen from the Georges River or have views of the River but are still required to comply with the FSPA control of respecting and enhancing the scenic qualities of the River. • The Studies found that scenic character is not the only character worthy of additional protection. Some areas have strong naturalistic qualities, created by the presence of canopy trees and planting in the private domain, even though these areas cannot be seen from the River. If not well managed, new developments can threaten the green and vegetated qualities of these areas. • Changes to existing planning controls are needed to address the issues of lack of clarity, overdevelopment and overprotection. <p>The proposed changes to the planning controls focus on creating the most appropriate controls for the three values of biodiversity, unique local character and foreshore scenic character.</p>



Question	Considerations
	<p>The PP is also the result of a request from the then DPIE. On 23 June 2021, a letter of approval was issued by the then DPIE for the Local Housing Strategy (refer Attachment 1). The approval is subject to Council addressing a set of requirements. Specifically, requirement Condition No. 15 requires Council to submit a PP in 2022 to the then DPE which will amend the GRLEP in accordance with the recommendations of the <i>Foreshore Study</i>:</p> <p><i>Subject to completing appropriate studies, including the Biodiversity Study, Council is to bring forward a Planning Proposal in 2022 to implement Council's Foreshore Scenic Character Review. The Planning Proposal is to be supported by further evidence, including data on the number of affected lots and potential yield, to assess the potential benefits and of the proposed amendments to minimum subdivision lot sizes and changes to the Foreshore Protection Area.</i></p> <p>The PP is also the result of a recommendation from the LPP dated 25 and 26 June 2020 in its consideration of the GRLEP. The LPP recommended:</p> <p><i>that Council as part of the preparation of the draft Local Environmental Plan in 2021/2022, further define the role, mapped extent and zoning of the FSPA, in both the former Hurstville and Kogarah Local Government Areas, having regard to those properties and ridge lines visible to and from the Georges River and its tributaries, and associated environmental protection applying to those areas in order to better reflect the objectives of Clause 6.7 of the Georges River Local Environmental Plan 2020. This may include the consideration of additional environmental protection zones or modifications of the FSPA.</i></p>
<p>2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?</p>	<p>Yes, the PP is the best and only means of addressing the recommendations of the <i>Biodiversity Study</i> and <i>Foreshore Study</i>.</p> <p>The PP will be supported by amendments to the Georges River DCP 2021.</p>



Section B – Relationship to the strategic planning framework

Question	Considerations
<p>3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?</p>	<p>Yes. The PP gives effect to the following objectives within the <i>Greater Sydney Region Plan – A Metropolis of Three Cities</i>:</p> <ul style="list-style-type: none"> <p><i>Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.</i> The PP gives effect to this objective by seeking to amend the GRLEP to include a provision in Part 6 Additional Local Provisions titled <i>Clause 6.19 Terrestrial Biodiversity</i> aimed at protecting areas of high biodiversity value. The provision will be accompanied by a Terrestrial Biodiversity Map.</p> <p>The local provision and map are the result of the <i>Biodiversity Study</i> and the further work by Ethos in the <i>Review of Environmental Planning Provisions for Biodiversity in Georges River LGA (Attachment 7)</i>. The <i>Biodiversity Study</i> recorded 8 threatened fauna species, one threatened flora species and one threatened flora population.</p> <p><i>Objective 28: Scenic and cultural landscapes are protected.</i> The PP gives effect to this objective by seeking to:</p> <ul style="list-style-type: none"> update <i>Clause 6.6 Foreshore scenic protection area</i> and the Foreshore Scenic Protection Area Map of the GRLEP to ensure that the role of the FSPA focuses on foreshore scenic character. introduce a new local character planning provision and mapping overlay in the LEP to provide statutory protection to the proposed UCAs. <p><i>Objective 30: Urban tree canopy cover is increased.</i> The PP gives effect by seeking to amend <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i> of the GRLEP by:</p> <ul style="list-style-type: none"> Inserting new objectives to: <ul style="list-style-type: none"> Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA, Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and Retain and strengthen the green and leafy character of the LGA, including trees in the



Question	Considerations
	<p>private domain that contribute to local character and visual amenity,</p> <ul style="list-style-type: none"> Increasing the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for low density land located within the existing FSPA, proposed FSPA and the proposed UCA, and Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses in response to the NSW Government's Low and Mid-Rise Housing Reform. <p>The PP also gives effect to the planning priorities of the <i>South District Plan</i>:</p> <ul style="list-style-type: none"> <i>Planning Priority S14 - Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas.</i> The PP gives effect by introducing a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values. <i>Planning Priority S15 - Increasing urban tree canopy cover and delivering Green Grid connections.</i> The PP gives effect by amending <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i> to increase the minimum landscaped area requirement within the existing FSPA, the proposed FSPA, and UCAs, as well as requiring a minimum landscaped area for manor houses, terraces and multi dwelling housing in the R2 Zones which will ensure that private land provides new vegetation and retains and strengthens the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity.
<p>4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</p>	<p>Yes. The PP is consistent with the endorsed Georges River Local Strategic Planning Statement 2040 ('LSPS 2040'), specifically the following planning priorities:</p> <ul style="list-style-type: none"> <i>Planning Priority 5 – The community is involved in planning our future:</i> The existing FSPA is valued by the residents for its 'green and leafy' local character. Council has worked with the community to develop the controls through the preparation of the Biodiversity and Foreshore Studies, community webinars and



Question	Considerations
	<p>workshops and the pre-exhibition community consultation that went for 26 weeks. This work with the community culminated in the report to Council's Environment and Planning Committee on 11 March 2024 (Attachment 9) which was adopted by Council on 25 March 2024 (Attachment 10).</p> <ul style="list-style-type: none"> • <i>Planning Priority 7. Residential suburbs will be protected and retained unless identified as areas of change or investigation A42. Identify the key characteristics of each suburb to be protected and/or retained and incorporate into Council's DCP 2020.</i> The PP gives effect to this planning priority and action by proposing a new local character planning provision and mapping overlay to provide statutory protection to the special character areas identified in the work by Ethos Urban. • <i>Planning Priority 10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces.</i> The PP is consistent with this priority by amending the current <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i> to ensure that all low density development (including areas removed from the existing FSPA) will be given the opportunity to increase the presence of biodiversity through the protection of existing vegetation and the provision of new planting. • <i>Planning Priority 16. Our waterways are healthy and publicly accessible: A83. Review development controls in the foreshore area to protect the Georges River from inappropriate development in Council's LEP 2020 and DCP 2020. A84. Expand the Foreshore Scenic Protection Area across the LGA through Council's LEP 2020:</i> The PP gives effect to this planning priority by amending the existing FSPA planning provision and mapped extent in the LEP to ensure the role of the FSPA focuses on foreshore scenic character. • <i>Planning Priority 17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted.</i> The PP is consistent with this priority by amending the current <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i> to ensure that all low density development (including areas removed from the existing FSPA) will be given the opportunity to increase the presence of biodiversity through the protection of existing vegetation and the provision of new planting.



Question	Considerations						
	<p>The PP gives effect to this priority by introducing a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values.</p> <ul style="list-style-type: none"> <i>Planning Priority 19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places.</i> The PP gives effect by amending <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i> to increase the minimum landscaped area requirement within the existing FSPA, proposed FSPA and UCAs, as well as requiring a minimum landscaped area for manor houses, terraces, and multi dwelling housing in the R2 zones which will ensure that private land provides new vegetation and retains and strengthens the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity. 						
5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?	There are no other applicable State and regional studies or strategies.						
6. Is the planning proposal consistent with applicable SEPPs?	<p>The PP is consistent with the following SEPPs:</p> <table> <tr> <th>SEPP</th><th>Comment on consistency</th></tr> <tr> <td><i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i></td><td>The PP is not inconsistent with the SEPP. The PP seeks to introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high local biodiversity values. The proposed controls do not conflict or seek to compete with the provisions of this SEPP.</td></tr> <tr> <td><i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i></td><td>The PP is not inconsistent with the SEPP. Council is however requesting the DPHI as part of this PP to exclude the application of the <i>Low-Rise Housing Diversity Code</i> from the proposed FSPA and</td></tr> </table>	SEPP	Comment on consistency	<i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>	The PP is not inconsistent with the SEPP. The PP seeks to introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high local biodiversity values. The proposed controls do not conflict or seek to compete with the provisions of this SEPP.	<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	The PP is not inconsistent with the SEPP. Council is however requesting the DPHI as part of this PP to exclude the application of the <i>Low-Rise Housing Diversity Code</i> from the proposed FSPA and
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<i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>	The PP is not inconsistent with the SEPP. Council is however requesting the DPHI as part of this PP to exclude the application of the <i>Low-Rise Housing Diversity Code</i> from the proposed FSPA and						



Question		Considerations
		proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.
	<i>State Environmental Planning Policy (Housing) 2021</i>	The PP is not inconsistent with the SEPP as a range and density of residential accommodation is still permitted in the land covered by the PP.
	<i>State Environmental Planning Policy (Industry and Employment) 2021</i>	The SEPP does not affect employment and industrial lands.
	<i>State Environmental Planning Policy (Planning Systems) 2021</i>	The PP is not inconsistent with the SEPP as it does not affect state infrastructure.
	<i>State Environmental Planning Policy (Precincts—Central River City) 2021</i>	The PP is not inconsistent with the SEPP. The site is not the subject of a Precinct identified by the SEPP.
	<i>State Environmental Planning Policy (Primary Production) 2021</i>	The PP is not inconsistent with the SEPP as the PP does not impact on primary production.
	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	The PP does not amend the coastal provisions contained in the SEPP; therefore the PP is consistent with the SEPP.
	<i>State Environmental Planning Policy (Resources and Energy) 2021</i>	The PP is not inconsistent with the SEPP. The PP does not contain any planning provisions relating to development of mineral, petroleum and extractive material resources, etc.
	<i>State Environmental Planning Policy (Sustainable Buildings) 2022</i>	The PP is not inconsistent with the SEPP. The PP does propose two additional provisions in whether or not a development exhibits design excellence – impact of local



Question	Considerations																					
		character and impact of visual character and amenity of the foreshore area.																				
	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	The PP is not inconsistent with the SEPP as the PP does not impact on the effective delivery of infrastructure across the State.																				
7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority	<p>The PP is consistent with the applicable Ministerial Directions as follows:</p> <table><tr><th>Ministerial Direction</th><th>Comment</th></tr><tr><td colspan="2">1 Planning Systems</td></tr><tr><td>1.1 Implementation of Regional Plans</td><td>Consistent – The PP is consistent with:<ul style="list-style-type: none"><i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> – see previous discussion on Question 3.<i>South District Plan</i> – see previous discussion on Question 3.</td></tr><tr><td>1.2 Development of Aboriginal Land Council land</td><td>Consistent – The PP does not affect land shown on the Land Application Map of <i>State Environmental Planning Policy (Planning Systems) 2021</i>.</td></tr><tr><td>1.3 Approval and Referral Requirements</td><td>Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.</td></tr><tr><td>1.4 Site Specific Provisions</td><td>Consistent – The PP does not seek to add an Additional Permitted Use .</td></tr><tr><td>1.4A Exclusions of Development Standards from Variation</td><td>Consistent - This PP does not propose to introduce or alter an existing exclusion to Clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.</td></tr><tr><td colspan="2">1 Planning Systems – Place-based</td></tr><tr><td>1.5 Parramatta Road Corridor Urban Transformation Strategy</td><td>This Direction does not apply to the LGA.</td></tr><tr><td>1.6 Implementation of North West Priority Growth Area Land Use and</td><td>This Direction does not apply to the LGA.</td></tr></table>		Ministerial Direction	Comment	1 Planning Systems		1.1 Implementation of Regional Plans	Consistent – The PP is consistent with: <ul style="list-style-type: none"><i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> – see previous discussion on Question 3.<i>South District Plan</i> – see previous discussion on Question 3.	1.2 Development of Aboriginal Land Council land	Consistent – The PP does not affect land shown on the Land Application Map of <i>State Environmental Planning Policy (Planning Systems) 2021</i> .	1.3 Approval and Referral Requirements	Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.	1.4 Site Specific Provisions	Consistent – The PP does not seek to add an Additional Permitted Use .	1.4A Exclusions of Development Standards from Variation	Consistent - This PP does not propose to introduce or alter an existing exclusion to Clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.	1 Planning Systems – Place-based		1.5 Parramatta Road Corridor Urban Transformation Strategy	This Direction does not apply to the LGA.	1.6 Implementation of North West Priority Growth Area Land Use and	This Direction does not apply to the LGA.
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1.6 Implementation of North West Priority Growth Area Land Use and	This Direction does not apply to the LGA.																					



Question		Considerations
	Infrastructure Implementation Plan	
	1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Direction does not apply to the LGA.
	1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	This Direction does not apply to the LGA.
	1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	This Direction does not apply to the LGA.
	1.10 Implementation of the Western Sydney Aerotropolis Plan	This Direction does not apply to the LGA.
	1.11 Implementation of Bayside West Precincts 2036 Plan	This Direction does not apply to the LGA.
	1.12 Implementation of Planning Principles for the Cooks Cove Precinct	This Direction does not apply to the LGA.
	1.13 Implementation of St Leonards and Crows Nest 2036 Plan	This Direction does not apply to the LGA.
	1.14 Implementation of Greater Macarthur 2040	This Direction does not apply to the LGA.
	1.15 Implementation of the Pyrmont Peninsula Place Strategy	This Direction does not apply to the LGA.
	1.16 North West Rail Link Corridor Strategy	This Direction does not apply to the LGA.
	1.17 Implementation of the Bays West Place Strategy	This Direction does not apply to the LGA.
	1.18 Implementation of the Macquarie Park Innovation Precinct	This Direction does not apply to the LGA.



Question		Considerations
	1.19 Implementation of the Westmead Place Strategy	This Direction does not apply to the LGA.
	1.20 Implementation of the Camellia-Rosehill Place Strategy	This Direction does not apply to the LGA.
	1.21 Implementation of the South West Growth Area Structure Plan	This Direction does not apply to the LGA.
	1.22 Implementation of the Cherrybrook Station Place Strategy	This Direction does not apply to the LGA.
	2 Design and Place	
	3 Biodiversity and Conservation	
	3.1 Conservation Zones	Consistent – The PP does not affect land within a conservation zone or land otherwise identified for environment conservation/ protection purposes in a LEP. The PP does introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values.
	3.2 Heritage Conservation	Consistent – The PP does not seek to amend the heritage conservation provisions.
	3.3 Sydney Drinking Water Catchments	N/A – The PP affects the Georges River LGA which the Direction does not apply to.
	3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This Direction does not apply to the LGA.
	3.5 Recreation Vehicle Areas	Consistent – The PP does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>).
	3.6 Strategic Conservation Planning	Consistent – The PP seeks to protect biodiversity by a new biodiversity provisions and map.



Question		Considerations
	3.7 Public Bushland	Consistent – The PP does not propose any changes to existing controls protecting bushland in urban areas. The PP does introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values which includes bushland areas.
	3.8 Willandra Lakes Region	This Direction does not apply to the LGA.
	3.9 Sydney Harbour Foreshores and Waterways Area	N/A – The PP does not affect land within the Foreshores and Waterways Area as defined in the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
	3.10 Water Catchment Protection	N/A – The PP does not propose any changes to controls that would impact on water catchments.
	4 Resilience and Hazards	
	4.1 Flooding	Consistent – The PP does not propose any changes to controls relating to flooding.
	4.2 Coastal Management	Consistent – The PP affects land within the Coastal Zone however it does not propose an intensification of uses permitted. The PP does not propose any changes relating to coastal management.
	4.3 Planning for Bushfire Protection	Consistent – The PP does not result in controls that place development in hazardous areas. It does not change any existing provisions relating to bushfire prone land.
	4.4 Remediation of Contaminated Land	Consistent – The PP does not affect any known contaminated land.
	4.5 Acid Sulfate Soils	Consistent – The PP does not seek to introduce or change provisions relating to Acid Sulfate Soils.
	4.6 Mine Subsidence and Unstable Land	Consistent – The PP does not permit development on land that: (a) is within a mine subsidence district, or (b) has been identified as unstable in a study, strategy or other assessment undertaken:



Question		Considerations
		(i) by or on behalf of the relevant planning authority, or (ii) on behalf of a public authority and provided to the relevant planning authority.
	5 Transport and Infrastructure	
	5.1 Integrating Land Use and Transport	Consistent – The PP proposes minor alterations to provisions relating to urban land, however, is consistent with <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
	5.2 Reserving Land for Public Purposes	Consistent – The PP does not propose to make any changes to land reservations.
	5.3 Development Near Regulated Airports and Defence Airfields	N/A – The PP does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.
	5.4 Shooting Ranges	N/A – The PP does not seek to affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range.
	6 Housing	
	6.1 Residential Zones	Consistent – The PP does not alter permissible uses on residential land. The PP does seek to minimise the impact of residential development on the environment by reducing the permissible FSR by 0.05 and increasing the required landscaped area by 5%.
	6.2 Caravan Parks and Manufactured Home Estates	Consistent – The PP does not propose to permit development for the purposes of a caravan park or manufactured home estate.
	7. Industry and Employment	
	7.1 Employment Zones	Consistent – The PP does not propose to make any changes to business and industrial zones.
	7.2 Reduction in non-hosted short-term rental accommodation period	N/A – The PP does not cover the Byron Shire Council area or identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA.
	7.3 Commercial and Retail Development	This Direction does not apply to the LGA.



Question		Considerations
	along the Pacific Highway, North Coast	
	8 Resources and Energy	
	8.1 Mining, Petroleum Production and Extractive Industries	N/A – The PP does not have the effect of: (a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or (b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development.
	9 Primary Production	
	9.1 Rural Zones	N/A – The PP does not affect any land within an existing or proposed rural zone.
	9.2 Rural Lands	This Direction does not apply to the LGA.
	9.3 Oyster Aquaculture	N/A – The PP does not propose a change in land use which could impact on a Priority Oyster Aquaculture Area.
	9.4 Farmland of State and Regional Significance on the NSW Far North Coast	This Direction does not apply to the LGA.
	Key Government Priorities: The PP is not inconsistent with key government priorities. The PP does not alter permissible uses on residential land. The PP does seek to minimise the impact of residential development on the environment by reducing the permissible FSR within the areas of the LGA that have high biodiversity and character and increasing the required landscaped area. By increasing the subdivision allotment size for areas within the existing FSPA, proposed FSPA and UCAs there will be a loss of 190 dwellings. Council has a concurrent PP (PP2024/0004 – Additional and Diverse Housing) underway that will create capacity for an additional 8,245 dwellings.	



Site-Specific Merit

Section C – Environmental, social and economic impact

Question	Considerations
8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	<p>The PP seeks to include a provision in Part 6 Additional Local Provisions titled <i>Clause 6.19 Terrestrial Biodiversity</i> aimed at protecting areas of high biodiversity value. The provision is supported by a Terrestrial Biodiversity Map. The local provision and map are the result of the <i>Biodiversity Study</i> and the further work by Ethos in the <i>Review of Environmental Planning Provisions for Biodiversity in Georges River LGA (Attachment 7)</i>.</p> <p>The key findings of the <i>Biodiversity Study</i> have been summarised as follows, according to fauna and flora species.</p> <p><u>Fauna</u></p> <ul style="list-style-type: none"> Eight threatened fauna species were recorded, including two species previously unrecorded in the LGA. Species are listed as follows: <ul style="list-style-type: none"> i. Grey-headed flying fox (<i>Pteropus poliocephalus</i>); ii. Powerful Owl (<i>Ninox strenua</i>); iii. White-Bellied Sea Eagle (<i>Haliaeetus leucogaster</i>); iv. Eastern Coastal Free-tailed Bat (<i>Micronomus norfolkensis</i>); v. Little Bent-winged Bat (<i>Miniopterus australis</i>); vi. Large Bent-winged Bat (<i>Miniopterus orianae oceanensis</i>); vii. Southern Myotis (<i>Myotis macropus</i>); and the viii. Greater Broad-nosed Bat (<i>Scoteanax rueppellii</i>). The abundance and diversity of honeyeaters (Family: Meliphagidae), other than the Noisy Miners (<i>Manorina melanocephala</i>), was low. The abundance and diversity of small scrub-dependant birds (i.e. wrens, thornbills, and robins) were low. This may be influenced by the limited shrub-layer in the dominate vegetation communities (i.e. Coastal Enriched Sandstone Dry Forest) and/ or the pressure from Noisy Miners (<i>Manorina melanocephala</i>). The abundance and diversity of shorebird species (i.e. snipes, curlews) was lower than expected. Few predatory bird species (i.e. raptors and owls) were recorded, as such it is likely there are few roosting in the LGA. However, they may utilise the area as foraging habitat.



Question	Considerations
	<ul style="list-style-type: none"> • Indications of the presence of gliders (likely the Sugar Glider (<i>Petaurus breviceps</i>)) were recorded at several sites. There are previously only two records (in 2014 and 2018) of the species in the LGA. <p><u>Flora</u></p> <ul style="list-style-type: none"> • The survey recorded one threatened flora species and one threatened flora population, being the Magenta Lilly Pilly (<i>Syzygium paniculatum</i>) and Gosford Wattle (<i>Acacia prominens</i>), respectively and a number of Threatened Ecological Communities, being: Coastal Saltmarsh, Freshwater Wetlands; Littoral Rainforest; Swamp Oak Floodplain Forest; Swamp Sclerophyll Forest on Coastal Floodplains; and Sydney Turpentine Ironbark Forest. • The Study found that the Coastal Enriched Sandstone Dry Forest is the most prevalent native vegetation community in the LGA. Flora details are further outlined as follows: <ul style="list-style-type: none"> ○ Most of the vegetation remaining in the LGA is on sandstone geology around the foreshore areas. There is little shale influenced vegetation remaining as areas with this geology are mostly developed urban areas on the plateaus of headlands and the northern section of the LGA. As such, the few patches of shale influenced communities remaining are of conservation significance (i.e. Coastal Shale-Sandstone Forest at Oatley Point Reserve and Sydney Turpentine Ironbark Forest at Myles Dunphy Reserve, Quarry Reserve and Black Forest Reserve). ○ All patches of Estuarine Swamp Oak Forest were highly impacted by weeds with dominance of <i>Tradescantia fluminensis</i> (Wandering Jew) and/or <i>Asparagus</i> spp. (<i>Asparagus</i> fern) in the understory. The larger patches of vegetation are typically in better condition. This is likely due to having higher resilience and less pressures (i.e. weed invasion, predation by exotic fauna, edge effects). ○ The extent of most mangrove communities has expanded in the past 50 years. This is likely due to sedimentation from development and climate change impacts. ○ Numerous individuals of the endangered population <i>Acacia prominens</i> (Gosford Wattle) were recorded.



Question	Considerations
	<p>Due to the locations of many of these plants, it is likely many have been planted.</p> <ul style="list-style-type: none"> ○ The retention of vegetation, particularly mature trees (i.e. with large canopies and hollows), in street corridors and on private property is important in supporting connectivity between larger patches. • Overall, there is generally greater biodiversity in the south western suburbs of the LGA and less in the northern more urbanised suburbs. This is predominantly due to historical urbanisation and fewer bushland areas in the north.
9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	No other environmental impacts are anticipated other than positive environmental effects as a result of the proposed changes to increase landscaped area requirements; reduce FSR for land in the existing FSPA, proposed FSPA and proposed UCAs; increase the lot size requirements for areas proposed to be added to the proposed FSPA and UCAs; and the new clauses for local character and biodiversity.
10. Has the planning proposal adequately addressed any social and economic effects?	<p>Yes, the PP is likely to have positive social and economic effects as:</p> <ul style="list-style-type: none"> • Green infrastructure will be enhanced, • There will be stronger protection of the existing 'green and leafy' character of low density residential areas in the Foreshore Study Area, • Community concerns relating to the loss of landscaping through new development, which is perceived by the community as a form of overdevelopment and an increase in density, will be addressed.

Section D – Infrastructure (Local, State and Commonwealth)

Question	Considerations
11. Is there adequate public infrastructure for the planning proposal?	The PP does not create additional requirements for public infrastructure.



Section E – State and Commonwealth interests

Question	Considerations
12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination?	To date Council has not consulted any government agencies to inform the PP. Council will seek the views of State and Federal public authorities and government agencies in accordance with the Gateway Determination.



6. Maps

The PP will result in an amendment to the following maps of the GRLEP:

- Lot Size (LSZ) Map
- Minimum Lot Size for Dual Occupancy (LSD) Map
- Floor Space Ratio (FSR) Map
- Foreshore Scenic Protection Area (FSP) Map

Two new maps are proposed:

- Terrestrial Biodiversity Map and
- Unique Character Areas Map

The proposed amendments are shown in **Part 4 – Explanation of Provisions**.



7. Community Consultation

It is anticipated that this PP will be exhibited for a minimum period of 28 days in accordance with the provisions of the *Environmental Planning & Assessment Act 1979* and the *Environmental Planning & Assessment Regulation 2021* and any requirements of the Gateway Determination.

Exhibition material, including plain English explanatory information, fact sheets, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council's website and hard copies available at Council offices and libraries.

Notification of the public exhibition will be through:

- Newspaper advertisement in The Leader,
- Exhibition notice on Council's website,
- Community engagement project on Council's YourSay website,
- Notices in Council offices and libraries,
- Letters to landowners of properties affected by a proposed change in the planning controls, and
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.



8. Project Timeline

The anticipated project timeline for completion of this PP is shown below:

Task	Anticipated Timeframe
Prepare Biodiversity and Character Planning Proposal	March to May 2024
Referral to LPP in accordance with S9.1 Ministerial Directions	June 2024
Report to Council on Planning Proposal seeking endorsement to forward Planning Proposal for a Gateway Determination	July 2024
Planning Proposal to be forwarded to the DPHI for a Gateway Determination	July 2024
Anticipated commencement date (date of Gateway Determination)	September 2024
Timeframe for public exhibition (including both government agency and community consultation as required by Gateway Determination)	October-November 2024
Timeframe for consideration of submissions	December 2024
Report to Council on community consultation and finalisation	February 2025
Submission to the Department to finalise the Biodiversity and Character Planning Proposal as an amendment to the GRLEP	February 2025

Amendments to the GRDCP will also be prepared to support the proposed amendments to the GRLEP. This will be the subject of a separate process which is anticipated to be reported to Council following the receipt of a Gateway Determination from the DPHI.

The amendments to the GRDCP will include:

- Replacing the existing Green Web control with a series of Green Corridors (see **Figure 15** below) across the LGA to protect existing habitat corridors and facilitate more opportunities for creating a corridor where there is little existing vegetation,
- Introducing supporting biodiversity controls, including a list of preferred plant species,
- Introducing detailed character statements and tailored provisions to ensure new developments will have the desired characteristics of the respective UCA, and
- Introducing provisions to further enhance the protection of the foreshore scenic character.





Figure 15 - Map of proposed Green Corridor in GRDCP

9. Conclusion

In summary the PP seeks the following amendments to the GRLEP:

Item No.	Amendment to the Georges River LEP 2021
Item 1 – Amendments to Clause 1.2 Aims of the Plan	To insert an additional aim (ee) in Clause 1.2(2) to address character and to amend (e) so that it only relates to natural, built, cultural and Aboriginal heritage of Georges River.
Item 2 – Amendment to the objectives to the R2 Low Density Residential Zone	To amend the zone objective relating to local character in the R2 zone so that a high standard of urban design and built form that enhances local character is promoted.
Item 3 – Amendment to the objectives to the R3 Medium Density Residential Zone	To amend the zone objective relating to local character in the R3 zone so that a high standard of urban design and built form that enhances local character is promoted.
Item 4 – Additional objective to the RE1 Public Recreation & RE2 Private Recreation Zones	To insert a new objective in the zone objectives for the RE1 and RE2 zones to protect the environmental values of the land, in particular areas of high biodiversity significance.
Item 5 – Clause 4.1 Minimum Subdivision Lot Size and Lot Size Map	To amend the Lot Size Map (Sheets LSZ_001, LSZ_002, LSZ_003, LSZ_005, LSZ_006, LSZ_009, LSZ_011 and LSZ_012) to increase the lot size requirements for areas proposed to be added to the proposed Foreshore Scenic Protection Area (FSPA) and/or Unique Character Area (UCAs) from 450sqm (Area G) to 700sqm (Area Q).
Item 6 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map	To amend Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map (Sheets LSD_001, LSD_002, LSD_003, LSD_005, LSD_006, LSD_009, LSD_011 and LSD_012) to increase the minimum lot size requirements for dual occupancies for areas proposed to be added to the proposed FSPA and/or UCAs from 650sqm (Area O) to 1000sqm (Area U).
Item 7 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings	<p>To amend Clause 4.1B to:</p> <ul style="list-style-type: none"> Insert a new objective to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value, and <p>Amend subclause (3) so that the Minimum Lot Size for Dual Occupancy Map and reference to Area U (1000sqm) replaces</p>



Item No.	Amendment to the Georges River LEP 2021
	the reference to the FSPA so Area U is applied to the existing FSPA, proposed FSPA and the proposed UCAs.
Item 8 – Clause 4.4 Floor space ratio and Floor Space Ratio Map (map change only)	To amend the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the maximum permissible FSR from 0.55:1 to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs for all development typologies. No change is proposed to the provisions of Clause 4.4 Floor space ratio.
Item 9 – Clause 4.4A - Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map	To amend Clause 4.4A to introduce two additional FSR sliding scales (two additional tables) relating to dwelling houses and dual occupancies respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs in response to the reduction in maximum FSR from 0.55:1 and 0.5:1. The applicable areas are proposed to be identified as “Area 7” on the Floor Space Ratio Map.
Item 10 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map	To amend Clause 6.6 and the associated Foreshore Scenic Protection Area Map to ensure that the role of the FSPA focuses on foreshore scenic character.
Item 11 – Amendment to Clause 6.10 Design Excellence	To amend Clause 6.10 to introduce consideration of the visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character.
Item 12 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones	<p>To amend Clause 6.12 by:</p> <ul style="list-style-type: none"> • Inserting new objectives relating to the LGA-wide protection and improvement of native vegetation, habitats, threatened species and the green and vegetated character of the LGA, • Increasing the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCAs, and • Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor housing in response to the NSW Government's <i>Low and Mid-Rise Housing</i> proposal.



Item No.	Amendment to the Georges River LEP 2021
Item 13 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping	To insert a new local provision in Part 6 Additional Local Provisions titled “Terrestrial Biodiversity” aimed at protecting areas of high biodiversity value. The new provision will be accompanied by a Terrestrial Biodiversity Map.
Item 14 – Introduction of Clause 6.20 Unique Character Area and associated mapping	To insert a new local provision in Part 6 Additional Local Provisions titled “Unique Character Area” to provide statutory protection to the proposed UCAs. The new local provision will be accompanied by a Unique Character Area Map.
Item 15 – Exclusion from Complying Development under the Low Rise Housing Diversity Code	Exclude the application of the <i>Low Rise Housing Diversity Code</i> from the proposed FSPA and proposed UCAs to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the DA process.



10. Attachments

Attachments	
Attachment 1	Letter of approval issued by the then DPIE for the Local Housing Strategy
Attachment 2	Georges River Biodiversity Study
Attachment 3	Foreshore Scenic Character Study
Attachment 4	Neighbourhood Character Site Survey Matrix
Attachment 5	Community Consultation Summary Report Pre-exhibition
Attachment 6	Summary of Submissions
Attachment 7	Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area (June 2023)
Attachment 8	Review of Environmental Planning Provisions for Local Character in the Georges River Local Government Area (June 2023)
Attachment 9	Report to Environment and Planning Committee (Item ENV008-24) held 11 March 2024
Attachment 10	Minutes of Council Meeting held 25 March 2024
Attachment 11	Local Character Statements for land in FSPA
Attachment 12	Local Character Statements for Local Character Clause



OATLEY PARK

Plan of Management

DRAFT

June 2024



THOMPSON BERRILL
LANDSCAPE DESIGN

DRAFT

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Revision	Date	Prepared by	Reviewed by
V1	25/07/22 – Preliminary Draft PoM	Vishwa Muni/Andrew Zouroudis	Andrew Zouroudis
V2	27/07/22 – Preliminary Draft PoM	Vishwa Muni/Andrew Zouroudis	Helen Mulcahy
V3	21/09/22 – Draft PoM	Vishwa Muni/Andrew Zouroudis	Georges River Council
V4	02/11/22 – Updated Draft PoM	Andrew Zouroudis	Georges River Council
V5	22/12/22 – Updated Draft PoM	Andrew Zouroudis	Georges River Council
V6	17/01/23 – Updated Draft PoM	Andrew Zouroudis	Georges River Council
V7	14/09/23 – Updated Draft PoM	Andrew Zouroudis	Georges River Council & NSW Crown Lands
V8	14/06/24 – Final PoM	Andrew Zouroudis	Georges River Council

EXECUTIVE SUMMARY

The Oatley Park Plan of Management (PoM) provides a framework to guide the future use and development of Oatley Park. The PoM has been prepared following detailed assessment of relevant legislation, comprehensive analysis of site conditions and user patterns, and thorough consultation with Council, stakeholders and the community.

The Oatley Park Plan of Management has been completed in conjunction with a Master Plan which spatially identifies and illustrates site opportunities. In combination, these two documents identify and outline a set of recommendations and actions to improve the future condition, character and diverse use of the Park including the ongoing preservation of active sporting facilities, improvements to safety, access, circulation, public amenity, ecology and general park maintenance.

The PoM provides the numerous community groups, existing sports clubs and general park users within Oatley Park with a single document to guide the works within the management zones, and provides associated guidelines for the Park.

The local heritage listing for Oatley Park reflects the significant ecological importance of the site, noting "Oatley Park is of exceptional local significance as one of few sizeable non-privately owned waterfront land promontory jutting along the banks of Lime Kiln Bay and Jew Fish Bay of Georges River and as one of Sydney's finest areas of natural bushland that remained undeveloped in an urban area."

A key aim of the PoM is to continue to preserve and enhance the superb bushland environment of Oatley Park, whilst improving safety and promoting ongoing general community use of the Park. This has been addressed through a variety of recommendations including recommendations to guide the future maintenance and enhancement of bush areas, consolidation and rationalisation of bush tracks, road safety improvements, enhanced park infrastructure, additional signage and improved carparking areas.

Implementation of the Oatley Park Plan of Management and associated Master Plan requires agreement with stakeholders and the community. Council indicated high level acceptance of the Master Plan recommendations which guided the draft Plan of Management recommendations framework, and the community provided comments on the Draft Plan of Management and Master Plan during the consultation period [that helped inform this final version of the Plan of Management and Master Plan.](#)

GLOSSARY

Term	Definition in this POM
AHIMS	Aboriginal Heritage Information Management System
BC Act	NSW Biodiversity Conservation Act 2016
BFMP	Bush Fire Management Plan
CLM Act	Crown Land Management Act 2016
CMP	Coastal Management Program
Council CLMs	Council Crown Land Managers
Detailed Documentation	Detailed drawings resolving concept design suitable for construction purposes
EEC	Endangered Ecological Community
EPBC Act	Environment Protection and Biodiversity Conservation Act 1999
GRBS	Georges River Biodiversity Study 2021
GRC	Georges River Council
GRLEP 2021	Georges River Local Environmental Plan 2021
Lease: exclusive	Leases generally enable exclusive use of land for a specified term & purpose
License: non-exclusive	Licences generally enable non-exclusive use for a specified term and purpose
LEP	Local Environmental Plan
LG Act	Local Government Act 1993
LGA	Local Government Area
MP	Master Plan
OASC	Oatley Amateur Swimming Club
OFF	Oatley Flora and Fauna Conservation Society
PoM	Plan of Management
SEPP	State Environmental Planning Policy
SGFA	St George Football Association
SW	Sydney Water
TEC	Threatened Ecological Community
T&I SEPP	Transport and Infrastructure State Environmental Planning Policy
VMP	Vegetation Management Plan

ACKNOWLEDGEMENTS

The consultants would like to thank the following organisations/people who assisted in preparing this Plan of Management:

- Georges River Council
- Oatley Flora and Fauna Conservation Society
- Oatley Amateur Swimming Club
- All Saints Oatley West Football Club
- St George District Cricket Association
- St George Cycling Club
- General community – particularly those who contributed to the consultation survey and review of the Draft Plan of Management

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1. INTRODUCTION

1.1 WHAT IS A PLAN OF MANAGEMENT

A Plan of Management (PoM) is a document that identifies and describes issues affecting public open space administered by a government agency. A PoM provides guidelines and recommendations of how a park or reserve will be used, improved, maintained, and managed in the future, helping to determine where and which activities occur in the park or reserve. This Plan identifies and describes aims and objectives in accordance with State and Local legislation and guidelines, before developing management actions and monitoring plans. A Landscape Master Plan has been undertaken concurrently with this Plan of Management to spatially illustrate the identified recommendations.

Plans of Management are prepared in consultation with the community, and consolidate information about the reserve and its users, and clearly state what, why, how and by whom the values of a reserve are being managed.

This Plan builds upon, and supersedes, the Plan of Management for Oatley Park adopted by the then Hurstville Council in 2004. It provides Council with a framework and methodology to easily assess and implement a prioritised list of recommendations for the improved use and management of the Park. This Plan can also be referred to for any new proposals for the Park's development, use and/or management to ensure such proposals are compatible with the values of the Park.

1.2 LAND TO WHICH THIS PLAN OF MANAGEMENT APPLIES

This Plan of Management applies to Oatley Park, which is located in the Southern Suburbs of Sydney between Lugarno and Hurstville. The Park is situated on a peninsula, as three of the Park's boundaries are defined by water. Dame Mary Gilmore Road forms the Park's eastern boundary, which is the only land in direct contact with the Park.

On 25th March 1887 Georges River Council (then Hurstville Council) were appointed as managers of Oatley Park. Council are now the Crown Land Managers of Oatley Park under the CLM Act, which took effect from 2016.

The remainder of the land owned by the State of NSW is in Jew Fish Bay below mean high water mark and constitutes Oatley Baths.

Reserve Number	Crown Reserve No.500166
Reserve Purpose	Public Recreation
Land Parcel(s)	Lot 13 in DP752056 (Oatley Park) *
Area (Ha)	45.3
LEP Zoning	RE1 Public Recreation
Assigned Category/Categories	Community Land, with subcategories Park Zone, Sportsground Zone and Bushland Zone

Table 1: Information about the reserve covered by this Plan of Management (Oatley Pk)

* Note: Lot 542 in DP727277 (as shown in light green in Figure 01 below) is Crown Land held under licence by Council for the purpose of swimming enclosure.

Key features of Oatley Park which are integral to this PoM include:

- Bushland areas
- Oatley Park Sports Oval
- Oatley Park Baths
- Steamroller Park
- Oatley Park Castle
- Walking tracks
- Carparks
- Maintenance shed
- Amenities blocks
- Sealed roadway system

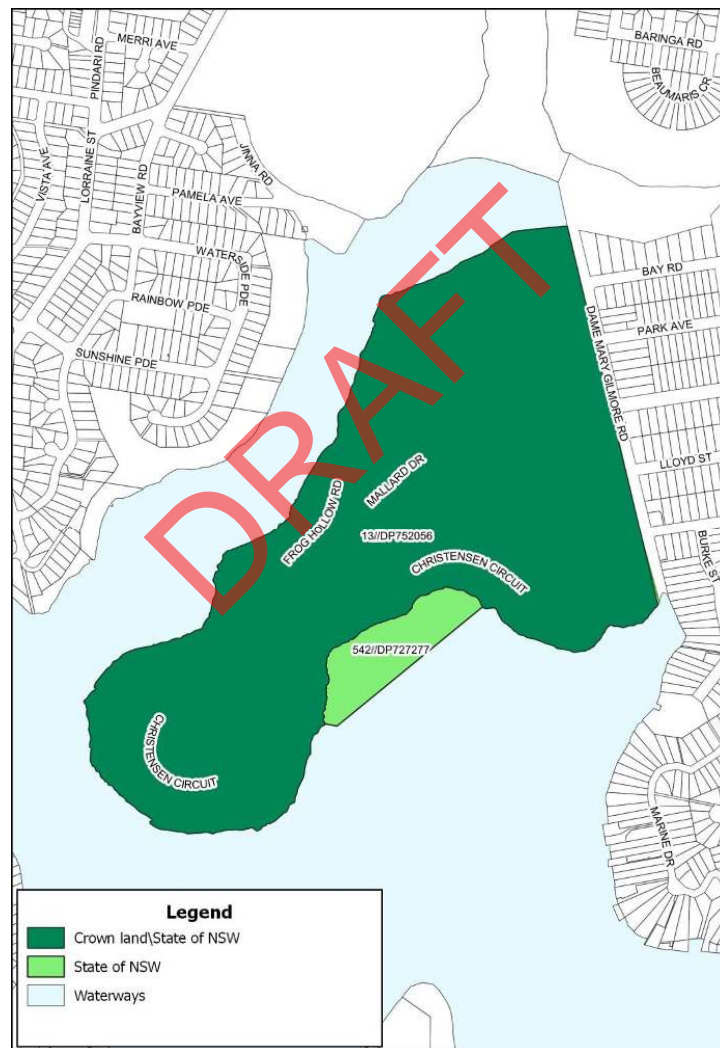


Figure 01: Oatley Park, land to which this plan applies
(Source: Georges River Council)

1.3 LAND CLASSIFICATION

1.3.1 Land Zoning

The Park is zoned RE1 Public Recreation under the provisions of the Georges River Local Environmental Plan 2021 (GRLEP 2021).

Land use for RE1 is as follows:

1. *Objectives of zone*
 - *To enable land to be used for public open space or recreational purposes.*
 - *To provide a range of recreational settings and activities and compatible land uses.*
 - *To protect and enhance the natural environment for recreational purposes.*
2. *Permitted without consent*
Environmental facilities; Environmental protection works
3. *Permitted with consent*
Aquaculture; Boat launching ramps; Centre-based child care facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities
4. *Prohibited*
Any development not specified in item 2 or 3.

1.3.2 Land Categorisation under Local Government Act 1993

Under section 3.23(2) of the CLM Act, Council Crown land managers must assign to all Crown land under their management one or more initial categories of community land referred to in section 36 of the LG Act.

All public land must be classified as either 'Community Land' or 'Operational Land'. Oatley Park is classified as 'Community Land', which must be categorised according to its function. Three separate zones have been identified within Oatley Park, and appropriate categories have been determined for each zone to reflect its function and use. The majority of Oatley Park is classified as Natural Area (Bushland), and there are distinct Park zones and a Sportsground zone.

The Act subsequently identifies core objectives for the management of each category of community land. Each of the zones and relevant core objectives are described below.

1.3.2.1 Park Zone

The Park zoning is allocated to Steamroller Park, the Castle and Oatley Baths, as well as the picnic areas between the two. It also includes the formalised garden beds at the entrance gates off Oatley Park Avenue and the sealed road network.

Core objectives for management of community land classified as a Park are:

- a. *to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and*
- b. *to provide for passive recreational activities or pastimes and for the casual playing of games, and*
- c. *to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.*

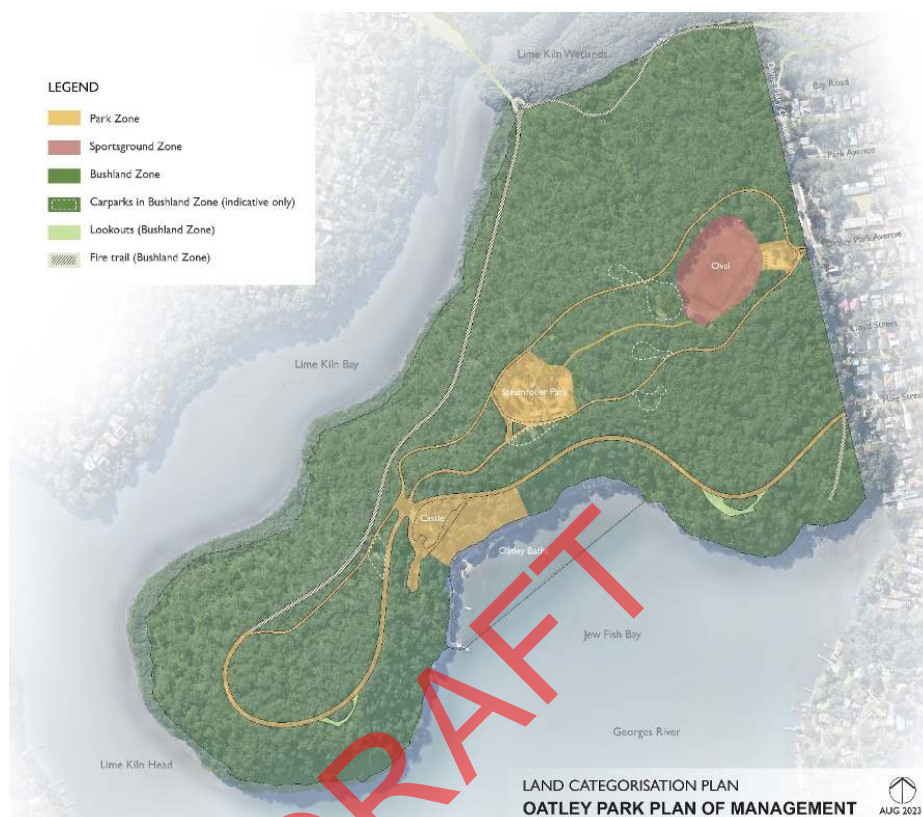


Figure 02: Land Categorisation Plan

1.3.2.2 Sportsground Zone

The Sportsground zone incorporates the Sports Oval near the Oatley Park Avenue entrance, and the amenities and infrastructure contained therein.

Core objectives for management of community land classified as a Sportsground are:

- to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and
- to ensure that such activities are managed having regard to any adverse impact on nearby residences.

1.3.2.3 Bushland Zone

Under Section 36(5) of the LG Act, Natural Areas are required to be further categorised as bushland, wetland, escarpment, watercourse, or foreshore. The Natural Area zone of Oatley Park is classified as Bushland as it is predominantly covered with remnant indigenous flora. This Bushland zoning includes all the land not zoned as Park or Sportsground, and specifically incorporates all remnant bushland, walking tracks, fire trails and lookouts. It also includes some informal unsealed carparking areas, and small barbeque areas contained therein.

Core objectives for the management of community land classified as Bushland are:

- a. *to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land, and*
- b. *to protect the aesthetic, heritage, recreational, educational, and scientific values of the land, and*
- c. *to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and*
- d. *to restore degraded bushland, and*
- e. *to protect existing landforms such as natural drainage lines, watercourses and foreshores, and*
- f. *to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and*
- g. *to protect bushland as a natural stabiliser of the soil surface.*

These core objectives of the LG Act section 36 have also been reflected in preparation for this Plan of Management and its objectives.

1.4 OBJECTIVES OF THIS PLAN OF MANAGEMENT

1.4.1 Purpose

The purpose of this Plan of Management is to provide a guiding document for future use and management of Oatley Park. This document has the aim of protecting and conserving of remnant bushland that is home to a wealth of native, threatened flora and fauna species, and protecting the intrinsic associated natural character and values of the Park, whilst improving conditions for a range of sympathetic active and passive recreational opportunities for the community users of Oatley Park.

1.4.2 Objectives

The objectives of this PoM are as follows:

- Identify measures for the protection and improvement of existing remnant bushland and preserve habitat for threatened species.
- Identify and preserve the cultural and historical values of the Park.
- Retain and improve existing sporting facilities in response to community needs, values and expectations.
- Address current issues including safety concerns of mixed-use roads and paths and environmental concerns of off-road pedestrian and cycling trails.
- Identify potential opportunities for infrastructure improvement based on community priorities.
- Prepare concise, considered, and achievable management objectives and actions for the enhancement of the Park that are sustainable and cost effective.
- Prepare guidelines for future management and maintenance of Oatley Park.
- Satisfy the legislative requirements under the *Local Government Act 1993* and *Crown Land Management Act 2016* for preparation of a PoM.

1.5 PREPARING THIS PLAN OF MANAGEMENT

Georges River Council engaged Thompson Berrill Landscape Design Pty Ltd in July 2021 to assist in the preparation of the Oatley Park Plan of Management and Master Plan. The process of preparing this PoM has been broken down into tasks to ensure efficient and comprehensive completion of this PoM, see below:



Figure 03: Process for preparing the Oatley Park Plan of Management

1.6 PRINCIPLES OF CROWN LAND MANAGEMENT

The Crown Land Management Act 2016 sets out principles of Crown Land Management.

For the purposes of this Act, the principles of Crown land management are:

(a) that environmental protection principles be observed in relation to the management and administration of Crown land, and

(b) that the natural resources of Crown land (including water, soil, flora, fauna, and scenic quality) be conserved wherever possible, and

(c) that public use and enjoyment of appropriate Crown land be encouraged, and

(d) that, where appropriate, multiple use of Crown land be encouraged, and

(e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and

(f) that Crown land be occupied, used, sold, leased, licensed, or otherwise dealt with in the best interests of the State consistent with the above principles.

This Plan of Management has been prepared in compliance with these principles.

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2. DESCRIPTION OF OATLEY PARK

2.1 LOCATION

Oatley Park is known as 1 Dame Mary Gilmore Road in Oatley and is situated on a peninsula on the northern foreshore of the Georges River. Three of the Park's boundaries are defined by water with Lime Kiln Bay to the north and Jew Fish Bay to the south. The main vehicle and pedestrian entrance to the Park is on its eastern boundary, on Oatley Park Avenue (opposite Oatley West Public School). The Park is also accessible by motor vehicle from Douglas Haig Street. Additional pedestrian access is available from the fire trail through the adjacent Lime Kiln Bay Wetlands and the pedestrian bridge in Yawollah Reserve (via Jinna Road) in Peakhurst to Frog's Hollow.



Figure 04: Oatley Park Site Map

The land area of the Park is 45.3 hectares, with an additional 2.6 hectares of land located in Jew Fish Bay known as Oatley Park Baths (refer Oatley Park Site Map in Figure 04). The Park is predominantly a bushland reserve, being the largest area of remnant bushland in the Georges River Council LGA and contains threatened and locally rare plant species. The Park's diversity creates a potential home to a variety of fauna that are not seen elsewhere in the region due to a lack of suitable habitat.

Oatley Park also has many popular recreational and sporting facilities, such as the tidal Oatley Park Baths, Steamroller Park, Oatley Park Castle, Oatley Park Oval (the Sports Oval), and numerous walking tracks. The Sports Oval is in the Oatley West peninsula and is highly utilised by Oatley West Soccer Club, St George Cricket Club and the students at Oatley West Public School.

2.2 REGIONAL CONTEXT

Georges River Council owns, manages and / or maintains 266 parks and reserves, totalling 477ha of green space, with Oatley Park (45.3ha) being the largest. The majority of the parks are purely for passive recreation and only 23 parks are listed as active spaces. The overall provision of open space in the LGA is 3.1ha per 1000 people.

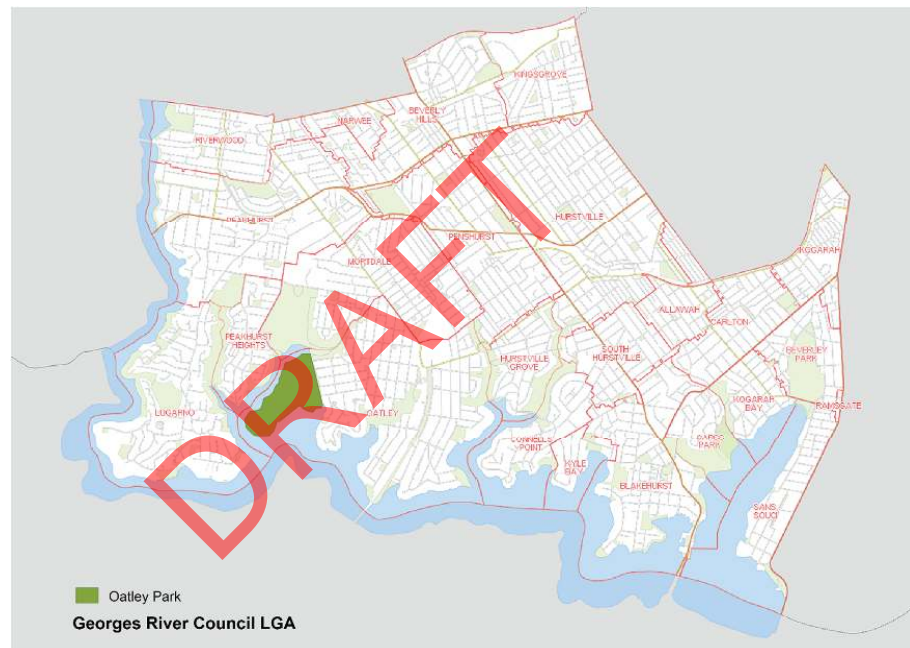


Figure 05: Locality Map

2.3 LOCAL DEMOGRAPHIC PROFILE

According to *The ABS Census (2021)*, the population of George's River Council was 152,703 with the following demographic characteristics, compared to the rest of Sydney.

- Smaller percentage of 0-14yr old.
- Larger percentage of 60 years or over. The group that changed the most between the 2016 and 2021 census was 70-74 year olds, increasing by 1,376 people.
- Larger percentage of people born overseas (approximately 46%).
- The three largest ancestries in Georges River Council area in 2021 were Chinese (26.1%), English (15.2%) and Australian (14.7%).

2.4 HISTORY

2.4.1 Aboriginal History

Prior to **Non-Aboriginal** settlement, Oatley Park was home to the Eora Nation, who used the land for foraging, hunting and residential purposes. Oatley Park was essential to the survival of the Eora Nation, as it was once abundant in 'bush tucker' in the form of both plant and animal species. The bushland also provided a variety of plants for bush medicine, and natural materials for creating tools, canoes, didgeridoos and weapons. The biodiversity of the park provided an abundance of animal life and plants for a healthy and plentiful diet.

A number of Aboriginal heritage sites are identified within the Park, though their location is withheld from general public knowledge to assist in their perseverance, as a requirement of the information being supplied to Council. Existing overhanging sandstone rocks are thought to have once been home to the Bidjigal clan. These can be explored along the Headland Track.

2.4.2 Non-Aboriginal History

Oatley Park was proclaimed on 29 May 1888 as Peakhurst Park, with Hurstville Council being appointed trustee in 1908. Its name was changed to Oatley Park in 1922.

The Depression

Oatley Park remained in a largely natural state until the years 1929-1932, during the Great Depression, except for some earlier works on the Baths. An Unemployment Relief Scheme was funded by the Department of Public Works at this time, and it was hence decided to begin undertaking improvement works within Oatley Park.



Figure 06: "The Castle"

(Source: Oatley Flora and Fauna Conservation Society, 2022)

The sealed roadway system was constructed throughout the Park at this time, with intentions to create a scenic road around the foreshores of the site. Simultaneously, walking tracks, scenic lookouts, and a sandstone kiosk and lookout now known as 'The Castle' were also built under the Unemployment Relief Scheme. In this era, the design

intent was to 'decorate' the bush rather than integrate constructed elements, hence the contrasting and striking sandstone structure.

The roads circulating through the Park were named after the Ward Councillors of the time, Aldermen Mallard and Christensen, and Webster's Lookout was named after the Council Engineer. This was in recognition for their contributions in securing the improvements to Oatley Park.

Oatley Park Baths

Construction of the Oatley Park Baths began in 1909 after the works were recommended and financed by Council. In 1935 the Baths area was extended by a Special Lease, adding an additional 2.63 hectares that remains as part of the Park's boundary today. The landward portion of the Baths was named after an alderman of the time who contributed to the project, naming the land, Walker Promenade.

Original piles for the shark proof netting and the jetty were constructed from Turpentine logs, sourced from a property at Herne Bay – now known as Riverwood.

The Oatley Amateur Swimming Club was later established in 1927, who still utilise the Baths today.

Oatley Park and Baths are identified as an item of local heritage significance in Schedule 5 of the GRLEP 2021.

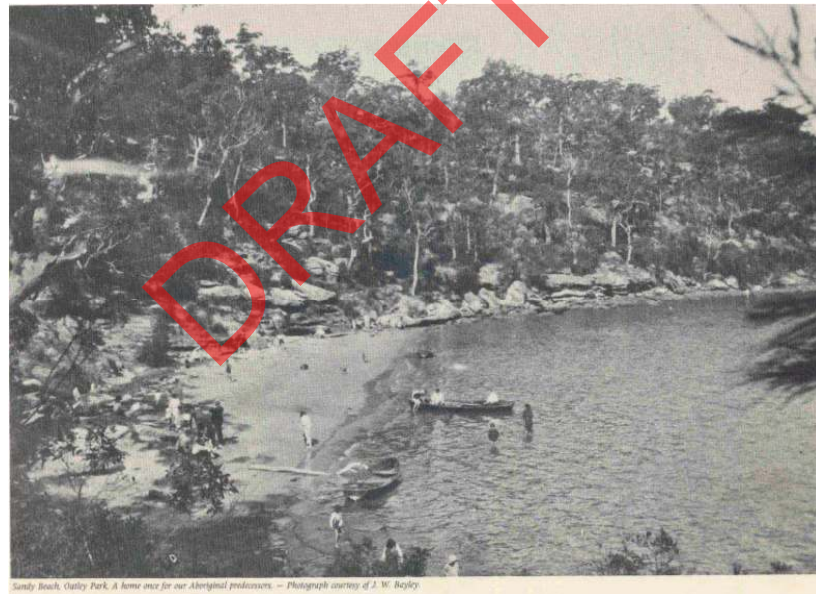


Figure 07: Sandy Beach area of Oatley Park in a natural state, prior to the Baths development. The picture is undated.¹

World War II Occupation

It was advised to Council that an Order under national Security General Regulation 54 had been made, putting a portion of Oatley Park under military occupancy as of July 1942 during World War II.

¹ Oatley Writes... A Souvenir Publication of Oatley's 150th Anniversary 1833-1983 (1984); Donnan, N. and K. Heckenberg (ed); William H. Homer Pty Ltd. Photograph courtesy of J.W. Bayley

The 26th Field Company of the Royal Australian Engineers (R.A.E.) was moved from Carss Park at Blakehurst to Oatley Park in July 1942. Several temporary structures were assembled to accommodate the soldiers. These included a mess tent, kitchen rations tent and quartermaster's store, a stove and chimney, shower blocks, a store house for engineering and road building equipment, and a canteen made from galvanised iron.

By January 1943, most of the soldiers had joined the Australian Imperial Force (A.I.F.), so the 26th Field Company was disbanded. In the same month, the Tasmanian 12th Field Company Royal Australian Engineers was stationed in Oatley Park, to be equipped for tropical service. The Unit was posted to New Guinea in July 1943, and Council was later advised by the Australian Military Forces that it intended to cease using Oatley Park in October 1943.

Some of the foundations of the kitchen, ordinance store and shower block remain on site today. A small concrete map of Tasmania was constructed from left over cement for the building foundations, and inscribed, by members of the 12th Field Company. These remnants are still visible and form a valuable record of this period in the Park's history.

2.5 CHARACTERISTICS OF OATLEY PARK

2.5.1 Landform, Soils & Geology

Oatley Park lies on two types of geological units within the Sydney Basin, the first being Hawkesbury Sandstone, situated along the riverside boundaries, and the second being a 'Transition' zone that forms a gradual demarcation between the Hawkesbury Sandstones of the foreshore and the Ashfield Shales that underlie the remainder of the city.

The outcrops of Hawkesbury Sandstone create a steep rocky slope that forms the promontory within the Reserve and surrounding area. It appears as a rocky, bush covered terrain. Skeletal Hawkesbury soils can be seen on these steep slopes, which are sandy, structureless and typically have a depth of only one meter.

Within the 'Transition Zone', shale or siltstone bands are often interbedded within the sandstone. The soils formed in this zone can vary from sands to clays.²

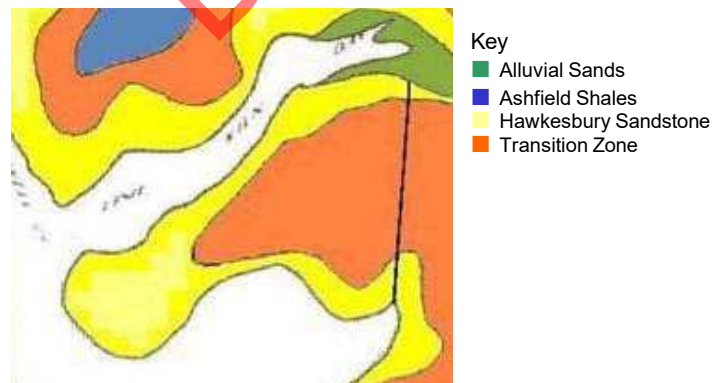


Figure 08: Geological units of Oatley Park and surrounds

Jeffery and Katauskas (March 1988); Report to Hurstville Municipal Council on Stage 1 Geotechnical Survey of Hurstville Municipality

2.5.2 Vegetation

2.5.2.1 Georges River Biodiversity Study 2021

The Georges River Biodiversity Study 2021 (GRBS) was conducted to assess diversity of flora and fauna present, analysing the historical changes and identifying key conservation opportunities within the Georges River LGA. The Biodiversity Study comprised a desktop assessment, field surveys at 27 sites across the LGA as well as community and stakeholder consultation. Field surveys were undertaken by developing a rapid point condition assessment due to time and practicality constraints.

In reference to Oatley Park, the Biodiversity Study notes “The large size of the area, lack of historical disturbance and existing management support the resilience in the biodiversity and thus enables the persistence of native diversity and minimisation of environmental degradation.”

The GRBS quotes the relevant local heritage listing for the study area, which notes “Oatley Park is of exceptional local significance as one of few sizeable non-private owned waterfront land promontory jutting along the banks of Lime Kiln Bay and Jew Fish Bay of Georges River and as one of Sydney’s finest areas of natural bushland that remained undeveloped in an urban area.”

2.5.2.2 Remnant Vegetation Communities

The flora of Oatley Park is predominantly remnant bushland and is the largest area of remnant bushland within the Georges River Council LGA. The Park consists of Sydney Hinterland Exposed Sandstone Woodland in its centre, Coastal Enriched Sandstone Dry Forest towards the southern boundary and along Jew Fish Bay, and Estuarine Mangrove Forest fringing along the northern boundary of Lime Kiln Bay. There are over 310 plant species recorded in the Park by Oatley Flora and Fauna Conservation Society, several of which are not found anywhere else in the Georges River LGA.

158 flora species were recorded in Oatley Park in the Georges River Biodiversity Study 2021, out of which 123 were native species and 35 were exotic species.

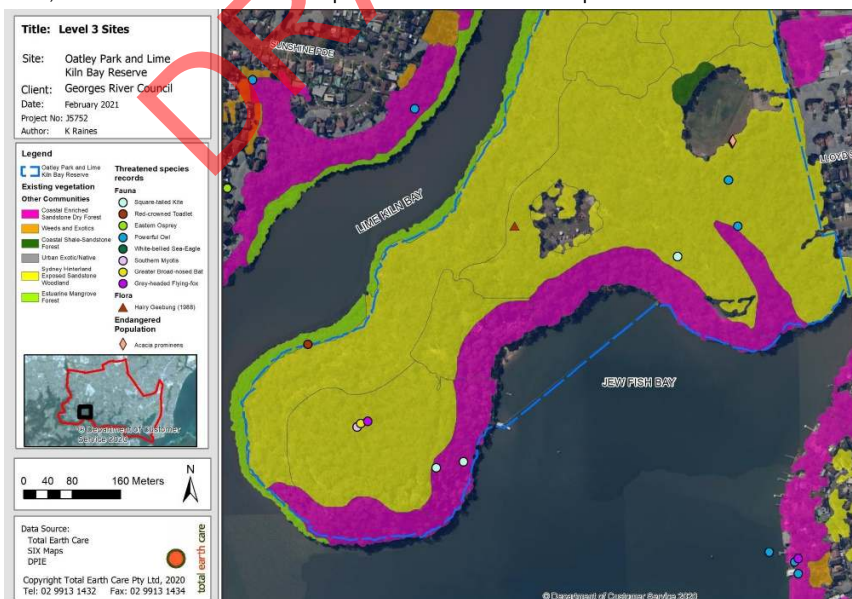


Figure 09: Biodiversity features of Oatley Park and Lime Kiln Bay Reserve
(Source: Georges River Biodiversity Study Volume 2, Total Earth Care, 2021)

There are various environmental influences within the vastness of the Park impacting the plant species present. Aspect and soil being key influencers. On the more exposed northern-western side and top of the Park conditions are much hotter and receive stronger, direct sunlight. Grevillea, Banksias, Hakeas, Acacias with spiny or narrow leaves, many species of Pea-flowers and various common ground covers such as *Actinotus helianthi* (Flannel Flowers), *Lomandra longifolia* (Mat Rush) and *Xanthorrhoea arborea* (Grass Tree) are common to the harsh conditions of this area.

The slopes on the south-eastern side of the Park provide a shaded habitat with greater soil moisture, creating ideal conditions for broad-leaved plants. Some of these species include: *Ceratopetalum gummiferum* (Christmas Bush), *Elaeocarpus reticulatus* (Blueberry Ash), *Pittosporum undulatum* (Australian Cheesewood) and *Macrozamia sp.* Some fern species are also known to grow in this location.

2.5.2.3 Tidal Vegetation

Fringes of mangroves can be found along the tidal boundaries of the Park, growing more densely towards the shallower waters of Lime Kiln Bay Wetlands. This flora transition is typical to Sydney estuarine communities. *Avicennia marina* (Grey Mangrove) grows along the intertidal flats and the less common *Aegiceras corniculatum* (River Mangrove) is found closer to the shore. Saltmarsh species are seen growing inland of the mangroves.

2.5.2.4 Other Vegetation

One large *Pinus halepensis* (Aleppo Pine) is located at the Park's entrance, it is the most historically significant exotic species growing within the Park. The specimen was grown from a seed collected by Owen Jones Davies, from the original Lone Pine tree of the famous 1915 Gallipoli campaign of World War I.

Garden areas are created adjacent to park amenities, at Oatley Park Avenue entrance, adjacent to The Castle and Baths, as well as at the Webster's Lookout. These areas are often planted with non-local native species.

2.5.2.5 Weeds

35 exotic species of flora have been identified within Oatley Park. The invasion of various weed species has impacted the decline of flora diversity and abundance. Several are priority weeds within NSW and/or Weeds of National Significance. The majority of the weed invasion in Oatley Park can be found on the eastern boundary, along the vehicle entrance from Douglas Haig Avenue, as well as riparian areas and highly disturbed areas throughout the Park.

2.5.2.6 Challenges

Oatley Park is subject to various pressures that have impacted on remnant flora. The weed incursions, heavy recreational use of the Park, soil erosion, illegal trails through remnant bushland, and bushfire risks are some of the key pressures influencing the flora. This Plan aims to halt any further incremental damage or loss to the bushland of Oatley Park.

2.5.3 Fauna

Numerous species of fauna have been identified in Oatley Park, many of which are not found elsewhere in the Georges River LGA. The remnant flora of Oatley Park was once habitat to a larger network of fauna; however, increased urbanisation and pressures of introductory predatory species has greatly impacted the diversity of fauna species. This is the result of a loss of suitable habitat and the introduction of other predating animal species such as cats, dogs, foxes, Mynas and Starlings.

The Georges River Biodiversity Study 2021 assessed diversity of flora and fauna within Oatley Park. The GRBS recorded 71 fauna species within Oatley Park and Lime Kiln Bay Wetlands including 52 birds, 11 mammals, 4 amphibians, 3 reptiles and 1 fish.

The GRBS reports on the important role of Oatley Park in providing opportunities for habitat and connectivity for these species, noting "Large parks and reserves, such as Oatley Park provide important habitat refuges and support connectivity within the LGA and between the large areas outside the LGA....".

Over the years, the Oatley Flora and Fauna Conservation Society have kept records of bird and animal sightings within the Park. 107 bird species have been recorded in the area by Oatley Flora and Fauna Conservation Society. Estuarine flats, ponds and reed beds of Lime Kiln Bay Wetlands attract many water birds. The hollows of the large trees provide habitat for Cockatoos, King Parrots, and Rosellas. Ospreys are known to nest nearby, and raptors have been sighted overhead.

Smaller mammals such as possums, marsupial mice and small reptiles like skinks are more common to the area. Unfortunately, these species are also a target of domestic animals (cats and dogs) and feral animals (foxes in particular).

Two threatened fauna species were also recorded during the survey including several individuals of the threatened species *Pteropus poliocephalus* (Grey-headed Flying-fox) and *Myotis macropus* (Southern Myotis). Potential records (due to unconfirmed call signatures) of the threatened species, *Scoteanax rueppellii* (Greater Broad-nosed Bat), were also noted.

Grey-headed Flying-Foxes and Greater Broad-nosed Bats feed on flowering eucalyptus within bushland. Gould's Wattled Bat and Large Bent-Wing Bat have been historically recorded on the site, the latter of which is a vulnerable species on Schedule 1 of the NSW Biodiversity Conservation Act 2016.

Hollows in large trees are very important nesting habitat of the Powerful Owl. Many other native fauna species are dependent on tree hollows.

2.5.4 Rare, Threatened and Endangered Species

Several plants and fauna in Oatley Park have been listed under the NSW Government's Biodiversity Conservation Act 2016 (BC Act) and the Federal Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Species Name	Common Name	Conservation Status	
		BC Act 2016	EPBC Act 1999
Flora			
<i>Acacia prominens</i>	Gosford Wattle	Endangered	
<i>Syzygium paniculatum</i>	Magenta Lilly Pilly	Endangered	Vulnerable
Fauna			
<i>Myotis macropus</i>	Southern Myotis	Vulnerable	
<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox	Vulnerable	Vulnerable
<i>Scoteanax rueppellii</i>	Greater Broad-nosed Bat	Vulnerable	

Table 2: Threatened Species potentially occurring in Oatley Park

Several other threatened species have been recorded prior to the survey undertaken for the Georges River Biodiversity Study 2021 including:

- Red-crowned Toadlet (*Pseudophryne australis*) – 2015
- White-bellied Sea-Eagle (*Haliaeetus leucogaster*) – 2012

- Square-tailed Kite (*Lophoictinia isura*) – 2016
- Grey-headed Flying-fox (*Pteropus poliocephalus*) – n.d.
- Powerful Owl (*Ninox strenua*) – n.d.

There is an older record of *Persoonia hirsuta* (Hairy Geebung) in 1988 which is now possibly been extinct from the study area.

Oatley Park provides a diverse variety of vegetation communities and habitat features for flora and fauna. Due to its location, the Park is isolated from adjacent pressures of developed areas. Oatley Park's biodiversity is highly resilient due to its position on the headland and has high conservation significance.

Key threatening processes are defined by the Biodiversity Conservation Act 2016 No 63 as a process that threatens, or could threaten, the survival or evolutionary development of species, populations, or ecological communities. Some of the key threatening processes for the Georges River Biodiversity Study 2021 Volume 1 (section 5.10) study area, which includes Oatley Park, are listed below:

- Anthropogenic climate change.
- Bush rock removal.
- Clearing of native vegetation, including removal of dead wood.
- Invasion and establishment of exotic vines and scramblers.
- Loss and degradation of native plant and animal habitat by invasion of escaped garden plants, including aquatic plants.
- Loss of hollow-bearing trees.

Key threats specifically related to Oatley Park, as listed in the Georges River Biodiversity Study 2021 Volume 2 (section 2.2.11) are listed below:

- Expansion of weed species within Estuarine Swamp Oak Forest and Coastal Freshwater Wetlands and round tracks.
- Predation by *Gambusia holbrooki* (Mosquito Fish) in Dairy Creek.
- Predation of native species from cats, dogs and foxes.

2.5.5 Buildings and Infrastructure

Oatley Park has [limited](#) existing buildings and infrastructure supporting the site's historical and cultural history and community uses. This infrastructure includes:

Sports Oval

- A single storey building with angled roof - contains public toilets and disabled toilets, a canteen and changing rooms, used by the soccer club on competition days and two storerooms, one for Council equipment and the other used by sporting groups.
- Sandstone block seats.
- Picnic seating near carpark.
- Flood lights.

Steamroller Park

- Play equipment.
- BBQ shelters, picnic tables and bins.

Castle and Oatley Baths

- Castle - a large sandstone structure built in the 1930s.
- Picnic tables near the Castle.
- Ranger's shed and storeroom.
- Toilet block near Ranger's Shed (no disabled toilet facilities).

- Amenities block at the Baths - used as club room by the Oatley Amateur Swimming Club. Constructed in 1957. Separate wings containing men's and women's changing rooms, showers, and toilets with disabled toilet facilities.
- Concrete wharfs and adjoining pontoon.

Other Infrastructure

- Concrete pedestrian trails.
- Asphalt mixed-use roads.
- Three lookouts with seating.
- Information signposts at entries to the Park and along walking trails.
- Carparks within bushland.

2.6 COMMUNITY USE OF THE SITE

Oatley Park is highly valued by the community for its variety of recreational, educational, and sporting facilities. The Park itself is highly suited to walking, both on the sealed roadway and off-road walking trails throughout Oatley Park, or through the 2.5km Lime Kiln Bay loop track. Cycling is currently permitted on the sealed roads and fire trails only, as an effort to preserve off-road bush trails that are prone to erosion and bush degradation.

Vehicles may travel through the Park via the sealed roadways and access multiple informal unsealed carparks. Parking is also available at two of the lookouts.

The Sports Oval is well used by the Soccer club, Cricket club and neighbouring school. The Swimming club also make good use of the Baths.

Informal recreation is encouraged in the Park, with open turfed areas for picnicking and casual ball games, and lookouts with great scenery. The Park is also used for educational studies and excursions by schools, TAFE and university students undertaking environmental and ecological studies.

Many families make use of the recently upgraded Steamroller Park and close-by BBQ shelters and picnic tables. A concrete pathway connects the Steamroller Park to the Sports Oval and public toilets. This is suitable for walking, prams, wheelchairs, and bikes.

The Castle is used by many park visitors for rest within its seating area. Weddings and functions are also held here. Bookings are also available via Council's website for weddings or other special occasions/events.

2.6.1 Stakeholders

Oatley Flora And Fauna Conservation Society (OFF)

Oatley Flora and Fauna Conservation Society was formed in 1955 by a group of residents to preserve the natural bushland of Oatley Park. The Society provides a voice to members of the community to express their environmental concerns to Council, government agencies and developers. Educational materials and guides about flora-fauna and trails of Oatley Park have been published by the Oatley Flora and Fauna Conservation Society. The Society has recorded 310 plants and 107 bird species found in Oatley Park over recent years.

Oatley Amateur Swimming Club (OASC)

Oatley Amateur Swimming Club was formed in 1927 and has been a visible and important part of Oatley's social fabric. Highly valued by the community, the club has 100 active members aged from 5 to 95 years. The club operates from Jew Fish Bay and have been using the club room located in the amenities block since 1958/1959.

St George Cycling Club

St George Cycling Club was established in 1920 and is affiliated with the NSW and Australian Cycling Federations. The Club celebrated its 102nd anniversary of competitive road and track cycling event. St George Cycling Club has a long history and record of club members representing the country in every Commonwealth and Olympic Games since 1956. St George Cycling Club conducts road cycling races on Saturday afternoons in the winter season (April-September) since 1949 within Oatley Park.

All Saints Oatley West Football Club

All Saints Oatley West Football Club was established in 1960 and remains a vibrant soccer club in western Oatley. The club has been part of St George Football Association since 1980. The club utilises the Oatley Park Sports Oval for practise and games, the storeroom, change rooms and canteen of the amenities block.

St George District Cricket Association

St George District Cricket Association was established in 1898 and is affiliated with Cricket NSW and Cricket Australia. Oatley Park Sports Oval is one of the many sporting grounds utilised by the St George District Cricket Association.

2.6.2 Feedback from the community

In February 2022, community and stakeholder consultation was undertaken in preparation of the Draft Plan of Management and Master Plan. The online and written feedback from 446 participants helped to identify key concerns and values of Oatley Park among the users.

Findings from the community and stakeholder consultation have influenced the proposed framework in this Plan of Management. A detailed outline of the community and stakeholder consultation process can be found in Section 3.5 of this Plan.

Key highlights from the survey were as follows:

- More than two thirds (66%) of respondents visit the Park more than once per week.
- The majority of visitors drive or walk to Oatley Park, followed by bicycle riding.
- Respondents highly value 'Walking and Cycling' in Oatley Park, followed closely by 'views and ambience' and 'trees and landscaping (bushland areas)'.
- 73% of survey respondents believe changes or improvements are needed to Oatley Park, with the majority of improvements focused on bush tracks, roads, and safety.

2.7 MANAGEMENT OF OATLEY PARK

2.7.1 Management Structure

The management of Oatley Park comes under multiple service areas in the Infrastructure Directorate of Georges River Council. The City Operational Services is responsible for the operational management of the Park.

2.7.2 Management Funding

The maintenance of Oatley Park is funded by Georges River Council. It has an allocation of approximately \$180,000 / year in operational expenditure.

Grant funding opportunities to renew existing assets and or deliver new or upgraded assets include:

- Metropolitan Greenspace Program – Department of Planning and Environment.
- Active Transport Grants offered through Transport for NSW.
- Open Spaces Program – Places to Roam, Places to Play and Places to Swim.

2.7.3 Bushcare Program

The Georges River Council Bushcare program aims to bring the community together to volunteer and improve local bushland. The Bushcare program focuses on remnant bushland management by mitigating effects of vegetation fragmentation, urban runoff, invasion of garden species, noxious weeds, vandalism (tree poisoning and rubbish dumping) and feral animals.

The program helps volunteers learn new skills by contributing to improve the diversity of Georges River LGA's indigenous native flora and help create habitat for native animals. The volunteers are trained and supervised by Council's qualified bush regenerators. The Bushcare program operates on the second Saturday of each month from 12.00pm - 3.00pm.

Additionally, Oatley Flora and Fauna Conservation Society offers various volunteering opportunities within Oatley Park.

2.7.4 Bushland Management

The goal of the Bushland Management program is to protect and enhance the bushland and to manage the bushland in accordance with the provisions of NSW Biodiversity and Conservation SEPP.

The protection and management of the bushland is one of the critical issues facing Oatley Park. Reasons for its preservation include:

- Significant contribution to drawing down and sequestering carbon.
- Lowering ambient temperatures and providing cooling effect for surrounding residential area.
- Value as habitat and refuge for native fauna.
- Wide variety of flora.
- Mental and environmental advantages provided by green space.

2.7.5 Other

The 'Oatley Park Fun Run' is an annual running event held in October. The run is a popular annual event, offering a 1km 'Kids Dash', 2.5km and 5km course.

2.8 MANAGEMENT ZONES

Management Zones assist in defining different areas within the Park based on values that management aims to protect, and the types of activities and uses that are permitted. Management zones are useful to summarise the broad management intent of Park areas. The zone boundaries are indicated by the major park values and features such as the bushland, the sports and other passive recreation amenities within the Park. Oatley Park is comprised of three Management Zones as illustrated at Figure 10 and described below.

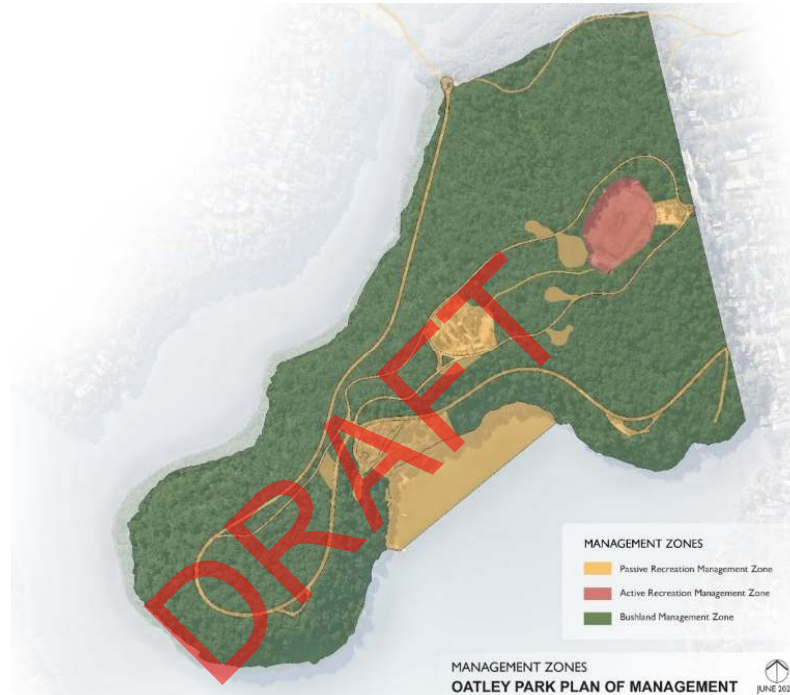


Figure 10: Oatley Park Management Zones

Passive Recreation Management Zone:

Includes Steamroller Park, Castle, Oatley Baths, picnic area between Castle and Baths, toilet and amenities blocks, lookouts and all the parking adjacent to the Steamroller Park and Castle as well as within the bushland. The zone also includes the sealed road network and [fire trail](#) within the Park. This zone is heavily utilised by the public for play, walking, cycling, swimming, and other leisure activities.

Active Recreation Management Zone:

This zone contains the Sports Oval and the amenities block including public toilets adjacent to the Oval. Active recreation zone is used for organised sports by various local sporting clubs and associations.

Bushland Management Zone:

Comprises of native bushland with several significant plant communities and fauna species and many unsealed walking trails and [unsealed carparking areas](#) through the bushland. This zone is utilised by the community for walking and nature appreciation.

2.9 USE AND CONDITIONS TABLE

No.	Topic	Item	Use	Conditions
Entrance Gateway and Carpark				
1.1	Access and Circulation	Vehicle Access and Parking	Gravel road access from Oatley Park Avenue. Informal gravel carpark facing Sports Oval.	Gravel road in moderate condition. Informal carpark in good condition, no line markings create some traffic confusion, especially on high usage sports days.
		Informal Paths	Pedestrian access from Oatley Park Avenue along gravel road and gravel carpark towards Sports Oval.	Informal paths are in moderate condition, though there is no distinct walkway for pedestrians or cyclists in this location.
1.2	Infrastructure	Signage	Park signage located at Park entrance indicating park usage, restrictions, and fire warning.	Signage is in good condition.
		Garden Bed	Large circular garden bed denotes traffic movement.	Garden bed is in average condition, poor quality log edging and limited ground layer planting.
		Lighting	There is no lighting in this location.	N/A
		Bins	Council recycling and general waste "wheelie bins" located at edge of carpark area.	Bins are in moderate condition
		Vehicle Control	Sandstone logs act as vehicle control along edge of Sports Oval, which are also used as informal seating. Timber log vehicle control barriers are used to define the southern boundary of the carpark.	Sandstone logs are in good condition. Timber log barriers are in moderate condition.
1.3	Environment	Fauna	Native fauna habitat.	Refer section 2.5.3 and 2.5.4 and GRBS for information regarding fauna condition.
		Flora	Lone Pine Tree and signage located at entrance. Large shade trees (bushland area edge) surround the carpark area. Small trees and medium shrubs within the garden bed. Single leaning tree located within carpark area.	Lone Pine Tree appears to be in good condition. Vegetation within the garden beds is low quality. Bushland appears to be in good condition. Refer section 2.5.2 and GRBS for information regarding fauna condition.
Sports Oval and Amenities Block				

No.	Topic	Item	Use	Conditions
2.1	Access and Circulation	Vehicle Access and Parking	Several gravel carparks in close vicinity to the Sports Oval. Two face the oval itself. Sealed roadways loop around Sports Oval.	Gravel carparks are in poor-moderate condition. No line markings create some traffic congestion. Sealed roadways appear to be in good condition.
		Formal Paths	Approximately 200m long concrete pathway links Sports Oval to Steamroller Park.	Concrete pathway appears to be in good condition.
		Informal Paths	Informal off-road tracks found through bush surrounding Sports Oval.	Unsanctioned bush trails in this area have been blocked off with sandstone blocks to prevent erosion and damage to bush.
2.2	Infrastructure	Amenities Building	Services Sports Oval and Steamroller Park with toilet facilities and disabled facilities. Two storerooms for sport clubs and maintenance equipment.	Amenities building is in good condition.
		Seating	Some seating is found near the amenities building. Both formal picnic tables and informal sandstone block seats.	Seating is in good condition.
		Signage	A range of regulatory signage.	Signage is in moderate to good condition.
		Lighting	Flood lights used at Sports Oval for nighttime practice.	Existing flood lights appear to be in good condition.
		Bins	Council recycling and general waste "wheelie bins" located at edge of carpark area.	Bins are in moderate condition, but do not align with current Council enclosure type found in other areas of the Park.
		Vehicle Control	Sandstone blocks act as vehicle barriers.	Sandstone blocks in good condition. Difficult for grass maintenance.
2.3	Environment	Fauna	Native fauna habitat.	Refer section 2.5.3 and 2.5.4 and GRBS for information regarding fauna condition.
		Flora	Bushland surrounds Sports Oval and amenities building.	Bushland appears to be in moderate to good condition. Refer section 2.5.2 and GRBS for information regarding fauna condition.
Steamroller Park				
3.1	Access and Circulation	Vehicle Access and Parking	Sealed roadways access Steamroller Park. Informal gravel carpark surrounds the playground.	Sealed roadways and informal gravel carpark in moderate condition.

No.	Topic	Item	Use	Conditions
3.2	Infrastructure	Formal Paths	Approx. 200m concrete pathway links Sports Oval to Steamroller Park. Other concrete paths are found within the playground area.	Concrete pathways appear to be in good condition.
		Informal Paths	Off-road bush trails link other locations in the Park to Steamroller Park for recreational use.	Bush trails are in moderate condition.
		BBQ Shelters	BBQ shelters with outlook of playground.	BBQ shelters are relatively new and in good condition.
		Play Features	Play features for a range of age and ability groups.	Play features appear to be in good condition.
		Seating	Sheltered picnic tables found at BBQ shelters and unsheltered seating within the playground.	Seating is in good condition.
		Signage	A range of regulatory signage.	Signage is in moderate to good condition.
		Lighting	No lighting around playground.	N/A
		Bins	Council recycling and general waste enclosures located in multiple locations around playground.	Bins are in good condition.
3.3	Environment	Vehicle Control	Sandstone blocks act as vehicle barriers around the playground.	Sandstone blocks are in good condition.
		Fauna	Native fauna habitat.	Refer section 2.5.3 and 2.5.4 and GRBS for information regarding fauna condition.
		Flora	Bushland surrounds playground. Some mature eucalypts found within the playground providing shade.	Bushland and trees are in good condition. Refer section 2.5.2 and GRBS for information regarding fauna condition.
The Castle and Maintenance Shed				
4.1	Access and Circulation	Vehicle Access and Parking	Sealed roadways access the Castle for public use with sealed carpark. Separate sealed road for maintenance access only leads down to maintenance shed.	Sealed roadways and carpark in moderate to good condition.
		Formal Paths	Paved pathway to Castle entrance and ramp.	Pathway in moderate condition, but not in-keeping with bushland aesthetic.
		Informal Paths	Bush trail leads through this area for pedestrian recreational use.	Bush trail is in good condition.

No.	Topic	Item	Use	Conditions
4.2	Infrastructure	The Castle	Historic sandstone structure currently utilised used by the community for functions and space for educational activities.	The Castle is in poor to moderate condition and does not comply with current accessibility standards.
		Maintenance Shed	Maintenance shed used by Oatley Park maintenance team to store equipment.	Maintenance shed is in good condition.
		Amenities	Amenities block with toilet facilities. Does not provide disabled facilities.	Amenities block in good condition. Recent addition of painted mural.
		Seating	Sheltered and unsheltered picnic tables used by maintenance team. Single seat on upper level of Castle.	Seating is in moderate condition.
		Signage	Information sign at the Castle entrance.	Signage is in good condition.
		Lighting	No lighting.	N/A
		Bins	Mixture of Council recycling and general waste enclosures, and Council recycling and general waste "wheelie bins", located at multiple locations throughout this zone.	Bins are in good to moderate condition.
4.3	Environment	Fauna	Native fauna habitat.	Refer section 2.5.3 and 2.5.4 and GRBS for information regarding fauna condition.
		Flora	Remnant bushland surrounding the area.	Bushland is in good condition. Refer section 2.5.2 and GRBS for information regarding fauna condition.
The Baths				
5.1	Access and Circulation	Vehicle Access and Parking	Vehicle access from The Castle carpark. Steep concrete ramp for emergency vehicle access towards Baths.	Carpark and vehicle ramp in good condition.
		Formal Paths	The Baths are accessible via the vehicle ramp.	Ramp is in good condition but is quite steep and difficult for wheelchairs to negotiate.
		Informal Paths	Jew Fish Bay walking track leads to the Baths via a set of informal rock steps.	Trail and steps in good condition. Steps are steep.
5.2	Infrastructure	Amenities Building	Amenities block has separate female and male change rooms, toilets, and disabled toilet facilities.	Amenities building is in moderate condition, and currently does not comply with accessibility standards.

No.	Topic	Item	Use	Conditions
		Picnic Shelters	Several picnic shelters along the beach and on the concrete area.	Picnic shelters are in moderate condition.
		Seawall and Promenade	Sandstone block seawall and concrete promenade path.	Sea wall and promenade path are in poor to moderate condition.
		Concrete Wharf (South side)	Wharf is used for walking, and to access the adjacent floating pontoon.	Wharf is in moderate condition.
		Angling/ Boat Docking Pontoon	Floating pontoon adjacent to wharf is used for fishing and docking boats.	Pontoon is in good condition.
		Swimming Pontoon	Used for swimming and diving.	Swimming Pontoon is in moderate condition.
		Shark Netting	Shark netting across entire length of the Baths.	Shark netting is in moderate condition.
		Signage	Safety and information signage found at the Baths and entrance steps to The Headland Track.	Signage is in good condition.
		Lighting	No lighting.	N/A
		Bins	Council recycling and general waste 'wheelie bins' located around Baths area.	Bins are in moderate condition.
Bush Management Area				
6.1	Access and Circulation	Vehicle Access and Parking	Sealed roadways circulate through bushland – accessible by vehicles, cyclists, and pedestrians. Several gravel carparks throughout. Sealed road fire track along Christensen Circuit.	Sealed roadways in good condition, though provide safety hazard due to narrow width and multiple user groups. Gravel carparks are in moderate condition, but do not provide enough parking spaces. Fire track in good condition.
		Formal Paths	Concrete pathway for wheelchair accessibility with views towards Jew Fish Bay.	Pathway is in good condition.
		Informal Paths	Bush trails meander through the Park for pedestrian recreation. Official tracks are Jew Fish Bay Track and The Headland Track.	Walking tracks are in good condition.
		Illegal Tracks	Illegal mountain bike tracks have been created within bushland areas of Oatley Park.	Condition of existing natural environment in some parts of Oatley Park significantly damaged due to illegal mountain bike tracks.
6.2	Infrastructure	Lookouts	3 formal lookouts accessible by Christensen Circuit with views of the Georges River.	Lookouts are outdated and in moderate condition.
		Seating	Seating is provided at each lookout.	Seating is in moderate condition.

No.	Topic	Item	Use	Conditions
		Signage	Trail signage with QR code along Jew Fish Bay track and The Headland Track. Lookout signage with lookout names.	Signage is in good condition. Trail signage is aesthetically pleasing with indigenous artwork design.
		Lighting	No lighting.	N/A
		Bins	Council recycling and general waste "wheelie bins" located at lookout area carparks.	Bins are in moderate condition.
		Vehicle Control	Timber barriers used at carpark boundaries.	Timber log fences are outdated.
6.3	Environment	Fauna	Native fauna habitat.	Refer section 2.5.3 and 2.5.4 and GRBS for information regarding fauna condition.
		Flora	Remnant bushland.	Bushland is in good condition. Refer section 2.5.2 and GRBS for information regarding fauna condition.

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2.10 LEASES AND LICENCES

Under the Crown Land Management Act 2016, Council Crown Land Managers can generally manage Crown land under the provisions of the Local Government Act 1993. This function includes granting leases and licences.*

2.10.1 General Conditions

Under the LG Act (s.46), leases and licences can be granted on land that is classified as community land in accordance with that section and that includes where there is express authorisation in an adopted Plan of Management.

Under the CLM Act (s.2.20), Councils are permitted to issue a short-term licence for a purpose that may be inconsistent with the reserve purpose. For example, this provision may allow Council to issue a short-term licence for temporary access through a public recreation reserve.

Leases generally enable exclusive use of land for a specified term and purpose (e.g. a cricket field for 10 years). Licences generally enable non-exclusive use for a specified term and purpose (for example, the use of a club house at a sporting field on the first weekend of every month for six months).

Councils are required to employ or engage a native title manager under the Crown Land Management Act. Council CLMs must obtain written advice from a qualified native title manager that any proposed lease or licence arrangements comply with any applicable provisions of the Commonwealth Native Title Act 1993. This includes any lease or licence granted under the CLM Regulation or the LG Act.

2.10.2 Key Principles of Granting Tenure

The key principles of granting tenure over Crown land are:

1. Ensure the tenure purpose/s is consistent with the purpose/s for which the Crown land is reserved or dedicated (or is ancillary or incidental).
2. Certain tenures cannot be granted over the Crown land if they are prohibited under the *Native Title Act 1993*. Native title legislation always overrides the CLM Act.
3. Tenures are to be granted to suitable holders in the best interest of managing the Crown land in accordance with the objects and principles of the CLM Act.
4. Market rent should be sought and obtained for tenure. A rebate, or waiver, to market rent may be granted where suitable, though final rent generally should not be less than the statutory minimum rent. The statutory minimum rent value (for a 12 month period) can be found on the department's website. The final rent amount is to be the best return possible for the CLM to invest in maintaining and improving the Crown reserve over the long term.
5. Ensure the process undertaken to select a suitable holder is open, transparent and accountable so that dealings promote fairness and competition.
6. The requirements of the Community Engagement Strategy must be followed prior to issuing tenure for a term greater than 12 months.

2.10.3 Current Leases and Licenses

Currently there is a licence with the St George Football Association to use the storeroom, changerooms and canteen of the amenities block at the Sports Oval.

Facility Type	Tenant	Sporting Code	Lot/DP	CM9 Record Contract	Term	Commencement Date	Expiry Date	Renewal Option	Expiry Date with Option included
Store Room & Canteen	St George Football Association Inc Sub-licence: Oatley West All Saints Football Club	Soccer	Part Lot 13 DP 752056	D21/50888	3 yrs	1/06/2020	31/05/2023	1 x 2 yrs	31/05/2025

* This information has been summarised from the 'Council Crown Land Manager' section of the NSW Department of Planning website.

Table 4: Oatley Park sportsfield amenity block licenced area

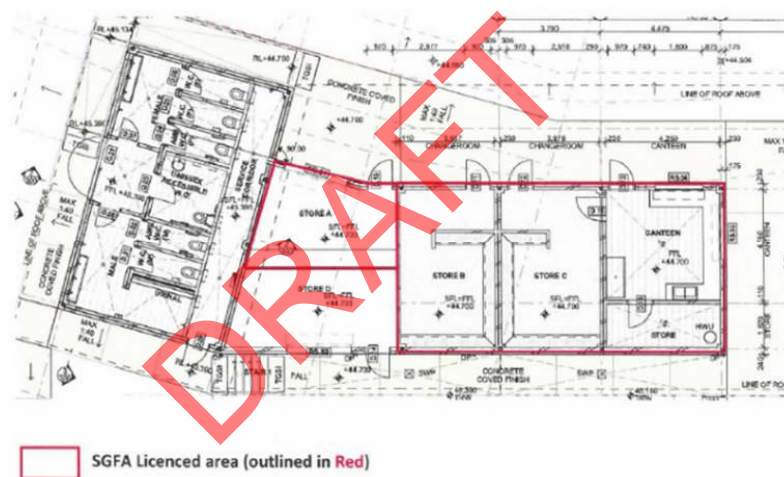


Figure 11: Licenced area in Oatley Park (sportsfield amenity block)

2.10.4 Authorisation of Future Leases, Licences and Other Estates

Granting of leases, licences, other estates and easements for the use or occupation of Oatley Park are permissible for uses consistent with:

- Section 3.23 of the CLM Act,
- The uses listed in Sections 46 and 47 of the LG Act,
- The guidelines and core objectives for the Bushland, Sportsground and Park categories of community land,
- Zoning under the Georges River LEP 2021 and conditions of development consent if required,
- The reserve purpose of public recreation, and
- This Plan of Management.

In addition to the conditions provided within the authorisations, the granting of a lease, licence or other estate must also:

- Be in keeping with the purpose, category and core objectives of the land,
- Have no negative impact on historical or heritage sites,
- Not alienate the Park unreasonably,
- Be ecologically sustainable,
- Have a component of community benefit,
- Demonstrate a clear nexus between the activity and the Park,
- Not result in overuse of the area or conflict with community use of the area,
- Ensure traffic and parking implications are considered, and
- Be in accordance with all Council policies and procedures governing the use of open space.

It is noted that there is an ongoing booking by St George Cycling Club, and not a permit or agreement, permitting the club to use the sealed roads within Oatley Park on Saturday afternoon from April to September for road racing events.

Sub-leases are permissible where a lease arrangement has been entered into with Council for community land. Any proposed sub-leasing of the land must be in accordance with the requirements of Section 47C of the LG Act.

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3. BASIS FOR MANAGEMENT

This section provides an overview of the relevant State legislation along with Georges River Council strategies and policies. This Plan of Management is created in accordance with the following legislations and plans.

3.1 RELEVANT PLANNING LEGISLATION AND STATUTORY INSTRUMENTS

3.1.1 State and Federal Legislation

3.1.1.1 Crown Lands Management Act 2016

Oatley Park is Crown Land managed by Georges River Council.

The *Crown Land Management Act 2016* (the CLM Act) authorises local Councils appointed to manage dedicated or reserved Crown land to manage that land as if it were public land under the *Local Government Act 1993* (LG Act). With some specific exceptions, section 3.22 of CLM Act requires that a Council manager of a Crown reserve 'must manage the land as if it were community land under the *Local Government Act 1993*.'

Section 3.23(6) of the CLM Act requires Council managers to adopt a POM for any Crown reserve for which it is the appointed Crown land manager, and that is classified as 'Community Land' under the LG Act.

Section 3.23 also requires that a Council manager of an area of reserved Crown Land to:

- Categorize the land, using the community land categories under section 36 of the *Local Government Act 1993*; and
- Prepare and adopt a Plan of Management for the reserved Crown land in accordance with the PoM provisions of the *Local Government Act 1993*.

The CLM Act 2016 also provides for the conferment of a 'native title manager' under Division 8.3.

A reserve manager for 'relevant land' must employ or engage at least one native title manager to ensure the person's dealings with the land comply with any applicable provisions of the native title legislation. This means that a local Council who wishes to manage dedicated or reserved Crown land, or have land vested in it under Div. 4.2 of the CLM Act, will need to employ or engage at least one native title manager. The reserve manager must notify the Minister in writing about whether they have engaged or employed a native title manager, including their name and contact details. The notice must be given as soon as practicable after 30 June (but not after 31 October) each year.

Native title managers are not responsible for determining whether native title has been extinguished and if in doubt should always assume native title exists.

Native title managers are required to provide written advice to the reserve manager who employed or engaged them where the reserve manager intends to perform one of the following functions in relation to the land they manage or own:

- a) *grant leases, licences, permits, forestry rights, easements or rights of way*
- b) *mortgage the land or allow it to be mortgaged*

c) impose, require or agree to (or remove or release, or agree to remove or release) covenants, conditions or other restrictions on use in connection with dealings involving the land, or

d) approve (or submit for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c).

The CLM Act also sets out the "Principles of Crown Land Management" (in section 1.4 of the CLM Act) as listed within section 1.6 of this Plan of Management.

3.1.1.2 Local Government Act 1993

The Local Government Act 1993 is the primary legislation governing the management of community land by local Councils, including the preparation of Plans of Management. As mentioned previously, under the CLM Act, the LG Act formally applies to Oatley Park as a Crown reserve managed as community land by Georges River Council.

The LG Act section 36 (3) states that:

(3) A plan of management for community land must identify the following:

- (a) the category of the land,*
- (b) the objectives and performance targets of the plan with respect to the land,*
- (c) the means by which the council proposes to achieve the plan's objectives and performance targets, and*
- (d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets.*

The Categorisation of the community land under the LG Act section 36 (4) is as follows:

(4) For the purposes of this section, land is to be categorised as one or more of the following:

- (a) a natural area,*
- (b) a sportsground,*
- (c) a park,*
- (d) an area of cultural significance, and*
- (e) general community use.*

The LG Act also sets out "core management objectives" for each of these categories, as a broad guide to management.

The comprehensive categorisation of areas of Oatley Park is listed in Section 1.3.2 of this Plan of Management. The objectives, targets, and methods to achieve the targets is stated in section 4 of this Plan of Management.

3.1.1.3 Biodiversity Conservation Act 2016

The Biodiversity Conservation Act 2016 (The BC Act) came into effect with reforms to biodiversity laws within New South Wales. This new legislation repeals and replaces the former *Threatened Species Conservation Act 1995*, the *Nature Conservation Trust Act 2001* and the animal and plant provisions of *National Parks and Wildlife Act 1974*.

The BC Act aims to ensure a balanced approach to land management, have biodiversity assessment and offsets from development impacts, and protection of threatened species and communities, through the application of a risk-based approach to regulating interactions and impacts of human activity. The BC Act only applies to terrestrial environment.

Several threatened and vulnerable species listed under Schedule 1 Threatened Species of the Biodiversity Conservation Act occur within Oatley Park. Key threatening processes listed within the BC Act that influence the Oatley Park ecosystem are listed in Section 2.5.4 of this Plan of Management.

3.1.1.4 Environmental Planning and Assessment Act 1979 (EP&A Act)

The *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) establishes the statutory planning framework for environmental and land use planning in NSW. This is done through State Environmental Planning Policies (SEPPs) and LEPs.

3.1.1.5 Biosecurity Act 2015

The *Biosecurity Act 2015* (the Biosecurity Act) provides the framework for the prevention, elimination, and minimization of biosecurity risks. Under the Biosecurity Act there is a general obligation for everyone to be aware of their surroundings and take action to prevent the introduction and spread of pests, diseases, weeds and contaminants. The Biosecurity Act addresses the control of declared noxious weeds, environmental weeds, and pests.

3.1.2 State Level and Regional Planning Documents

SEPPs are established under the *Environmental Planning and Assessment Act 1979* as framework for environmental and land use planning in NSW. The following policies are pertinent to land use and planning of Oatley Park.

3.1.2.1 State Environmental Planning Policy (Biodiversity and Conservation) 2021

State environmental planning policies (SEPPs) have been consolidated to align with focus areas to make the planning system more accessible and user-friendly.

The State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) consolidates, transfers and repeals provisions of 11 SEPPs including SEPP No 19- ~~Bushland in Urban Areas~~, which is one of the key relevant policies to Oatley Park.

Chapter 6 of the Biodiversity and Conservation SEPP addresses the protection of bushland, specifically on those areas zoned or reserved for public open space satisfying the policy's definition of urban bushland.

The general aim of this Policy is to protect and preserve bushland within the urban areas referred to in Schedule 5 because of:

- a. *its value to the community as part of the natural heritage,*
- b. *its aesthetic value, and*
- c. *its value as a recreational, educational and scientific resource.*

The specific aims of this SEPP are as follows:

- a. *to protect the remnants of plant communities which were once characteristic of land now within an urban area,*
- b. *to retain bushland in parcels of a size and configuration which will enable the existing plant and animal communities to survive in the long term,*
- c. *to protect rare and endangered flora and fauna species,*
- d. *to protect habitats for native flora and fauna,*
- e. *to protect wildlife corridors and vegetation links with other nearby bushland,*
- f. *to protect bushland as a natural stabiliser of the soil surface,*
- g. *to protect bushland for its scenic values, and to retain the unique visual identity of the landscape,*
- h. *to protect significant geological features,*

- i. to protect existing landforms, such as natural drainage lines, watercourses and foreshores,
- j. to protect archaeological relics,
- k. to protect the recreational potential of bushland,
- l. to protect the educational potential of bushland,
- m. to maintain bushland in locations which are readily accessible to the community, and
- n. to promote the management of bushland in a manner which protects and enhances the quality of the bushland and facilitates public enjoyment of the bushland compatible with its conservation.

Section 6.7(4) of this SEPP identifies the measures to be considered when preparing a Plan of Management for urban bushland areas:

- i. to implement the specific aims of this Chapter,
- ii. to enable recreational use of the bushland,
- iii. to reduce hazard from bushfire,
- iv. to prevent degradation of bushland, including degradation through alteration of drainage patterns, rubbish dumping, infestation with weeds and exotic plants or the intrusion of vehicles, and
- v. to restore and regenerate degraded areas of bushland.

3.1.2.2 State Environmental Planning Policy (Transport and Infrastructure) 2021

The provisions of Division 12 (Parks and other public reserves) of State Environmental Planning Policy (Transport and Infrastructure) 2021 (the T&I SEPP) are relevant to land use and development at Oatley Park as it identifies a range of development / activities that are either exempt development or development permitted without consent, provided it is undertaken on a public reserve under the control of or vested in the Council.

As detailed above, Council is the trustee of Oatley Park and consequently, the provisions of the T&I SEPP are also available as a planning approval pathway for certain future works / activities / development.

The following paragraphs provide an overview of the provisions relating to exempt development and development without consent.

Exempt Development

There are a number of pre-qualifications that must be satisfied before a particular activity or work can be exempt development, as stipulated in section 2.20(2) of the T&I SEPP:

- (2) To be exempt development, the development:
 - (a) must meet the relevant deemed-to-satisfy provisions of the Building Code of Australia, or if there are no such relevant provisions, must be structurally adequate, and
 - (b) must not, if it relates to an existing building-
 - (i) cause the building to contravene the Building Code of Australia, or
 - (ii) compromise the fire safety of the building or affect access to any fire exit, and
 - (c) must be carried out in accordance with all relevant requirements of the Blue Book, and
 - (d) must not be designated development, and
 - (e) if it is likely to affect a State or local heritage item or a heritage conservation area, must involve no more than minimal impact on the heritage significance of the item or area, and
 - (f) must not involve the demolition of a building or work that is, or is part of, a State or local heritage item, and
 - (g) if it involves the demolition of a building, must be carried out in accordance with Australian Standard AS 2601—2001, The demolition of structures, and
 - (h) must be installed in accordance with the manufacturer's specifications, if applicable, and

- (i) must not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent, and
- (j) must not involve the removal of asbestos, unless that removal is undertaken in accordance with *Working with Asbestos: Guide 2008 (ISBN 0 7310 5159 9)* published by the WorkCover Authority.

Of particular relevance to Oatley Park is section 2.20(2) (e), (f) and (i).

Heritage Significance

Section 2.20(2) (e) provides that any works must involve no more than minimal impact on the heritage significance of the item or area. It is noted that the GRLEP 2021 identifies the entire Park as a heritage item, therefore any works could potentially have an impact on the heritage significance.

An assessment of the heritage impact may be required as part of any works to be undertaken as exempt development. If it is considered that any such impact is more than minimal, an alternative planning approval pathway (i.e. development consent) may be required.

Demolition

As indicated above, Oatley Park in its entirety is designated as a heritage item. The implication of Part (f) is that the demolition of any building (which includes structures) within the Park (the heritage item) is not exempt and would require consent, supported by the appropriate heritage impact statement to satisfy the provisions of clause 5.10 of the GRLEP 2021.

Tree removal/ pruning

Council has an internal process for such works on land either in the public domain or within its parks and reserves. Tree removal/pruning will be conducted as per the Georges River Council Tree Management Policy.

Vegetation clearance on a wider scale would require consent and would likely necessitate arborist report and ecological assessment.

Development without consent

Section 2.73(3)(c) provides that:

- (3) Any of the following development may be carried out by or on behalf of a council without consent on a public reserve under the control of or vested in the council
- (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

As described above, because the entire Park is designated as an item of environmental heritage under the GRLEP 2021, buildings or structures cannot be demolished using the development without consent provisions of the T&I SEPP. Development consent will be required, supported by the relevant heritage impact assessment to address the provisions of clause 5.10 of the LEP.

3.1.2.3 State Environmental Planning Policy (Resilience and Hazards) 2021

The SEPP contains state-wide planning provisions for:

- land use planning within the coastal zone, in a manner consistent with the objects of the Coastal Management Act 2016;
- the management of hazardous and offensive development; and
- the remediation of contaminated land and to minimise the risk of harm.

Of particular relevance to Oatley Park are the provisions pertaining to coastal management set out in Chapter 2 of the SEPP. As illustrated in Figure 12, a significant proportion of the foreshore of Oatley Park is mapped as being "coastal wetlands" and the adjacent land area is mapped as "proximity area for Coastal Wetlands".



Figure 12: Coastal Wetlands and Littoral Rainforests Area Map - Coastal Wetlands

- Coastal Wetlands
- ▨ Proximity Area for Coastal Wetlands

Section 2.7 of the SEPP sets out the development controls for land within the coastal wetlands area, as follows.

- (1) *The following may be carried out on land identified as "coastal wetlands" or "littoral rainforest" on the Coastal Wetlands and Littoral Rainforests Area Map only with development consent:*
 - (a) *the clearing of native vegetation within the meaning of Part 5A of the Local Land Services Act 2013,*
 - (b) *the harm of marine vegetation within the meaning of Division 4 of Part 7 of the Fisheries Management Act 1994,*
 - (c) *the carrying out of any of the following:*
 - (i) *earthworks (including the depositing of material on land),*
 - (ii) *constructing a levee,*
 - (iii) *draining the land, and*
 - (iv) *environmental protection works.*
 - (d) *any other development.*

Note

Clause 2.14 provides that, for the avoidance of doubt, nothing in this Part:

- (a) *permits the carrying out of development that is prohibited development under another environmental planning instrument, or*
- (b) *permits the carrying out of development without development consent where another environmental planning instrument provides that the development may be carried out only with development consent.*

- (2) Development for which consent is required by subsection (1), other than development for the purpose of environmental protection works, is declared to be designated development for the purposes of the Act.
- (3) Despite subsection (1), development for the purpose of environmental protection works on land identified as "coastal wetlands" or "littoral rainforest" on the Coastal Wetlands and Littoral Rainforests Area Map may be carried out by or on behalf of a public authority without development consent if the development is identified in:
 - (a) the relevant certified coastal management program, or
 - (b) a plan of management prepared and adopted under Division 2 of Part 2 of Chapter 6 of the Local Government Act 1993, or
 - (c) a plan of management under Division 3.6 of the Crown Land Management Act 2016.
- (4) A consent authority must not grant consent for development referred to in subsection (1) unless the consent authority is satisfied that sufficient measures have been, or will be, taken to protect, and where possible enhance, the biophysical, hydrological and ecological integrity of the coastal wetland or littoral rainforest.
- (5) Nothing in this section requires consent for the damage or removal of a priority weed within the meaning of clause 32 of Schedule 7 to the Biosecurity Act 2015.
- (6) This section does not apply to the carrying out of development on land reserved under the National Parks and Wildlife Act 1974 if the proposed development is consistent with a plan of management prepared under that Act for the land concerned.

3.2 COUNCIL'S PLANS AND POLICIES

3.2.1 Georges River Local Environmental Plan 2021

Georges River Local Environmental Plan 2021 (GRLEP) is Council's key local land use planning document. GRLEP aims to make local environmental planning provisions for land in Georges River in accordance with the relevant standard environmental planning instrument under section 3.20 of the *Environmental Planning and Assessment Act 1979*.

GRLEP sets out Council's planning and land use objectives along with permitted and prohibited developments and uses as well as other controls, for all parts of the local government area. It designates land use zones, development objectives and permissible uses for every parcel of land within the Georges River LGA.

The Park is zoned RE1 Public Recreation under the provisions of the Georges River Local Environmental Plan 2021 (GRLEP 2021).

The Land Use Table for the RE1 Zone is as follows:

- 1 Objectives of zone
 - To enable land to be used for public open space or recreational purposes.
 - To provide a range of recreational settings and activities and compatible land uses.
 - To protect and enhance the natural environment for recreational purposes.
- 2 Permitted without consent
Environmental facilities; Environmental protection works
- 3 Permitted with consent

Aquaculture; Boat launching ramps; Centre-based child care facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities.

4 Prohibited

Any development not specified in item 2 or 3.

As identified under Item 3, there are a range of land uses and activities that are permitted with the consent of Council and would require the submission of a development application.

Oatley Park and Baths are identified as an item of local heritage significance in Schedule 5 (Environmental Heritage) of the GRLEP 2021 (Item Reference: I233) and the provisions of clause 5.10 of the LEP are relevant to any development on the site that requires the consent of Council.

Section 5.10 for heritage conservation states:

(2) Requirement for consent

Development consent is required for any of the following:

- (a) *demolishing or moving any of the following or altering the exterior of any of the following including, in the case of a building, making changes to its detail, fabric, finish or appearance):*
 - (i) *a heritage item,*
 - (ii) *an Aboriginal object,*
 - (iii) *a building, work, relic or tree within a heritage conservation area,*
- (b) *altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) *disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) *disturbing or excavating an Aboriginal place of heritage significance,*
- (e) *erecting a building on land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
 - or
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land—*
 - (i) *on which a heritage item is located or that is within a heritage conservation area,*
 - or
 - (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

3.2.2 Georges River Foreshore Access and Improvement Plan 2021

The Georges River Foreshore Access and Improvement Plan 2021 focuses on the 18.5 kilometres of publicly owned foreshore currently managed by Georges River Council. The Plan has identified locations of publicly owned foreshore suitable for enhanced recreational access and links between key foreshore assets, opportunities to create resilient estuarine ecosystems and liveable community places.

The aims of the Georges River Foreshore Access and Improvement Plan are:

- *To protect and enhance public access to the foreshore*
- *To manage existing foreshore access while maximising environmental values*
- *To actively manage bank erosion and sedimentation*

The Georges River Foreshore Access and Improvement Plan 2021 considers strategic projects where important access opportunities are identified and considered a high priority. In addition, the Plan identifies foreshore improvement works to enhance amenity and recreational opportunities such as the creation of formal walking and cycling trails.

The following table presents the findings relevant to the Oatley Park foreshore:

Category	Finding
Assets, Access, and Amenity Report	Swimming pontoon and enclosure likely to require replacement
Riparian ecology	Endangered ecological community present
Coastal Processes Report	Coastal inundation within 100 years; Coastal squeeze; Seawall dilapidation; Moderate vulnerability
Potential connection	Opportunity to create linkage between Oatley Park and Gannons Park via Lime Kiln Bay Wetlands, Jinna Road Reserve and Peakhurst Foreshore Reserve. Creating link of more than 1km between two major regional parks.
Foreshore improvements	Upgrades to seawall, swimming enclosure and swimming pontoon would benefit the Oatley Park and the Baths area.

Table 5: Findings from the Georges River Foreshore Access and Improvement Plan

Proposed Projects:

Oatley Park to Gannons Park Trail access improvements:

Linking two major regional parks would require new points of access between Lime Kiln Bay Wetlands, Jinna Road Reserve and Peakhurst Foreshore Reserve. These large-scale projects are opportunities to enhance connectivity and links between areas of open space.

Wayfinding signage:

Trail connection between Oatley Park and Gannons Park would be through the Lime Kiln Bay Wetlands, Jinna Road Reserve and Peakhurst Foreshore Reserve. Interpretive and wayfinding signages would be vital to guide users through the trail from the different reserves.

Elevated walkway:

Narrow stretch of land of Peakhurst Foreshore Reserve and environmentally sensitive wetland areas along Lime Kiln Bay Wetlands could be connected by site-specific elevated boardwalks.

3.2.3

Georges River Estuary Coastal Zone Management Plan and Program

The Georges River Estuary Coastal Zone Management Plan 2013 provides "...a strategic framework and action plan for the future management of the Georges River Estuary. It aims to redress current issues, and conserve existing values, using a range of implementation mechanisms, including planning instruments, on-ground works, and education programs. The Plan includes an indicative costing, potential funding sources, and identifies key agencies and Councils for responsibility of implementation and future monitoring."

The Georges River Coastal Management Program (CMP) website notes the program is taking "...a catchment to coast approach in an effort to incorporate the entire coastal

system. From the freshwater tributaries in the upper catchment, through the Georges River estuary, and to the shores and waters of Botany Bay...

Under the Coastal Management Act 2016 the Georges River Estuary Coastal Zone Management Plan is transitioning into a broader Coastal Management Program, providing an opportunity to access State Government agencies' technical and financial support to identify and deliver priority actions on the ground.

A Coastal Management Program, or CMP is a long-term strategy for managing the coastal zone which takes into account historical events, current conditions, and future trends including population growth, environmental conditions, and climate change.

The CMP will identify coastal management issues and the actions required to address these issues in a strategic and integrated way. It will also detail how and when those actions are to be implemented, their costs, and funding mechanisms."

3.2.4 Oatley Park Plan of Management 2004

The then Hurstville Council adopted the current Oatley Park Plan of Management in 2004. Historical data and physical characteristics of Oatley Park have been sourced from the previous Plan of Management and updated based on the present circumstances.

When adopted by Council and endorsed by the Crown Lands, this Plan of Management will replace and supersede the 2004 document.

3.2.5 Georges River Council's Community Lease Policy

Council's Community Lease Policy (current version dated June 2020 at the time this PoM was prepared):

Purpose

The purpose of this policy is to provide a framework through which Council can determine the eligibility of community groups to occupy Council owned and managed land and buildings in an equitable and transparent manner and in accordance with relevant legislative requirements.

Scope

This policy aims to ensure that a wide range of community groups and individuals are given equal opportunity to occupy community land and buildings while alleviating some of the financial burden on Council.

The policy also aims to ensure that the best operator (and where possible, the best financial return on commercially operated facilities) is obtained and that the required level of service is provided to the community.

3.3 PREVIOUS STUDIES

The research for the Oatley Park PoM 2004 dates to 1975 and included the following:

- *Headland Nature Walk (1975); Oatley Flora and Fauna Conservation Society.*
- *Management Plan for Oatley Park (1975); Oatley Flora and Fauna Conservation Society in cooperation with Lime Kiln Bay Preservation Society. Not adopted by Council, relevant information.*
- *Oatley Park (1975); Alan Fairley for Oatley Flora and Fauna Conservation Society.*
- *Bushland Survey of Oatley Park (1980); anon.*
- *Native Plants of Oatley Park (2000); Alan Fairley.*

Additional documents referred to for this Plan of Management includes:

- Bushfire Management Plan for Oatley Park, Oatley Heights Park and Lime Kiln Bay Wetlands (2003).
- Bankstown / Hurstville Bush Fire Management Committee Bush Fire Risk Management Plan (2013). Note: at the time this PoM was prepared, the Bushfire Management Plan was in the process of being updated. Any recommendations from the updated BFMP, where relevant, would apply to Oatley Park.
- Oatley Park Castle Reports and Architectural Concept Designs (2019).
- Georges River Foreshore Access Plan – Project Proposals for key sites (2020).
- Georges River Biodiversity Study Vol-1 & 2 (2021).
- Georges River Estuary Coastal Zone Management Plan report (July 2013).

3.4 PARK VALUES

As the largest remaining tract of bushland within the Georges River LGA, Oatley Park is one of the most treasured and unique reserves in southern Sydney. The diversity of local flora and fauna within Oatley Park signify its value as a natural bushland.

The GRLEP 2021 (Schedule 5 [Environmental Heritage], Item reference: I233) also identifies the Park and Baths as items of local heritage significance, which confirms the Park's cultural and historic value.

The multiple social and recreational activities of the clubs operating in different areas of the Park are evidence of its significance within the community.

The community and stakeholder consultation findings helped to identify what the respondents valued within Oatley Park. Respondents highly value 'Walking and cycling'. Many trails through bushlands and sealed roads are key for passive and active recreational activities. The next most valued items/features within Oatley Park were 'Views and ambience' and 'Trees and landscaping' (bushland areas). 'Seating and picnic areas', 'Swimming in Oatley Baths' and 'Steamroller Park' were the subsequent highly valued features among the respondents.

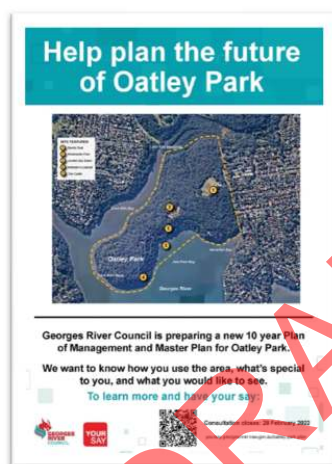
Oatley Park contains natural, cultural and historic qualities which provide opportunities for recreational and educational pursuits in a natural environment within a suburban area in Sydney. The preservation of all these features is an important social responsibility placed upon Council, as the managers of Oatley Park.

3.5 CONSULTATION AND COMMUNITY

A range of community engagement measures were undertaken prior to preparation of the Plan of Management. The aim of the process was to seek community input on the use of Oatley Park to help Council reach inclusive and community-driven decisions on the future visions for the Park.

The following stages were undertaken for the consultation process:

1. **Initial discussions with Council planning and on ground maintenance staff (2 September 2021)**
2. **Community and Stakeholder Consultation - Survey (01 to 28 February 2022)**



- Community feedback questionnaire was prepared regarding Oatley Park and its facilities and use within community. The questionnaire was published on Georges River Council's website.
- Survey was also made available in hard copy format to acquire from Georges River Council's customer service centre in Hurstville. The community consultation period was between 01 February to 28 February.

Figure 13: Survey Flyer for Community and Stakeholder Consultation

3. **Community Consultation Online Workshop 1 (16 February 2022)**

Key points of discussion with the stakeholders were as follows:

- Unauthorised mountain bike tracks (MTB) within bushland
- Safety, reducing car speeds
- Limiting car access in some areas of the Park or on certain days
- Maintenance and repair work on walking trails
- Interpretation, wayfinding, and prohibition signages
- Park overall management, maintenance plan
- Adequate seating with shade

4. **Stakeholder Consultation Online Workshop 2 (17 February 2022)**

Consultation with the community and stakeholders was undertaken, with the key points of discussions as follows:

- MTB tracks conflict with bushland preservation
- Walking trails maintenance required
- Regular maintenance of the roads, line marking symbols
- Appropriate signage where required

5. Survey Results Summarisation (March – April 2022)

Out of 1091 aware participants 446 responses were received by Council – completed online via Council’s website – as well as 3 hard copy submissions a were received. 3 comprehensive written responses were also submitted by key stakeholder clubs (St George Cycling Club, Oatley Amateur Swimming Club and Oatley Flora and Fauna Conservation Society).

The online and written feedback from participants was collated and summarised into categories and helped to identify concerns and values of Oatley Park among various Park users.

Key findings from the community survey are as follows:

- More than two thirds (66%) of respondents visit the Park more than once per week
- Majority of visitors drive or walk to Oatley Park followed by bicycle riding
- More than 73% of respondents believe changes or improvements are needed to Oatley Park.

Summary of responses based on some key questions is as follows:

1. Out of 724 comments in response to “**Are any changes or improvements needed to Oatley Park?**”:

- 107 comments (15%) were about improvements to the bush tracks, with approx. 50 comments supporting MTB trails
- 102 comments (14%) were about improvements to the roads, mostly focussed on safety and speed control
- 75 comments (10%) were about the bushland areas, seeking protection and enhancement of the existing bush
- 63 comments (9%) were about improvements to Oatley Baths
- 54 comments (7%) were about improvements to signage

On review of all responses to this question most people want to protect or enhance the existing bushland of Oatley Park. As can be seen above, there were significant portions of comments about improving bush tracks, managing MTB tracks and improving road safety within the Park.

2. Out of 436 comments in response to “**Are there any activities that should not be allowed at Oatley Park?**”:

- 103 comments (24%) were about the bush tracks, with approx. 85 comments opposing MTB trails in bushland area/ walking trails and approx. 18 comments opposing MTB trails within Oatley Park
- 98 comments (22%) were about protecting the open space values
- 51 comments (12%) were about not allowing development, with 28 comments opposing any development, 13 comments opposing a café/eatery within Oatley Park, and 7 comments opposing a coffee van within the park
- 42 comments (10%) were about roads, mostly focussed on safety & speed control

Reviewing the responses to this question, most comments were about preventing unauthorised bush tracks and MTB trails. Followed by comments to stop activities damaging bushland and to prevent future development.

3. Out of 358 comments in response to “**Is there anything else you would like to add for us to consider when planning for the future of Oatley Park?**”:

- 78 comments (22%) were about protecting the open space values

- 72 comments (20%) were about the bushland areas, seeking protection and enhancement of the existing bush
- 37 comments (10%) were about development, with 28 comments opposing any development, 5 comments that a café is required within Oatley Park, and 2 comments supporting a kiosk/coffee van within Oatley Park
- 32 comments (9%) were about the bush tracks, with 17 comments supporting MTB trails and 1 comment opposing MTB trails on walking trails

Most respondents wish to protect the bushland and its natural beauty followed by preventing developments within the Park. However as seen above, a few respondents were in support of having a café or mobile coffee van/kiosk.

6. Crown Land Consultation (2023)

Council submitted the Draft Plan of Management (version 6) to Crown Lands in early 2023, and received feedback in mid-August 2023. [This feedback was addressed in the updated Draft Plan of Management \(version 7\).](#)

7. Exhibition of Draft Plan of Management (November to December 2023)

The Draft Plan of Management (version 7) was publicly exhibited on Council's Yoursay webpage between November and December 2023. Comments from the stakeholders and general public were reviewed and summarised, with relevant comments and actions addressed in the Final Plan of Management (version 8).

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3.6 PARK VISION STATEMENT

A vision for Oatley Park defines a guiding purpose for the Park. The vision will assist in developing specific, site appropriate, management objectives and actions. This vision reflects the Park's values, addresses current threats, and issues, and aligns with key directions of this Plan.

The vision for Oatley Park is:

"Oatley Park is primarily recognised and valued for its preserved natural bushland within a suburban area, and for its cultural and historic significance. The large expanse of urban bushland provides significant environmental, habitat, biodiversity, and nature-based recreational and educational opportunities that are highly valued. The Park offers a variety of active and passive recreational opportunities that encourage greater connectivity with nature and opportunity for recreation, socialising and fitness. Future Park upgrades and maintenance are to ensure the inherent natural characteristics, values, tranquillity and ambience associated with the superb tract of remnant bushland are retained, enhanced and celebrated for the local and wider community."

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4. MANAGEMENT OF OATLEY PARK

4.1 ACTION PLAN

The Action Plan provides the basis for implementation of the Plan of Management. The priorities have been assigned according to the specific action's relative importance and priority for upgrading or improvement.

A comprehensive Action Plan has been prepared in the form of Action Tables for overall Park General Management and for each Management Zone.

4.2 MANAGEMENT ACTION TABLES

The Action Table brings forth a wide range of actions from on-field actions to planning policies and management directions or recommendations to guide management, use and development of Oatley Park into the future.

The Management Actions have been identified to respond to the Park's values, threats to these values and other management issues, stakeholder and community consultation responses and outcomes, the area's current uses and patterns of use, funding and resourcing considerations, Principles of Crown Land Management and the Vision for Oatley Park.

Categories:

Management Actions have been grouped into different operational areas and sub categorised into specific values.

The categorisation based on the operational area is as follows:

General Park Management Actions

Recommendations encompassing the entire Oatley Park, related to management and maintenance, planning and development approvals, monitoring, environmental consultancy, and safety and security in the Park.

Active Recreation Zone Management Actions

Recommendations for organised sports, adjoining facilities maintenance and the infrastructure within the area.

Passive Recreation Zone Management Actions

Recommendations for improvements in areas offering passive leisure/ recreation facilities, roads and parking upgrades within Oatley Park, maintenance of Steamroller Park, assessment and policy for the Castle, and infrastructure improvement upgrades in Oatley Baths along with recommendations for lookout areas.

Bushland Management Zone

Recommendations for native flora, fauna and the maintenance and regulation of tracks and unsealed carparking areas within bushland, along with associated signage.

The subcategories for the management actions are:

- **Access and Circulation**
- **Bushfire Management**
- **Environment**
- **Future Development**
- **Heritage**
- **Infrastructure and Road**
- **Management Actions**
- **Recreational Activities**
- **Safety**

Action By:

All actions are to be implemented and completed by Georges River Council.

Estimated Cost:

The indicative cost estimates are broad estimates for planning purposes only. Further detailed estimates will be required at detailed design and documentation stages and are subject to future capital works budget approval.

Note: Where estimated cost is noted as "TBC", further investigations, reporting and/or design is required to determine a cost for this item.

Priority:

The identified priorities give indication of the importance of the action and the preferred timing:

High: Timeframe 1-2 years (from the date of adoption of this PoM)

The tasks that are essential to achieve the Park's management objectives, or a potential risk for users, a threat to Park values/environment and warrants funding considerations until achieved.

Medium: Timeframe 2-5 years (from the date of adoption of this PoM)

Actions desirable to achieve the Park's management objective, or to address issues that meet a significant community need or to improve management outcomes and ideally should be implemented within the life of this Plan.

Low: Timeframe 5-10 years (from the date of adoption of this PoM)

These actions are useful for the overall management of the Park or address the issues that have longer term impacts and should be undertaken if resources permit.

Means of Implementation:

Planning legislation, assessments, regulations and other tools to successfully implement the actions within the Plan.

Means of Assessment:

Practical measures, specialist advice / assessment reports and mechanisms as to how the implementation of a management action, and achievement of performance targets, is to be assessed.

4.2.1 General Park Management Zone



Priority
High: 1-2 Years
Med: 2-5 Years
Low: 5-10 Years

Figure 14: Key plan - General Park Management Zone

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Bushfire Management							
1.1	Fire Management Planning	Prepare site-specific Bush Fire Management Plan (BFMP) for Oatley Park to guide recommendations, locations, and timing of all future fire management works.	GRC	Bushfire Management Plan	High	\$10-\$15K	Fire risk management action, and fire incident reporting

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Bushfire Management							
1.2	Fire Management - Adopt recommendations from site-specific BFMP	Undertake ecological and/or cultural burns that complement hazard reduction burning.	GRC	Bushfire Management Plan	High (On-going)	\$10-20K per annum	Records of number of ecological burns undertaken
Environment							
1.3	Bushland Planning- Adopt management recommendations from Georges River Biodiversity Study (2021)	Undertake bush regeneration works in the Estuarine Swamp Oak Forest and Coastal Freshwater Wetlands to minimise weed prevalence.	GRC	Vegetation Management Plan	Low (On-going)	\$5-10K per annum	Condition assessments, Observations
		Implement buffer plantings around Threatened Ecological Communities where possible to reduce edge effects and increase patch resilience.	GRC	Vegetation Management Plan, Detailed Design	Medium	\$10-15K	Observation, photographic records, mapping
		Classify the site as a 'wildlife protection area' as defined under section 30(1) (b) of the Companion Animals Act 1998 and undertake appropriate cat control.	GRC	Environmental Assessment Study, Regulation	High	Ongoing	Fauna sightings, monitoring or surveys
		Harvest the seed from existing individuals of <i>Acacia prominens</i> (Gosford Wattle) on site to propagate new plants for use in Council parks and reserves and for giving away to the community.	GRC	Vegetation Management Plan, Council implementation	Medium	\$5-\$10K	Community feedback, Photographic records

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Environment							
	Bushland Planning- Adopt management recommendations from Georges River Biodiversity Study (2021)	Investigate available options and viability for formal in-perpetuity protection of Council reserves (i.e., Biodiversity Stewardship Agreements and Conservation Agreement under the Biodiversity Conservation Act 2016).	GRC	Ecologist Advice	Low	TBC	Agreement
		Improve habitat connectivity between Oatley Park and Lime Kiln Bay Reserve to Myles Dunphy Reserve to the east. This should be achieved through planning controls and the development of a Habitat Connectivity Plan.	GRC	Habitat Connectivity Plan	Medium	TBC	Fauna sighting baseline survey and post-implementation surveys
		Council to continue ongoing Fox Management Program which includes community education, capacity building and fox cage and soft jaw leg-hold trapping using professional, licensed contractors in Council managed bushland reserves.	GRC	Council implementation	High (On-going)	\$5-\$10K per annum	Fauna sightings, monitoring or surveys
1.4	Bushland Management	Prepare Vegetation Management Plan (VMP) to accurately guide recommendations, locations and timing of all future bush regeneration/revegetation works including protection of hollows/habitat trees within the Park.	GRC	Vegetation Management Plan	High	\$20-\$40K	Regularly updated Vegetation Management Plan
1.5	Weed Control	Reduction of exotic species and invasive weed species throughout the Park and improve local species diversity, in accordance with VMP recommendations.	GRC	Vegetation Management Plan	High (On-going)	\$20-40K per annum	Condition assessments, observations
1.6	Bushland Community Groups	Council to continue to support community bush regeneration groups in Oatley Park.	GRC	Council implementation	High (On-going)	TBC	Feedback from community
1.7	Feral Animal Control	Council to continue ongoing feral animal management including management strategy for cat control.	GRC	Council implementation	High (On-going)	Fox control as per item 1.3	Feral animal data regularly updated

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Environment							
1.8	No Off-road Biking	Off-road biking is not permitted in Oatley Park. Develop graphic/written material to effectively communicate reasons for closure of informal off-road biking within Oatley Park, followed by installation of signage and durable fencing to prevent bike use of informal trails and pedestrian tracks, and rehabilitate illegal mountain bike trails , and redirect riders to nearby designated tracks. Council's resolution is not to permit mountain bike tracks in the Park.	GRC	Signage Strategy, Concept Design, Council Ranger Patrols	High	\$5-\$10K	User feedback/ complaints
1.9	Natural Foreshore Areas	No construction works permitted within natural foreshore areas (with the exception of litter removal and regeneration/revegetation works) to protect important flora and threatened fauna identified in the Georges River Biodiversity Study 2021, and potential heritage areas identified in AHIMS 2021 search.	GRC	Council implementation	Medium (On-going)	-	Observation, User feedback/ complaints/ Photographs
Future Development							
1.10	Future Development	Prohibit any new buildings within existing bushland and foreshore areas of Oatley Park. Ensure relevant planning legislation and Master Plan are consistent and prevent future developments within Oatley Park.	GRC	Master Plan	Medium	-	Observations, Consistency with relevant policies
1.11	Land use	Ensure future Council planning documentation, zoning and planning instruments preserve the use of the Park as intended based on Land Categorisation.	GRC	Council implementation, Master Plan	Low	-	Review, Consistency with relevant policies
1.12	Hire Agreement	Investigate feasibility of permitting hire agreement opportunities within Oatley Park that do not damage bush areas, and do not negatively impact the Park (e.g. filming, internal Council events/activities). Hire agreement to be prepared with Council.	GRC	Council assessment, Hire agreement, Council implementation	High	-	Park user feedback/ complaints Participant feedback. Incidence of unauthorised uses/operators

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Infrastructure and Roads							
1.13	Carparking Surfaces	Investigate and implement (if feasible) opportunities to improve carpark unsealed surfaces with crushed sandstone (with regular inspections and repairs as required), improved drainage and additional signage.	GRC	Infrastructure assessment, Signage Strategy, Concept Design	Medium	TBC	Observation, User feedback
1.14	Carparking Layouts	Investigate and implement (if feasible) opportunities to improve efficiency of carpark layouts to potentially reduce carpark footprints (with retention of overall carparking spaces), defined parking bays and vehicle aisles, reduce impact on existing trees, and improve pedestrian movement routes through/around carpark areas.	GRC	Assessment, Concept Design and Detailed Documentation	Medium	TBC	Review completed parking improvements in place. Park user feedback
1.15	Vehicle Barriers	Develop simple post and rail vehicle barrier design, with materials (composed of recycled materials where possible) that are durable and sympathetic with the natural character of Oatley Park. Identify areas throughout the Park where additional vehicle barriers are required to prevent illegal parking and install as required. Progressively replace existing treated pine barriers with new design.	GRC	Assessment & Detailed Documentation	Medium	TBC	Observation, User feedback/ complaints
1.16	Landscape Infrastructure (Picnic Tables, Seating, Shelters, and Water Refill Stations)	Select landscape infrastructure design with materials that are durable and sympathetic with the natural character of Oatley Park. Progressively replace existing landscape infrastructure with new design.	GRC	Consultation & Detailed Documentation	Medium	TBC	Observation, User feedback/ complaints

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Infrastructure and Roads							
1.17	General Waste and Recycling Stations	Investigate selecting recycling station with materials that are durable and sympathetic with the natural character of Oatley Park and install at Sports Oval and Oatley Baths (note recycling station already installed at Steamroller Park). The variety of enclosures may differ around the Park or could be standardised for consistency.	GRC	Consultation & Detailed Documentation	High	\$3.5K per bin upfront capital cost and ongoing annual operational cost	Observation, User feedback/ complaints
1.18	Dog Waste Management	Investigate installing dog waste bag dispensers and bins at appropriate locations in the Park (Sports Oval, Steamroller Park and Oatley Baths).	GRC	Consultation & Detailed Documentation	High	\$2K per dispenser upfront capital cost and ongoing annual operational cost	User feedback
1.19	Traffic Signage	Traffic Enforcement Signage Plan to be developed via consultation with key stakeholders, and approved via the Traffic Committee as necessary, to aid effective enforcement of road rules. As the roads within Oatley Park are not gazetted, enforcement would be via the LG Act.	GRC	Traffic Enforcement Signage Plan	Medium	TBC	User feedback on signages, Observations
1.20	Way-finding and Interpretive Signage	Develop Signage Strategy in accordance with Council's LGA wide Signage Guidelines, and install way-finding signage at relevant locations (i.e. start, end and junctions of tracks) and interpretive signage at key visitation locations throughout Oatley Park.	GRC	Signage Strategy	Medium	TBC	User feedback on signages, Observations

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Infrastructure and Roads							
1.21	Regulatory Signage	Develop Regulatory Signage Plan (including, e.g. "dogs must be on leash", "do not enter bush areas", "no picking plants", "no collection of timber or rocks", "no fires", "no camping", etc) in accordance with Council's LGA wide Signage Guidelines via consultation with key stakeholders, and install signs to aid effective enforcement of prohibited activities within Oatley Park.	GRC	Regulatory Signage Plan in accordance with Council's LGA wide Signage Guidelines	Medium	TBC	User feedback on signages, Observations
1.22	Telecommunications Towers	Crown Land Management Rule (rule CLMR18/01) states Council Crown Land Managers are unable to grant any lease or licence authorising telecommunications infrastructure.	GRC	Master Plan, Council implementation	Low	-	-
1.23	Memorial Plaques	Memorial plaques are not permitted within Oatley Park (with the exception of the existing Lone Pine memorial plaques near the main entry).	GRC	Council implementation	Medium	-	Observation, User feedback
1.24	Shared Roads	Undertake and implement (if feasible) Traffic Engineering to develop recommendations for improvements to shared road configuration and linemarking. Prepare Enforcement Signage Plan (as per item 1.19 above), including 'No Parking' signage, and signs for St George Cycling race days, in accordance with Council's LGA wide Signage Guidelines . Regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements.	GRC	Traffic Engineer assessment report, Enforcement Signage Plan (in accordance with Council's LGA wide Signage Guidelines) & Council maintenance	High (On-going)	\$10-\$20K	Park users and Cycling club feedback, Observations
1.25	Drones and Remote-Controlled Vehicles	Drones and remote-controlled vehicles (e.g., cars, trucks, boats) are not permitted within Oatley Park, or within 200m of the foreshore, unless by Council-authorized operators.	GRC	Council implementation	Low (On-going)	-	Observation

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Infrastructure and Roads							
1.26	Community Event	'Oatley Park Fun Run' is permitted to be held on the roads and tracks of Oatley Park, and is to continue as an annual event offering a 1km 'Kids Dash', 2.5km and 5km course. The event is to be coordinated with the relevant Council events managers as required.	GRC	Event Organiser with Council Approval	Medium (On-going)	-	Observation
Management Actions							
1.27	Documentation	Readily retrievable archival records are to be established and maintained for documentation (reports, plans, surveys, etc) related to Oatley Park.	GRC	Council implementation	Medium	-	Data records, reports, photographic evidence
1.28	Qualifications	Consultants engaged for ecological, hydraulic engineering, civil engineering, interpretation, signage, landscape architectural and architectural design, planning, and reporting works are to be suitably qualified and experienced.	GRC	Council implementation	-	-	Reports, Qualification Certifications
		Tradespersons engaged for construction, demolition or maintenance works are to be suitably qualified and experienced.					
1.29	Leases and licenses	Leases and licenses are to be coordinated to prevent the perception that the Park belongs exclusively to any one group.	GRC	Council implementation	Medium	-	Lease and Licence Agreements
1.30	Implementation	In the management of Oatley Park based on this PoM, Council should ensure appropriate staff have responsibility for managing and implementation of the PoM.	GRC	Council Implementation	High	-	Staff Records
Safety							
1.31	Vehicle Speed Control	Undertake and implement (if feasible) Traffic Engineering to investigate recommendations for "road bike-friendly" speed humps, and speed limit signage in accordance with Council's LGA wide Signage Guidelines, in select strategic locations throughout Oatley Park.	GRC	Traffic Engineer assessment report, Signage Strategy, Council implementation	High	As per item 1.24	User groups feedback/ Observations

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
General Park Management							
Safety							
1.32	Enforcement	Additional Council rangers to enforce Park rules regarding parking, bush protection, littering, dog control, etc. NB: NSW Police (not Council) are responsible for the enforcement of vehicle speed limits.	GRC	Council Ranger Patrols, Council implementation	Medium	-	User groups feedback/ Observations
1.33	Risk Assessment	Prepare Risk Assessment report for Oatley Park documenting potential public safety risks and potential mitigation measures.	GRC	Risk Assessment Report, Council implementation	High	\$15-\$20K	User groups feedback/ Observations

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4.2.2 Active Recreation Management Zone



Figure 15: Key plan – Active Recreation Management Zone

Priority
High: 1-2 Years
Med: 2-5 Years
Low: 5-10 Years

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Sportsfield							
Infrastructure and Roads							
2.1	Sportsfield	Continue regular inspections and maintenance of playing field surface and cricket pitch.	GRC	Council maintenance and assessment	High (On-going)	-	Sporting groups and Park user feedback

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Sportsfield							
Infrastructure and Roads							
2.2	Sportsfield Amenity Block	Continue regular inspections and maintenance of amenities block.	GRC	Council maintenance and assessment, Consultation with Stakeholders	Medium (On-going)	-	Observed levels of use. Sporting groups and other users feedback
2.3	Fitness Equipment	Develop design for outdoor fitness equipment circuit to boundary of playing area.	GRC	Master Plan, Detailed Documentation	Medium	\$20-\$25K	Observed levels of use, Park users and sporting groups feedback
2.4	Fencing	Continue regular inspections and maintenance of fencing around the sportsfield.	GRC	Council maintenance and assessment	Medium (On-going)	-	User feedback, Observation
2.5	Lighting	Regular inspections of flood lighting around the sportsfield and the lighting for the amenity block.	GRC	Council maintenance and assessment	Medium (On-going)	-	User feedback, Observation

4.2.3 Passive Recreation Management Zone



Figure 16: Key plan – Passive Recreation Management Zone

Priority
High: 1-2 Years
Med: 2-5 Years
Low: 5-10 Years

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Park Main Entry							
Access and Circulation							
3.1	Main Entry (Oatley Park Avenue)	Upgrade entry with consolidated signage in accordance with Council's LGA wide Signage Guidelines, improved groundcover plantings and retention of 'Lone Pine' tree and adjacent memorial plaques, improving visitor access to memorial plaques.	GRC	Signage Strategy, Council assessment and implementation	High	\$50K	Sporting groups and Park user feedback, Observations

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of assessment
Park Main Entry							
Infrastructure and Roads							
3.2	Main Entry Carpark	Upgrade as per 'General Park Management' actions and improve roundabout edging and planting.	GRC	Assessment & Council Maintenance	Medium	-	Park user feedback, Observations
3.3	South Sportsfield Carpark	Upgrade as per 'General Park Management' actions.	GRC	Assessment & Council Maintenance	Medium	-	Park user feedback, Observations
3.4	Mallard Drive Carpark 3 (north side of northern loop)	Upgrade as per 'General Park Management' actions.	GRC	Assessment & Council Maintenance	Medium	-	Park user feedback, Observations
3.5	Shared Road - Mallard Drive (southern side of loop)	Investigate feasibility of continuous off-road unsealed pedestrian path (to edge of road or appropriate adjacent area) from Oatley Park Main Entry to Steamroller Park with crushed sandstone surface, linemarking, signage and vehicle control barriers as per Council's service level agreements. No encroachment to adjacent significant trees/ vegetation for pedestrian path.	GRC	Signage Strategy, Council assessment, Master Plan, Detailed Documentation	High	\$50-\$60K	Park user feedback, Observations

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Steamroller Park Playground							
Access and Circulation							
3.6	Sportsfield Amenity Block	Investigate upgrade of path from Steamroller Park to Sportsfield Amenity Block to provide all-ability sealed path connection, with 'Nature Trail', and wayfinding signage in accordance with Council's LGA wide Signage Guidelines and low maintenance features (e.g., small sculptures, fallen log balancing beam, rounded stepping sandstone boulders, stumps with yarning circle, change of surface materials etc.) educating children about the unique local ecology of Oatley Park.	GRC	Master Plan, Signage Strategy, Detailed Documentation, Council Implementation	Medium	\$20-\$30K	Park user feedback, Observations, Maintenance records
Future Development							
3.7	Mobile Food Vendor	Investigate feasibility of permitting coffee van to operate within safe area of carpark (occupying no more than 2 parking spaces, location to be determined) within the operating hours of the Park. Licensing/Lease agreement to be prepared with operator to set parameters regarding noise control, timing, food waste, size of vehicle, low exhaust emission generator with low noise to ensure the natural character and biodiversity of Oatley Park is retained and protected with minimal environmental impact. Installation of additional bins near final agreed location.	GRC	Council assessment, Lease or Licensing agreement, Council implementation	High	-	Park user feedback/ complaints Participant/ Operator feedback. Incidence of unauthorised uses/operators
Infrastructure and Roads							
3.8	Steamroller Playground	Ongoing maintenance in accordance with Council's service level agreements.	GRC	Council maintenance	Medium (On-going)	-	Maintenance records, user feedback/ complaints
3.9	Playground Carpark (adjacent to playground area)	Upgrade as per 'General Park Management' actions.	-	-	-	-	-

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Steamroller Park Playground							
Infrastructure and Roads							
3.10	Southern Playground Carpark	Upgrade as per 'General Park Management' actions and consider installation of formalised perpendicular bays and walking trail connection.	GRC	Assessment & Detailed Documentation	Medium	-	Park user feedback, Observations
3.11	Mallard Drive Carpark 1 (north side of southern loop)	Upgrade as per 'General Park Management' actions.	GRC	Assessment & Council Maintenance	Medium	-	Park user feedback, Observations
3.12	Mallard Drive Carpark 2 (south side of southern loop)	Upgrade as per 'General Park Management' actions.	GRC	Assessment & Council Maintenance	Medium	-	Park user feedback, Observations

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Oatley Castle							
Infrastructure and Roads							
3.13	Oatley Castle Carpark (east of castle)	Regular inspections and repairs of asphalt and drainage in accordance with Council's service level agreements. Investigate feasibility of installing stairs with handrails to side of existing ramp from Ranger's Office to Oatley Baths to improve accessibility.	GRC	Assessment & Council maintenance	Medium (On-going)	TBC	Observations, User feedback/ complaints
3.14	Oatley Castle Carpark (south of castle)	Relocate aging signs, bins and picnic table away from Castle arrival area. Investigate feasibility of removing parking bays or moving bays south (by installing tyre stops) to improve arrival zone to improve pedestrian circulation, arrival experience and provide additional landscape buffer to Castle surrounds.	GRC	Concept Design, Detailed Documentation & Implementation	Medium	\$40-\$50K	Observations, User feedback/ complaints
3.15	Oatley Castle Accessible Carparking/ Paths/Ramps	Undertake access consultant investigation and reporting to determine potential accessibility improvements to carparking bays and adjacent paths and ramps (with potentially improved access from the carparks to the Oatley Baths) and undertake recommended works.	GRC	Access Consultant Report	Medium	TBC	Park user feedback
3.16	Douglas Haig Street access from Oatley Castle one-way vehicle investigation	Subject to suitable fundings, Council to investigate feasibility to change Douglas Haig Street access point to exit-only for cars (excluding emergency access vehicles and Council maintenance vehicles), change road from Castle to Douglas Haig Street to one-way only, and install linemarking and separation measures as required to provide pedestrian and disabled access along south southern edge of existing sealed surface. Proposal to proceed if feasibility assessment determines design solution will not have adverse impact on site character, safety, traffic/parking conditions elsewhere in the Park, etc.	GRC	Consultation with Stakeholders, Assessment & Detailed Documentation	Medium	TBC	Observations, User feedback/ complaints
Heritage							

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Oatley Castle							
Heritage							
3.17	Oatley Castle Improvements	Undertake Architectural Concept Design development for Castle improvement upgrades (internal fit out, safety improvements and landscape/accessibility upgrades) in collaboration with key stakeholders and community groups. Improvement upgrades are required to meet current building and accessibility codes.	GRC	Consultation with Stakeholders, Concept Design	High	\$50-70K	Booking/ approval records, observation, Park users feedback
3.18	Oatley Castle Hiring	Oatley Castle is a hireable space. Bookings can be made via phone or email, and are also available via Council's website for weddings or other special occasions/events. Details of events permitted outlined in terms and conditions for hire for Council's parks and sporting fields.	GRC	Bookings	Ongoing	-	Booking records for users. Park users feedback/ complaints. Organiser feedback and satisfaction
3.19	Oatley Castle Surrounds	Improvement upgrades and surrounding landscaping to be planned and designed ensuring the heritage significance of the Castle is not compromised.	GRC	Council assessment and implementation	High	-	
Safety							
3.20	Oatley Castle Structural Integrity	Undertake structural and hydraulic engineering investigations to determine any required works to ensure building is structurally sound and safe for public access, and undertake recommended works.	GRC	Hydraulic & Structural engineer assessment report, Council maintenance	High	TBC	Condition and safety audits, Observation, User Feedback
3.21	Ranger's office	Regular inspections and repairs of building as required.	GRC	Building assessment & Council maintenance	Medium (On-going)	-	Observation, User feedback
3.22	Toilet block	Regular inspections and repairs of building as required.	GRC	Building assessment & Council maintenance	Medium (On-going)	-	Observation, User feedback

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Oatley Baths							
Access and Circulation							
3.23	Oatley Baths Concrete Wharf (north side)	Undertake coastal engineering investigation to explore feasibility of new pedestrian access stairs/handrails into Baths area for swimming. Undertake geotechnical and structural engineering for elevated stairs providing pedestrian connection from lower foreshore to Jew Fish Bay Walking Track, as per the 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).	GRC	Coastal Engineering Investigation, Geotechnical and Structural engineers Consultation, Detailed Documentation	Medium	TBC	User feedback, Observations
3.24	Oatley Baths Swimming Area	Undertake structural coastal engineering investigation to outline recommendations for improvements to access stairs to improve accessibility (with non-slip surface treatment), turning board (lower portion for kick-offs). Regular inspections and repairs of swimming nets, piles and pontoons as required.	GRC	Coastal Engineering Investigation, Council	Medium	TBC	Inspection, repair records, Swim club and user feedback
Infrastructure and Road							
3.25	Oatley Baths Beach Area	Install four additional picnic tables and shelters along foreshore adjacent to beach area, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).	GRC	Master Plan, Detailed Documentation & Implementation	High	\$50-\$60K	Park user feedback, Observations
3.26	Oatley Baths Promenade and Sea Wall	Undertake structural coastal engineering investigation to outline recommendations and prioritisations to guide sea wall and promenade surface repairs as required. Investigate feasibility of installation of electric BBQ near amenities block.	GRC	Coastal Engineering Investigation, Structural engineers Consultation, Detailed Documentation	Medium	TBC	Inspection, repair records, Swim club and user feedback

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Oatley Baths							
Infrastructure and Road							
3.27	Oatley Baths Amenities Block	Undertake Architectural Concept Design to investigate potential upgrades including improvements to toilets (provide disabled toilet facility), showers, change room and meeting room (to ensure facilities meet current Australian Standards and relevant accessibility standards). Investigate feasibility of installation of telecommunications, motion-sensor LED lighting, shade awning to front of amenities block facade, and additional lockable storage facility.	GRC	Architectural Concept Design Consultation, Council assessment and implementation	Medium	TBC	Swim club and Park user feedback, Observations
3.28	Angling/ Boat Docking Pontoon	Regular inspections and repairs of pontoon as required. Install new signage (with NSW Fisheries approval) specifying legal fish species, sizes and bag limits and map illustrated permitted fishing areas in accordance with Council's LGA wide Signage Guidelines.	GRC	Signage Strategy, Council maintenance	Medium (On-going)	TBC	Swim club and Park user feedback, Observations
3.29	Oatley Baths Carpark (south of Castle)	Regular inspections and repairs of asphalt and drainage in accordance with Council's service level agreements. Install vehicle barriers to carpark entry area (and revegetate area) to ensure vehicles park only in dedicated parking bays and protect existing mature trees.	GRC	Inspections, Council assessment and implementation	Medium (On-going)	TBC	Park user feedback, Observations
Safety							
3.30	Oatley Baths Concrete Wharf (south side)	Undertake coastal engineering investigation to outline recommendations and methodology to remove risk from sharp submerged ledge.	GRC	Coastal Engineering Investigation report & Council maintenance	Medium	TBC	Condition and safety audits, observation, Swim club and user feedback

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
South-west of the Baths							
Infrastructure and Road							
3.31	Five-ways Carpark (south of five-ways)	Upgrade as per 'General Park Management' actions and remove exit/entry to west side of carpark area.	GRC	Assessment and Council Implementation	High	-	Observations, User feedback/ complaints
3.32	Webster's Lookout	Investigate opportunities to upgrade lookout area including improved paving, revegetation to arrival area, bike-parking and interpretive signage focused on local bird species and Aboriginal history in accordance with Council's LGA wide Signage Guidelines .	GRC	Council assessment, Master Plan & Signage Strategy	Medium	TBC	Observations, User feedback/ complaints
3.33	Jew Fish Bay Lookout	Investigate opportunities to upgrade lookout area including improved paving, revegetation to arrival area, bike-parking and interpretive signage focused on local bird species and Aboriginal history in accordance with Council's LGA wide Signage Guidelines .	GRC	Council assessment, Master Plan & Signage Strategy	Medium	TBC	Observations, User feedback/ complaints
Safety							
3.34	Christensen Circuit Southern Loop	Undertake traffic engineering to investigate appropriate traffic control measures e.g., signage, linemarking and high-visibility removable bollards/automated gate at both ends to prevent vehicular access to Christensen Circuit Southern Loop and amend "Shared Roadway" signage to loop road as required. Traffic control measures at both ends are to allow emergency vehicles and Council maintenance vehicles to retain access as required.	GRC	Traffic Engineering Investigation Report, Signage Strategy, Master Plan, Council assessment & Implementation	High	-	Park users feedback/ complaints
3.35	Western Fire Trail	Remove gate from southern end of fire trail, if prevention of vehicular access to Christensen Circuit Southern Loop is deemed feasible, for improved cycling safety.	GRC	Master Plan, Council Assessment & Implementation	High	TBC	Park users feedback/ complaints

4.2.4 Bushland Management Zone



Figure 17: Key plan - Bushland Management Zone

Priority
High: 1-2 Years
Med: 2-5 Years
Low: 5-10 Years

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Bushland Management Zone							
Bushfire management							
4.1	Firebreak (eastern edge of Park)	Ensure BFMP recommendations (refer item 1.1) are in accordance with 2003 and 2013 report recommendations for this part of the study area. If so, undertake fire management in accordance with Bush Fire Management Plan 2003, (APZ 8) recommended 20m wide strip burns on eastern Boundary between Dame Mary Gilmore Road & Douglas Haig Street every four to seven years in rotation.	GRC	Bushfire Management Plan, Stakeholder Consultation, Council Assessment & Implementation	High	-	Park user and neighbour feedback/ complaints

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Bushland Management Zone							
Environment							
4.2	Eastern Unsealed Walking Tracks (multiple paths between Sportsfield and Jew Fish Bay Lookout)	Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), or illegal mountain bike tracks , rehabilitating removed trails , formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks in accordance with Council's LGA wide Signage Guidelines .	GRC	Council assessment, Tracks Formalisation, Signage Strategy, Implementation	High	-	Revised track network plan, Park user feedback/ complaints
4.3	Northern Unsealed Walking Tracks (multiple paths between Sportsfield and Lime Kiln Bay Wetlands)	Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), or illegal mountain bike tracks , rehabilitating removed trails , formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks in accordance with Council's LGA wide Signage Guidelines .	GRC	Council assessment, Tracks Formalisation, Signage Strategy, Implementation	High	-	Revised track network plan, Park user feedback/ complaints

No.	Strategy	Action	Action By	Means of Implementation	Priority	Estimated Cost	Means of Assessment
Bushland Management Zone							
Infrastructure and Road							
4.4	Eastern Sealed Walking Track (between Mallard Drive Carpark 2 and Jew Fish Bay Lookout)	Regular inspections and repairs of concrete walking track surface as per Council's service level agreements.	GRC	Council Maintenance	Medium (On-going)	-	Park user feedback, Observations
4.5	Jew Fish Bay Walking Track	Regular inspections and repairs of walking track surface as required, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).	GRC	Council Maintenance	High (On-going)	--	Park user feedback, Observations
4.6	Headland Track	Regular inspections and repairs of walking track surface as per Council's service level agreements.	GRC	Council Maintenance	High (On-going)	-	Park user feedback, Observations
4.7	All Bushwalking Tracks	Design and install walking track grade signage in accordance with Council's LGA wide Signage Guidelines, including location (at both ends of trails) and type of sign. Grading to be similar to NPWS type, using the Australian Walking Track Grading System", which classifies difficulty of walking tracks into five grades (depending on trail quality, gradient, signage, etc), based on Australian Standards for walking track construction (AS 2156).	GRC	Signage Strategy, Council assessment	Medium	\$1K per sign	Park user feedback, Observations

5. IMPLEMENTATION AND REVIEW

5.1 REVIEW OF PLAN OF MANAGEMENT

Review of this Plan of Management should be initiated by Council. It is intended to be reviewed:

- Annually to ensure prioritised actions detailed in Section 4.1 'Action Plan' are completed.
- Updated within the next five years, from the date of adoption of this PoM.
- With a major review and update within the next 10 years, from the date of adoption of this PoM.

Updates should reflect changing:

- Community objectives.
- Council priorities, issues, strategic and operational plans.
- Budgetary conditions – allocations, funding, grants, programs, etc.
- Legislative or Ministerial changes.

Park developments should be updated to include any new significant works that occur in Oatley Park. Any significant damage to park infrastructure, buildings and landscape should be updated and acknowledged under Section 2.5 'Characteristics of Oatley Park'. Updates to State or Local government planning legislation and related statutory instruments should be noted and reviewed to identify relevant impacts to Park under Section 3 'Basis for Management'.

Potential methods of review consist of reports, recorded observations by Park staff and Rangers, photographs, a Park Works Diary, summary reports to Council, maintenance records, surveys, monitoring residential complaints and Park visitation rates.

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6. APPENDICES

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A. OATLEY PARK MASTERPLAN

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OATLEY PARK

MASTERPLAN

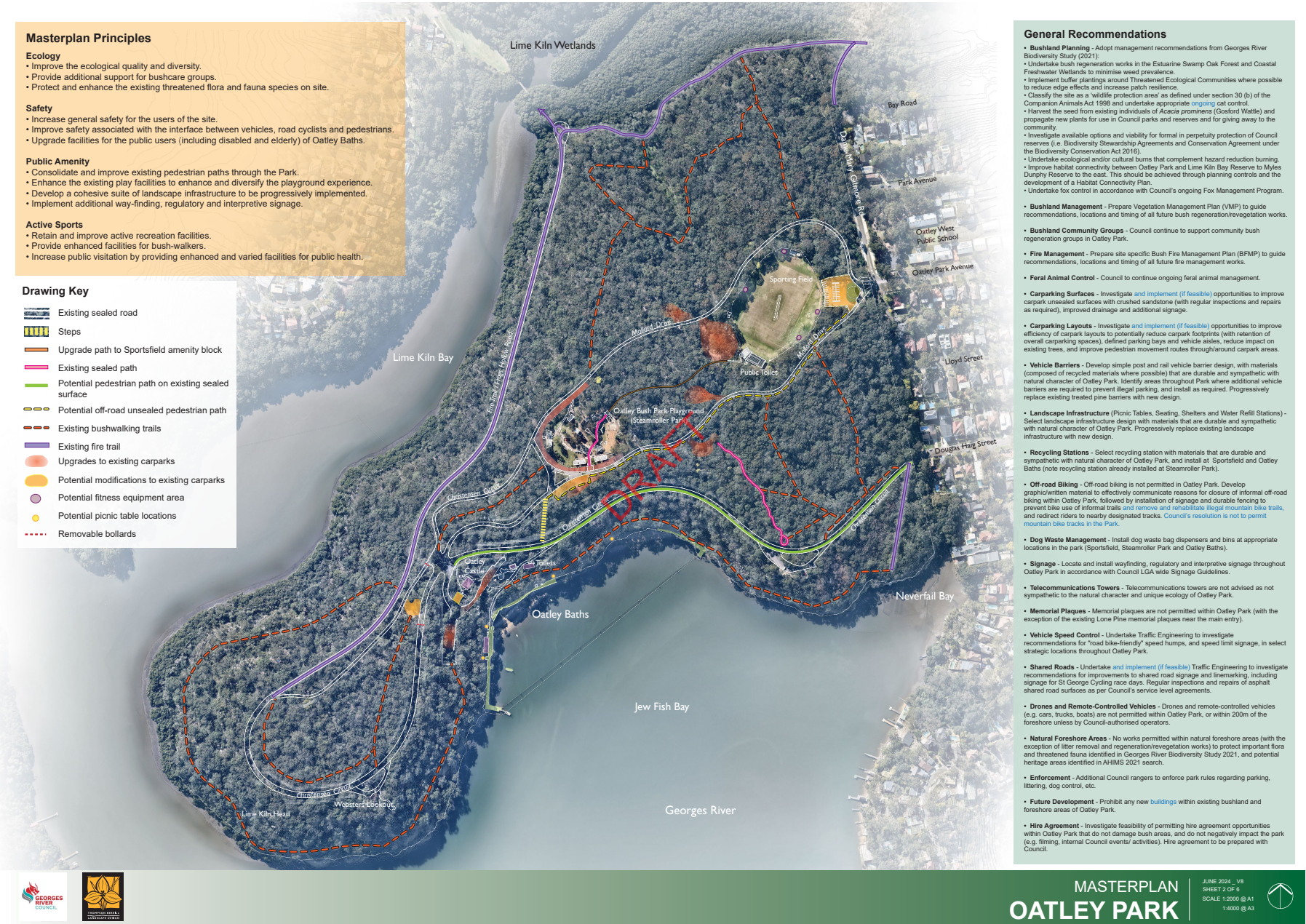
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PREPARED BY THOMPSON BERRILL LANDSCAPE DESIGN
FOR GEORGES RIVER COUNCIL

SHEET 1 OF 6

JUNE 2024_V7

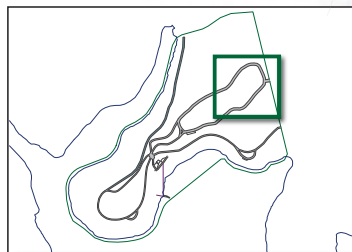


Main Entry and Sporting Oval

- 1 Main Entry (Oatley Park Avenue) - Upgrade entry with consolidated signage, improved groundcover plantings and retention of 'Lone Pine' tree and adjacent memorial plaques, [improving visitor access to memorial plaques](#).
- 2 Main Entry Carpark - Upgrade as per 'General' recommendations, consider installation of formalised bays, improve roundabout edging and planting, and pedestrian pathway connection along the edge of carpark.
- 3 Sportsfield - Continue regular inspections and maintenance of playing field surface, and develop design for outdoor fitness equipment circuit to boundary of playing area.
- 4 Sportsfield Amenity Block - Continue regular inspections and maintenance of amenities block.
- 5 South Sportsfield Carpark - Upgrade as per 'General' recommendations.
- 6 Shared Road - Mallard Drive (southern side of loop) - Investigate feasibility of continuous off-road unsealed pedestrian path (to edge of road or appropriate adjacent area) from Oatley Park Main Entry to Steamroller Playground with crushed sandstone surface, linemarking, signage and vehicle control barriers as per Council's service level agreements. [No encroachment onto adjacent significant trees/vegetation for pedestrian path](#).
- 7 Mallard Drive Carpark 3 (north side of northern loop) - Upgrade as per 'General' recommendations.

Drawing Key

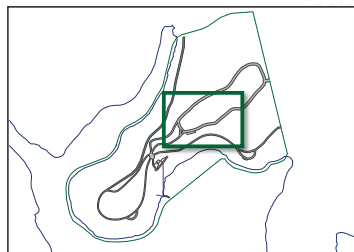
- Potential modifications to existing carparks
- Upgrades to existing carparks
- Existing sealed road
- Upgrade path to Steamroller Park
- Potential off-road unsealed pedestrian path
- Existing bushwalking trails



- Oatley Bush Park Playground (Steamroller Park)**
- 8 Steamroller Park- Ongoing maintenance in accordance with Council's service level agreements.
 - 9 Playground Carpark (adjacent to playground area) - Upgrade as per 'General' recommendations.
 - 10 Mobile Food Vendor - Investigate feasibility of permitting coffee van to operate within safe area of carpark (occupying no more than 2 parking spaces, location to be determined) within the operating hours of the Park. Licensing/lease agreement to be prepared with operator to set parameters regarding noise control, timing, food waste, size of vehicle, **low exhaust emission generator with low noise** to ensure the natural character and biodiversity of Oatley Park is retained and protected with **minimal environmental impact**. Installation of additional bin near final agreed location.
 - 11 Southern Playground Carpark - Upgrade as per 'General' recommendations and consider installation of formalised perpendicular bays and walking trail connection.
 - 12 Sportsfield Amenity Block Path - Investigate upgrade of path from Steamroller Park to Sportsfield Amenity Block to provide all-ability sealed path connection, with 'Nature Trail' signage and low maintenance features (e.g. small sculptures, fallen log balancing beam, rounded stepping sandstone boulders, stumps with yarning circle, change of surface materials etc.) educating children about the unique local ecology of Oatley Park.
 - 13 Mallard Drive Carpark 1 (north side of southern loop) - Upgrade as per 'General' recommendations.
 - 14 Mallard Drive Carpark 2 (south side of southern loop) - Upgrade as per 'General' recommendations.

Drawing Key

- Steamroller Park playground
- Upgrades to existing carparks
- Potential modifications to existing carparks
- Existing sealed road
- Upgrade path to Sportsfield amenity block
- Existing sealed path
- Potential one way road with pedestrian path
- Potential off-road unsealed pedestrian path
- Steps connecting to Christensen Circuit
- Existing bushwalking trails





- Oatley Castle, Oatley Baths and Five-ways**
- 15 Oatley Castle Structural Integrity - Undertake additional structural and hydraulic engineering investigations and complete any required works identified, to ensure building is structurally sound and safe for public access.
 - 16 Oatley Castle Improvements - Undertake Architectural Concept Design development for castle improvement upgrades (internal fit out, safety improvements and landscape/accessibility upgrades) in collaboration with key stakeholders and community groups. Improvement upgrades are required to meet current building and accessibility codes.
 - 17 Oatley Castle Carpark (east of Castle) - Regular inspections and repairs of asphalt and drainage in accordance with Council's service level agreements. Investigate feasibility of installing stairs with handrails to side of existing ramp from Ranger's Office to Oatley Baths to improve accessibility as per Access Consultant Report.
 - 18 Oatley Castle Carpark (south side of Castle) - Relocate aging signs, bins and picnic table away from castle arrival area. Investigate feasibility of removing parking bays, or moving bays south (by installing tyre stops) to improve arrival zone to improve pedestrian circulation, arrival experience and provide additional landscape buffer to castle surrounds. Improve accessibility to the Castle as per Access Consultant Report.
 - 19 Oatley Baths Carpark (south of Castle) - Regular inspections and repairs of asphalt and drainage in accordance with Council's service level agreements. Install vehicle barriers to carpark entry area (and revegetate area) to ensure vehicles park only in dedicated parking bays and protect existing mature tree.
 - 20 Oatley Baths Beach Area - Install four additional picnic tables and shelters along foreshore adjacent to beach area, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).
 - 21 Oatley Baths Promenade and Sea Wall - Undertake structural coastal engineering investigation to outline recommendations and prioritisations to guide sea wall and promenade surface repairs as required. Investigate feasibility of installation of electric BBQ near amenities block.
 - 22 Oatley Baths Amenities Block - Undertake Architectural Concept Design to investigate potential improvement upgrades including improvements to toilets (provide disabled toilet facility), showers, change room and meeting room (to ensure facilities meet current Australian Standards and relevant accessibility standards). Investigate feasibility of installation of telecommunications, motion-sensor LED lighting and shade awning to front of amenities block facade, and additional lockable storage facility.
 - 23 Oatley Baths Swimming Area - Undertake structural coastal engineering investigation to outline recommendations for improvements to access stairs to improve accessibility (with non-slip surface treatment), turning board (lower portion for kick-offs). Regular inspections and repairs of swimming nets, piles and pontoons as required.
 - 24 Oatley Baths Pontoon - Regular inspections and repairs of pontoon as required. Install new signage (with NSW Fisheries approval) specifying legal fish species, sizes and bag limits and map illustrated permitted fishing areas.
 - 25 Oatley Baths Concrete Wharf (north side) - Undertake coastal engineering investigation to explore feasibility of new pedestrian access stairs/handrails into Baths area for swimming. Undertake geotechnical and structural engineering for elevated stairs providing pedestrian connection from lower foreshore to Jew fish Bay Walking Track, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).
 - 26 Oatley Baths Concrete Wharf (south side) - Undertake coastal engineering investigation to outline recommendations and methodology to remove risk from sharp submerged ledge.
 - 27 Toilet Block - Regular inspections and repairs of building as required.
 - 28 Ranger's Office - Regular inspections and repairs of building as required.
 - 29 Five-ways Carpark (south of five-ways) - Upgrade as per 'General' recommendations, and remove exit/entry to west side of carpark area.
 - 30 Christensen Circuit Southern Loop - Undertake traffic engineering to investigate appropriate traffic control measures e.g. signage, linemarking and high-visibility removable bollards/automated gate at both ends to prevent vehicular access to Christensen Circuit Southern Loop, and amend "Shared Roadway" signage to loop road as required. Traffic control measures at both ends are to allow emergency vehicles and Council maintenance vehicles to retain access as required.

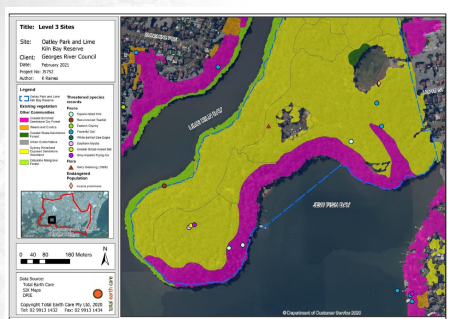


Bushland Areas

- 33** Jew Fish Bay Lookout - Investigate opportunities to upgrade lookout area including improved paving, revegetation to arrival area, bike-parking and interpretive signage focused on local bird species and Aboriginal history.
- 34** Firebreak (eastern edge of Park) - Fire management in accordance with Bush Fire Management Plan 2003, (APZ 8) recommended 20m wide strip burns on Eastern Boundary between Dame Mary Gilmore Road & Douglas Haig Street every four to seven years in rotation. Note: Recommendations from new Bushfire Management Plan (BFMP) (currently underway) would apply once complete.
- 35** Eastern Unsealed Walking Tracks (multiple paths between Sportsfield and Jew Fish Bay Lookout) - Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e. tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), or illegal mountain bike tracks, rehabilitating removed trails, formalising approved trails and provide improved way-finding/track grade/regulatory signage for walking tracks in accordance with Council's LGA wide Signage Guidelines.
- 36** Eastern Sealed Walking Track (between Mallard Drive Carpark 2 and Jew Fish Bay Lookout) - Regular inspections and repairs of concrete walking track surface as per Council's service level agreements.
- 37** Jew Fish Bay Walking Track - Regular inspections and repairs of walking track surface as required, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).
- 38** Headland Track - Regular inspections and repairs of walking track surface as per Council's service level agreements.
- 39** Northern Unsealed Walking Tracks (multiple paths between Sportsfield and Lime Kiln Bay Wetlands) - Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e. tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), or illegal mountain bike tracks, rehabilitating removed trails, and provide improved way-finding/track grade/regulatory signage for walking tracks.

Drawing Key

- Existing sealed road
- Existing steps
- Potential pedestrian path on existing sealed surface
- Upgrade path to Sportsfield amenity block
- Existing sealed path
- Potential off-road unsealed pedestrian path
- Existing bushwalking trails
- Existing fire trail



(Source : Figure 2-31, Georges River Biodiversity Study 2021 by Total Earth Care)

B. OATLEY PARK STAGING PLAN

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High Priority

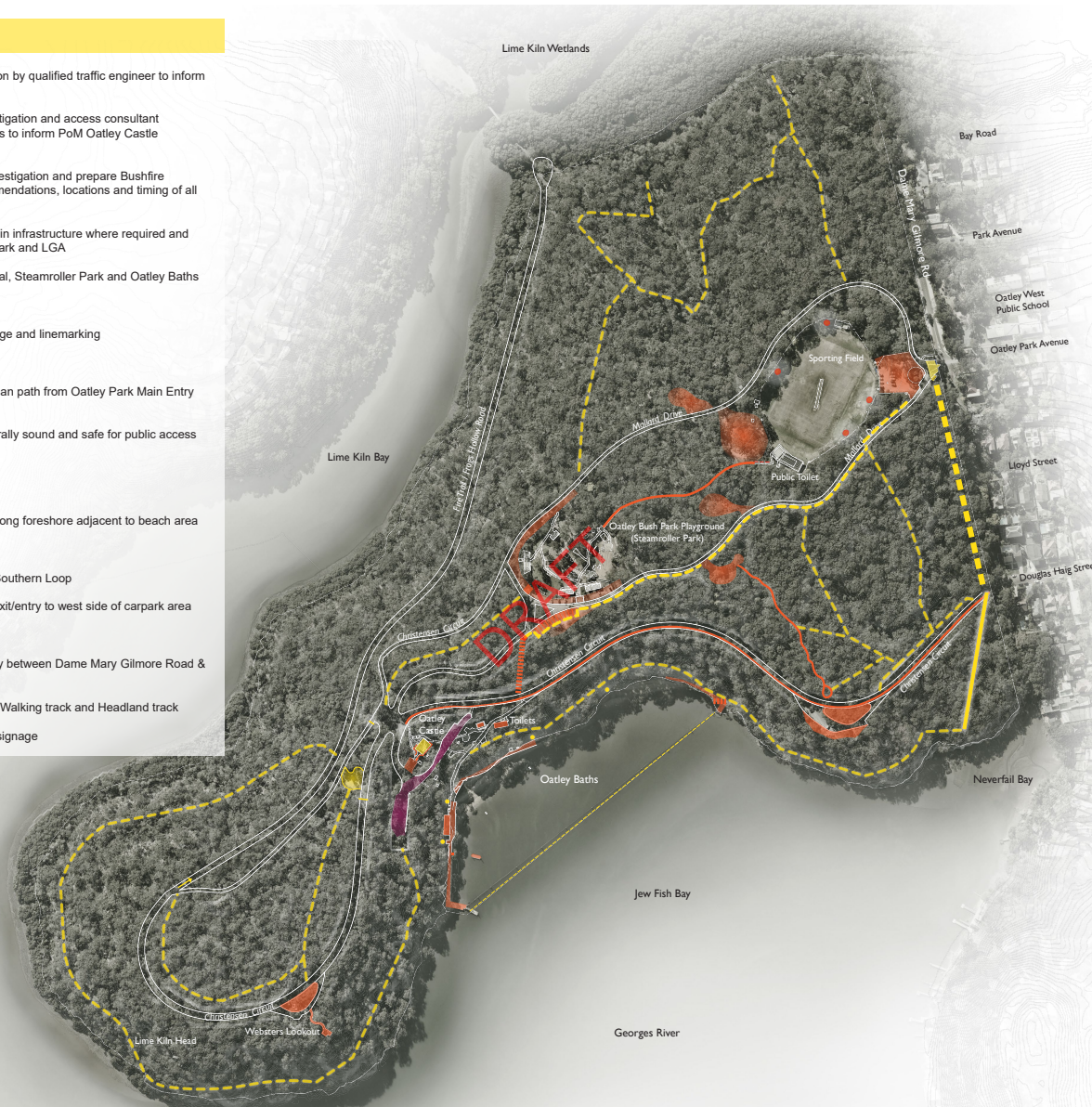
- Undertake technical road assessment investigation by qualified traffic engineer to inform PoM carpark and road upgrade recommendations
- Undertake structural, hydraulic engineering investigation and access consultant investigation by qualified engineers and consultants to inform PoM Oatley Castle improvement recommendations
- Undertake site-specific bushfire management investigation and prepare Bushfire Management Plan for Oatley Park to guide recommendations, locations and timing of all future fire management works
- Undertake assessment to consider upgrades to bin infrastructure where required and review enclosures for consistency across Oatley Park and LGA
- Dog waste bag dispensers and bins at Sports Oval, Steamroller Park and Oatley Baths
- Upgrade Oatley Park Main Entry
- Improvements to shared road configuration signage and linemarking
- Speed humps and speed limit signage
- Investigate continuous off-road unsealed pedestrian path from Oatley Park Main Entry to Steamroller Park
- Works to ensure Oatley Castle building is structurally sound and safe for public access
- Castle building improvement upgrades
- Accessibility improvements to Oatley Baths
- Install four additional picnic tables and shelters along foreshore adjacent to beach area
- Install new fishing signage to pontoon
- Prevent vehicular access to Christensen Circuit Southern Loop
- Five ways carpark (south of five-ways): remove exit/entry to west side of carpark area
- Remove gate from southern end of fire trail
- Undertake fire management on Eastern Boundary between Dame Mary Gilmore Road & Douglas Haig Street
- Repairs of walking track surface of Jew Fish Bay Walking track and Headland track
- Consolidate walking trails and provide improved signage

Medium Priority

- Carparking upgrades (all unsealed carparks, unless stated otherwise)
- Installation of additional vehicle barriers and replacing existing
- Replacing existing landscape infrastructure with new durable infrastructure
- Install Traffic, Way-finding, Interpretive and Regulatory signage
- Install outdoor fitness equipment circuit at Sports Oval
- Upgrade path from Steamroller Park to Sportsfield Amenity Block
- Southern Playground Carpark: Formalised perpendicular bays at carpark south of the Steamroller park and walking trail connection to Christensen Circuit
- Accessibility improvements to Oatley Castle carparking areas
- Oatley Castle Carpark upgrades
- New pedestrian access stairs/handrails into northern Baths area and elevated stairs from lower foreshore to Jew Fish Bay Walking Track
- Improvement upgrades to Oatley Baths toilets
- Sea wall and promenade surface repairs
- Upgrade Webster's lookout and Jew Fish Bay lookout areas
- Repairs to concrete walking track surface between Mallard Drive carpark and Jew Fish Bay lookout
- Signage to develop opportunity for Oatley Park to Gannons park Track
- Install walking track grade signage
- Investigate Douglas Haig Street access from Oatley Castle to change to one way

Low Priority

- Oatley Castle Carpark (east of castle): Repair asphalt and drainage. Install stairs with handrails to side of existing ramp
- Oatley Baths Carpark (south of castle): repair asphalt and drainage. Install vehicle barriers to carpark entry area



C. COMMUNITY CONSULTATION SURVEY

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Q. What is important or special to you about Oatley Park? (Select all that apply) (Other (please specify))

85 Responses (125 Comments)

No.	General Comments List
63	Bushland
25	Bushland - values the native bushland
19	Bushland - values the flora and fauna
3	Bushland - values the animals and birds
3	Bushland - enjoys bird watching in the park
2	Bushland - ensure the bushland remains in good condition
2	Bushland - maintain bush ambience
2	Bushland - values the habitat for fauna
2	Bushland - values the refuge for endangered flora and fauna
1	Bushland - priority to preserve the native trees, shrubs, water plants, flowers and grasses
1	Bushland - understory management and more preservation required
1	Bushland - values the biodiversity of the park
1	Bushland- values native bushland to train young people on bushcraft, map and compass skills
1	Bushland - values the diversity of flora and fauna
22	Open space values
6	Open Space - values the peacefulness and safety of the park
2	Open Space - important for mental health
1	Open Space - access to the water
1	Open Space - important to access with vehicle for children, disabled and elderly
1	Open Space - keeping the park as natural as possible
1	Open Space - large enough for native wildlife to live
1	Open Space - no overcrowding of the space
1	Open Space - no telecommunication towers
1	Open Space - offers the opportunity to learn about native flora and fauna
1	Open Space - remove cars from the park
1	Open space - valued by the wider community
1	Open Space - values being able to picnic in the park
1	Open Space - values the different recreational facilities of the park
1	Open Space - values the Indigenous significance
1	Open Space - values the natural environment throughout the park
1	Open Space - values the playground
17	Paths
7	Tracks - values the bush walking tracks
4	Tracks - additional bike trails
2	Tracks - value running access
1	Tracks - cycling on fire trails not required
1	Tracks - illegal bike tracks causing erosion
1	Tracks - walks along the water and go for longer
1	Tracks- values the access to flora and fauna via the bush tracks
8	Recreation activity
4	Roads - value cycling usage
1	Cycling - race with St George Cycling club
1	Dogs - being able to walk the dog
1	River - allowing paddleboarding
1	Roads - values walking and cycling access
7	Management
1	Management - access and management of people is required
1	Management - improved bush fire management required to prevent erosion
1	Management - conservation plan required to preserve the diverse flora and fauna
1	Signage - required to prohibit access to bike paths through the bush.
1	Signage - signs identifying native flora and fauna within the park
1	Tracks - maintenance needed on damaged paths
1	Weeds - located on the edge of the park
6	Development
5	Development - no additional development
1	Development - waterfront café or wine bar
2	Park Infrastructure
2	Castle - unique feature of the park

Q. Are any changes or improvements needed to Oatley Park Please provide details

333 Responses (724 Comments)

No.	General Comments List
242	Park Infrastructure
56	Baths
8	Baths - better facilities required
6	Baths - improve the water quality
4	Baths - additional sand required
4	Baths - stairs require upgrading
3	Baths - change room facilities required
2	Baths - a safer access to the baths are required
2	Baths - extend stormwater outlet deeper into water
2	Baths - maintenance required to remove oyster shells
2	Baths - more seating required
2	Baths - shaded area required near amenities block
2	Baths - wall to the baths need to be fixed and restored
2	Baths - required to be deeper by removing built up mud and silt
1	Baths - access steps from northern seawall to beach needed
1	Baths - additional outdoor shower
1	Baths - consider moving the net out further for deeper water
1	Baths - emergency telephonic connection link
1	Baths - enhanced lighting required
1	Baths - improved access required for prams
1	Baths - kayak hiring required
1	Baths - look at reducing the steepness of the ramp to the baths for accessibility
1	Baths - maintenance required on pontoons
1	Baths - modify turning board installed on pontoon
1	Baths - modular storage extension for swimming and safety equipment
1	Baths - more facilities required (maybe a pool)
1	Baths - picnic areas closer to the baths is required
1	Baths - refurbish sharp edges on ledge, underwater beneath jetty
1	Baths - regular cleaning maintenance required
1	Baths - removal of the seal wall replaced with tidal zone regeneration area
1	Baths - stairs to the deeper water to avoid the mud
54	Signage
7	Signage - improved signage on shared roads and regular maintenance
6	Signage - clearer signs required on shared paths
5	Signage - additional signage in regards to Aboriginal heritage
5	Signage - existing signage to be upgraded
5	Signage - species identification of trees and plant signs required
5	Signage - clearer signage for walking tracks
3	Signage - additional signage and maps required
3	Signage - additional signage informing of the natural surrounds
2	Signage - increased signage on the roads
2	Signage - maintenance and upgrade of signage required
1	Signage - additional required around the care of the bushland
1	Signage - additional signage at intersecting roads
1	Signage - additional signage required on one way roads
1	Signage - car park near entrance requires more signage on how to park
1	Signage - clearer signs of permitted activities
1	Signage - improved signage along the roads within the park
1	Signage - markings on roads at shorter intervals are required
1	Signage - no parking signs in certain areas required
1	Signage - on club activities require
1	Signage - repainting of road markers required
1	Signage - signs at the 5 ways needs to be improved
47	Toilets
24	Toilets - additional at Steamroller park
7	Toilets - upgrade of facilities at the baths
6	Toilets - additional facilities required
3	Toilets - require upgrading
1	Toilets - accessible toilets required
1	Toilets - accessible toilets required at steamroller park
1	Toilets - accessible toilets required at the baths
1	Toilets - additional toilets near picnic areas
1	Toilets - hygiene products required eg soap
1	Toilets - maintenance required on the facilities
1	Toilets - upgrade facilities at castle and the baths
18	Bins

5	Bins - additional bins required
4	Bins - additional rubbish removal services
3	Bins - better managed
1	Bins - a bin on walking track near Pamela Ave required
1	Bins - larger bins that provide separation of landfill and recycling required
1	Bins - more required around the castle and baths
1	Bins - more required in areas outside of the playground
1	Bins - require improvement at flowerpot hill and lookouts
1	Bins - yellow recycling bin required
18	Other
4	Waterstations - drinking fountains required around the park
4	Playground - equipment for toddlers required
2	Lighting - required around the park
2	Mountain Bike - designated jump area required
1	Cycling - better facilities are required
1	Infrastructure - cell tower
1	Planting - native planting around steamroller park required
1	Storage - garage for club trailer and equipment required
1	Playgrounds - equipment for younger children
1	Sportsground - cricket pitch required to be safe during football season
16	Dogs
4	Dogs - additional bins for waste
3	Dogs - off leash area required
2	Dogs - designated time for dogs to swim in the baths
2	Dogs - enclosed leash free area
2	Dogs - no off leash dog areas
2	Dogs - off leash area near the water required
1	Dogs - drinking taps required
12	Foreshore
3	Foreshore - improve the river health
2	Foreshore - a ramp for launching kayaks and canoes required
2	Foreshore - additional boat/jet ski parking to allow pedestrian access to park
2	Foreshore - fishing facilities required
1	Foreshore - more access to the waterfront
1	Foreshore - water quality monitored
1	Foreshore - picnic facilities with water views required
11	Shade
5	Shade - required over equipment at Steamroller park
2	Shade - additional shade structures required
1	Shade - required along the esplanade
1	Shade - required for seating that accommodate singles and couples
1	Shade - required over seating at Steamroller park
1	Shade - shade sails over grass areas required
10	Castle
4	Castle - requires development and restorations
2	Castle - cleaning and maintenance is required
2	Castle - upgrade to lighting required
1	Castle - more catering facilities required
1	Castle - preserve and protect historical structures
107	Tracks
43	Tracks - mountain bike track required
13	Tracks - maintenance of walking tracks required
10	Tracks - walking tracks require maintenance and more accessible
5	Tracks - more seating needed to stop and rest
5	Tracks - value walking tracks for walking
4	Tracks - additional walking tracks required
3	Tracks - dedicated bike and walking areas required
3	Tracks - updating is required
2	Tracks - assess to consolidate walking tracks
2	Tracks - pedestrian only paths required for safety
2	Tracks - stairs on tracks need to be upgraded for safety
2	Tracks - trails for cyclists required
1	Tracks - additional track from Bay Road back to the creek crossing
1	Tracks - boardwalks over the mangroves required
1	Tracks - clearing required near golf course
1	Tracks - create a bike track outside of the bush
1	Tracks - develop informative nature trail around Steamroller Park to Oval
1	Tracks - handrails required down the steps

1	Tracks - improved bike tracks
1	Tracks - no activities that destroy the bushland
1	Tracks - no unauthorised bike tracks allowed
1	Tracks - provide boardwalks or similar for walkers that are accessible and low impact
1	Tracks - require maintenance near the point
1	Tracks - require upgrading around Neverfail Bay and Lime Kiln Head
1	Tracks - values walking and cycling separate from the cars
102	Roads
13	Roads - speed control and enforcement of speeding cars is required
12	Roads - value pedestrian use
11	Roads - road sharing improvements and safety required for all users
6	Roads - markings on road for separation of different uses needs repainting
5	Roads - maintenance required
5	Roads - need to be widen in areas
5	Roads - traffic calming facilities introduced
4	Roads - clearer allocation of space for each activity
4	Roads - enforcement of speed limits required
3	Roads - needs to be upgraded
3	Roads - speed bumps required
3	Roads - values road cycling usage
2	Roads - bollards/boom gates to restrict cars in certain areas
2	Roads - minimise car usage
2	Roads - separate walkers, cars and cyclist on roads
2	Roads - values walking and children cycling
1	Roads - accessible access from carpark to Websters lookout
1	Roads - additional road markings required
1	Roads - better access to the park
1	Roads - deterrents for high speed cycling and driving required
1	Roads - improved signage and vehicle control
1	Roads - increased signage
1	Roads - install traffic calming devices
1	Roads - keep bikes to sealed roads and fire trail
1	Roads - keep left approached should be incorporated on the roads for walking and cycling
1	Roads - limit the number of cyclist
1	Roads - management on traffic at busy time requires additional management
1	Roads - only experienced drivers allowed
1	Roads - promotion of road safety required
1	Roads - speed enforcement required for cyclist
1	Roads - speed monitor installed to remind users of limits
1	Roads - upgrade roads at the bottom of the hill approaching the flowerpot
1	Roads - value cycling and pedestrian use
1	Roads - value the use of cars in the parks
1	Roads - values a car free park in the south side
1	Roads - walking paths to be separated from the road
77	Management
30	Parking
7	Parking - car park maintenance and improvement required
5	Parking - no parking in areas that damage the bush
4	Parking - more parking required
2	Parking - physical barriers required to stop illegal parking in bushland
2	Parking - surface upgrade and markings around Steamroller Park
1	Parking - additional parking and line marking
1	Parking - additional required at Steamroller park
1	Parking - maintenance for vision and mobility impairment required
1	Parking - maintenance of the car park near entrance is required
1	Parking - more bike parking required at sports field
1	Parking - more parking at the baths required
1	Parking - no additional parking required
1	Parking - required past 8pm
1	Parking - surface upgrade to parking near Oval
1	Parking - webster lookout area requires more parking
27	Other
9	Weeds - weed control and maintenance required
3	Management - additional maintenance is required
3	Management - picnic areas require maintenance
3	Oval - additional maintenance required
1	Fire trail - maintenance required to remove potholes
1	Lime Kiln Bay - cleaning required
1	Oval - events for kids to be run

1	Oval - resurface the oval
1	Paths - maintenance for vision and mobility impairment is required
1	Shuttle - consider shuttle bus at peak times
1	Trees - management required
1	Weeds - weed and pest control required
1	Wetlands - improve the quality
20	Council
9	Council - ranger required
4	Council - feral animal management
1	Council - additional enforcement required around dogs
1	Council - additional security required
1	Council - CCTV throughout the park
1	Council - communication of the park rules to users required
1	Council - education to the public on the uses within the park
1	Council - improve website with information regarding flora and fauna
1	Council - street sweeping regularly along roads
75	Bushland
32	Bushland - no activities that damage the bushland
10	Bushland - value the bushland
8	Bushland - no activities that damage or threaten flora and fauna
6	Bushland - additional maintenance required
3	Bushland - additional funds for bush regeneration
3	Bushland - bushcare program required
1	Bushland - BBQ required
1	Bushland - begin guided nature walks for visitors and families
1	Bushland - bush management plan required
1	Bushland - develop Bush Habitat Connectivity Plan
1	Bushland - enforcement around illegal bike riding through the bush
1	Bushland - hazard reductions required
1	Bushland - prevent removal of dead trees providing shelters for wildlife
1	Bushland - regeneration of the understory required
1	Bushland - remove non native plants
1	Bushland - tree top walk
1	Bushland - values the flannel flowers and no firewood collection in bushland
1	Bushland - values the flora and fauna
1	Bushland - values the significant and endangered wildlife
40	Open Space Values
9	Open Space - additional picnic and seating areas
4	Open Space - additional BBQ
3	Open Space - exercise equipment near the oval
2	Open Space - upgrade facilities within the park
1	Open Space - Acknowledgement of the First nations people required
1	Open Space - additional picnic tables and chairs at Steamroller park
1	Open Space - become to overcrowded (parties, picnics, Karaoke in castle)
1	Open space - build an outdoor obstacle course
1	Open Space - community garden
1	Open Space - continue the recent upgrades
1	Open Space - disabled access to the park
1	Open space - electrical vehicle recharging points required
1	Open Space - establishing a children's botanical garden area
1	Open space - extra shade and seating required
1	Open space - flower beds
1	Open Space - more maintained with increase usage
1	Open Space - open the park at night
1	Open Space - picnic tables for working required
1	Open Space - pump track required
1	Open Space - remove the boom gate from lower end of park
1	Open Space - restriction on numbers at busy times
1	Open Space - sewage at lime kiln bay needs to be managed
1	Open Space - shuttle service once a month from Oatley station
1	Open Space - skate park required
1	Open Space - values the park in current form
1	Open Space - water play required
38	Access
14	Access - limit the number of cars entering the park
7	Access - car access should be prohibited after Steamroller Park
4	Access - car free days
4	Access - restrict access to cars beyond the castle

3	Access - improve road entry to Oatley Park
1	Access - clearer walking/cycling/car markings for safety
1	Access - increased management of cars within the park during peak time
1	Access - limit the areas cars and bikes are allowed
1	Access - no car access past the Baths
1	Access - restrict cars at certain times
1	Access - values the cycling and pedestrian access
31	Development
10	Development - café required
7	Development - no additional development
5	Development - coffee cart required
4	Development - café/kiosk required
1	Development - café near the Castle required
1	Development - café required at the baths
1	Development - development at the point
1	Development - restaurant with outdoor dining
1	Development - waterfront café
11	Bushfire
4	Bushfire - bushfire management is required
3	Bushfire - cool burns in appropriate areas required
3	Bushfire - mosaic burning required to improve species diversity
1	Bushfire - mitigation required

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Q. Are there any activities that should not be allowed at Oatley Park - Please provide details**280 Responses (436 Comments)**

No.	General Comments List
103	Tracks
38	Tracks - no mountain biking other than on roads or firetrail
22	Tracks - no mountain bike tracks that damage the bush
17	Tracks - no mountain bikes within Oatley Park
13	Tracks - no mountain biking other than on authorised or designated tracks, roads or firetrail
6	Tracks - mountain bike track is required
4	Tracks- no dangerous or illegal behaviour towards bikers
1	Tracks - no activities that restrict the access to walking tracks
1	Tracks - no motorised bikes on walking tracks
1	Tracks - values the walking tracks
98	Open Space Values
10	Open Space - no drones
10	Open Space - no illegal activities
10	Open Space - no large scale private or community activities
9	Open Space - values the peace and quite of the park
8	Open Space - no loud activities within the park
7	Open Space - no motor bikes within the park
7	Open Space - no smoking within the park
4	Open Space - no horse riding
4	Open Space - values the park in its current condition
3	Open Space - no camping
2	Open Space - limit the number of people in the park
2	Open Space - no activities with loud noises
2	Open Space - no dirt bikes within the park
2	Open Space - no open fires
2	Open Space - no private functions within the park
2	Open Space - no skate park
2	Open Space - organised sport kept to a minimum
1	Open Space - enjoys the peaceful aspect of the park
1	Open Space - likes the amount and what activities are permitted
1	Open Space - limit the noise of music
1	Open Space - no activities that damage the public equipment
1	Open Space - no commemorative plaques for deceased private citizens
1	Open Space - no filming of others without permission
1	Open Space - no garden like landscaping
1	Open Space - no golf
1	Open space - no group fitness classes in the park
1	Open Space - no release of balloons
1	Open Space - no shooting
1	Open Space - security required within the park
66	Bushland
37	Bushland - no activities that damage bushland
27	Bushland - no activities that damage the bushland , tracks or flora and fauna
1	Bushland - limit the number of off road bikes
1	Bushland - values the amount of bushland
51	Development
20	Development - no additional development
13	Development - no café or eatery inside the park
7	Development - no café or coffee vans inside the park
5	Development - no permanent commercial enterprise
2	Development - no construction of a new building, renovations acceptable
2	Development - no development altering bush ambience
1	Development - no construction of a building e.g. café
1	Development- active transport links to be improved to access cafes in Oatley Town Centre
42	Roads
10	Roads - speed control for cyclist
5	Roads - no cycle races within the park
4	Roads - limit speed limits through the park
4	Roads - values the pedestrian access on roads
3	Roads - limit car speeds

2	Roads - limit the number of cycle races in the park
2	Roads - no skateboarding in the park
2	Roads - values cycling within the park
1	Roads - cycling races that close the park
1	Roads - improve line markings
1	Roads - maintaining the road for bikes
1	Roads - no access to cars on the websters peak circuit
1	Roads - no electric scooters
1	Roads - no motorised bikes within the park
1	Roads - separate the vehicles and cyclist on the road
1	Roads - single file cyclist only
1	Roads - traffic management at Steamroller park
1	Signage - reinforces that the road is a shared zone
25	Access
7	Access - no car access to the park
6	Access - no car access past Steamroller park or castle
4	Access - limit the number of cars entering the park
3	Access - restriction of vehicles in certain parts of the park
1	Access - car free days
1	Access - limit car access to the small loop road
1	Access - no activities that close the park
1	Access - stop people congregating at the entrance
1	Active transport links from the park to town centre should be established
21	Park infrastructure
16	Foreshore - no motorised water activities
2	Infrastructure - no phone towers
1	Baths - only swimming allowed within the baths
1	Castle - no bike riding allowed
1	Foreshore - no fishing in the bay
19	Dogs
15	Dogs - no leash free area
2	Dogs - no dogs
2	Dogs - no unattended dogs within the park
11	Management
2	Council - no leaf blowers
2	Council - Ranger required
2	Open Space - no activities that involve closing sections of the park
1	Oval - no AFL
1	Oval - restrict uses on the oval
1	Oval - use of the oval should stop and replace with trees
1	Open Space - additional lighting required
1	Open Space - all current activities should be given priority

Q. Is there anything else you would like to add for us to consider when planning for the future of Oatley Park
Please provide details

259 Responses (358 Comments)

No.	General Comments List
78	Open space values
12	Open Space - keep the natural beauty of the park
11	Open Space - values the current state of the park
3	Open Space - exercise equipment required
2	Open Space - acknowledge the Indigenous history of the park
2	Open Space - great park
2	Open Space - less pollution
2	Open Space - no activities that will damage the park
2	Open Space - solutions for so all activities can be undertaken
2	Open Space - wet weather shelters and shade throughout the park
1	Open Space - values the rare plant and bird species in the park
1	Open Space - a balance between the natural bushland and activities in the park
1	Open Space - additional shaded seating at steamroller park
1	Open Space - all users should be considered in developing the plan (including bike riders)
1	Open Space - close the park later
1	Open Space - consideration to dogs
1	Open Space - covered area for music performances
1	Open Space - dog free leash area
1	Open Space - drones rules enforced
1	Open Space - education opportunities
1	Open Space - exercise friendly area
1	Open Space - facilities for adolescent youths
1	Open Space - improve drainage
1	Open Space - increase the number of picnic areas
1	Open Space - increase the number of seating along the river
1	Open Space - large events limited to oval
1	Open Space - lighting should not interfere with nocturnal wildlife
1	Open Space - management of pest (foxes) within the park
1	Open Space - management that allows all users to enjoy the park
1	Open Space - more cleaning required
1	Open Space - multiple uses should be allowed
1	Open Space - natural features
1	Open Space - no bats within Oatley Park
1	Open Space - no drones allowed within the park
1	Open Space - only low key events
1	Open Space - preserve the park
1	Open Space - protect the park for all users
1	Open Space - reintroduced fire BBQ
1	Open Space - upgrade of websters look out
1	Open Space - values the beauty of the park
1	Open Space - values the tree canopy
1	Open Space - vehicle access should not be restricted
1	Open Space - water park required
1	Open Space - facilities and activities for teenagers
1	Open Space - increase the number of bins
1	Open Space - water play area
1	Open Space - reduce the light pollution
1	Open Space - retain the unique, beautiful historically and cultural significance of the park
1	Open Space - values the pedestrian access to the park
1	Oval - values the oval
72	Bushland
51	Bushland - no activities that damage the bushland or flora and fauna
5	Bushland - value the bushland
2	Bushland - bushland maintenance essential
2	Bushland - Preserve the bushland and biodiversity that it supports
1	Bushland - bushland management plan required
1	Bushland - fire and regeneration skill required
1	Bushland - good for mental health
1	Bushland - increase funding for bush preservation and care
1	Bushland - increased bush regeneration along paths
1	Bushland - increased maintenance and weed control
1	Bushland - key portion of bushland to support neighboring bushland
1	Bushland - more animals present
1	Bushland - no designated bike tracks in bushland
1	Bushland - prevent the loss of any bushland
1	Bushland - the need for bush care to preserve the bushland

1	Bushland - weed control required
50	Park infrastructure
13	Signage
4	Signage - increase informative signage of the flora, fauna and Indigenous significance
2	Signage - improve signage on walking paths
1	Signage - do not pollute signs
1	Signage - educational signs required on the preservation and conservation of the park
1	Signage - improved signage in the park
1	Signage - increase signage and awareness regarding Indigenous people
1	Signage - increase the number of speed signs
1	Signage - rules and regulations signs near baths and castle
1	Signage - signs from Railway station the park showing the way
9	Baths
2	Baths - the facilities at the Baths require an upgrade
1	Baths - improve the sand quality
1	Baths - improvements to the baths when tide is out. Too muddy
1	Baths - kayak hire
1	Baths - larger grass area around the baths
1	Baths - more seating required
1	Baths - values the baths at the park
1	Baths - wheelchair accessible
9	Playground
2	Playground - equipment for older children 10-15
1	Playground - easy way to get to the slide
1	Playground - equipment for toddlers
1	Playground - extra swings
1	Playground - more seating and shade
1	Playground - requires more trees
1	Playground - shade over the play area
1	Playground - values the playground
9	Toilets
6	Toilets - toilets required at Steamroller park
1	Toilets - increase the number of toilets
1	Toilets - more required
1	Toilets - near rangers office require an upgrade
5	Castle
2	Castle - improvements and upgrades for better use
1	Castle - lower the history plaque
1	Castle - more community events such as mini concerts
1	Castle - wasted space
5	Other
3	Lighting - lights required in areas for safety
1	Infrastructure - phone tower near baths for better reception
1	Infrastructure - Wi-Fi and remote charging station facilities
44	Management
11	Parking
2	Parking - improve the parking and signage
2	Parking - keep low number of parking
1	Parking - around steamroller park upgraded
1	Parking - do not expand parking into current natural area
1	Parking - more disability parking spaces
1	Parking - no crushed concrete use environmentally friendly alternative
1	Parking - pave the existing parking areas
1	Parking - reduce the number of parking
1	Parking - the carpark near the school requires upgrading
9	Open space

3	Open Space - extra maintenance required
2	Open Space - increase and maintain the picnic areas
1	Open Space - increased maintenance of the wetlands
1	Open Space - security required
1	Open Space - small group meetings to discuss ideas and concerns
1	Open Space - stronger legislation on protecting the park
8	Council
4	Council - full time ranger required
1	Council - acknowledgment of Country at entrance
1	Council - full time bush care officer
1	Council - implement the rules of the park and not allow any illegal behavior
1	Council - Indigenous and community education in the park
4	Foreshore
1	Foreshore - ferry stop
2	Foreshore - improve water quality in the immediate vicinity
1	Foreshore - monitor the water quality
3	Oval
1	Oval - improve the playing surface
1	Oval - improved and faster ways to cover the cricket pitch during winter and summer sports
1	Oval - off dog leash area at certain times
9	Others
3	Dogs - allow dogs to swim at baths at certain times
1	Lime Kiln bay - increase bushland and wetland management
1	Lime kiln bay - pond system needs maintenance
1	PoM - actions in the pom should be followed through
1	PoM - current one is a good plan
1	Roads - maintenance on road signs required
1	Stormwater - requires more frequent cleaning
37	Development
28	Development - no additional development
5	Development - café is required
2	Development - kiosk at the baths
1	Development - little Kiosk or mobile van
1	Development - should be minimal
32	Tracks
17	Tracks - dedicated mountain bike track required
3	Tracks - maintenance and upgrades of walking tracks
2	Tracks - increase the number of walking tracks
1	Tracks - audit of walking tracks and close if need rehabilitation
1	Tracks - building boardwalks on areas with damage and erosion
1	Tracks - designated cycle lanes
1	Tracks - increase the number of running tracks
1	Tracks - leave them in there natural state
1	Tracks - new track in the Lime Kiln Bay area
1	Tracks - new viewing platforms
1	Tracks - no mountain bikes on walking tracks
1	Tracks - values the walking tracks
1	Tracks - walking tracts to connect to other tracks in the LGA
28	Roads
9	Roads - speed control enforcement required for cars and cyclist
4	Roads - values pedestrian access to the roads
3	Roads - separation of activities on road
2	Roads - clearly marked for each use
1	Roads - bike lanes introduced
1	Roads - car free zone at top loop
1	Roads - do not widen
1	Roads - improve segregation of different activities on the road
1	Roads - no concrete road base
1	Roads - pedestrian only access after the castle
1	Roads - roads require widening

1	Roads - separate the pedestrians from other uses on roads
1	Roads - values cycling within the park
1	Roads - values walking around the park
11	Access
4	Access - car free at certain times
4	Access - limit the amount of cars into the park
1	Access - introduce a fee to enter park
1	Access - restrict cars only to Steamroller Park
1	Open Space - increase wheelchair accessibility of the park
7	Bushfire
3	Bushfire - management plan required
2	Bushfire - increase back burning
1	Bushfire - allow controlled burn
1	Bushfire - manage fire hazards

DRAFT

D. COMMUNITY SURVEY SUMMARY TABLE

DRAFT

Project Report

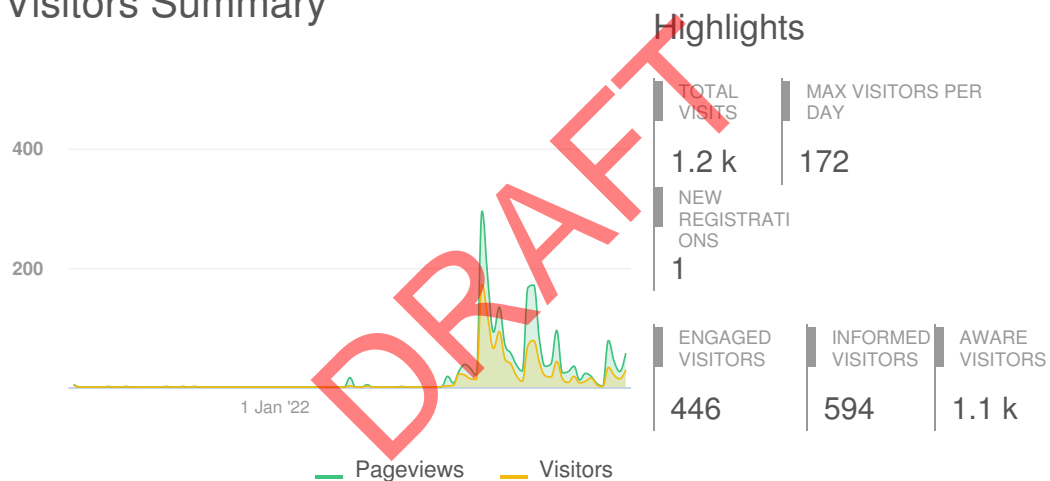
13 March 2018 - 28 February 2022

Your Say Georges River

Help plan the future of Oatley Park



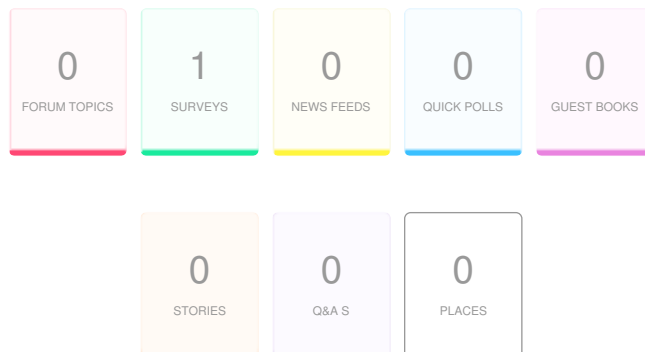
Visitors Summary



Aware Participants	1,091	Engaged Participants	446		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	1,091				
Informed Participants	594	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	112	334	0
Viewed a video	5	Contributed to Newsfeeds	0	0	0
Viewed a photo	0	Participated in Quick Polls	0	0	0
Downloaded a document	65	Posted on Guestbooks	0	0	0
Visited the Key Dates page	2	Contributed to Stories	0	0	0
Visited an FAQ list Page	0	Asked Questions	0	0	0
Visited Instagram Page	0	Placed Pins on Places	0	0	0
Visited Multiple Project Pages	160	Contributed to Ideas	0	0	0
Contributed to a tool (engaged)	446				

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

ENGAGEMENT TOOLS SUMMARY

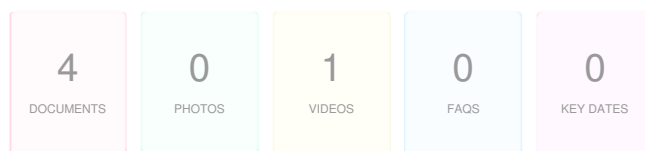


Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Oatley Park Survey	Archived	727	112	334	0

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Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Oatley Park Community Survey (Online)	30	31
Document	Oatley Park Plan of Management	28	31
Document	Oatley Park Community Survey (hard copy)	15	16
Document	Oatley Park Aerial Map Image	12	15
Document	deleted document from	1	1
Video	Oatley Park Plan of Management and Master Plan Community Informatio...	5	6
Key Dates	Key Date	2	2

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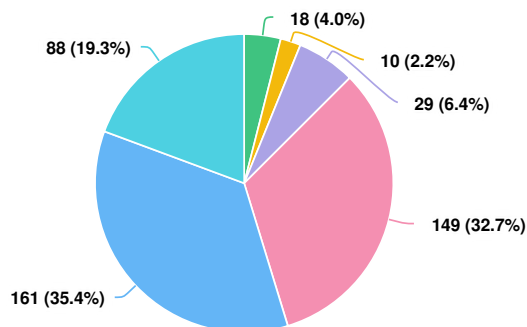
Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

ENGAGEMENT TOOL: SURVEY TOOL

Oatley Park Survey

Visitors	727	Contributors	446	CONTRIBUTIONS	455
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What is your age group?



Question options

● Under 18
 ● 18-24
 ● 25-34
 ● 35-49
 ● 50-64
 ● 65+

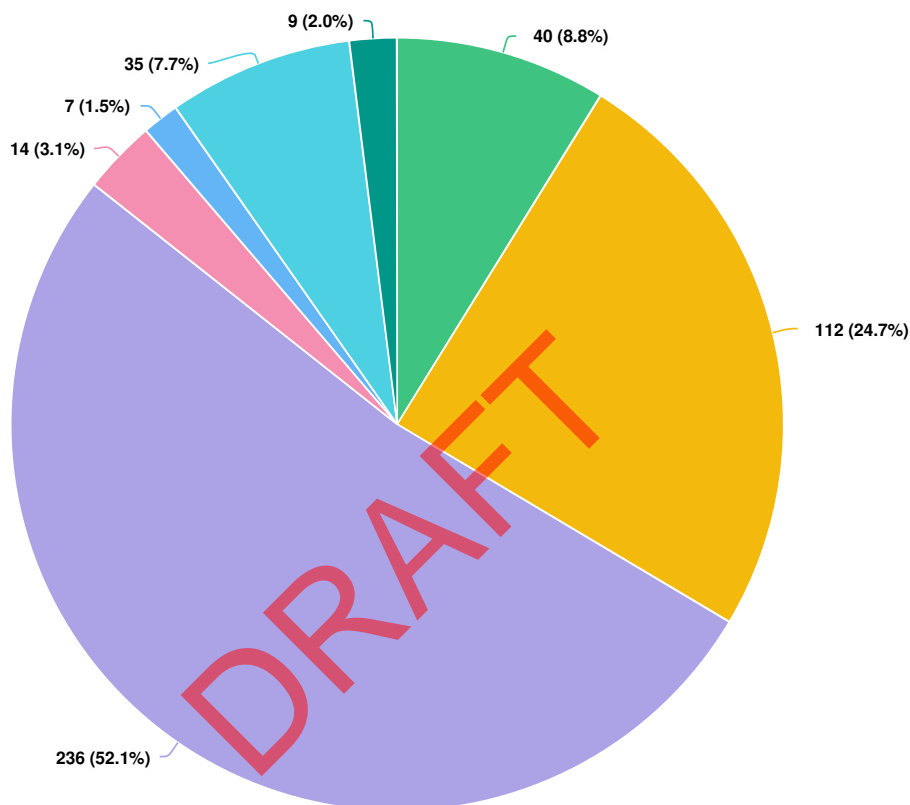
Optional question (455 response(s), 0 skipped)

Question type: Radio Button Question

DRAFT

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

What type of household do you live in?



Question options

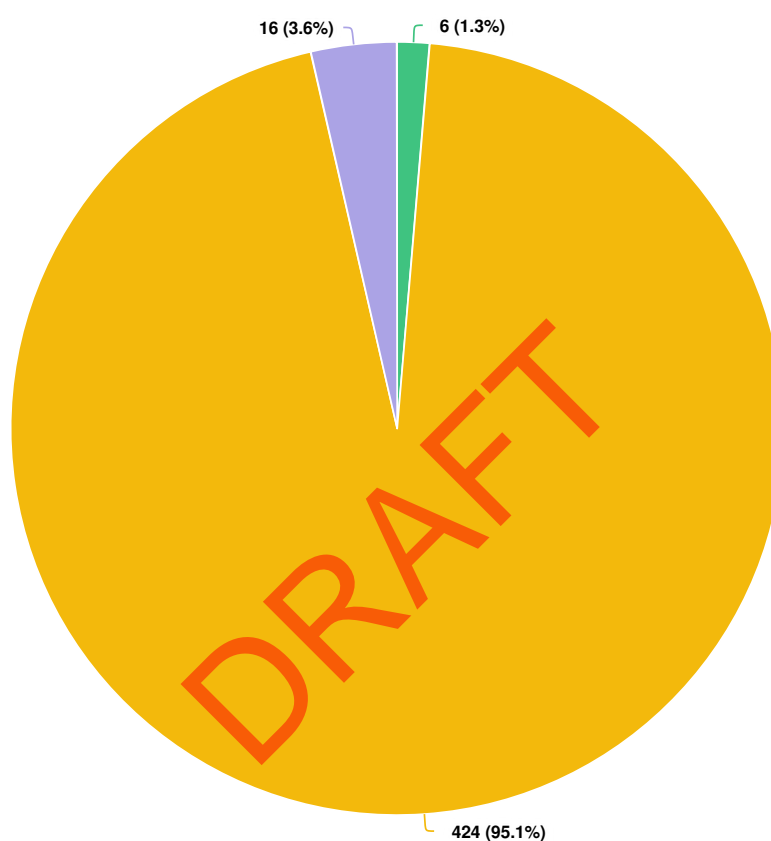
- Live alone
 ● Couple
 ● Couple with children
 ● Single parent with children
 ● Group /share household
- Related adults
 ● Other (please specify)

Optional question (453 response(s), 2 skipped)

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Do you identify as an Aboriginal or Torres Strait islander?



Question options

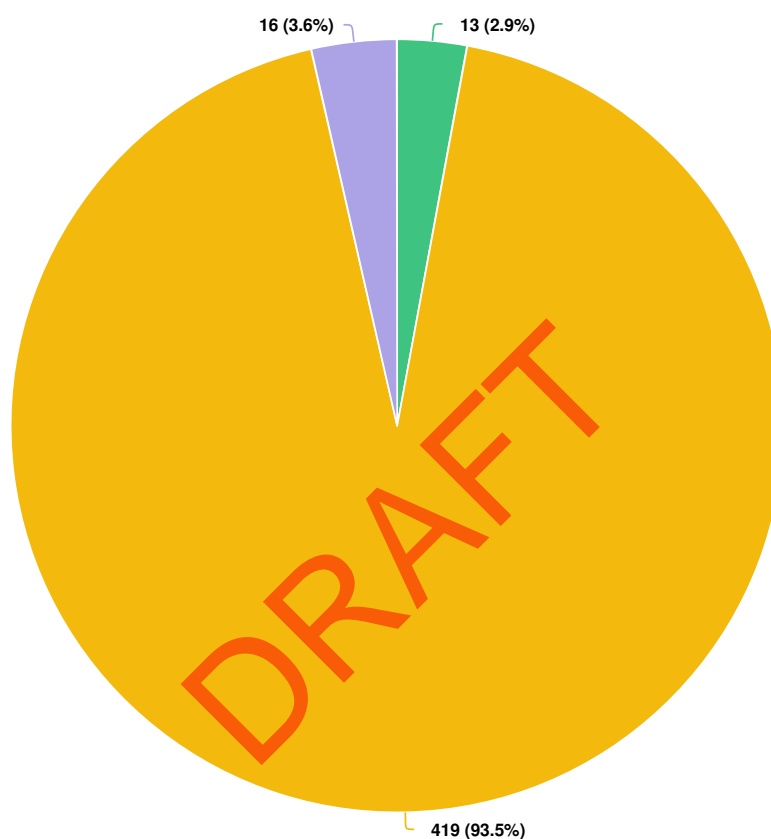
☒ Yes ☒ No ☒ Prefer not to say

Optional question (446 response(s), 9 skipped)

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Do you identify as a Person with Disability?



Question options

☒ Yes ☒ No ☒ Prefer not to say

Optional question (448 response(s), 7 skipped)

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Do you visit Oatley Park?



Question options

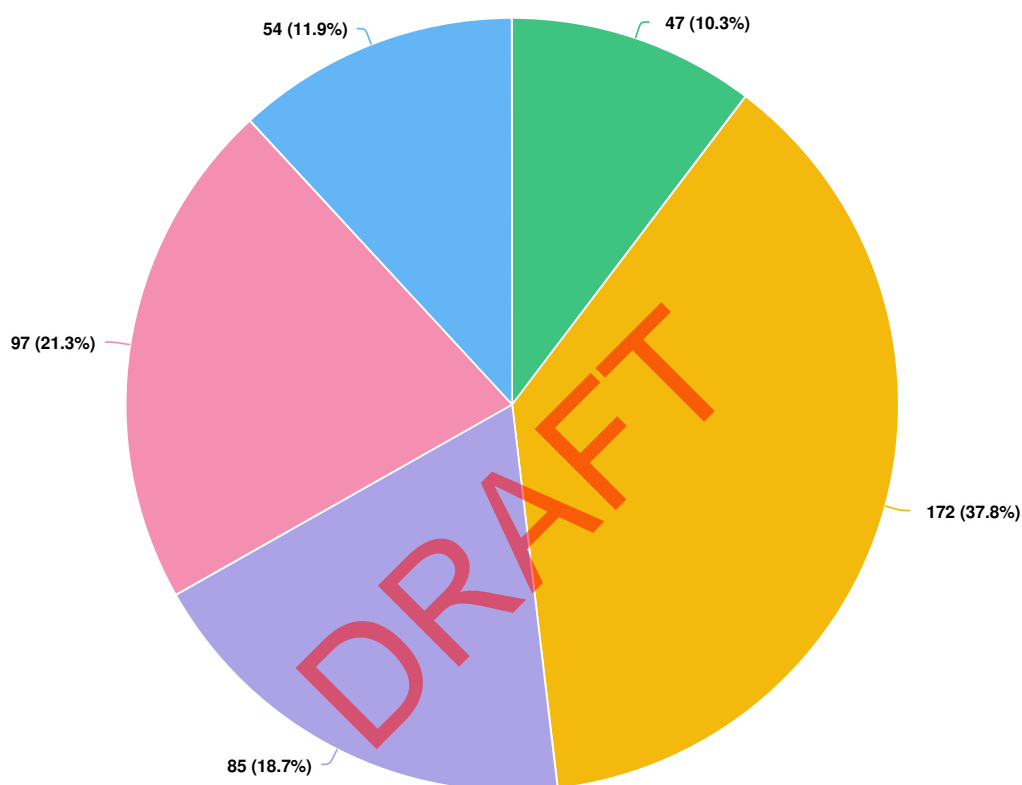
● Yes

Mandatory Question (455 response(s))

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

How often do you visit?



Question options

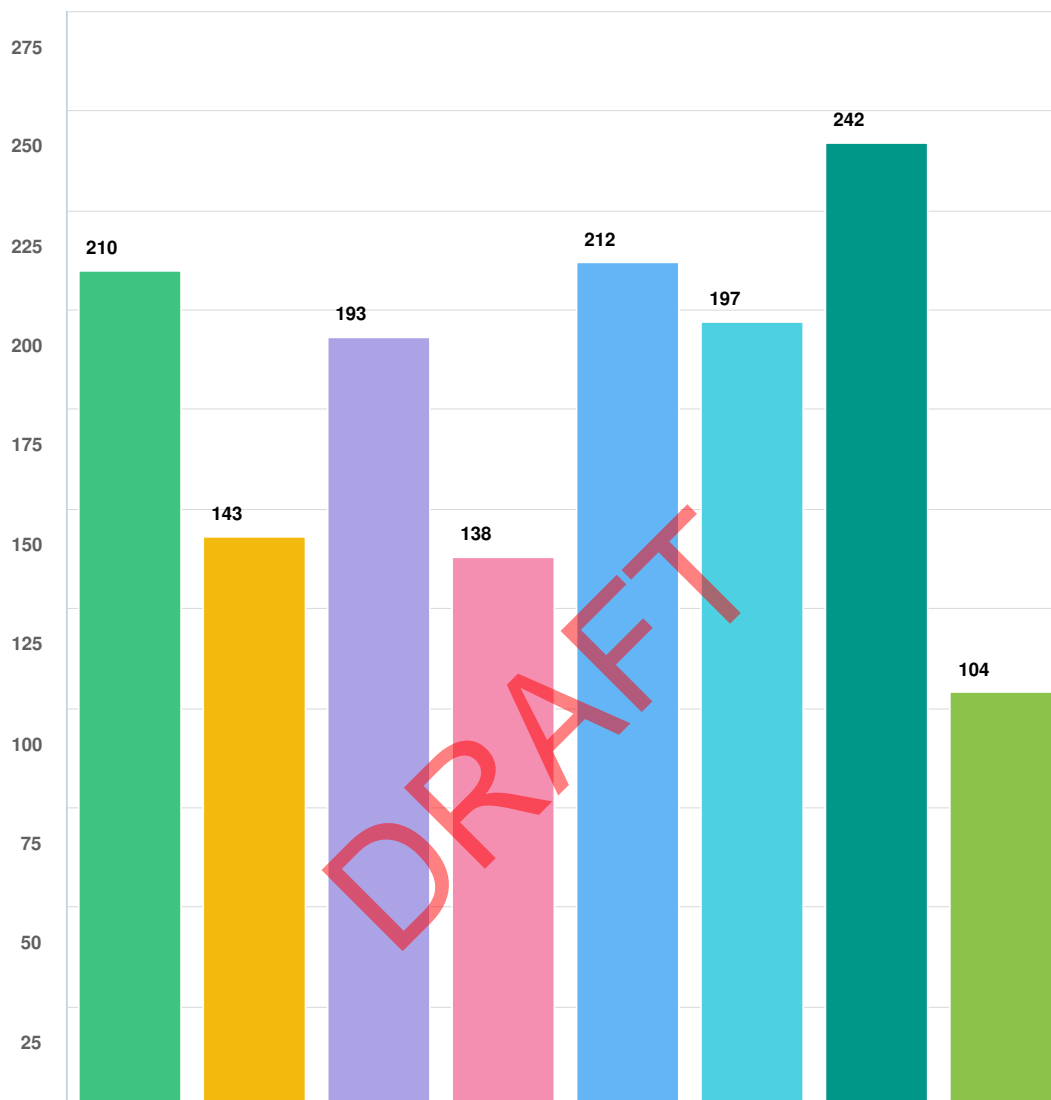
☒ Daily
 ☒ Several times a week
 ☒ Once a week
 ☒ Once a fortnight/month
 ☒ Less than once a month

Optional question (455 response(s), 0 skipped)

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

What time(s) do you visit? (Select all that apply)



Question options

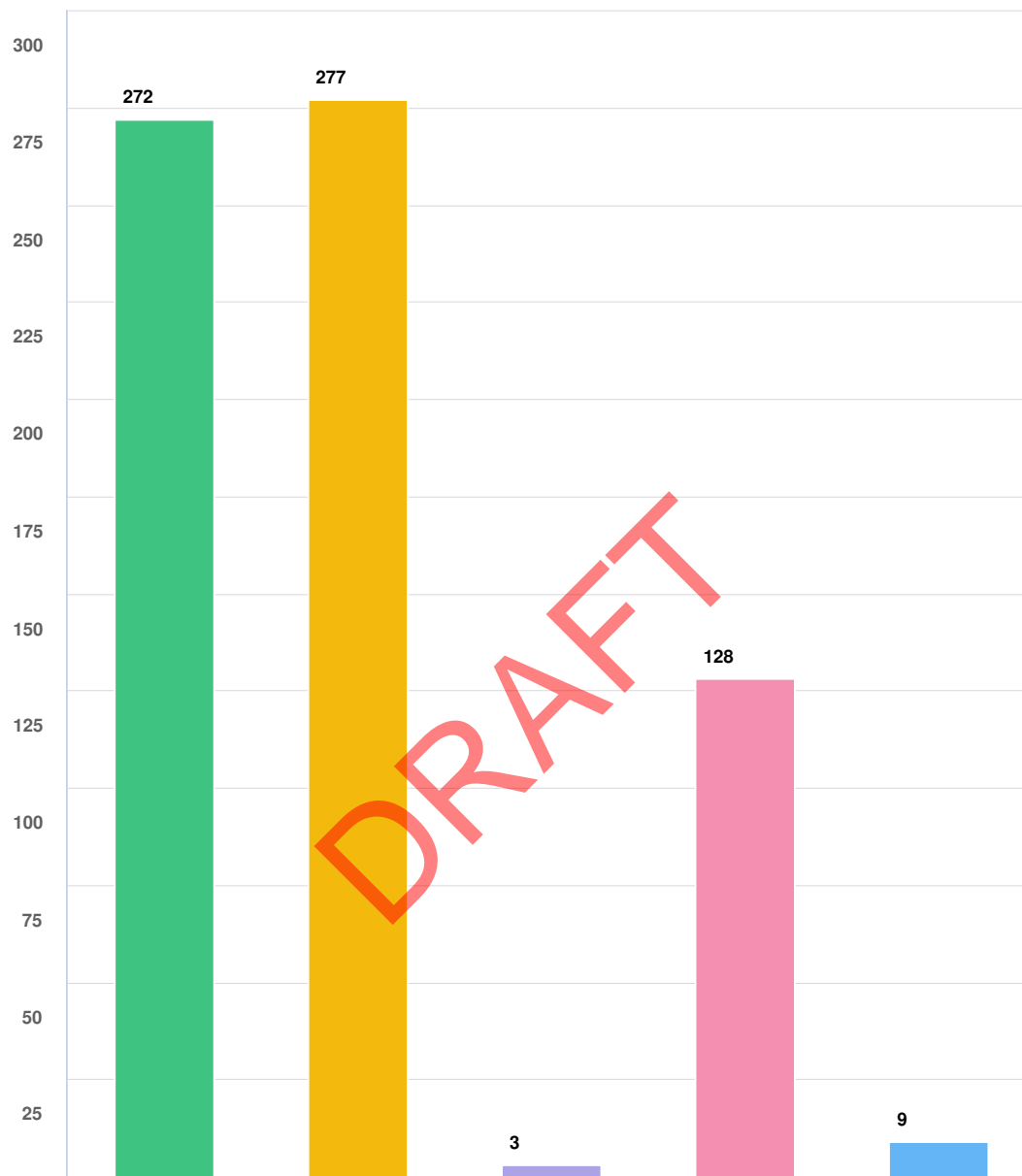
- Weekdays - morning (5.00am - 10.00am)
- Weekdays - day (10.00am - 12.00pm)
- Weekdays - afternoon (12.00pm - 5.00pm)
- Weekdays - evening (5.00pm - 11.00pm)
- Weekends - morning (5.00am - 10.00am)
- Weekends - day (10.00am - 12.00pm)
- Weekends - afternoon (12.00pm - 5.00pm)
- Weekends - evening (5.00pm - 11.00pm)

Optional question (453 response(s), 2 skipped)

Question type: Checkbox Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

How do you get to Oatley Park? (Select all that apply)



Question options

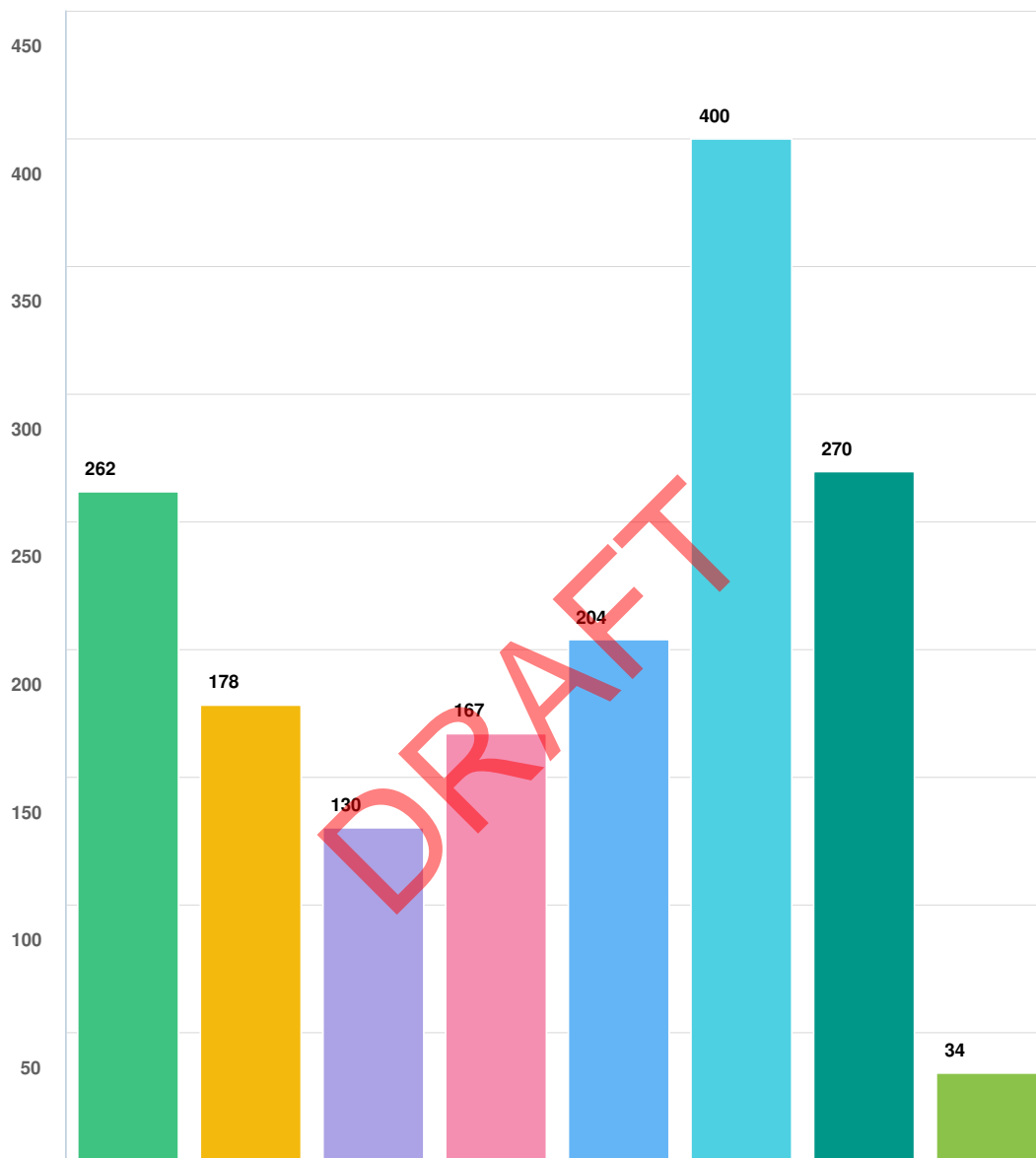
● Walk
 ● Car
 ● Public Transport
 ● Bicycle
 ● Other (please specify)

Optional question (453 response(s), 2 skipped)

Question type: Checkbox Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Which areas or facilities do you visit or access when visiting Oatley Park? (Select all that apply)



Question options

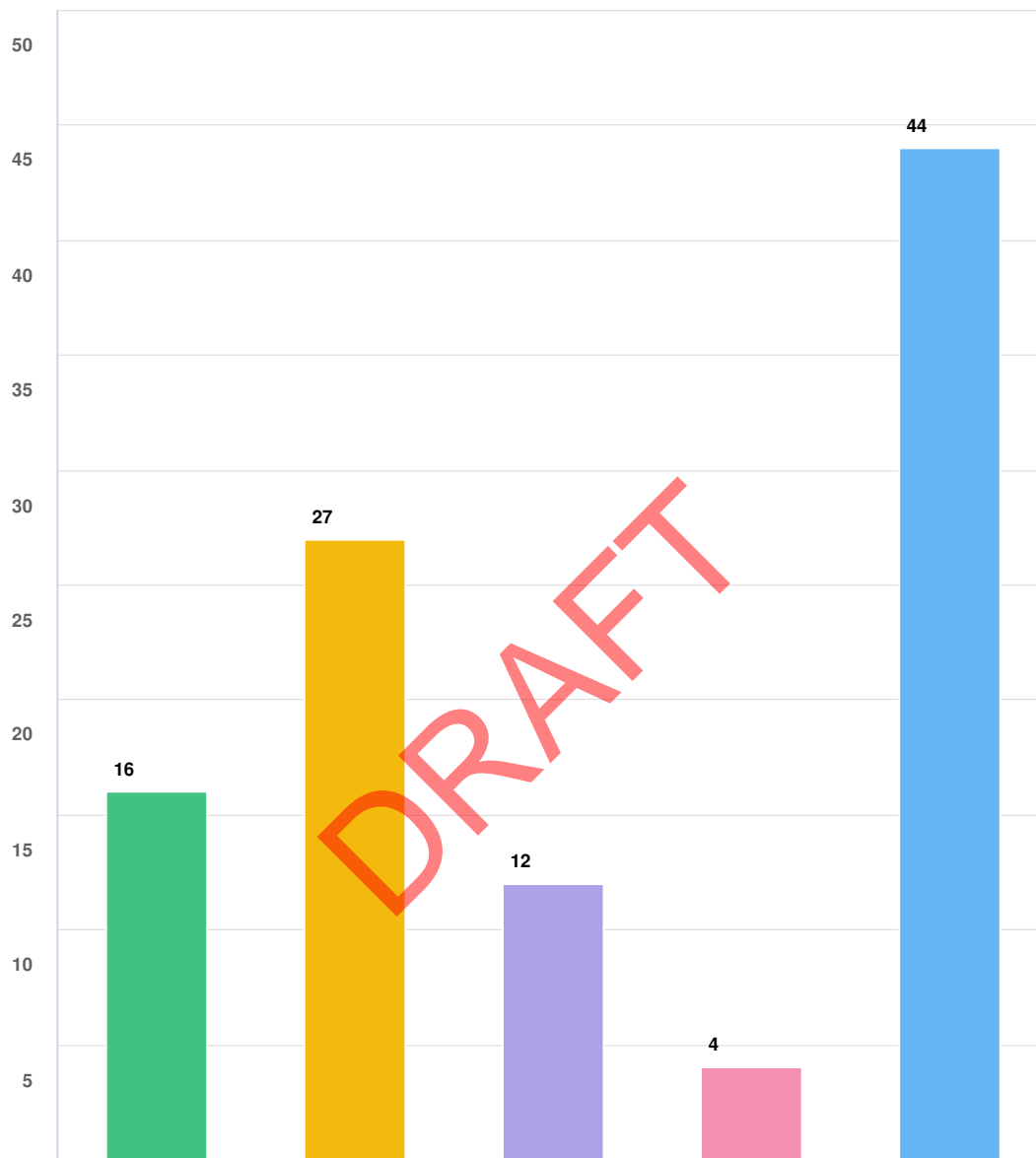
- Jewfish Bay Baths
- The Castle
- Sports Oval
- Carpark
- Steamroller Park
- Walking and Cycling Trails
- Lookouts
- Other (please specify)

Optional question (453 response(s), 2 skipped)

Question type: Checkbox Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Are you a member or associated with any of the following Community Clubs that access Oatley Park? (Select all that apply)



Question options

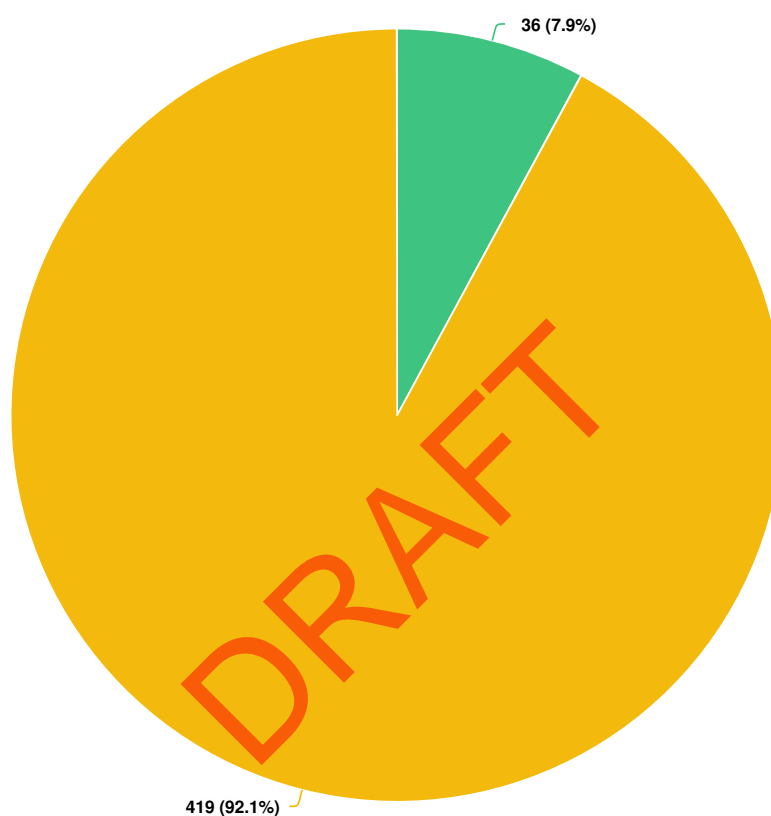
- Oatley Swimming Club
- Oatley West Soccer Club
- St. George Cycling Club
- St. George Cricket Club
- Oatley Flora and Fauna Conservation Society

Optional question (92 response(s), 363 skipped)

Question type: Checkbox Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Are you a member of any other organisation that access Oatley Park?



Question options

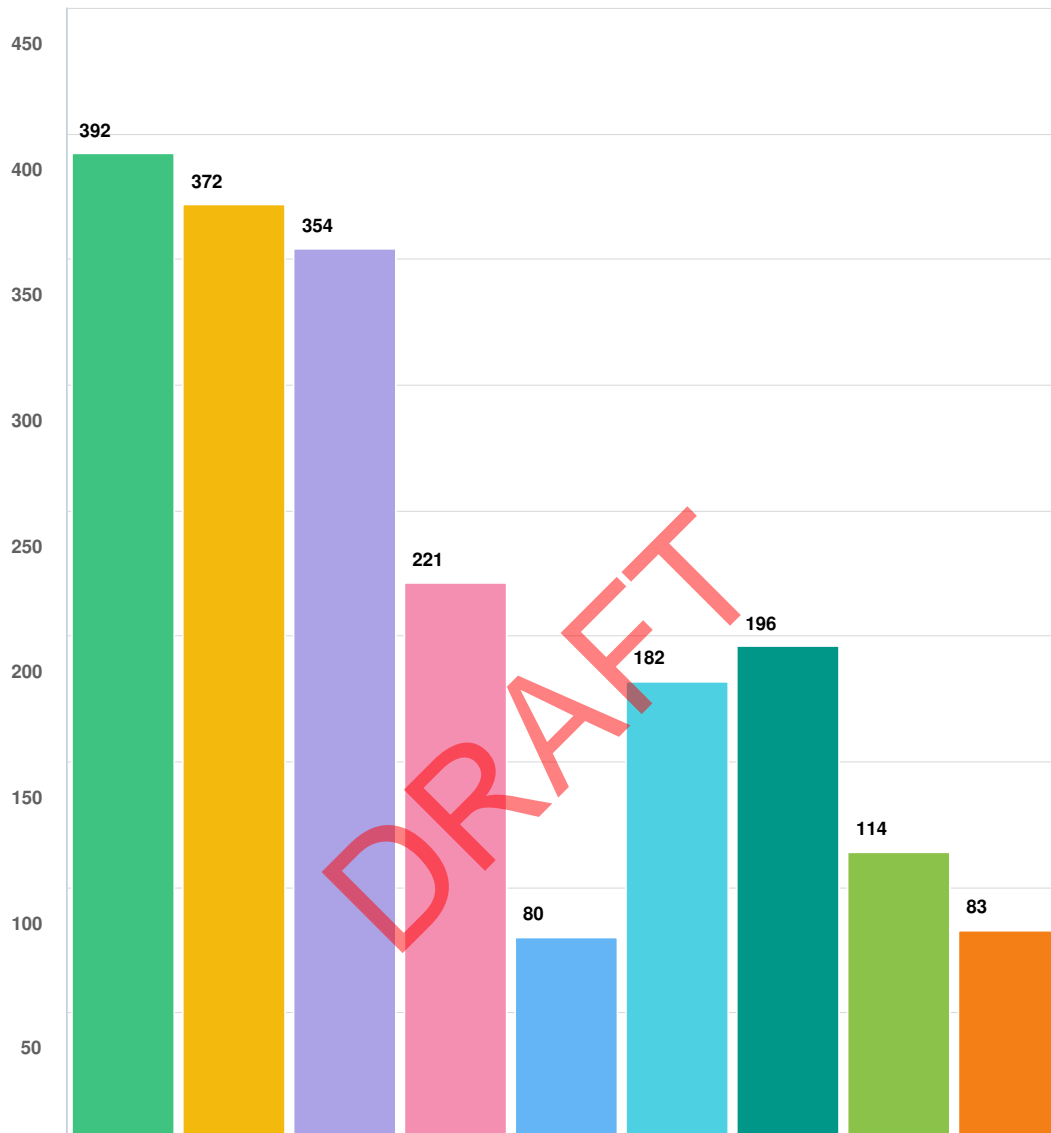
☒ Yes ☐ No

Mandatory Question (455 response(s))

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

What is important or special to you about Oatley Park? (Select all that apply)



Question options

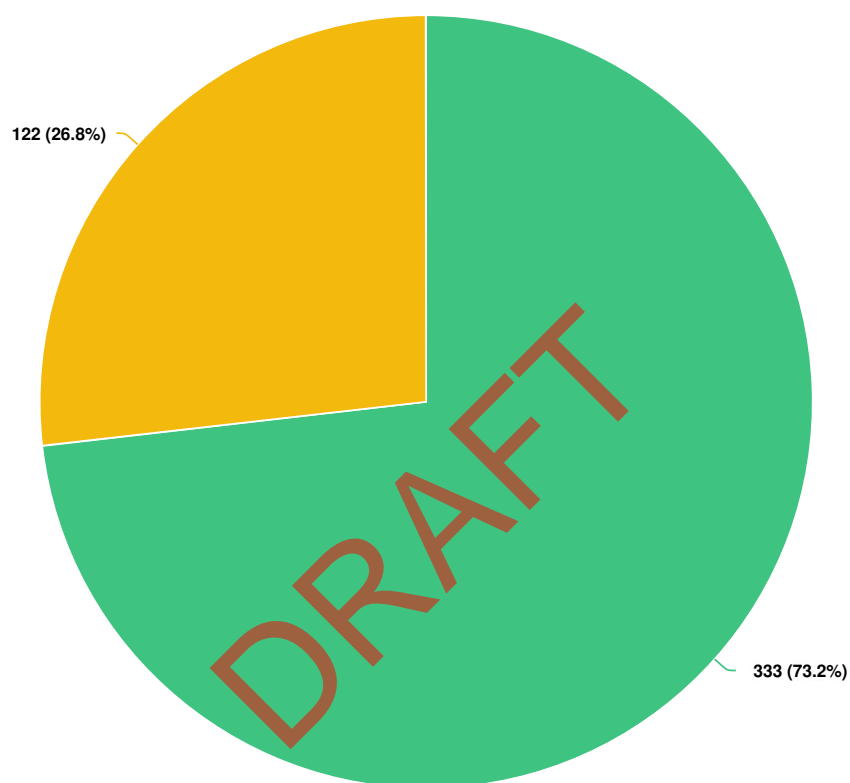
- Walking and cycling access
- Views and ambience
- Trees and landscaping
- Seating and picnic areas
- Sports oval
- Steamroller park
- Swimming in Jewfish Bay Baths
- Community facilities and venues
- Other (please specify)

Mandatory Question (455 response(s))

Question type: Checkbox Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Are any changes or improvements needed to Oatley Park?



Question options

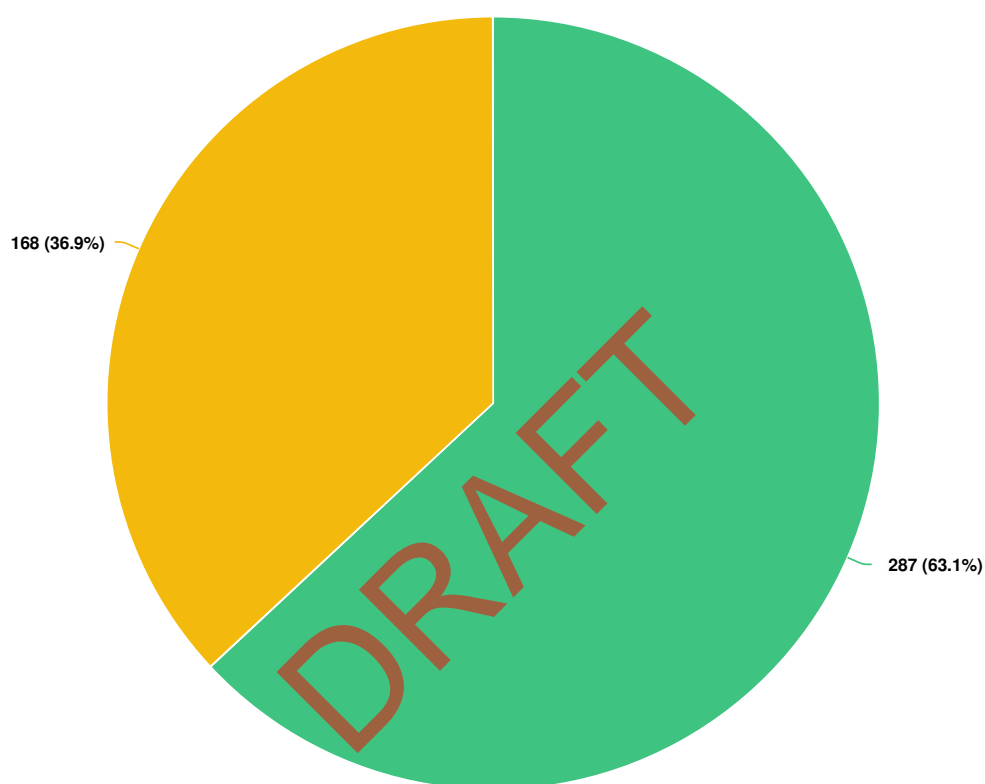
☒ Yes ☐ No

Mandatory Question (455 response(s))

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Are there any activities that should not be allowed at Oatley Park?



Question options

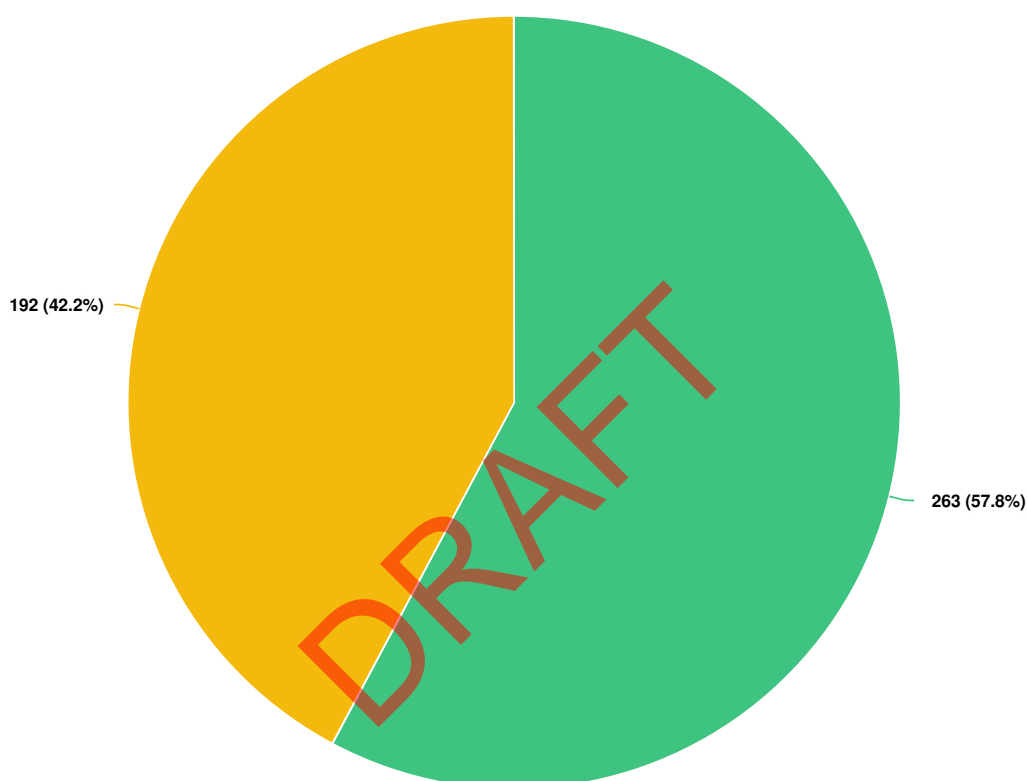
☒ Yes ☐ No

Mandatory Question (455 response(s))

Question type: Radio Button Question

Your Say Georges River : Summary Report for 13 March 2018 to 28 February 2022

Is there anything else you would like to add for us to consider when planning for the future of Oatley Park?



Question options

● Yes ● No

Mandatory Question (455 response(s))

Question type: Radio Button Question

OATLEY PARK

MASTERPLAN

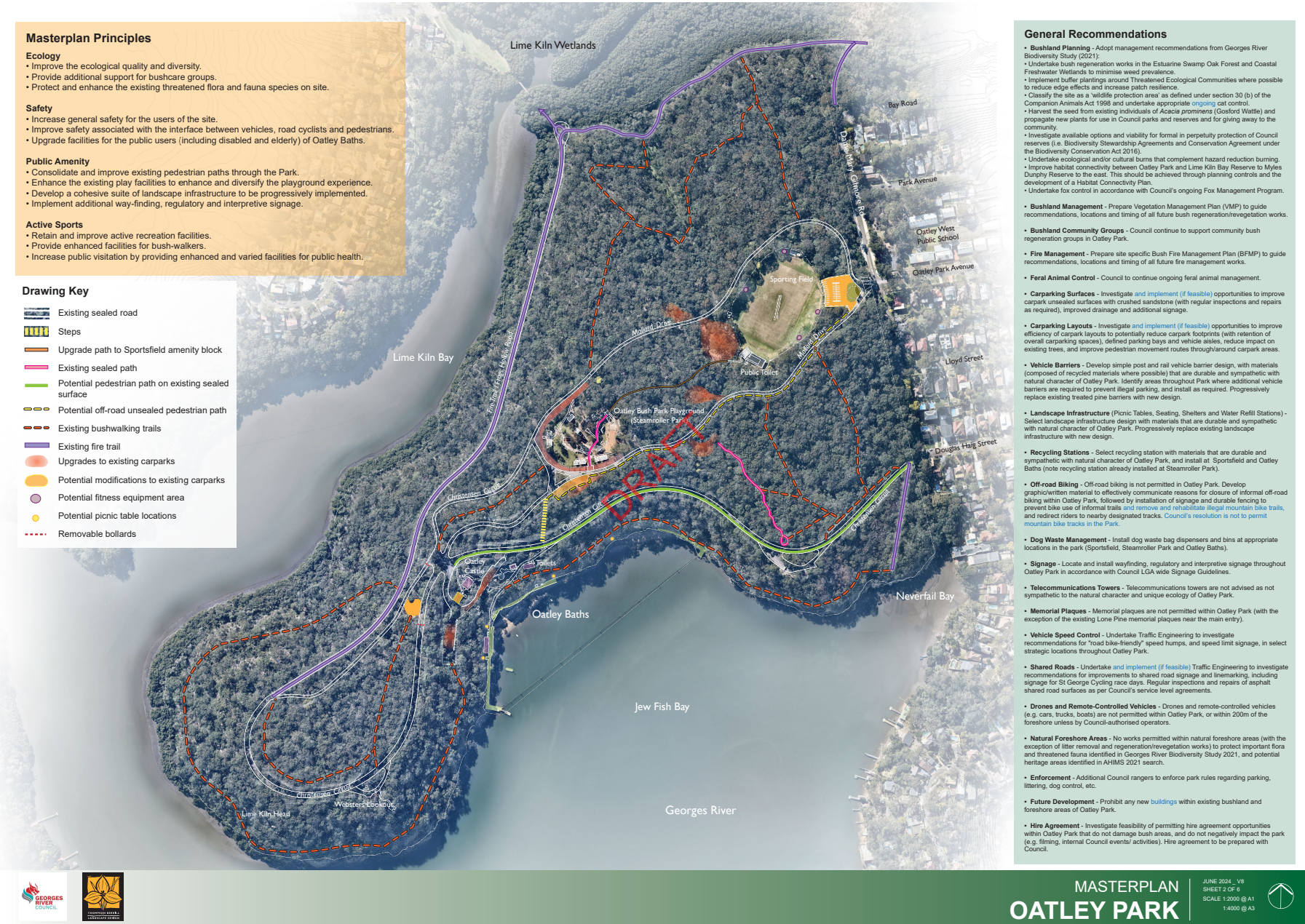
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PREPARED BY THOMPSON BERRILL LANDSCAPE DESIGN
FOR GEORGES RIVER COUNCIL

SHEET 1 OF 6

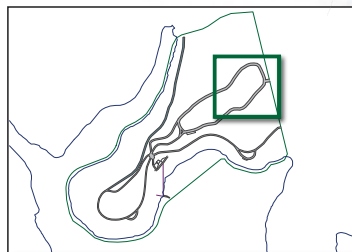
JUNE 2024_V7



- ### Main Entry and Sporting Oval
- 1 Main Entry (Oatley Park Avenue) - Upgrade entry with consolidated signage, improved groundcover plantings and retention of 'Lone Pine' tree and adjacent memorial plaques, [improving visitor access to memorial plaques](#).
 - 2 Main Entry Carpark - Upgrade as per 'General' recommendations, consider installation of formalised bays, improve roundabout edging and planting, and pedestrian pathway connection along the edge of carpark.
 - 3 Sportsfield - Continue regular inspections and maintenance of playing field surface, and develop design for outdoor fitness equipment circuit to boundary of playing area.
 - 4 Sportsfield Amenity Block - Continue regular inspections and maintenance of amenities block.
 - 5 South Sportsfield Carpark - Upgrade as per 'General' recommendations.
 - 6 Shared Road - Mallard Drive (southern side of loop) - Investigate feasibility of continuous off-road unsealed pedestrian path (to edge of road or appropriate adjacent area) from Oatley Park Main Entry to Steamroller Playground with crushed sandstone surface, linemarking, signage and vehicle control barriers as per Council's service level agreements. [No encroachment onto adjacent significant trees/vegetation for pedestrian path](#).
 - 7 Mallard Drive Carpark 3 (north side of northern loop) - Upgrade as per 'General' recommendations.

Drawing Key

- Potential modifications to existing carparks
- Upgrades to existing carparks
- Existing sealed road
- Upgrade path to Steamroller Park
- Potential off-road unsealed pedestrian path
- Existing bushwalking trails

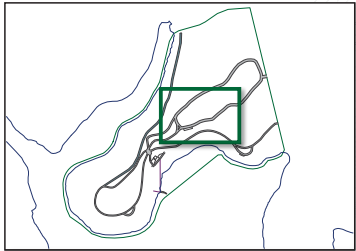


Oatley Bush Park Playground (Steamroller Park)

- 8 Steamroller Park- Ongoing maintenance in accordance with Council's service level agreements.
- 9 Playground Carpark (adjacent to playground area) - Upgrade as per 'General' recommendations.
- 10 Mobile Food Vendor - Investigate feasibility of permitting coffee van to operate within safe area of carpark (occupying no more than 2 parking spaces, location to be determined) within the operating hours of the Park. Licensing/lease agreement to be prepared with operator to set parameters regarding noise control, timing, food waste, size of vehicle, low exhaust emission generator with low noise to ensure the natural character and biodiversity of Oatley Park is retained and protected with minimal environmental impact. Installation of additional bin near final agreed location.
- 11 Southern Playground Carpark - Upgrade as per 'General' recommendations and consider installation of formalised perpendicular bays and walking trail connection.
- 12 Sportsfield Amenity Block Path - Investigate upgrade of path from Steamroller Park to Sportsfield Amenity Block to provide all-ability sealed path connection, with 'Nature Trail' signage and low maintenance features (e.g. small sculptures, fallen log balancing beam, rounded stepping sandstone boulders, stumps with yarning circle, change of surface materials etc.) educating children about the unique local ecology of Oatley Park.
- 13 Mallard Drive Carpark 1 (north side of southern loop) - Upgrade as per 'General' recommendations.
- 14 Mallard Drive Carpark 2 (south side of southern loop) - Upgrade as per 'General' recommendations.

Drawing Key

- Steamroller Park playground
- Upgrades to existing carparks
- Potential modifications to existing carparks
- Existing sealed road
- Upgrade path to Sportsfield amenity block
- Existing sealed path
- Potential one way road with pedestrian path
- Potential off-road unsealed pedestrian path
- Steps connecting to Christensen Circuit
- Existing bushwalking trails





- Oatley Castle, Oatley Baths and Five-ways**
- 15 Oatley Castle Structural Integrity - Undertake additional structural and hydraulic engineering investigations and complete any required works identified, to ensure building is structurally sound and safe for public access.
 - 16 Oatley Castle Improvements - Undertake Architectural Concept Design development for castle improvement upgrades (internal fit out, safety improvements and landscape/accessibility upgrades) in collaboration with key stakeholders and community groups. Improvement upgrades are required to meet current building and accessibility codes.
 - 17 Oatley Castle Carpark (east of Castle) - Regular inspections and repairs of asphalt and drainage in accordance with Council's service level agreements. Investigate feasibility of installing stairs with handrails to side of existing ramp from Ranger's Office to Oatley Baths to improve accessibility as per Access Consultant Report.
 - 18 Oatley Castle Carpark (south side of Castle) - Relocate aging signs, bins and picnic table away from castle arrival area. Investigate feasibility of removing parking bays, or moving bays south (by installing tyre stops) to improve arrival zone to improve pedestrian circulation, arrival experience and provide additional landscape buffer to castle surrounds. Improve accessibility to the Castle as per Access Consultant Report.
 - 19 Oatley Baths Carpark (south of Castle) - Regular inspections and repairs of asphalt and drainage in accordance with Council's service level agreements. Install vehicle barriers to carpark entry area (and revegetate area) to ensure vehicles park only in dedicated parking bays and protect existing mature tree.
 - 20 Oatley Baths Beach Area - Install four additional picnic tables and shelters along foreshore adjacent to beach area, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).
 - 21 Oatley Baths Promenade and Sea Wall - Undertake structural coastal engineering investigation to outline recommendations and prioritisations to guide sea wall and promenade surface repairs as required. Investigate feasibility of installation of electric BBQ near amenities block.
 - 22 Oatley Baths Amenities Block - Undertake Architectural Concept Design to investigate potential improvement upgrades including improvements to toilets (provide disabled toilet facility), showers, change room and meeting room (to ensure facilities meet current Australian Standards and relevant accessibility standards). Investigate feasibility of installation of telecommunications, motion-sensor LED lighting and shade awning to front of amenities block facade, and additional lockable storage facility.
 - 23 Oatley Baths Swimming Area - Undertake structural coastal engineering investigation to outline recommendations for improvements to access stairs (provide disabled with non-slip surface treatment), turning board (lower portion for kick-offs). Regular inspections and repairs of swimming nets, piles and pontoons as required.
 - 24 Oatley Baths Pontoon - Regular inspections and repairs of pontoon as required. Install new signage (with NSW Fisheries approval) specifying legal fish species, sizes and bag limits and map illustrated permitted fishing areas.
 - 25 Oatley Baths Concrete Wharf (north side) - Undertake coastal engineering investigation to explore feasibility of new pedestrian access stairs/handrails into Baths area for swimming. Undertake geotechnical and structural engineering for elevated stairs providing pedestrian connection from lower foreshore to Jew fish Bay Walking Track, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).
 - 26 Oatley Baths Concrete Wharf (south side) - Undertake coastal engineering investigation to outline recommendations and methodology to remove risk from sharp submerged ledge.
 - 27 Toilet Block - Regular inspections and repairs of building as required.
 - 28 Ranger's Office - Regular inspections and repairs of building as required.
 - 29 Five-ways Carpark (south of five-ways) - Upgrade as per 'General' recommendations, and remove exit/entry to west side of carpark area.
 - 30 Christensen Circuit Southern Loop - Undertake traffic engineering to investigate appropriate traffic control measures e.g. signage, linemarking and high-visibility removable bollards/automated gate at both ends to prevent vehicular access to Christensen Circuit Southern Loop, and amend "Shared Roadway" signage to loop road as required. Traffic control measures at both ends are to allow emergency vehicles and Council maintenance vehicles to retain access as required.
 - 31 Webster's Lookout - Investigate opportunities to upgrade lookout area including improved paving, revegetation to arrival area, bike-parking and interpretive signage focused on local bird species and Aboriginal history.
 - 32 Western Fire Trail / Frog Hollow Road - Remove gate from southern end of fire trail, if prevention of vehicular access to Christensen Circuit Southern Loop is deemed feasible, for improved cycling safety.
 - 33 Douglas Haig Street access from Oatley Castle only one-way investigation - Subject to suitable funding. Council to investigate feasibility to change Douglas Haig Street access point to exit-only for cars (excluding emergency access vehicles and Council maintenance vehicles) and turn road from Castle to Douglas Haig Street one-way, provide linemarking and separation measures as required for pedestrian and disabled access. Proposal to proceed if feasibility assessment determines design solution will not have adverse impact on site character and safety, traffic/parking conditions elsewhere in the park.

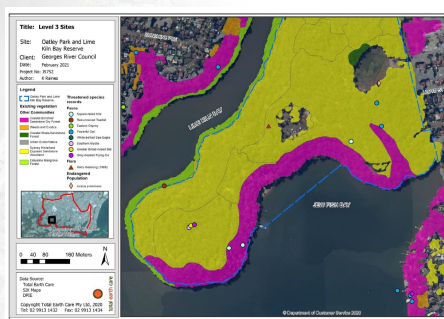


Bushland Areas

- 33 Jew Fish Bay Lookout - Investigate opportunities to upgrade lookout area including improved paving, revegetation to arrival area, bike-parking and interpretive signage focused on local bird species and Aboriginal history.
- 34 Firebreak (eastern edge of Park) - Fire management in accordance with Bush Fire Management Plan 2003, (APZ 8) recommended 20m wide strip burns on Eastern Boundary between Dame Mary Gilmore Road & Douglas Haig Street every four to seven years in rotation. Note: Recommendations from new Bushfire Management Plan (BFMP) (currently underway) would apply once complete.
- 35 Eastern Unsealed Walking Tracks (multiple paths between Sportsfield and Jew Fish Bay Lookout) - Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e. tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), or illegal mountain bike tracks, rehabilitating removed trails, formalising approved trails and provide improved way-finding/track grade/regulatory signage for walking tracks in accordance with Council's LGA wide Signage Guidelines.
- 36 Eastern Sealed Walking Track (between Mallard Drive Carpark 2 and Jew Fish Bay Lookout) - Regular inspections and repairs of concrete walking track surface as per Council's service level agreements.
- 37 Jew Fish Bay Walking Track - Regular inspections and repairs of walking track surface as required, as per 'Georges River Foreshore Access and Improvement Plan' recommendations (2021).
- 38 Headland Track - Regular inspections and repairs of walking track surface as per Council's service level agreements.
- 39 Northern Unsealed Walking Tracks (multiple paths between Sportsfield and Lime Kiln Bay Wetlands) - Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e. tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), or illegal mountain bike tracks, rehabilitating removed trails, and provide improved way-finding/track grade/regulatory signage for walking tracks.

Drawing Key

- Existing sealed road
- Existing steps
- Potential pedestrian path on existing sealed surface
- Upgrade path to Sportsfield amenity block
- Existing sealed path
- Potential off-road unsealed pedestrian path
- Existing bushwalking trails
- Existing fire trail



(Source : Figure 2-31, Georges River Biodiversity Study 2021 by Total Earth Care)

Oatley Park Plan of Management and Master Plan – Submissions Table

CM9	Date	Summary of Submission	Response to Submission
D23/276255	1/11/2023	<ul style="list-style-type: none"> Regarding Oatley Bowling Club land development 	<ul style="list-style-type: none"> Outside scope of Oatley Park PoM and MP Oatley Park Bowling Club detailed designs have been completed. Awaiting funding availability to commence elements of the design
D23/276262	1/11/2023	<ul style="list-style-type: none"> Preparation of a Feral Animal Management Plan to be included within the Oatley Park PoM Safety needs to be improved for children to many cars speeding No relocation of park entry gates, no car access to oval carpark after hours Improved/more "No littering" signage 	<ul style="list-style-type: none"> Council continues to apply for grant funding for fox and feral cat management in Oatley Park. Oatley Park is one of the 19 locations within the LGA that has been declared a Wildlife Protection Area under the Companion Animals Act 1998, which prohibits cats and dogs not on a leash. Funding has been provided to install appropriate signage and further funds are being sought to enforce the Wildlife Protection Area controls. Subject to suitable funding being available, Council will implement feral animal management control in the Oatley Park in accordance with Biodiversity Study recommendations. Refer Action Table recommendation 1.31 and 1.24 for speed limiting strategies and signage, which does not prevent the future consideration of speed cameras. Specific recommendation for speed cameras within Oatley Park is beyond scope of the PoM. Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25.
D23/276264	1/11/2023	<ul style="list-style-type: none"> Requests speed limiting device and speed cameras 	<ul style="list-style-type: none"> Refer Action Table recommendation 1.31 and 1.24 for speed limiting strategies and signage, which does not prevent the future consideration of speed cameras. Specific recommendation for speed cameras within Oatley Park is beyond scope of the PoM.
D23/276266	2/11/2023	<ul style="list-style-type: none"> Do not want additional development in Oatley Park Requests regular maintenance Requests security in the park at night 	<ul style="list-style-type: none"> Refer Action Table item 1.10 prohibiting new development/buildings/buildings within existing bushland and foreshore areas of Oatley Park Refer Action Table item 1.4 recommending Vegetation Management Plan for park to be prepared Refer Action Table item 1.6 noting Council to continue ongoing support for community bush regeneration group in Park Refer Action Table item 2.2 noting ongoing maintenance of sports field amenity block, item 3.8 notes ongoing maintenance of Steamroller Playground Refer Action Table item 1.32 recommending additional Council rangers to enforce park rules regarding parking, bush protection, littering, dog control, etc.

D23/276271	4/11/2023	<ul style="list-style-type: none"> • Ensure legislation in place to retain as Crown Land forever and maintaining its status as a National Park • Maintain and protect native flora and fauna • Appropriate wildlife and vegetation study to be undertaken prior to any updates within park • Requests protection of middens laying along the shoreline • Requests ongoing road maintenance • Pedestrian friendly, all ability access to park • Opposes commercial development • Opposes new playing fields • Opposes cafes • Requests river water condition management • Requests sewer and stormwater outlet management 	<ul style="list-style-type: none"> • Oatley Park is owned by the Crown and Council is the Crown Land Manager who has care, control and management of the Oatley Park. • State Environmental Planning Policy (Biodiversity and Conservation) 2021 are pertinent to land use and planning of Oatley Park, which includes the former SEPP No 19 - Bushland in Urban Areas, which is one of the key relevant policies to Oatley Park, aiming to protect and preserve bushland within urban areas. • Site is not listed as a National Park, however the site is classified as a 'wildlife protection area' as defined under Section 30(1) (b) of the Companion Animals Act 1998. • Refer Action Table item 1.4 recommending Vegetation Management Plan for park to be prepared. • Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park. • Refer Action Table item 1.9 prohibiting construction works within natural foreshore areas to protect potential heritage areas identified in AHIMS 2021 search. • Refer Action Table item 1.24 Shared Roads noting regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. • Several amenities within the park are recommended to be investigated for accessibility improvements. Refer Action Table item 3.6 to investigate for upgrade of sealed road from Sports field amenity block to Steamroller Park, item 3.15 (Oatley Castle Accessible carparking) access consultant investigation and report to determine potential accessibility improvements to carparking bays, ramps and paths (with potentially improved access from the carparks to Oatley Baths) and undertake works, item 3.23 Oatley Baths swimming area and for item 3.26 for Oatley Baths amenities block • Sewer and stormwater outlet maintenance are operational issues and are not part of the PoM process.
D23/276273 and D23/276278	5/11/2023	<ul style="list-style-type: none"> • Concerns regarding speeding vehicles • Opposes car entry from Douglas Haig Street, should only allow exit from castle to Douglas Haig Street (one way). • Requests remaining side of road marked as disabled access to Castle and Baths 	<ul style="list-style-type: none"> • Refer Action Table recommendation 1.31 and 1.24 for speed limiting strategies and signage, which does not prevent the future consideration of speed cameras. • Action Plan to be updated to note that, subject to suitable fundings, Council to Investigate feasibility to change Douglas Haig Street access point to exit-only for cars (excluding emergency access vehicles) and turn road from Castle to Douglas Haig Street one-way, provide line marking and separation measures as required, on remaining road for pedestrian and disabled access. Action Plan will note that proposal could proceed if feasibility assessment is determines design solution that would have no adverse impact on site character, safety, traffic/parking conditions elsewhere in the park, etc.
D23/288223	7/11/2023	<ul style="list-style-type: none"> • No relocation of park entry gates, no car access to Oval Carpark after hours • Consider closing main gate later to accommodate the sporting clubs 	<ul style="list-style-type: none"> • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. • Park closure and closing the park gates is an operational issues.

D23/288267	14/11/2023	<ul style="list-style-type: none"> • Opposes car entry from Douglas Haig Street, should only allow exit from castle to Douglas Haig Street (one way). • Request additional signage "Wrong way, turn back" • Requests Pedestrian and cycleway markings on roads • No relocation of park entry gates, no car access to Oval Carpark after hours 	<ul style="list-style-type: none"> • Action Plan to be updated to note that, subject to suitable fundings, Council to Investigate feasibility to change Douglas Haig Street access point to exit-only for cars (excluding emergency access vehicles) and turn road from Castle to Douglas Haig Street one-way, provide line marking and separation measures as required, on remaining road for pedestrian and disabled access. Action Plan will note that proposal could proceed if feasibility assessment is determines design solution that would have no adverse impact on site character, safety, traffic/parking conditions elsewhere in the park, etc. • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed removed because concerns were raised in regards to antisocial behaviour and security. • Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25.
D23/288273	15/11/2023	<ul style="list-style-type: none"> • Request to upgrade and line mark oval carpark 	<ul style="list-style-type: none"> • Refer Action Table item 3.2 and General Park Management items 1.13 noting to investigate opportunities to improve carpark's unsealed surface, improved drainage, signage and item 1.14 to improve efficiency, reducing footprints while retaining overall carparking spaces, line marked parking bays, vehicle aisles, improving pedestrian movement and reducing impact on existing trees.
D23/291312	15/11/2023	<ul style="list-style-type: none"> • Request to limiting car access from the Castle up to Webster's Lookout and around back to the Steamroller • Requests line markings on all roads by clearly marked 	<ul style="list-style-type: none"> • Refer Action Table item 3.33 recommending to undertake traffic control measures, one of which recommends high visibility removable bollards at both ends of Christensen Circuit Southern Loop to prevent vehicular access, including amendments to "Shared Roadway" signage to loop road. • Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements.
D23/291340	15/11/2023	<ul style="list-style-type: none"> • Request for a mountain bike track 	<ul style="list-style-type: none"> • As per PoM section 2.6 Community Use of the site, as an effort to preserve off-road bush trails that are prone to erosion and bush degradation, cycling is only permitted on sealed roads and fire trails. • Refer Action Table item 1.8 noting the provision of signage to redirect riders to nearby designated tracks outside of Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment.
D23/291345	15/11/2023	<ul style="list-style-type: none"> • Opposes mountain biking in the park 	<ul style="list-style-type: none"> • As per PoM section 2.6 Community Use of the site, as an effort to preserve off-road bush trails that are prone to erosion and bush degradation, cycling is only permitted on sealed roads and fire trails. • Refer Action Table item 1.8 noting off-road biking is not permitted in Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment.

D23/291372	15/11/2023	<ul style="list-style-type: none"> Request for a mountain bike track 	<ul style="list-style-type: none"> As per PoM section 2.6 Community Use of the site, as an effort to preserve off-road bush trails that are prone to erosion and bush degradation, cycling is only permitted on sealed roads and fire trails. Refer Action Table item 1.8 noting the provision of signage to redirect riders to nearby designated tracks outside of Oatley Park. Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment.
D23/291378	15/11/2023	<ul style="list-style-type: none"> Request additional toilet at Steamroller Park 	<ul style="list-style-type: none"> There is insufficient space around the adventure playground for a new toilet block. To install a toilet block, existing trees and circulation space will be impacted. There is an existing toilet with disabled facilities in amenities building near Sports Oval services the Sports Oval and Steamroller Park. There is an existing track connecting the playground and amenity block near the oval, 170m from Steamroller Park.
D23/291381	16/11/2023	<ul style="list-style-type: none"> Opposes any improvements to bush tracks 	<ul style="list-style-type: none"> 'No works to be done' does not align with objectives of current PoM/MP. PoM recommends regular inspections and repairs of walking track surface as per Council's service level agreements.
D23/291460	16/11/2023	<ul style="list-style-type: none"> Maintain the natural bush environment of the park Prioritise endangered species and natural areas Requests infrastructure to complement already developed areas 	<ul style="list-style-type: none"> Section 1.4 of the PoM notes the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. Refer Action Table item 1.3 noting to implement buffer plantings around Threatened Ecological Communities where possible to reduce edge effects and increase patch resilience. Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park. Refer Action Table item 1.16 noting selection of landscape infrastructure design with materials that are durable and sympathetic with the natural character of Oatley Park.
D23/291794	16/11/2023	<ul style="list-style-type: none"> Maintain natural bush environment of the park Opposes any further modifications to existing bush Opposes any additional development Requests a BMX track outside of Oatley Park for kids Request no improvements to bush tracks 	<ul style="list-style-type: none"> Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park. Section 1.4 of the PoM notes the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. BMX track outside of Oatley Park beyond the scope of PoM/MP. 'No works to be done on tracks' does not align with objectives of current PoM/MP. PoM recommends regular inspections and repairs of walking track surface as per Council's service level agreements.
D23/291799	16/11/2023	<ul style="list-style-type: none"> Request the oval carpark and park entry to be sealed surface 	<ul style="list-style-type: none"> Refer Action Table item 3.2 and General Park Management items 1.13 noting to investigate and implement (if feasible) opportunities to improve carpark unsealed surface, improved drainage, signage and item 1.14 to improve efficiency, reducing footprints while retaining overall carparking spaces, line marked parking bays, vehicle aisles, improved pedestrian movement and reducing impact on existing trees.
D23/291808	16/11/2023	<ul style="list-style-type: none"> Request oval carpark to be resurfaced and line marked 	<ul style="list-style-type: none"> Refer Action Table item 3.2 and General Park Management items 1.13 noting to investigate and implement (if feasible) opportunities to improve carpark unsealed surface, improved drainage, signage and item 1.14 to improve efficiency, reducing footprints while retaining overall carparking spaces, line marked parking bays, vehicle aisles, improved pedestrian movement and reducing impact on existing trees

D23/291812	17/11/2023	<ul style="list-style-type: none"> Request for a mountain bike track 	<ul style="list-style-type: none"> As per PoM section 2.6 Community Use of the site, as an effort to preserve off-road bush trails that are prone to erosion and bush degradation, cycling is only permitted on sealed roads and fire trails. Refer Action Table item 1.8 noting the provision of signage to redirect riders to nearby designated tracks outside of Oatley Park. Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment.
D23/291908	17/11/2023	<ul style="list-style-type: none"> Do not want additional development Request to adopt Indigenous 'Cool' Fire Practices by Council with community involvement 	<ul style="list-style-type: none"> Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park. Refer Action Plan Table 1.12 noting to undertake ecological and/or cultural burns that complement hazard reduction burning.
D23/291993	17/11/2023	<ul style="list-style-type: none"> Improved cycle and walker paths for safer usage between cyclist, cars and pedestrians Request better lighting on roads and kiosk 	<ul style="list-style-type: none"> Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. Refer Action Table item 2.5 Sports field lighting noting regular inspections of flood lighting around the sports field and the lighting for the amenity block. Refer Action Table item 3.26 for Oatley Baths amenity block noting to investigate feasibility of installation of motion-sensor LED lighting. Refer section 2.9 Use and Conditions table to locate all existing lighting within Oatley Park.
D23/292027	19/11/2023	<ul style="list-style-type: none"> Prioritise considerations for cycling and swimming clubs 	<ul style="list-style-type: none"> Refer PoM section 2.6.1 Stakeholders, noting St George Cycling Club and Oatley Amateur Swimming Club (OASC) among few other key stakeholders within the park. The Draft Plan of Management was prepared after identifying key concerns and values of stakeholders and community with online and written feedback (refer section 3.5 for key outcomes).
D23/303081	30/11/2023	<ul style="list-style-type: none"> Request additional toilet at Steamroller Park Request that new paths be built and widen and calm the shared roads, ideally separating pedestrians from cars and cyclists 	<ul style="list-style-type: none"> Existing toilet with disabled facilities are located in the amenities building near Sports Oval services the Sports Oval and connects to Steamroller Park with a sealed path (the PoM notes this path is to be assessed and upgraded to ensure it is suitable for all-ability use if required). Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements.
D24/156152	2/12/2023	<ul style="list-style-type: none"> Request minimal visual impact on park Request no new concrete paths or areas 	<ul style="list-style-type: none"> Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park.

D23/310825	8/12/2023	<ul style="list-style-type: none"> • No relocation of park entry gates, no car access to Oval Carpark after hours • Requests that the pointed caps from posts at the Baths be removed • Request that illegal mountain bike tracks and jumps are dismantled and repair degraded area • Request line markings and signage on all roads, including Frogs Hollow Road 	<ul style="list-style-type: none"> • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. • Removing pointed caps from posts at the Baths not supported, as the pointed cap is for visibility, durability and safety to prevent climbing and leaping. • Refer Action Table items 4.2 and 4.3 noting to undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e. tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks. • Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. • Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. • Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements.
D23/310859	10/12/2023	<ul style="list-style-type: none"> • The natural bush environment be maintained • Opposes any mountain biking in the park • Request that car parking needs to be managed so cars do not park in the bush. Oval carpark and Steamroller Park to be resurfaced and line marked 	<ul style="list-style-type: none"> • Section 1.4 of the PoM specifies the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. • Refer Action Table item 1.8 noting off-road biking is not permitted in Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. • Refer Action Table item 3.9, 3.2 and General Park Management items 1.13 noting to investigate and implement (if feasible) opportunities to improve carpark unsealed surface, improved drainage, signage and item 1.14 to improve efficiency, reducing footprints while retaining overall carparking spaces, line marked parking bays, vehicle aisles, improved pedestrian movement and reducing impact on existing trees
D23/310866	10/12/2023	<ul style="list-style-type: none"> • Opposes any additional development • Request line markings and signage on all roads, including Frogs Hollow Road • Requests pointed caps from posts at the Baths be removed 	<ul style="list-style-type: none"> • Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park. • Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. • Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. • Line marking is an operational issue. • Removing pointed caps from posts at the Baths not supported, as the pointed cap is for visibility, durability and safety to prevent climbing and leaping.

D23/310868	10/12/2023	<ul style="list-style-type: none"> • Maintain natural bush environment • Opposes mountain biking in the park • Dismantle illegal mountain bike tracks and jumps and repair degraded area • Request clear signage and enforcements to stop mountain bikers • Request to protect tree hollows, including Steamroller Park, retain as habitat trees • Request line markings and signage on all roads 	<ul style="list-style-type: none"> • Section 1.4 of the PoM notes the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. • Refer Action Table item 1.8 noting off-road biking is not permitted in Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. • Refer Action Table items 4.2 and 4.3 noting to Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks. • Action Table item 1.4 'Bushland Management' to be updated to include recommendation re protection of existing tree hollows/habitat. • Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements.
D23/310869	10/12/2023	<ul style="list-style-type: none"> • Request to maintain natural bush environment • Do not want any additional development • Request street sweeping weekly, maintain park as cycling destination • Request regular repairs and line markings on all roads, including Frogs Hollow Road • Request to remove pointed caps from posts at the Baths • Opposes mountain biking in the park • No relocation of park entry gates, no car access to Oval Carpark after hours 	<ul style="list-style-type: none"> • Section 1.4 of the PoM identifies the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. • Park maintenance for street sweeping are operational issues. • Roads are to be maintained as per Action Table item 1.24 To undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configurations and line markings including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. • Recommendation to remove pointed caps from posts at the Baths not supported, as the pointed cap is for visibility, durability and to prevent climbing and leaping. • Refer Action Table item 1.8 which states off-road biking is not permitted in Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security.

D23/317093	14/12/2023	<ul style="list-style-type: none"> • No relocation of park entry gates, no car access to Oval Carpark after hours • Request that no separate pedestrian walking track from entry to Steamroller Park • Request more rangers in the park • Request for Cultural burnings • Request that crushed sandstone for resurfacing be used in park • Request to reintroducing koala into the park, plenty of favoured trees • Requests signage in multiple languages prohibiting removal of bush flowers and vegetation 	<ul style="list-style-type: none"> • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. • Proposal to investigate a separate pedestrian walking track from entry to Steamroller Park recommendation to be retained, as this recommendation is based on park user feedback from preliminary consultation in 2022. (refer to section 3.5). • Refer Action Table item 1.32 Enforcement, recommending additional Council rangers to enforce park rules regarding parking, bush protection, littering, dog control, etc. NB: NSW Police (not Council) are responsible for the enforcement of vehicle speed limits. • Refer Action Table item 1.12 noting to undertake ecological and/or cultural burns that complement hazard reduction burning. • Koala reintroduction to park is a matter for National Parks and Wildlife Service (NPWS). NP&WS does not usually support translocation of Vulnerable species. Further the home range of the Koala is such that it would exceed the boundary of Oatley Park placing the Koala in danger as it roams for food. • Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language and content operational matter.
D23/317098	14/12/2023	<ul style="list-style-type: none"> • Request to continue park maintenance • Opposes mountain biking in the park • Request to continue remediation of damaged bushland and terrain • Opposes any food vans in the park • Request to lock gates at sunset 	<ul style="list-style-type: none"> • Park maintenance and locking of gates is an operational matter. • Refer Action Table item 1.8 which states off-road biking is not permitted in Oatley Park. • Refer Action Table item 1.3 Bushland Planning - adopting management recommendations from Georges River Biodiversity Study (2021), recommendations for remediation and regeneration of bushland. • Food van with minimal environmental impact was supported by park users in preliminary consultation conducted in 2022 (Refer to section 3.5). Refer Action Table item 3.7 to note food vendor to adhere to parameters regarding noise control, timing, food waste, size of vehicle etc.
D23/317101	14/12/2023	<ul style="list-style-type: none"> • Retain heritage elements of park • Request to maintain natural bush environment, not over groom natural landscape 	<ul style="list-style-type: none"> • Section 1.4 of the PoM notes the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. • Refer Action Table item 1.9 prohibiting works within natural foreshore areas to protect potential heritage areas identified in AHIMS 2021 search. • Refer Action Table item 3.18 for Oatley Castle surrounds noting the improvement and upgrades and surrounding landscaping to be planned and designed ensuring the heritage significance of the Castle is not compromised. • Refer Action Table item 4.2, 4.3 noting to investigate and consolidate informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc.) through bushland.

D23/317104	14/12/2023	<ul style="list-style-type: none"> • Refurbishment of amenity block near Baths • Opposes mountain biking in the park 	<ul style="list-style-type: none"> • Refer Action Table item 3.26 noting to undertake Architectural Concept Design to investigate potential improvement upgrades including improvements to toilets (provide disabled toilet facility), showers, change room and meeting room (to ensure facilities meet current Australian Standards and relevant accessibility standards). Investigate feasibility of installation of telecommunications, motion-sensor LED lighting, and shade awning to front of amenities block facade, and additional lockable storage facility. • Refer Action Table item 1.8 which states off-road biking is not permitted in Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment.
D23/317105	14/12/2023	<ul style="list-style-type: none"> • Widening of pathways • Picking up branches - track cleanup and maintenance • Request more parking and drop off zones • Toilets 	<ul style="list-style-type: none"> • Widening of pathways beyond scope of PoM/MP as widening will encroach into bushland. Any development within existing bushland is to be prohibited. (Refer Action Table item 1.10). • Refer Action Table item 4.4,4.5,4.6 noting regular inspections and repairs of walking track surface as per Council's service level agreement. • Number of parking to be as per existing. Refer Action Table item 1.14 Carparking Layouts noting investigate opportunities to improve efficiency of carpark layouts to potentially reduce carpark footprints (with retention of overall carparking spaces), defined parking bays and vehicle aisles, reduce impact on existing trees, and improve pedestrian movement routes through/around carpark areas. • Existing toilet facilities are to be inspected and improved (Refer Action Table item 2.2, 3.21, 3.26) .
D23/317109	14/12/2023	<ul style="list-style-type: none"> • Maintain natural bush environment • Do not want any additional development 	<ul style="list-style-type: none"> • Section 1.4 of the PoM notes the Purpose of PoM/MP is to protect and conserve remnant bushland while protecting natural character and values of the park. • Refer Action Table item 1.9 prohibiting works within natural foreshore areas (with the exception of litter removal and regeneration/revegetation works) to protect important flora and threatened fauna identified in the Georges River Biodiversity Study 2021, and potential heritage areas identified in AHIMS 2021 search. • Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park.

D23/317110	14/12/2023	<ul style="list-style-type: none"> • Ongoing maintenance by suitably skilled staff • Appointment of a permanent park ranger • Signages for direction, warning, prohibiting and fish sizes • Does not want mountain biking in the park • Signages in multiple languages prohibiting removal of bush flowers and other native plant materials 	<ul style="list-style-type: none"> • Maintenance and locking time are operational matter. • Refer Action Table item 1.32 Enforcement noting additional Council rangers to enforce Park rules regarding parking, bush protection, littering, dog control, etc. • Refer Action Table item 1.19 for Traffic Signage, 1.20 for Way-finding and Interpretive Signage and 1.21 for Regulatory Signage and 3.27 for signage at Oatley Baths Pontoon for legal fish species, size and bag limits and map illustrated permitted fishing areas. • Refer Action Table item 1.8 which states off-road biking is not permitted in Oatley Park. • Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language, and content operational matter. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment.
D23/317127	15/12/2023	<ul style="list-style-type: none"> • Cleaning up wetlands and waterways around Dairy Creek • Requests additional benches as you enter from Pamela Ave towards the wetlands • Additional gravel fill and resurfacing on track from "roundabout" as you enter from Pamela Ave towards the wetlands • Additional Parking area near the closed gates of the main entrance of Oatley Park at Pamela Avenue 	<ul style="list-style-type: none"> • Refer Action Table item 1.3 noting to Undertake bush regeneration works in the Estuarine Swamp Oak Forest and Coastal Freshwater Wetlands to minimise weed prevalence. • Recommendation to provide additional benches near Pamela Avenue outside scope of Oatley Park PoM/MP. • Recommendation for additional gravel fill and resurfacing on track from roundabout towards wetland is outside scope of Oatley Park PoM/MP. • Parking area near Oatley Park entrance at Pamela Avenue outside scope of Oatley Park PoM/MP.

	15/12/2023	<ul style="list-style-type: none"> Dismantle illegal mountain bike tracks and jumps and repair degraded area Regular road signs maintenance Line markings on all roads, including Frogs Hollow road Signages prohibiting removal of bush flowers and other native plant materials Park manager who can maintain the Bush Care Wants park entry gates to be locked at sunset Plan of Management to be reviewed every 10 years 	<ul style="list-style-type: none"> Council's resolution is to not permit mountain bike tracks in Oatley Park. Refer Action Table item 1.8 noting off-road biking is not permitted in Oatley Park Refer Action Table items 4.2 and 4.3 noting to Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks Refer Action Table 1.24 Shared Roads noting to undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configuration and line marking. Prepare Enforcement Signage Plan (as per item 1.19), including 'No Parking' signage, and signs for St George Cycling race days. Regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language, and content operational matter Refer Action Table item 1.21 for Regulatory Signage noting Develop Regulatory Signage Plan via consultation with key stakeholders, and install signs to aid effective enforcement of prohibited activities within Oatley Park. Recommendation for full time park manager to maintain Bush Care, to lock park entry gates at sunset are all operational issues. Refer section 5 of the PoM it is recommended to review and update the plan within the next 10 years.
D23/317395	15/12/2023	<ul style="list-style-type: none"> Council to undertake eDNA, wildlife monitoring and vegetation surveys Stronger penalties and fines for tree and vegetation removal/ killing of trees. More patrolling to prevent illegal sports (mountain biking and dirt bikes) do not want mountain biking in the park Separate area outside of bush park for BMX track Remove pollution and educate locals about stormwater pollution Wildlife corridors within park for smaller animals Request installation of cameras to protect sites Request car free zones or days on the main loop 	<ul style="list-style-type: none"> Recommendation to undertake eDNA, wildlife monitoring and vegetation surveys not supported. A Biodiversity Study was conducted by Council in 2018 and the recommendations of this study are progressively being implemented by Council. Recommendation for stronger fines not supported. Fines already exist under NSW legislation i.e. acting contrary to sign in public place Section 632 Local Government Act 1993. Refer Action Table item 1.8 noting off-road biking is not permitted in Oatley Park which will be implemented by signage strategy and Council Ranger Patrols. Refer Action Table items 4.2 and 4.3 noting to Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks. BMX track outside of Oatley Park beyond the scope of PoM/MP. Most pollutants from site runoff are treated naturally via bushland buffer areas, with any litter and debris collected by Councils maintenance team as required. Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. A Biodiversity Study was conducted by Council in 2018 and the recommendations of this study are progressively being implemented by Council. Recommendation not feasible to be incorporated into the PoM and is more suited to a PHD project. Refer Action Table item 3.33 recommending to undertake traffic control measures, one of which recommends high vis removable bollards at both end of Christensen Circuit Southern Loop to prevent vehicular access, including amendments to "Shared Roadway" signage to loop road. Recommendation to investigate car free days in Oatley Park (excluding emergency and disabled vehicle access) to be included in PoM.

D23/317584	15/12/2023	<ul style="list-style-type: none"> • Wants to know how Park security will be maintained and improved • Request removable bollards to stop vehicles at night/ Lock gates at sunset • Appointment of a permanent park ranger to improve security 	<ul style="list-style-type: none"> • There are existing gates in place to prevent after hours vehicular access. Bollards are not required. • Refer Action Table item 1.31 noting to undertake Traffic Engineering to investigate and implement (if feasible) recommendations for "road bike-friendly" speed humps, and speed limit signage, in select strategic locations throughout Oatley Park. • Refer Action Table item 1.32 Enforcement, recommending additional Council rangers to enforce park rules regarding parking, bush protection, littering, dog control, etc. NB: NSW Police (not Council) are responsible for the enforcement of vehicle speed limits.
D23/317598	15/12/2023	<ul style="list-style-type: none"> • Request to improve walking path • Request to expand beach 	<ul style="list-style-type: none"> • Refer Action Table item 4.4,4.5,4.6 noting regular inspections and repairs of walking track surface as per Council's service level agreement. • The beach is Crown Land, under the control of NSW State Government and therefore expansion of the existing beach is beyond PoM/MP scope.
D23/276255	11/12/2023	<ul style="list-style-type: none"> • Clarify document content and names on Council website. Documents to be titled "draft PoM" and "draft MP" to be clearly identified. • MP difficult to navigate, each page of the draft MP needed to be rotated separately to enable it to be read. Material needs to be easy to scroll through or downloaded. • Online survey may skew public input and provide limited information, not appropriate for gauging public comment • Modify introduction in PoM section 2.5.5. Buildings and Infrastructure by replacing word "extensive" with "limited" regarding existing buildings and infrastructure within Oatley Park so it reads "Oatley Park has limited existing buildings and infrastructure supporting the site's historical and cultural history and community uses." The current statement is inaccurate, making it appear that Oatley Park is a developed site containing more buildings/infrastructure than are actually present. • Park categorisation: questions the appropriateness of the garden beds at the park entrance and the car park being categorised "Park" • Mobile food vendor would be a commercial enterprise competing against existing not-for-profit canteen by sports clubs using the sportsground. Does not support a mobile food vendor. • Park categorisation: questions the appropriateness of carparks being categorised "Bushland" when they are surfaced with bitumen or equivalent. • Draft MP does not show existing carparking and width of existing road reserve to enable comparison with proposed changes to those. Changes are not supported if additional bush removal is proposed. • No relocation of park entry gates, provide increased parking on Oatley Park Avenue and Dame Mary Gilmore Drive instead. No car access to Oval Carpark after hours. • Provide increased security measures to reduce the likelihood of vandalism of the sports club, oval land the surrounding bushland. • Area of Five-ways appears excessive, any increase in road area is not supported as it encourages faster car driving. • Removal of gate at the top of the Western Fire Trail enables car traffic and will create a need for parking at the wetlands. Pedestrian use it because it is car free. Alternative solution is to widen the access for pedestrians and cyclists. • Draft MP to note off-road bicycle tracks will be removed. 	<ul style="list-style-type: none"> • Amendments to Council's online user experience are noted for future Council exhibitions. • The online survey tool was provided to assist the public in making a submission. However, the survey allowed free form text to be submitted or a separate written submission attached. • PoM section 2.5.5 to be modified, replace word "extensive" with "limited", i.e. "Oatley Park has <u>limited</u> existing buildings and infrastructure supporting the sites' historical and cultural history and community values" • Park land categorisation changes are subject to Council requirements • Local Government Regulations 2021 do not preclude the categorisation of garden beds and carparks from being categorised "Park" - <i>"Land should be categorised as a park under section 36(4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others"</i> • Food van with minimal environmental impact was supported by park users in the preliminary consultation conducted in 2022 (Refer to section 3.5 of the PoM). Action Table item 3.7 requires licensing/lease arrangements to be prepared with the operator regarding noise control, timing, food waste, size of vehicle etc. • Refer drawing key in draft Master Plan document. Footprints of carparking areas to remain the same or reduced (while retaining the same number of carparking spaces). Refer to General Recommendations - Carparking Surfaces and Carparking Layouts in Master Plan. Refer Action Table item 1.13 Carparking surfaces, noting the unsealed surfaces are recommended to be improved with crushed sandstone (not asphalt or sealed surface materials). Refer Action Table item 1.13 and 1.14 which state carpark upgrades are subject to a Concept Design and Detailed Design process. • Carparks are zoned Bushland as objectives of Natural Areas - Bushland do not preclude unsealed informal carparking within the Bushland Zones, so we saw no need to change the existing land categorisation. • Recommendation to relocate park entry gates (PoM Action Table item 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. • Refer drawing key in Master Plan document, all existing sealed path footprints to remain as existing. No recommendation is provided for extension of Five-Ways intersection sealed roads. • Gate no longer required at the top of the Western Fire Trail to prevent vehicular access as two rows of bollards (one at either end of the closed off loop road) will prevent vehicle access to this area. • Update text on draft Master Plan to note removal of illegal mountain bike tracks and rehabilitation of bushland.

D23/276262	15/12/2023	<ul style="list-style-type: none"> • The action to investigate the feasibility of a coffee van should be deleted as it undermines the natural environment of Oatley Park and as a commercial, for-profit activity, is not required. • Keep carparks informal (not creating "carparks" with bays and vehicle aisles that impose on the natural environment). Provide better signage for parking and natural barriers to protect bushland. • Delete action to relocate park entry gates to provide night-time parking. No car access to Oval Carpark should be provided after hours. • Prohibit mountain biking in the bushland and enforce by Council Rangers. • Monitoring and observation by Council Officers directly and acting on feedback and complaints from the community is more effective than relying on user feedback and complaints for Council's management actions. 	<ul style="list-style-type: none"> • Food van with minimal environmental impact was supported by park users in the preliminary consultation conducted in 2022 (Refer to section 3.5 of the PoM). Action Table item 3.7 requires licensing/lease arrangements to be prepared with the operator regarding noise control, timing, food waste, size of vehicle etc. • The Draft PoM recommendations to formalise the existing carparks is intended to deter cars from parking illegally within bush areas. Refer Action Table item 1.13 noting to investigate opportunities to improve carpark unsealed surfaces with crushed sandstone (with regular inspections and repairs as required), improved drainage and additional signage. Refer item 1.14 noting to investigate opportunities to improve efficiency of carpark layouts to potentially reduce carpark footprints (with retention of overall carparking spaces), defined parking bays and vehicle aisles, reduce impact on existing trees, and improve pedestrian movement routes through/around carpark areas. • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. • Refer Action Table item 1.8 noting off-road biking is not permitted in Oatley Park. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. • Refer Action Table item 1.30 noting to management of Oatley Park based on this PoM, Means of Implementation and Means of Assessment.
D23/276264	15/12/2023	<ul style="list-style-type: none"> • Sealed roadway system used by St. George Cycling Club is not listed as a feature of Oatley Park. • Location of the removable bollards to the Christensen Circuit Southern Loop and the closing of the west exit of the Five-ways carpark results in a short section of roadway being two way while the remainder of the Southern Loop is one-way, potentially resulting in a safety hazard to cyclists using the sealed roadway. The cycling club would welcome a discussion with Council's Traffic Engineers. • PoM Section 2.10 Leases and Licences does not include the licence or permit St. George Cycling Club has to use sealed roads on Saturday afternoon from April to September for road cycling racing events. This should be included in the PoM or clarified that permits or other use of the facilities are known and consented by Council. • Welcomes the opportunity to be consulted during the implementation of the PoM (eg. roadway signage) and will be proactive in contacting Council's Traffic Engineers to progress this and assist where possible. 	<ul style="list-style-type: none"> • PoM to be updated to include 'sealed roadway system' as one of the key features of Oatley Park in PoM section 1.2 as it is primary infrastructure for St. George Cycling Club. • PoM recommendation suggests alignment of bollards to ensure two-way vehicular access to existing carpark in this area. Refer Action Table item 1.24 Shared Roads recommending to undertake Traffic Engineering to develop and implement (if feasible) recommendations for improvements to shared road configurations and line markings, including regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements. Also item 3.33 Undertake traffic engineering to investigate appropriate traffic control measures e.g., signage, line marking and high-visibility removable bollards/automated gate at both ends to prevent vehicular access to Christensen Circuit Southern Loop and amend "Shared Roadway" signage to loop road as required. Traffic control measures at both ends are to allow emergency vehicles and Council maintenance vehicles to retain access as required. • PoM Section 2.10 to be updated to note there is an ongoing booking by St. George Cycling Club and not a permit or agreement for the club to use sealed roads on Saturday afternoon from April to September for road cycling racing events. • St. George Cycling Club's willingness to be involved in the implementation of the PoM is noted.
D23/276266	15/12/2023	<ul style="list-style-type: none"> • Install regulatory signage at walking track access points stating activities that are not allowed (eg. bicycles, scooters, off leash dogs, removal or destruction of natural materials). This could be included in Action Table items 1.21 and 4.7. • Include the following actions in the Action Table relating to changes to drainage within bushland: 4.8. To ensure that section 6.7(4) (iv) of the NSW Biodiversity and Conservation SEPP is complied with, carry out a study of stormwater flows into, within and out of the bushland areas to determine whether these are causing erosion or other damage, and if required as a result of this study, modify drainage channels and drains to comply with the SEPP. - (Under General Park Management - Environment) Determine whether GPTs are needed to reduce litter, silt and other debris entering waterways around Oatley Park by sampling stormwater entering waterways at appropriate locations and times. On the basis of these results, determine if GPTs are required and at which locations. Install any required GPTs on a priority basis. • The Vegetation Management Plan should be able to recommend the elimination or control of "other exotic species". Amend Action Table item 1.5 to include "exotic 	<ul style="list-style-type: none"> • Council is currently developing a LGA-wide signage strategy. A review of the regulatory signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language, and content are operational matters beyond the scope of the PoM. • Amend Action Table item 1.5 to include "exotic species" so it reads "Reduction of invasive weed species and other exotic species throughout the site and improve local species diversity, in accordance with VMP recommendations." • As Oatley Park has minor impervious areas and minimal stormwater infrastructure, a GPT is unlikely to be effective and is therefore not recommended. Most pollutants here are treated naturally via bushland buffer areas, with any litter and debris collected by Council's maintenance team as required. • Food van with minimal environmental impact was supported by park users in the preliminary consultation conducted in 2022 (Refer to section 3.5 of the PoM). Action Table item 3.7 requires licensing/lease arrangements to be prepared with the operator regarding noise control, timing, food waste, size of vehicle etc. Any additional requirements (e.g. fencing) would be considered as part of the license/lease agreement. • Correct spelling error under Passive Recreation Management Zone - "Firetail" to be "Fire trail"

		<p>species" so it reads "Reduction of invasive weed species <u>and other exotic species</u> throughout the site and improve local species diversity, in accordance with VMP recommendations."</p> <ul style="list-style-type: none"> • For pedestrian safety from the mobile food van, consider a removable fence at the Steamroller Park boundary and portable barricades around the van. Only vans fitted with generators compliant with current noise and emission regulations (mandate electric generators when available) should be permitted and leases limited to 2 years. • Correct spelling error under Passive Recreation Management Zone - "Firetail" to be "Fire trail" 	
D23/276271	15/12/2023	<ul style="list-style-type: none"> • Reintroduce/ rehabilitate injured koalas into Oatley Park. • Change Section 2.5.2 title "Vegetation" to "Flora" for consistency with the use of "flora" in the PoM. • Add a Section 2.7.4 'Bushland Management' paragraph from previous PoM (2004) for bushland preservation in accordance with the Biodiversity and Conservation SEPP including the following key points: <ul style="list-style-type: none"> - Bushland Benefits: Carbon sequestering, cooling surrounding area, fauna refuge, enhancing community wellbeing - Requiring 2 full-time Bushcare officers to oversee bush maintenance and regeneration at Oatley Park and Lime Kiln Bay, closing and remediating unauthorised walking and bike tracks, implementing invasive species management control program to ensure additional funding for noxious flora removal, and monitoring park boundaries to ensure no encroachment from private property. • Add a Section 2.7.5 'Bike Riding in Bushland' section from previous PoM(2004), including the following key points: <ul style="list-style-type: none"> - Bike riding damages plants and causes erosion. Creation of mounds, ramps and jumps, and the movement of material is illegal. Walkers veering off tracks has a similar effect on bushland. - Bikes can be unsafe for unaware walkers. - Council has a duty of care to protect the Park and allow for appropriate public use. • Amend Section 2.5.2 Vegetation and 2.9 Use and Conditions Table to include the following: <p>"The condition of the natural environment in some parts of Oatley Park has been significantly damaged by unauthorised and illegal bike activity and creation of additional walking tracks. Damage includes creation of mounds, ramps and jumps and the breaking off and movement of materials such as soil, rocks and branches."</p> • Section 3.6 Park Vision Statement is too general, include the more detailed 'Statement of Significance' from the previous PoM (2004) and the following: <ul style="list-style-type: none"> - "Oatley Park contributes to reducing global warming by drawing down and sequestering carbon" - "Oatley Park creates a cooler environment for the native flora and fauna and enjoyment and comfort of many residents and visitors. This is critical in offsetting the warmer temperatures in the adjoining residential areas" • Add Action Table item 1.15 Shuttle bus high visitation periods - investigate use of a shuttle bus from Oatley Station during school holidays and investigate and implement the use of an internal loop shuttle bus service within Oatley Park during Christmas, New 	<ul style="list-style-type: none"> • Koala reintroduction to Oatley Park is a matter for the National Parks and Wildlife Service (NPWS) and is not feasible to be incorporated into the PoM. • Recommendation to change Section 2.5.2 title "Vegetation" to "Flora" is not supported. The words are interchangeable. • Update Section 2.7.4 'Bushland Management' to include the benefits of bushland, such as carbon sequestering, cooling surrounding area, fauna refuge and indirect wellbeing benefit to the community. • Recommendation to include 2 full-time Bushcare officers to oversee bush maintenance and regeneration is not considered as part of the PoM process. Appointment of Bushcare officers to Oatley Park is an operational and resourcing matter. • Recommendation to include a Section titled 'Bike Riding in Bushland' is not supported. Bike riding has been addressed in Action Table item 1.8 No off-road biking, noting that off road biking is not permitted in Oatley Park and the existing illegal tracks are to be fenced-off and rehabilitated. • Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. • Update Section 2.9 Use and Conditions Table to note "The condition of the natural environment in some parts of Oatley Park has been significantly damaged by unauthorised and illegal bike activity and creation of additional walking tracks. Damage includes creation of mounds, ramps and jumps and the breaking off and movement of materials such as soil, rocks and branches." • 'Statement of significance' are required for heritage documents (CMPs, CMSs, etc) and are not required within the Plan of Management. Section 3.4 Park Values of PoM covers Statement of Significance 2004 and significant values of the park including heritage, diversity of local flora and fauna and key features of the park. • Shuttle bus high visitation periods is not considered as part of the PoM process as it is subject to budget. Council currently does not have traffic budget is available to operate a shuttle bus. • Section 2.7.4 'Bushland Management' to be updated with reasons of bushland preservation to include carbon sequestering, cooling surrounding area, fauna refuge, indirect wellbeing benefit to community • Council finalised a Significant Tree Register in April 2024. • Weed Control - Increase Volunteer Bushcare Program, expand areas works on with appointment of Bushcare Officer/s, reduce contract labour for weed control, and increase follow up work to areas weeded are operational matters • Action Table item 1.8 No off-road biking - notes that off road biking is not permitted in Oatley Park and the existing illegal tracks are to be fenced-off and rehabilitated. Council resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. Any new track or jumps can be reported to Council using the

		<p>Year and Easter holidays. This would be initiated when car parks in Oatley Park are full and therefore minimise the damage to the natural bushland from illegal car parking.</p> <ul style="list-style-type: none"> • Add to Action Table item 1.4 Bushland Management - Appointment of 2 Bushcare officers, establish a tree preservation program by completing a Significant Tree Register, assess dead trees and overhanging branches and consult with local environmental groups prior to taking actions. • Add to Action Table item 1.5 Weed Control - Increase Volunteer Bushcare Program, expand areas works on with appointment of Bushcare Officer/s, reduce contract labour for weed control, and increase follow up work to areas weeded. • Add to Action Table item 1.8 No off-road biking - Install regulatory signage, monitor track use, implement ordinance controls, block and dismantle illegal off-road tracks and jumps, remediate off-road tracks, and undertake educational campaigns to set out designated riding areas, rules and regulations. 	<p>Log it/Fix it function. Council website has frequently asked questions regarding Mountain bike tracks in Parks and Reserves for Oatley Park.</p>
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D23/276273 and D23/276278	15/12/2023	<p>Statement of significance (PoM, 2004) should be included and in addition include the following statements :</p> <ul style="list-style-type: none"> - Oatley park contribute to reducing global warming by carbon sequestering, by drawing down and sequestering carbon - Oatley Park creates a cooler environment for the native flora and fauna and the enjoyment and comfort of many residents and visitors. This is critical in offsetting the warmer temperatures in the adjoining residential areas. <p>Vegetation to be renamed 'Flora' for consistency in PoM</p> <p>Fauna - Reintroduce/rehabilitate injured Koalas</p> <p>Threatened Species list table to include the species recorded over last 20 years including: Osprey, Powerful Owl, Square-tailed Kite, Red-crowned Toadlet, White-bellied Sea Eagle, Pied Oyster-catcher, Eastern Curlew, Bar-tailed Godwit.</p> <p>Amendments to remove Gould's wattled bat from vulnerable list. Include additional text listed in letter</p> <ul style="list-style-type: none"> - Include text: Hollows in large trees are very important nesting habitat of the Powerful Owl. Many native fauna species are dependent on tree hollows. <p>Section 2.7.4 add 'Bushland Management' paragraph from previous PoM (2004) for bushland preservations in accordance with Biodiversity & Conservation SEPP including following key points:</p> <ul style="list-style-type: none"> - Bushland Benefits: Carbon sequestering, cooling surrounding area, valued as habitat and refuge for wide variety of native fauna, enhancing community wellbeing - Requiring 2 full-time Bushcare officers to oversee bush maintenance and regeneration at Oatley Park and Lime Kiln Bay. Responsibilities will include closing and remediation of unauthorised mountain bike tracks, overseeing invasive species management control program to allow additional funding allocation for noxious flora removal, monitoring park boundaries to ensure no encroachment from private property. <p>Add a Section 2.7.5 'Bike Riding in Bushland' section from previous PoM (2004) including following key points:</p> <ul style="list-style-type: none"> - Creation of mounds, ramps and jumps, movement of material is illegal, causing erosion and increasing water run-off, also start encouraging walkers to follow the tracks - Bikes causing significant damage to bushland and can be unsafe for unaware walkers. Bushland tracks designed for walking, not intended for bike riding. -NPWS policy notes bikes not permitted on bush tracks, only sealed roads and fire trails -Council has a duty of care to protect the Park and allow for appropriate public use <p>In Appendices, add table of 331 native plant species (PoM, 2004). Additionally include list of flora fauna recorded in last 20 years, species listed under NSW BCA and EPBA, sourced from Biodiversity Study or Bionet Atlas.</p> <p>OFF requests Council commitment is formalised to closing, dismantling and regenerating areas impacted by illegal bike tracks. Additionally, include regulatory signages and other illegal activities signage as follows:</p> <ul style="list-style-type: none"> - Removing bush flowers from the park is illegal - The addition of signs saying drones not permitted <p>Carparking layouts - Car parking on tree roots causes compaction of soil and can cause death of trees. OFF requests protection around trees to protect the tree roots. Also around Steamroller Park and the Oatley Park Ave entrance there is car parking on bushland, causing damage and die back of bush. OFF requests that Council put barriers in these areas of high usage to protect parking intrusion into bushland.</p> <p>Shared roads - to keep cyclists and pedestrians safe and separate and as a matter of regular maintenance ensure that the road markings and division of cyclists and pedestrians and the dividing line are done, including the dead end road to Frogs Hollow</p> <p>Main Entry - reconsider the idea to remove the existing main gates and replace with</p>	<ul style="list-style-type: none"> • 'Statement of significance' are required for heritage documents (CMPs, CMSs, etc) and are not required within the Plan of Management. Section 3.4 Park Values of PoM covers Statement of Significance 2004 and significant values of the park including heritage, diversity of local flora and fauna and key features of the park • Recommendation to change from 'vegetation' to 'flora' in section 2.5.7 not supported. The words are interchangeable • Koala reintroduction to park is a matter for National Parks and Wildlife Service (NPWS) and not feasible to be incorporated into the PoM • Gould's Wattled Bat to be removed from vulnerable list and include text: Hollows in large trees are very important nesting habitat of the Powerful Owl. Many native fauna species are dependent on tree hollows • Section 2.7.4 'Bushland Management' to be updated with reasons of bushland preservation to include carbon sequestering, cooling surrounding area, fauna refuge, indirect wellbeing benefit to community • Recommendation to include 2 full-time Bushcare officers to oversee bush maintenance and regeneration not supported as it is not part of the PoM process. Appointment of Bushcare officers to Oatley Park is an operational matter. • Recommendation to include Section titled Bike Riding in Bushland not supported. Bike riding has been addressed in Action Plan item 1.8 No off-road biking, noting that off road biking is not permitted in Oatley Park and the existing illegal tracks are to be fenced-off and rehabilitated. Council's resolved on 28 November 2022 to not proceed with undertaking any detailed site environmental and recreational feasibility studies to determine if Oatley Park should be pursued for any new off-road bike facilities, given the severe threats which those facilities would present to the environment. • Recommendation to update appendices and add table of 331 native plant species (PoM, 2004) and to include records from the last 20 years is not supported. List provided is extracted from surveys undertaken by the community via Bionet Atlas and not verified by ecologist. Council's Biodiversity Study 2021 contains a comprehensive list of species present within Oatley Park. Existing references to relevant documents should suffice. • Refer Action Table items 4.2 and 4.3 noting to Undertake detailed investigation into numerous formal and informal walking tracks. Consolidate trails by closing unsuitable informal walking tracks (i.e., tracks causing erosion, located near threatened flora/fauna species or heritage sites, etc), formalising approved trails and provide improved wayfinding/regulatory signage for walking tracks. • Refer Action Table item 1.15 Vehicle barriers noting to develop simple post and rail vehicle barrier design, with materials durable and sympathetic with the natural character of Oatley Park. Identify areas throughout the Park where additional vehicle barriers are required to prevent illegal parking and install as required. • Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language, and content operational matter. • Line marking of internal roads is an operational matter. • Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. • Coordination and communication between staff with different responsibilities within Council is operational matter • Recommendation to prohibit commercial food van not supported. Food van with minimal environmental impact was supported by park users. Refer Action Table item 3.7 to note food vendor to adhere to parameters regarding noise control, timing, food waste, size of vehicle etc. • Recommendation to remove pointed caps from posts at the Baths not supported, as the pointed cap is for visibility, durability and for safety reasons to prevent climbing and leaping. • Removal of 1m section of spiked fencing tops (to allow people to balance binoculars) not supported due to safety concerns with reducing fence height. • Change Neverfail Bay lookout to Jewfish Bay Lookout
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		<p>two gates north and south of main entry, to enable all hours parking at the oval. This would create an isolated carpark with potential for antisocial behaviour and vandalism including burnouts and vandalism to the oval and facilities.</p> <p>Misc. - Management Action Tables</p> <ul style="list-style-type: none"> - Additional sentence added to Action 1.30 - Coordination and communication between staff with different responsibilities - Sufficient (root Zone) protection if the tree in the middle of Oval carpark - Not supporting mobile food vendor little support - Removal of pointed white cone tops at Oatley Baths - Consider removing spike tops at Webster's lookout, and include interpretive signages regarding birds you can see on the river flats from the lookout. - Neverfail Bay Lookout - on the plan appears to be wrongly named as it overlooks Jewfish Bay NOT Neverfail Bay which is on the other, eastern, side of Oatley Como bridge. 	
D23/317268	15/12/2023	<p>The most important characteristic of Oatley Park is its bushland. Council's overriding priority in managing Oatley Park should be the protection of its bushland. Concerns about safety, and especially in relation to separation of pedestrians and cars. Vehicle access will lead to extensive damage to the flora and fauna. Safety and accessibility are important, but they shouldn't come at the expense of the natural attributes of Oatley Park.</p> <p>Implement a system requiring a statement of environmental effect on flora/fauna, natural environment and waterflow before any action plan or policy. (e.g. any lighting proposal to require assessment of effects on nocturnal fauna).</p> <p>Proposed pedestrian path near the entrance may harm adjacent vegetation. Proposed pedestrian path only for walking or prams permitted. Unsure how bikes can be prohibited when the paths allow prams.</p> <p>Supports the increased funding and support for weed control and bush regeneration. Cat control cannot be noted as completed as cat control needs to be ongoing.</p> <p>Support for enforcement policy for off road biking in action plan, ranger enforcement and penalties for off-road biking.</p> <p>Prevent parking in bushland, damaging flora. Maintain current parking footprint and attempt to increase number of parking bays.</p> <p>Supports the removal of unauthorised plaques.</p> <p>Supports Action 1.32 to increase the number of rangers to enforce park rules</p>	<ul style="list-style-type: none"> • Refer Action Table item 1.9 prohibiting construction works within natural foreshore areas to protect important flora and threatened fauna identified in the Georges River Biodiversity Study 2021, and potential heritage areas identified in AHIMS 2021 search. • Existing Council planning processes determine requirements for Statement of Environmental Effects to be prepared prior to works where required. • Refer Action Table item 3.5 noting to investigate feasibility of continuous off-road unsealed pedestrian path (to edge of road or appropriate adjacent area) from Oatley Park Main Entry to Steamroller Park with crushed sandstone surface, line marking, signage and vehicle control barriers as per Council's service level agreements. • Amendment to Action Table item 3.5 to include no encroachment to adjacent significant trees/vegetation for shared road and specify users • Amend MP General Recommendation, and Action Table (item 1.3) to note cat control is to be ongoing. • Fines already exist under NSW legislation i.e. acting contrary to sign in public place Section 632 Local Government Act 1993. Council's resolution is not to permit mountain bike tracks in Oatley Park and is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language and content operational matter • Refer Action Table item 1.14 to improve efficiency, reducing footprints while retaining overall carparking spaces, line marked parking bays, vehicle aisles, improved pedestrian movement and reducing impact on existing trees

			<ul style="list-style-type: none"> Refer Action Table item 1.23 re future memorials. Removal of existing unauthorised plaques is an operational matter and does not need to be included within the PoM.
D23/317567	15/12/2023	<ul style="list-style-type: none"> Statement of significance (PoM, 2004) to be included and both the Statement of Significance and Park Vision Statement should be referred in the Executive summary. Encouragement of visitation should be removed as park is already heavily used. Would like to see less visitors to ensure park is not over-used and damaged. The single tree in the Oval carpark should be added in "Use and Conditions table - 1.3, Environment, Flora" to enable protection. Within "Use and Conditions table - 5.2, Infrastructure" pontoons (wharf and swimming) should be mentioned Within "Bushland Management Area" should add improving coordination between staff with different responsibilities within Oatley Park "Action Table 1.4 Bushland Management" - questions if this would this lead increased Bushcare and a full time Bush Care Officer or equivalent? Not permitting off-road biking is very important from the viewpoints of both bushland protection and safety of park users. Action Table 1.21 Regulatory signage "no picking plants" should be amended to including "wildflowers" Regulatory signages could be framed in a positive and welcoming manner. Vehicle barriers should be installed to ensure root zones are protected. Should include a list of allowed and prohibited activities in the park within "Strategies 1.8, 1.21 and 1.25 of Action Table" to ensure readers can easily find what is allowed and not. Action Table 1.7 Feral animals - cat control should be emphasised (education/enforcement of domestic cat control) Action Table 1.5 Vehicle barriers - need to define illegal parking Action Table 1.24 Shared roads - sign should include directions for pedestrians should walk against direction of traffic for safety reasons Action Table 1.32 - will Rangers to be given power to enforce rules? Action Table 3.1 - main entry (Oatley Park Avenue) should include improvement to road paving, and no relocation of park entry gates, no car access to Oval Carpark after hours which could lead to vandalism, not only in the car park but also in other areas of the park. Action Table 3.1 - consider improving visibility of Lone Pine Memorial Plaques to make them easier to read 	<ul style="list-style-type: none"> 'Statement of significance' are required for heritage documents (CMPs, CMSs, etc). Section 3.4 Park Values of PoM covers Statement of Significance 2004. Amendments to Vision Statement not supported, as Council cannot discourage site visitation. Protection of existing tree to be added to Oval carpark in Use and Conditions table - 1.3, Entrance Gateway and Carpark, Environment Include swimming pontoon and wharf pontoon in Use and Conditions Table - 5.2 Baths, Infrastructure Update Action Table 1.30 to include "Improved co-ordination between staff with different responsibilities" not supported as it is operational matter Action Table 1.4 Bushland Management will lead to preparation of a Vegetation Management Plan (VMP) Recommendation to include "No off-road biking" earlier in the PoM not supported <need to outline reason for why it is not supported> Council is currently developing a LGA-wide signage strategy. A review of the Regulatory Signage within Oatley Park is currently underway and will be implemented (subject to funding) in 2024/25. Types of signage, language, and content operational matter Refer Action Table item 1.15 Vehicle barriers where it is noted simple post and rail vehicle barrier design will be developed with materials durable and sympathetic with the natural character of Oatley Park. Identify areas throughout the Park where additional vehicle barriers are required to prevent illegal parking and install as required. Recommendation regarding feral animals (Action Table item 1.7 Feral animals) to be updated to include cat control measures Refer Action Table 1.24 Shared Roads noting to undertake Traffic Engineering to develop recommendations for improvements to shared road configuration and line marking. Prepare Enforcement Signage Plan (as per item 1.19), including 'No Parking' signage, and signs for St George Cycling race days. Regular inspections and repairs of asphalt shared road surfaces as per Council's service level agreements Refer Action Table item 1.32 Enforcement, recommending additional Council rangers to enforce park rules regarding parking, bush protection, littering, dog control, etc. Note: NSW Police (not Council) are responsible for the enforcement of vehicle speed limits. Refer Action Table item 3.2 and General Park Management items 1.13 noting to investigate opportunities to improve carpark unsealed surface, improved drainage, signage. Recommendation to relocate park entry gates (PoM Action Table 3.1 & MP sheet 3, action 1) to be removed because concerns were raised in regards to antisocial behaviour and security. Action Table item 3.1 to be updated to include recommendation to improve visual access to Lone Pine Plaque

		<ul style="list-style-type: none"> • Action Table 3.2 - main entry car park upgrade should include tree root zone protection for single tree in carpark and adjacent trees • Action Table 3.5 - shared road from main entry to Steamroller Park should only be done without encroachment onto bushland. • Action Table 3.7 - need to be clear that permanent cafe or shop in Oatley Park is not allowed • Action Table 3.27 Pontoon - specify which pontoon as there are two at Oatley Park Baths • Action Table 3.34 - how is vehicular access prevented by removing the gate at the southern end? 	<ul style="list-style-type: none"> • Amendment to Action Table item 3.5 to include no encroachment to adjacent significant trees/vegetation for shared road and specify users • Refer Action Table item 1.10 prohibiting new development/buildings within existing bushland and foreshore areas of Oatley Park. Action 3.7 is for a Mobile food vendor no permanent cafe. • Specify pontoon in Action Table 3.27 Oatley Baths Pontoon • Gate no longer required to top of Western Fire Trail to prevent vehicular access as two rows of bollards (one at either end of closed off loop road) will prevent vehicle access to this area.
D23/291328	15/11/2023	<ul style="list-style-type: none"> • Pontoon, concrete wharf north and south sides, the beach and foreshore promenades, sea wall, amenities block (pts 3.22 - 3.29 [pp 72-74]) in the action plan - are these part of "Oatley Baths Lot 542", and thus potentially under NSWCL management jurisdiction and not GRC? <p>In the POM on page 19, reference made to "The landward portion of the Baths was named after an Alderman of the time who contributed to the project, naming the land, Walker Promenade". seems to indicate Oatley Baths has a landward portion & promenade</p> <ul style="list-style-type: none"> • Where does the landward portion of the Baths start and end? • Should the MHWL be on Walkers Promenade, instead of the existing structures? • Unsure if the Baths Access Steps, Beaches, Pontoon & Swimming Baths Net, are all within the Crown Lands managed Baths area? • Requests clarification or terminology change in the PoM and/or MP to ensure management responsibilities are clear. • What are the limitations to building alterations if Oatley Baths is a heritage item? • What is the likely timeframe for modification works on the amenities block and has funding been allocated? • Would the Oatley Amateur Swimming Club (OASC) as key stakeholder using Oatley Baths area need to apply for grants for works to be executed or would GRC manage the grant application? 	<ul style="list-style-type: none"> • Refer Section 1.2 and Figure 01 for ownership and management of Oatley Baths and Amenities Block. Georges River Council manages both Oatley Park and Oatley Baths. • Refer Action Table Item 3.26 for actions, Means of Implementation, and Prioritisation regarding Oatley Baths Amenity Block. Any work on Oatley Baths will be subject to budget. • As per the Council Resolution NM020-23 Oatley Park Baths Amenities Building – Interior Refurbishment and Accessibility Upgrades, Council is looking to develop designs and costings for an internal upgrade of the Oatley Baths Amenities Building to bring it to modern standards and to comply with current accessibility standards as identified in the Draft Oatley Park Plan of Management and Master Plan. • As a community stakeholder who utilises this amenity, Council is seeking information regarding the current use of the amenity and desires for internal upgrades. This information will be provided to an appropriately qualified consultant to assist in the development of a design and costing to meet the resolution. The attached stakeholder consultation form provides context of this project and areas where information is requested to understand use and amenity requirements. • Priority / timing of works that have been recommended in the PoM/MP are subject to budget allocations. • Applying for grants for works is an operational matter and will need to be discussed with Council's Assets and Infrastructure team.



Georges River Smoke Free Policy for Outdoor Areas

DRAFT

22 July 2024

Policy administration

Dates	Policy approved xxx This policy is effective upon its approval. Policy is due for review 22 July 2026
Approved by	Council Meeting xxx Council Resolution xxx
Policy Type	<input type="checkbox"/> Executive Policy <input checked="" type="checkbox"/> Council Policy
Exhibition Period	13 March 2024 – 3 June 2024
Policy Owner	Manager - Environment, Health and Regulatory Services Environment and Planning Unit
Related Documents	Council's Enforcement Policy
References & Legislation	<ul style="list-style-type: none"> Smoke-Free Environment Act, 2000 (NSW) Smoke-Free Environment Act, 2000 (NSW) Local Government Act, 1993 (NSW) Local Government Act, 1993 (NSW) NSW Environment Protection Authority – Reducing cigarette butt litter Reducing cigarette butt litter
Document Identifier	Policy #: Pol-081.01 Doc #: D21/213211, D24/169867
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

This Policy outlines Council's commitment to improving the health of its community and the natural environment and amenity by reducing the community's exposure to passive smoking and reducing cigarette butt litter.

Scope

This Policy applies to the use of Council owned or occupied land or buildings identified under this Policy as Designated Smoke Free Areas.

This Policy should be read in conjunction with the [Smoke-Free Environment Act, 2000 \(NSW\)](#) the [Local Government Act, 1993 \(NSW\)](#) and Council's [Enforcement Policy](#)

Definition of Terms

Term	Meaning
Authorised Officer	An employee of Georges River Council provided with delegated authority to act under the Local Government Act, 1993 (NSW)
Community	People that live, work or invest in Georges River local government area. More specifically, Community includes residents, ratepayers, business owners, sporting groups, not-for-profit organisations, schools, religious institutions and State and Federal agencies.
Council	Georges River Council
Outdoor Areas	Those listed under Section 2 of this Policy - Designated Smoke Free Areas.
Public Space	Also known as public land. Any land (including community land and operational land) vested in or under the control of Council, but does not include: <ul style="list-style-type: none"> a) A public road; or b) Land to which the <i>Crown lands Act 1989</i> applies; or c) A common; or d) Land subject to the <i>Trustee of Schools of Arts Enabling Act 1902</i> or e) A regional park under the <i>National Parks and Wildlife Act 1974</i>

Policy Statement

1. Guiding Principles

1.1. This Policy recognises that Council has:

- a) An important leadership role in protecting the health and wellbeing of the community;
- b) An understanding of the adverse health effects of passive smoking in regard to indoor and outdoor areas;
- c) An obligation to provide assets and services intended to benefit the health and wellbeing of the community; and
- d) A commitment to improving the natural environment and the local area's amenity by reducing the amount of cigarette butt litter found in outdoor spaces.

2. Designated Smoke Free Areas

2.1. The [Smoke-Free Environment Act, 2000 \(NSW\)](#) lists the following outdoor areas to be Smoke-Free areas across NSW:

- a) Within 10 meters of children's play equipment,
- b) Swimming pool complexes,
- c) Spectator areas of sporting grounds or other recreational areas when organised sporting events are being held,
- d) Within four metres of a pedestrian access point to a building,
- e) Bus stop and taxi ranks, and
- f) Commercial outdoor dining areas.

2.2. Section 632 of the [Local Government Act, 1993 \(NSW\)](#) gives powers to Council to erect Smoke-Free notices or signs in a public place within the Local Government Area. Currently, these areas include:

- a) Hurstville Memorial Square,
- b) Hurstville Plaza, and
- c) Kogarah Town Square

2.3. The following criteria will be used by Council in determining the suitability of other Council owned or occupied land to be Designated Smoke-Free Areas under this Policy:

2.3.1 Large public domain areas:

- a) of significant community congregation
- b) where visitors will have an extended stay due to the presence of seating/tables
- c) where significant community complaint has been received regarding outdoor smoking
- d) that can be easily defined from adjoining premises/land uses.

3. Enforcement

3.1. NSW Health is the enforcement agency for the Designated Smoke Free Areas under 2.1 of this Policy in accordance with the [Smoke-Free Environment Act, 2000 \(NSW\)](#). Breaches of this Act are investigated and actioned by NSW Health Officers.

3.2. Section 632, 670 and 679 of the [Local Government Act, 1993 \(NSW\)](#) gives Council power to:

- a) Erect notices or signs in a public place within the local government area prohibiting smoking.
- b) Issue penalty notices, by Council's authorised officers, to any person who fails to comply with the terms of the notice or sign erected by Council.
- c) Allow Council's authorised officers to obtain the name and address of any person reasonably suspected to have breached the directions on the notice or sign.
- d) Prohibit smoking on land, building, vehicle owned or occupied by Council as a condition of use or entry.

3.3. Council is the enforcement agency for the Designated Smoke Free Areas under 2.2 of this Policy in accordance with the [Local Government Act, 1993 \(NSW\)](#).

Responsibilities

Position	Responsibility
Authorised Officer (within Environment Health and Regulatory Services Section)	<ul style="list-style-type: none"> To effectively participate in policy training. To follow the policy outlined. To report any barriers or concerns relating to the policy implementation to the Coordinator without undue delay. To effectively participate in document review. To make decisions relating to the investigation of alleged unlawful activity with the support of the Coordinator.
Team Leader and Coordinator (within Environment Health and Regulatory Services Section)	<ul style="list-style-type: none"> To effectively train, guide and monitor staff in policy implementation. To effectively respond to reported concerns or barriers to policy implementation. To be an active advocate for policy implementation. To effectively coordinate and participate in the policy review. To ensure policy requirements remain consistent with Council Policy and organisational objectives. To review decisions relating to investigations of alleged unlawful activity made by an Authorised Officer.
Manager Environment Health and Regulatory Services	<ul style="list-style-type: none"> To effectively respond to reported concerns or barriers to policy implementation. To be an active advocate for policy implementation. To effectively coordinate and participate in the policy review. To ensure policy requirements remain consistent with Council Policy and organisational objectives.
Councillors	<ul style="list-style-type: none"> To refer customers that have allegations of unlawful activity to appropriate Council officers/ Managers to ensure appropriate action is taken. Councillors are not to make decisions around the way unlawful activities are investigated and/or prosecuted. Councillors are prohibited from involvement day to day operations and management decisions around enforcement and prosecution. Councillors can assist individuals who raise concerns with them by satisfying themselves that the Council's policies are being carried out correctly.

Version Control and Change History

Version	Amendment Details	Policy Owner	Period Active
KCC	Form Kogarah City Council Policy revoked	Kogarah – Environmental Health and Regulatory Services	24/03/2014 – 22/06/2020
1.0	Complete new Georges River Smoke Free Policy for Outdoor Areas	Manager Environment Health and Regulatory Services	23/08/2021 - ongoing

Attachment 2 - Summary of Submissions – Draft Georges River Smoke Free Policy for Outdoor Areas			
Submission Number	Issues Raised by Submission	Comments on Submission	Submission in Support Neutral / Against Policy
1	<ul style="list-style-type: none"> Smoking is a significant health hazard, for not only those that smoke but for everyone around them. Smokers are not respectful of where their smoke floats causing innocent bystanders to cough and experience breathing issues. Smoking should be completely banned in public areas and anywhere where it may impact on others. 	<ul style="list-style-type: none"> Comment noted. Comment noted. The banning of smoking in all public areas is outside the scope of this Policy and would need to be enacted at a state level under the Smoke-Free Environment Act 2020. The current restrictions under the Policy and the Smoke-Free Environment Act 2020 are designed to limit the impacts of smoking in public places of significant community congregation or locations of extended stay. 	General Support
2	<ul style="list-style-type: none"> Would like to register support of this proposal for a Smoke Free Policy for Outdoors. It should be each individual's choice as to whether they wish to be exposed to harmful smoke or not – chooses not to be however sometimes this choice is taken away due to exposure to others passive smoke. 	<ul style="list-style-type: none"> Support of Policy noted. Comment noted. 	General Support
3	<ul style="list-style-type: none"> Make it no smoking. 	<ul style="list-style-type: none"> The banning of smoking in all public areas is outside the scope of this Policy and would need to be enacted at a state level under the Smoke-Free Environment Act 2020. The current restrictions under the Policy and the Smoke-Free Environment Act 2020 are designed to limit the impacts of smoking in public places of significant community congregation or locations of extended stay. 	General Support
4	<ul style="list-style-type: none"> Understands the point of the Policy and smoking is bad for everyone not just the smoker but how are the signs going to be enforced that say No Smoking and Spitting? There are signs in Hurstville but people keeping smoking, are you going to have No Smoking officers there all the time who can speak different 	<ul style="list-style-type: none"> Should the Policy be adopted by Council, Council's Ranges will conduct regular patrols of the current Designated Smoke Free Areas during times of high usage to educate the community and encourage voluntary compliance with the Policy. The targeted enforcement campaign will extend for five weeks after the adoption of 	Neutral

Attachment 2 - Summary of Submissions – Draft Georges River Smoke Free Policy for Outdoor Areas			
Submission Number	Issues Raised by Submission	Comments on Submission	Submission in Support Neutral / Against Policy
	<p>languages to stop these people – the signs are quite useless.</p> <ul style="list-style-type: none"> • The signs do not deal with vapers why don't they prohibit the illegal sellers that are there all the time. • The Policy seems pretty pointless due to NSW Health enforcing most of the Smoke Free Act rules. • Why have a Policy that is not really very useful? 	<p>the Policy after which the Designated Smoke Free Areas will form part of routine patrols.</p> <ul style="list-style-type: none"> • The existing signs contain English and simple Chinese wording. Council has staff who are fluent in a number of local community languages and staff also make use of Google translate and flash cards with standard messaging in regularly used community languages. • The definition of 'Smoke' under the <i>Smoke-Free Environment Act 2020</i> includes e-cigarette as follows: <i>Smoke means use, consume, hold or otherwise have control over a tobacco product, non-tobacco smoking product or e-cigarette that is generating (whether or not by burning) smoke or an aerosol or vapour.</i> <p>As such the signs do not need to specifically list e-cigarettes or vaping to regulate that activity. Whilst illegal street trading is outside the scope of this Policy, Council Rangers do regular patrols of Forest Rd and respond to complaints by moving on illegal street traders.</p> <ul style="list-style-type: none"> • The Designated Smoke Free Areas under this Policy in accordance with the <i>Local Government Act 1993 (NSW)</i> are different to those enforced by NSW Health under the <i>Smoke-free Environment Act 2000</i>, therefore both documents are necessary and complement each other. • The Policy is useful in creating and promoting Designated Smoke Free Areas. With the adoption of the Policy Council will implement a communications and education campaign to raise greater awareness of the Policy within the community. 	
5	<ul style="list-style-type: none"> • Smoke Free areas are important for public health. • There are so many people who ignore the rules and there are no consequences. • Will Georges River Council enforce these rules? • It is nice on paper but in practice, no consequences to people who break the rules 	<ul style="list-style-type: none"> • Comment noted. • When Council originally introduced Designated Smoke Free Areas the enforcement program was intended to be educative whereby Rangers conducted patrols to draw the attention of users of the areas to the restrictive signs to create a self-enforcement program. 	General Support

Attachment 2 - Summary of Submissions – Draft Georges River Smoke Free Policy for Outdoor Areas			
Submission Number	Issues Raised by Submission	Comments on Submission	Submission in Support Neutral / Against Policy
		<ul style="list-style-type: none"> Should the Policy be adopted by Council, Council's Ranges will conduct regular patrols of the current Designated Smoke Free Areas during times of high usage to educate the community and encourage voluntary compliance with the Policy. The targeted enforcement campaign will extend for five weeks after the adoption of the Policy after which the Designated Smoke Free Areas will form part of routine patrols. Whilst Council's Rangers have the ability to issue an on the spot fine for non-compliance with a sign in a public place, there are practical limitations in obtaining the offenders personal details if they refuse to cooperate. Whilst Rangers have the power to demand details and may arrest offenders who obstruct them in performing their duties, the arrest of individuals, for WHS reasons, is not supported. Any enforcement program would therefore need to be conducted with cooperation of NSW Police and pending available Police resources. As such education is seen as the most effective and risk appropriate approach. 	
6	<ul style="list-style-type: none"> It would be good if the same rules applied to all Town Centres across the LGA, otherwise issues may just move to other parts of the LGA. It would be fantastic to be able to take kids to parks and shops without having to worry about 2nd hand smoke. 	<ul style="list-style-type: none"> The Policy provides criteria for the use by Council in determining other locations suitable to be Designated Smoke -Free Areas. Where a location is identified as meeting the criteria it can be considered for nomination. At this time there are no other public places of significant community congregation or locations of extended stay considered to be in need of nomination. The current restrictions under the Policy and the Smoke-Free Environment Act 2020 are designed to limit the impacts of smoking in public places of significant community congregation or locations of extended stay. 	General Support
7	<ul style="list-style-type: none"> Would like to see smoking in public areas banned. People and children should not have to inhale passive smoke, given the health risks of smoking. 	<ul style="list-style-type: none"> The banning of smoking in all public areas is outside the scope of this Policy and would need to be enacted at a state level under the Smoke-Free Environment Act 2020. The current restrictions under the Policy and the Smoke- 	General Support

Attachment 2 - Summary of Submissions – Draft Georges River Smoke Free Policy for Outdoor Areas			
Submission Number	Issues Raised by Submission	Comments on Submission	Submission in Support Neutral / Against Policy
	<ul style="list-style-type: none"> There is a problem with cigarette butts' pollution. 	<p>Free Environment Act 2020 are designed to limit the impacts of smoking in public places of significant community congregation or locations of extended stay.</p> <ul style="list-style-type: none"> Comment noted. Council has recently been successful in receiving \$35,000 in grant funding under the New South Wales litter Prevention Grant Program to target cigarette butt pollution around the five hospitals within the LGA. Council will continue to apply for grant funding under this Program to address other high need areas. Council provides more than 500 public litter bins throughout CBD's, parks and streets of the LGA for the containment of all litter generated by the community, including extinguished cigarette butts. 	
8	<ul style="list-style-type: none"> Most areas are smoke free. Can there be more designated smoking areas? 	<ul style="list-style-type: none"> No all areas of the LGA are smoke free, only those specific areas listed in the Policy and the Smoke-Free Environment Act 2020 are non-smoking areas. The Policy provides criteria for the use by Council in determining other locations suitable to be Designated Smoke -Free Areas. Where a location is identified as meeting the criteria it can be considered for nomination. At this time there are no other areas considered to be in need of nomination. 	Neutral
9	<ul style="list-style-type: none"> Fully agrees with the proposal. 	Support of Policy noted.	General Support
10.	<ul style="list-style-type: none"> Endorsement of Council's Draft Smoke Free Policy for outdoor Areas. Smoking continues to be a significant scourge on society. Places immense strain on medical system and causes immeasurable sadness and heartache due to the loss of lives. Must discourage people from smoking near children. 	<ul style="list-style-type: none"> Support of Policy noted. Comment noted. Comments noted. Comments noted. Comments noted. 	General Support

Attachment 2 - Summary of Submissions – Draft Georges River Smoke Free Policy for Outdoor Areas			
Submission Number	Issues Raised by Submission	Comments on Submission	Submission in Support Neutral / Against Policy
	<ul style="list-style-type: none"> • By implementing the Policy for outdoor areas will greatly contribute to reducing the exposure of children and the community to the harms of smoking. • Requests more non-smoking signage be made available at outdoor Council venues and locations – signs will play a crucial role in reminding the public of smoke-free spaces. • Requests stronger Ranger presence across the LGA enforcing these laws to discourage people smoking in public spaces. • Key messages regarding the Policy should be promoted more widely using various communication channels that Council has with particular focus on social media – the more awareness raised the more successful we will be in creating smoke-free environments and a healthier community. 	<ul style="list-style-type: none"> • A review of the existing signage at each of the designated areas has revealed that while the signs are clearly visible, additional signage would be of benefit to better delineate and notify members of the public the areas in which smoking is prohibited. Additional signage will now be installed to assist with educating the community at each Designated Smoke Free Area. • Should the Policy be adopted by Council, Council's Ranges will conduct regular patrols of the current Designated Smoke Free Areas during times of high usage to educate the community and encourage voluntary compliance with the Policy. The targeted enforcement campaign will extend for five weeks after the adoption of the Policy after which the Designated Smoke Free Areas will form part of routine patrols. • Should the Policy be adopted by Council a communications campaign will be launched across a variety of communication channels to promote the Policy including quit smoking messaging and information on the impacts of passive smoking. 	



Georges River Council Enforcement Policy

DRAFT

22 July 2024

Policy administration

Dates	Policy approved xxx This policy is effective upon its approval. Policy is due for review 22 July 2026
Approved by	Council Meeting xxx Council Resolution xxx
Policy Type	<input type="checkbox"/> Executive Policy <input checked="" type="checkbox"/> Council Policy
Exhibition Period	13 March 2024 to 3 June 2024
Policy Owner	Manager Environment, Health and Regulatory Services Environment and Planning Unit
Related Documents	Supporting documents, procedures and forms for this policy
References & Legislation	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act, 1979 (NSW) Environmental Planning and Assessment Act 1979 (NSW) • Protection of the Environment Operations Act, 1997 (NSW) Protection of the Environment Operations Act 1997 (NSW) • Road Transport Act, 2013 (NSW) Road Transport Act, 2013 (NSW) • Companion Animals Act, 1998 (NSW) Companion Animals Act, 1998 (NSW) • Noxious Weeds Act, 1993 (NSW) Noxious Weeds Act, 1993 (NSW) • Public Health Act, 2010 (NSW) Public Health Act, 2010 (NSW) • Swimming Pools Act, 1992 (NSW) Swimming Pools Act, 1992 (NSW) • Food Act, 2003 (NSW) Food Act, 2003 (NSW) • Public Spaces (Unattended Property) Act, 2021 (NSW) Public Spaces (Unattended Property) Act, 2021 (NSW) • Roads Act 1993 (NSW) Roads Act, 1993 (NSW) • Graffiti Control Act 2008 (NSW) Graffiti Control Act, 2008 (NSW) • Local Government Act, 1993 (NSW) Local Government Act, 1993 (NSW) • Water Management Act 2000 (NSW) Water Management Act, 2000 (NSW)

Document Identifier	Policy #: Pol-009.02 Doc #: D17/118209, D24/169916
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

The purpose of this policy is to provide a framework to ensure the investigation and detection of any breach of the law will be conducted in a fair, lawful, consistent, transparent and professional manner and with a thorough consideration of all available facts, to assist Council and its Authorised Officers in making decisions in its regulatory functions.

Scope

This Policy applies to all areas within the Georges River local government area, and to officers who are authorised to investigate unlawful activity including, but not limited to:

- Development and building control
- Tree preservation
- Fire safety
- Swimming pools
- Public health and safety
- Food safety
- Pollution control
- Environmental health
- Companion animals
- Roads and footpaths
- Parks and reserves
- Illegal dumping

Definition of Terms

Term	Meaning
Authorised Officer	An employee of Council with delegated authority under relevant legislation.
Coercive	To complete by forcible action.
Procedural Fairness	The rules or principles developed to ensure that decision making is fair and reasonable.
Unlawful activity	Includes both an act and/or an omission.

Policy Statement

1. Guiding Principles for Enforcement

- 1.1. Prior to making a decision to enforce or prosecute, the Council or its Authorised Officers will consider the following guiding principles.
- 1.2. Use of Discretion - deciding whether to take enforcement or prosecution action in response to evidence of unlawful activity.
- 1.3. Procedural Fairness - ensure that its enforcement and prosecution processes afford natural justice.
- 1.4. Previous conduct - ensure that communication is clear in relation to Councils previous actions and how these actions impact on a specific circumstance prior to deciding to take enforcement or prosecution action.
- 1.5. Nature of the activity - consider the nature and extent of the activity prior to making a decision to take enforcement or prosecution action including:
 - If the breach was of a trivial or technical nature,
 - If there were any aggravating circumstances, and
 - If there was any third party or environmental harm.
- 1.6. Delay in taking action - ensure that decisions to take enforcement or prosecution action are made without undue delay.
- 1.7. Public interest - the cost/benefit of taking enforcement or prosecution action in circumstances where the non-compliance can be easily remedied or where Council approval could have been obtained needs to be balanced against the cost of any action.

1.8. Impartiality – ensure enforcement decisions will not be influenced by:

- An individual's race, religion, sex, nation of origin or political associations, activities or beliefs
- Possible political advantage or disadvantage to Council or any other party
- The possible impact of the decision on the personal or professional circumstances of any party
- Possible media or community reaction to the decision
- A conflict of interest (real or perceived) as contained within the Council's Code of Conduct

1.9. Reputation of the Council – any decision regarding enforcement or prosecution action will be made in a sound and ethical manner so not damage, harm or tarnish the professional reputation of the Council.

2. Enforcement options and considerations

2.1 Council has a range of enforcement options available to remedy breaches of legislation. The specific option will be chosen to ensure that the level of regulatory action is proportionate to the level of risk and seriousness of the breach. Where appropriate these options may be used in an escalatory manner, such as in the case of repeat offenders.

2.2 Non-Coercive methods

- 2.2.1 Education - on the requirements of the relevant legislation, Council Policies or Codes. This option may be taken for a single minor breach that would not result in risk to life/property/health or the environment, the breach could be rectified immediately, the offender has shown contrition and rectified the matter immediately.
- 2.2.2 Warning letter – to more formally advise of the requirements of the relevant legislation, Council Policies or Codes. This option may be taken where there are a number of minor breaches that may result in risk to life/property/health or the environment, the breaches may require some time to rectify, and a reinspection is required to confirm compliance.
- 2.2.3 Issue formal Notices, Orders & Directions – to give specific details of what work must be undertaken or that an activity must cease in order to comply with relevant legislation, Council Policies or Codes. This option may be taken where a breach is likely to cause risk to life/property/health or the environment, the breach will require time/resources to rectify, and a reinspection is required to confirm compliance.

- 2.2.4 Carrying out the uncompleted work specified in an Order and transferring the cost of such action to the offender. This option may be taken when the recipient of an Order/Direction from Council has made no attempt to complete the works and/or is incapable of completing the required works and there is a risk to life/property/health or the environment by not completing the works.

2.3 Coercive Methods

- 2.3.1 Penalty Notice – using a fixed financial punishment for an offence:

- a) The offence is a minor breach of an Act or Regulation where the facts alleged are not complex.
- b) The behaviour is isolated and unlikely to be repeated.
- c) The Penalty Notice fine amount is likely to be a sufficient deterrent.

- 2.3.2 Issue a Court Attendance Notice – to seek more extensive fines for breaches or Court Orders to remedy a situation.

- a) Prosecution in the Local Court

- i. The amount of any fine imposed is unlikely to exceed the jurisdictional limit of the Local Courts (currently \$110,000.00).
- ii. The factual circumstances of the offence are not complex.
- iii. A penalty notice has been issued to the same Defendant for a similar offence which has failed to deter the Defendant.
- iv. The offence is one where the environmental harm is not considered serious enough to take to the Land and Environment Court.
- v. The matter can be more efficiently dealt with in the Local Court.

- b) Prosecution in the Land and Environment Court

- i. The monetary penalty imposed is likely to exceed the jurisdictional limits set by the Local Court (maximum penalty currently \$5million).
- ii. The offence is one that has caused substantial environmental damage or harm.
- iii. The offence is one that has been committed previously by the Defendant and Court action has failed to act as a deterrent.
- iv. The offence is one where Council is, in addition to seeking a monetary penalty, seeking orders requiring the Defendant to undertake remedial work, where allowed by the relevant legislation.

2.4 Referral

- 2.4.1 Where Council is not the appropriate regulatory authority under specific legislation Council will refer the matter to the appropriate agency or forum.

- a) Referring the complaint to an external agency for further action, e.g. police or relevant NSW Government Department
- b) Referring the disputing parties to an external mediator, e.g. the Community Justice Centre or NSW Civil & Administrative Tribunal (NCAT).

2.5 Customer Requests

- 2.5.1 Council will investigate all request raised by the public. The investigation of each request will be conducted on the merits and accuracy of the information provided. Investigation of requests will be on a risk basis where matters that pose a risk to life/property/health and the environment are investigated as a priority.
- 2.5.2 Where the nature of a request also relates to a matter of concern to a State Agency or where there is an increase in the number of a particular request type, Council may investigate using a Compliance Program approach. Where this is approach is used all available resources are focused on that matter, i.e. unlawful boarding houses.
- 2.5.3 Members of the public wishing to request Council to investigate a potentially unlawful activity can do so by contacting Council's Customer Service Centre on (02) 9330 6400 or by lodging an online request using the [Log It / Fix It tab](#) on [Council's website](#).

Responsibilities

Position	Responsibility
Staff (Authorised Officer)	<ul style="list-style-type: none"> To effectively participate in policy training. To follow the policy as outlined. To report any barriers or concerns relating to policy implementation to the Coordinator without undue delay. To effectively participate in document review. To make decisions relating to the investigation of alleged unlawful activity with the support of the Coordinator.
Coordinator	<ul style="list-style-type: none"> To effectively train, guide and monitor staff in policy implementation. To effectively respond to reported concern or barriers to policy implementation. Be an active advocate for policy implementation. Effectively coordinate and participate in policy review. Ensure policy requirements remain consistent with Council Policy and Organisational objectives. To review decisions relating to investigation of alleged unlawful activity made by an Authorised Officer.
Manager	<ul style="list-style-type: none"> To effectively respond to reported concern or barriers to policy implementation. Be an active advocate for policy implementation. Effectively coordinate and participate in policy review. Ensure policy requirements remain consistent with Council Policy and Organisational objectives.
Councillors	<ul style="list-style-type: none"> To refer customers that have allegations of unlawful activity to appropriate Council officers/ Managers to ensure appropriate action is taken. Councillors are not to make decisions around the way unlawful activities are investigated and/or prosecuted. Councillors are prohibited from involvement in the day to day operational and management decisions around enforcement and prosecution. Councillors can assist individuals who raise concerns with them by satisfying themselves that the Council's policies are being carried out correctly.

Version Control and Change History

Version	Amendment Details	Policy Owner	Period Active
HCC	Former Hurstville Council Enforcement Policy discontinued	Hurstville Planning and Environment	28/05/2008 – 02/07/2017
KCC	Former Kogarah City Council Compliance, Enforcement and Prosecution Policy discontinued	Kogarah Planning and Environment	25/11/2013 – 02/07/2017
1.0	Complete new Georges River Enforcement Policy Adopted by Council 03/07/2017 Council Resolution CCL115-17	Manager Environment Health and Regulatory Services	03/07/2017 – 27/09/2021
2.0	Amendments to 'Scope' and clause 2.1 to ensure greater clarification and a new clause 2.4 added to explain customer request investigation and lodgement.	Manager Environment Health and Regulatory Services	27/09/2021 - ongoing



Affordable Housing Policy

DRAFT

2024

Policy Administration

Dates	Policy approved This policy is effective upon its approval. Policy is due for review
Approved by	Council Meeting Council Resolution
Exhibition Period	
Policy Owner	Manager Strategic Planning
Related Documents	Georges River Local Housing Strategy Georges River Inclusive Housing Strategy and Delivery Program Georges River Voluntary Planning Agreements Policy Georges River Local Strategic Planning Statement Practice Notes issued by the Department of Planning, Housing and Infrastructure on planning agreements, affordable housing contributions and development contributions
References & Legislation	<i>Environmental Planning and Assessment Act 1979</i> <i>Local Government Act 1993</i> State Environmental Planning Policy (Housing) 2021
Document Identifier	Policy #: Pol-077.02 Doc #:
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.

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Purpose

The purpose of this policy is to outline Council's position and approach to the provision of affordable housing in the Georges River Local Government Area (LGA). This policy will guide Council's actions to support affordable housing.

Scope

This policy applies to the provision of affordable housing (as defined below) in the Georges River LGA.

This policy is supported by, and should be read in conjunction with Council's:

- Local Housing Strategy
- Inclusive Housing Strategy and Delivery Program
- Planning Agreements Policy

Definition of Terms

Term	Meaning
Affordable Housing	<p>"Affordable housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument".</p> <p><i>Source: Environmental Planning and Assessment Act 1979.</i></p>
Affordable rental housing	Affordable housing managed by a community housing provider and rented to very low, low, or moderate income level households.
Community housing provider	A not-for-profit organisation which provides affordable rental and social housing for very low, low, to moderate income and is registered under the National Regulatory System for Community Housing.
Housing affordability	Relates to the general affordability of both rental and purchase housing on the open market, and is not limited to those on low to moderate incomes. A common benchmark of affordability is housing that does not absorb more than 30% of the gross income of very low, low, or moderate income households.
Key workers	<p>The Bankwest Curtin Economic Centre defines key workers as "occupations which provide essential services to all Australians including teachers, nurses, police and ambulance officers and those in fire and emergency services". The groups as defined by their Census categories are:</p> <ul style="list-style-type: none"> • Defence Force Members, • Fire Fighters and Police • School Teachers • Personal Carers and Assistants • Child Carers

Term	Meaning
	<ul style="list-style-type: none"> • Midwifery and Nursing Professionals • Health and Welfare Support Workers • Automobile, Bus and Rail Drivers • Cleaners and Laundry Workers • Sales Assistants and Salespersons • Hospitality Workers. <p><i>Source: Georges River Inclusive Housing Strategy and Delivery Program</i></p>

Policy Statement

1. Council's Commitment

- 1.1. Council is committed to increasing the range and supply of affordable housing in the Georges River LGA. Council will achieve this by:
 - a) Establishing clear targets for the provision of affordable housing in the Georges River.
 - b) Leading change by example.
 - c) Embedding affordable housing in Council's strategies, plans and policies.
 - d) Partnering with State and Commonwealth Government, other local councils, industry experts, the private sector, stakeholders and community housing providers to deliver affordable rental housing.
 - e) Advocating for change to support affordable housing in the Georges River.

2. Who is the housing for?

- 2.1. The affordable housing is to be provided for a range of households, including the very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers.
- 2.2. A percentage of the housing is to be allocated to households with special needs; such as families / persons escaping domestic violence.

3. Affordable Housing Contributions Scheme

- 3.1. Council will prepare an Affordable Housing Contributions Scheme (AHCS) which will be compliant with the Department of Planning, Housing and Infrastructure's *Guideline for Developing an Affordable Housing Contribution Scheme*.
- 3.2. An Affordable Housing Contribution rate under the AHCS will be applied by Council for new residential flat buildings, independent living units, multi-dwelling

housing and shop top housing developments in the Georges River LGA. Council will also seek an Affordable Housing Contribution towards affordable housing for sites that receive planning uplift through planning controls.

4. Partnerships

- 4.1. Council will work with other stakeholders to develop innovative housing solutions and to achieve affordable housing for the community.
- 4.2. Council may enter into community housing partnerships (i.e. build to rent, dwelling in kind or council owned housing projects).
- 4.3. Council may consider a demonstration project for a building to rent scheme.

5. Planning & Management

- 5.1. Council will establish appropriate practices for the dedication and management of affordable dwellings, including:
 - Establishing appropriate conditions of development consent to ensure the transfer of funds and affordable dwellings; and
 - Establishing, in consultation with affordable housing managers or community housing providers, the timeframe for affordable dwellings in perpetuity.

6. Review of Affordable Housing Program

- 6.1. Council's affordable housing program will be reviewed in 3 years (2027) to consider elements such as targets, delivery rate and the planning framework.

Responsibilities

Position	Responsibility
Councillors	<ul style="list-style-type: none"> • To endorse by resolution this policy • To promote this policy
General Manager	<ul style="list-style-type: none"> • Promote this policy. • Implement Council resolutions relating to housing partnerships
Director Environment & Planning	<ul style="list-style-type: none"> • Provide a contact for Councillor enquiries. • Promote housing partnerships.
Manager Strategic Planning	<ul style="list-style-type: none"> • Adhere to the policy. • Provide a point of contact about the meaning and application of the policy. • Update the policy as necessary • Ensure compliance with the policy.
Staff	<ul style="list-style-type: none"> • Adhere to this policy.

Version Control and Change History

Version	Amendment Details	Policy Owner	Period Active
1.0	New Affordable Housing Policy adopted by Council.	Manager Strategic Planning	24/5/2021 – XXX
2.0	Review of Affordable Housing Policy by Council: the removal of “Affordable Housing Targets” and amendment to the AHCD to align with new legislation	Manager Strategic Planning	



Planning Proposal Report

**Additional and Diverse Housing Planning Proposal
(PP2024/0004)**

Planning Portal Ref: PP-2024-1147
Council Ref: D24/147488

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1. Introduction

This Planning Proposal (known as the Additional and Diverse Housing Planning Proposal) has been prepared in accordance with Section 3.33 of the *Environmental Planning & Assessment Act 1979* (EP&A Act), its *Regulation 2021* and the *Local Environmental Plan Making Guideline (August 2023)* released by the NSW Department of Planning, Housing and Infrastructure (DPHI).

The purpose of this Planning Proposal is to amend the *Georges River Local Environmental Plan 2021* (GRLEP) to create capacity for additional and diverse housing across the residential zones of the Georges River Local Government Area (LGA) and to implement the adopted *Hurstville City Centre Urban Design Strategy (2018)*.

As part of this Planning Proposal, Council is requesting the DPHI to exclude the application of the proposed *Low and Mid-Rise Housing* proposal from the Georges River LGA.

To ensure development is balanced with the protection of the LGA's biodiversity and character, this Planning Proposal incorporates the amendments proposed by the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) to implement the *Georges River Biodiversity Study* and *Foreshore Scenic Character Study*.

2. Background

Council's Commitment to Housing and the DPHI's Housing Reforms

In late 2023, the NSW Government released a series of housing reform proposals to dramatically increase the supply of housing through measures such as providing bonus height and floor space to developments that contain affordable housing, mandating high density developments around key railway stations, and allowing for mid-rise housing in areas close to existing public transport, amenities and services.

In its current state, the provisions within the housing reforms offer significantly greater development potential than the GRLEP and will enable development across the LGA without consideration of the LGA's biodiversity and unique local character. The reforms also do not consider the needs of a growing population, including additional public open space, community facilities, drainage upgrades and infrastructure generally.

One of the proposed reforms is the *Low and Mid-Rise Housing* proposal which will increase the capacity for housing numbers and housing styles by permitting dual occupancies on 450sqm lots across the LGA. It also seeks to permit multi dwelling housing and manor houses in Zone R2 Low Density Residential (R2 zone) and residential flat buildings (RFBs) in Zone R3 Medium Density Residential (R3 zone) within "station and town centre precincts" despite these development types being prohibited in the R3 zone under the GRLEP.

In response, Council at its meeting held on 25 March 2024 partly resolved to request a deferral from the application of the proposed *Low and Mid-Rise Housing* proposal on the basis that Council is committed to the provision of capacity for additional and diverse housing through immediate and



midterm changes to local planning controls. The request for a deferral from the application of the proposed *Low and Mid-Rise Housing* proposal was submitted to the Hon. Paul Scully MP on 23 April 2024 in a letter from the Mayor.

At this meeting, Council also partly resolved that the above commitment is to be demonstrated through the preparation of an accelerated planning proposal by July 2024 to amend the GRLEP to create immediate housing capacity as follows:

(i) Prepare an accelerated planning proposal by July 2024 to amend the Georges River Local Environmental Plan 2021 (GRLEP) to create immediate housing capacity comprising of the following components:

- a) Review existing controls for dual occupancies,*
- b) Investigate the introduction of medium density villa and townhouse residential developments within the R2 Low Density Residential zone, excluding in Heritage Conservation Areas and the areas identified in the Biodiversity and Character Planning Proposal (Item ENV008-24) as Terrestrial Biodiversity; Foreshore Scenic Protection Areas; and Unique Character Areas,*
- c) Review existing controls within the R3 Medium Density Residential zone,*
- d) Review existing controls within the R4 High Density Residential zone, and*
- e) Implement the Hurstville City Centre Urban Design Strategy (HCCUDS) in accordance with the previous Council resolution dated 25 June 2018 (Item ENV014-18).*

Two Councillor workshops were held in April 2024 to discuss the proposed amendments to the GRLEP which will form the content of the accelerated planning proposal. The proposed amendments discussed at the Councillor workshops have been informed by the following guiding principles:

- Retain and protect the existing Heritage Conservation Areas (HCAs),
- Retain and respect the controls proposed by the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002),
- Retain the existing hierarchy of residential zones with a different set of controls based on the respective density of the zone ranging from low, medium and high,
- Retain existing GRLEP and *Georges River Development Control Plan 2021* (GRDCP) controls in relation to landscaping and setback distances to ensure the environment and the existing local character is maintained despite increases in residential density, and
- Retain existing height and FSR controls for dual occupancies in the R2 zone to ensure the landscaped area requirements can be complied with.

Subsequently, at its meeting held on 27 May 2024, Council endorsed the preparation of the subject Planning Proposal, known as the Additional and Diverse Housing Planning Proposal, based on the agreed outcomes from the two Councillor workshops.

Biodiversity and Character Planning Proposal (PP2024/0002)

To ensure development is balanced with the protection of the LGA's biodiversity and character, this Planning Proposal incorporates the amendments proposed by the Biodiversity, Character and FSPA



Planning Proposal (PP2024/0002) to implement the *Georges River Biodiversity Study* and *Foreshore Scenic Character Study*.

The Biodiversity, Character and FSPA Planning Proposal comprises of the following components:

- **Biodiversity:** Introduce new biodiversity objectives, planning provision and mapping overlay to preserve and protect areas of moderate and high local terrestrial biodiversity values as identified by the *Biodiversity Study*,
- **Unique Character Area:** Introduce new local character objectives, planning provision and mapping overlay to provide statutory protection to Unique Character Areas (UCAs) as identified by the *Foreshore Study*,
- **Foreshore Scenic Protection Area:** Replace the existing Foreshore Scenic Protection Area (FSPA) planning provision and amend the mapped extent to ensure the role of the FSPA focuses on foreshore scenic character as identified by the *Foreshore Study*,
- **Design Excellence:** Amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character,
- **Lot Size:**
 - Retain existing lot size requirements within areas proposed to be removed from the existing FSPA as follows:
 - Subdivision lot size: 700sqm
 - Dual occupancy lot size: 1,000sqm
 - Increase lot size requirements for areas proposed to be added to the proposed FSPA and/or UCAs as follows:
 - Increase subdivision lot size from 450sqm to 700sqm
 - Increase dual occupancy lot size from 650sqm to 1,000sqm
 - Insert objectives to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value,
- **Floor Space Ratio:** Reduce the maximum permissible Floor Space Ratio (FSR) for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies,
- **Landscaping:**
 - Amend the landscaped area planning provisions through the insertion of new objectives to:
 - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA,
 - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
 - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
 - Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the proposed UCA,
 - Introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses across the LGA in response to the NSW Government's *Low and Mid-Rise Housing* proposal.



- **Complying development:** Exclude the application of the *Low-Rise Housing Diversity Code* from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.

The location of the existing FSPA, proposed FSPA and UCA under PP2024/0002 is shown in **Figure 1** below.

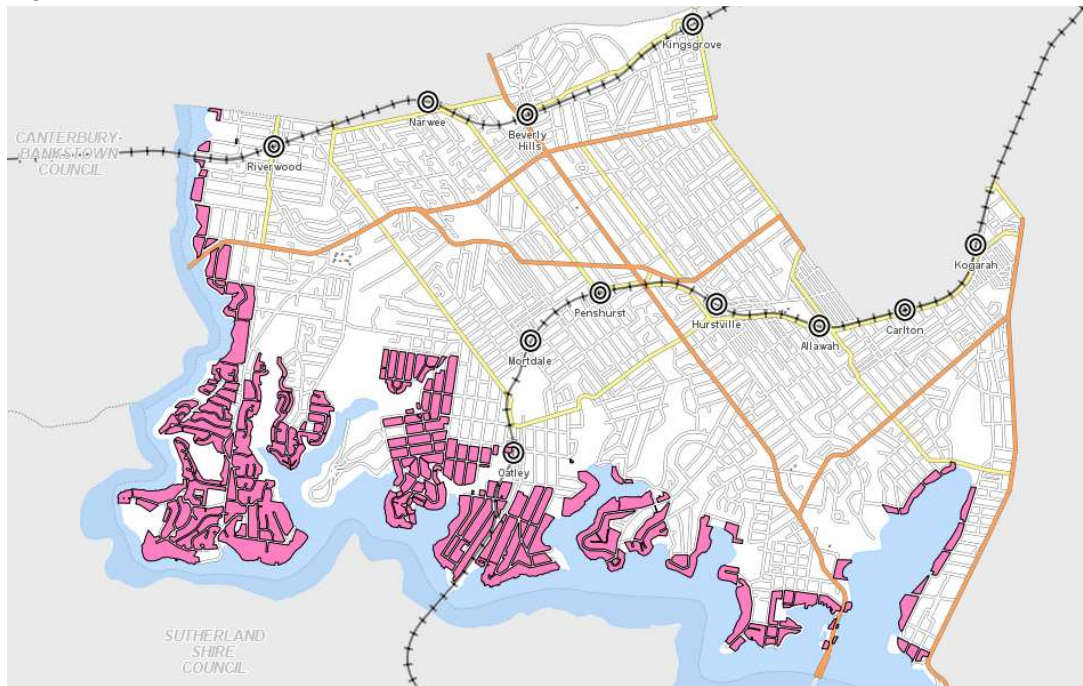


Figure 1 Location of existing FSPA, proposed FSPA and proposed UCA

Hurstville City Centre Urban Design Strategy (2018)

The *Hurstville City Centre Urban Design Strategy* (HCCUDS) was prepared in 2018 for the Hurstville City Centre and existing residential areas to the north of the City Centre. The extent of the Study Area for the HCCUDS is outlined in **Figure 2** below.

The key objectives of the HCCUDS include:

- To provide a clear approach to the planning controls of the City Centre,
- To reinforce the role of Hurstville as a gateway to southern Sydney,
- To increase the use of public and active transport to and within the Centre,
- To strengthen the identity of the Centre,
- To improve pedestrian network and movement, and
- To provide planning controls for each street block in the Centre.

The HCCUDS conducts block-by-block urban design analysis of the existing building height and FSR controls applied within the Study Area and provides a series of recommendations to update the existing planning controls for the City Centre by rectifying the mismatch between the existing height and FSR development standards.



The HCCUDS also recommends increases to the height and FSR in the Additional Capacity Areas to the north (refer **Figure 3** below) to provide additional dwellings to support the non-residential functions of the City Centre. Within these areas, the HCCUDS identifies opportunity sites where development take up is most likely to occur as these sites are not constrained by fragmented land ownership, strata subdivision or heritage restrictions.

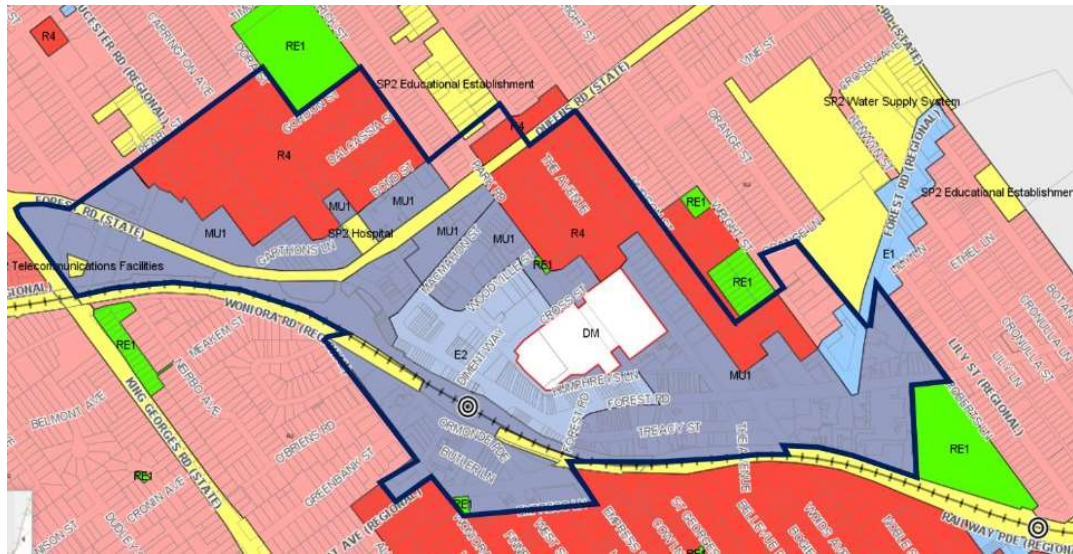


Figure 2 Study Area for the HCCUDS



Figure 3 Location of additional capacity areas



At the Council meeting held on 25 June 2018, it was resolved:

- a) *That Council note the submissions received during the public exhibition of the Hurstville City Centre Urban Design Strategy (September 2017).*
- b) *That Council endorse the Hurstville City Centre Urban Design Strategy (May 2018 - Attachment 1) as a Strategic Planning document that will inform the preparation of the LEP and DCP controls for the Hurstville City Centre excluding the additional capacity areas.*
- c) *That Council pursuant to Section 3.33 of the Environmental Planning and Assessment Act 1979 resolve to prepare a Planning Proposal to amend the Hurstville LEP 2012 in accordance with the recommendations of the Hurstville City Centre Urban Design Strategy (May 2018).*
- d) *That Council pursuant to Section 3.43 of the Environmental Planning and Assessment Act 1979 resolve to prepare DCP No. 2 - Hurstville City Centre (Amendment No. 9) in accordance with the recommendations of Hurstville City Centre Urban Design Strategy (May 2018).*
- e) *That a further report to Council be provided on the preparation, costs and funding of the following documents for the Hurstville City Centre, including:*
 1. *Preparing a Place Management Strategy;*
 2. *Updating the Public Domain Plan;*
 3. *Investigating and implementing permanent and temporary open space solutions;*
 4. *Undertaking a feasibility study for the Hurstville City Centre within the study boundary, as outlined in the Hurstville City Centre Urban Design Strategy (May 2018); and*
- f) *That the transition areas to the north of the existing CBD boundary and the area to the south of the railway line be considered as part of the Commercial Centres Strategy.*
- g) *That Council resolve to prepare a new Development Contributions Plan for the Hurstville City Centre.*
- h) *That the Hurstville City Centre Urban Design Strategy (May 2018) forms the basis for assessing site specific Planning Proposals and Development Applications within the Hurstville City Centre until such time as the Planning proposal for the Centre is gazetted.*
- i) *That Council notify the submitters and affected landowners of Council's resolution.*
- j) *That Council write to the landowners of sites where the FSRs/heights have been amended following the exhibition of the draft Strategy advising of the changes and inviting comments which will be considered along with the preparation of the Planning Proposal.*
- k) *That Council continue to receive submissions on the Strategy during the preparation of the Planning Proposal.*
- l) *That the upcoming Commercial Centres Study relating to the Hurstville City Centre (to be prepared as part of the City-wide LEP) include a study area that comprises the additional capacity areas to the north and land south of the existing CBD (as identified in the Hurstville City Centre Urban Design Strategy).*

In accordance with Resolution (c) above, a planning proposal can be prepared to amend the GRLEP to implement the recommendations of the HCCUDS.



Referral to the Local Planning Panel

The Planning Proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 20 June 2024 in accordance with Minister Direction under S9.1 of the *EP&A Act* and the charter of the *Georges River Local Planning Panel 2018*.

The LPP supported the Planning Proposal to be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination without amendments. The decisions of the LPP are as follows:

- a) *That the Georges River Local Planning Panel recommends to Council that the Planning Proposal No. 2024/0004 (Additional and Diverse Housing Planning Proposal) to amend the Georges River Local Environmental Plan (GRLEP) 2021 as listed in the Table of Amendments below, be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979, subject to Council receiving a deferral to DPHI's Low and Mid-Rise Housing proposal.*
- b) *That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.*
- c) *That the Georges River Local Planning Panel notes that this Planning Proposal will incorporate the amendments proposed by the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) to implement the Georges River Biodiversity Study and Foreshore Scenic Character Study.*
- d) *That the Georges River Local Planning Panel recommends to Council that additional R3 Medium Density Residential and R4 High Density Residential Zones are identified in its review of the Georges River Local Strategic Planning Statement.*



3. Part 1 – Objectives and Intended Outcomes

Objective

To amend the GRLEP to create capacity for additional and diverse housing across the residential zones of the Georges River LGA in lieu of the application of DPHI's *Low and Mid-Rise Housing* proposal.

Intended Outcome

- In the R2 zone, reduce the minimum lot size for dual occupancies from 650sqm to 600sqm with the exception of land located within the existing HCAs, existing FSPA, proposed FSPA and the proposed UCA,
- In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 300sqm to 325sqm for land located within the existing HCAs,
- In the R2 zone, increase the minimum subdivision lot size for dual occupancies from 430sqm to 500sqm for land located within the existing FSPA, proposed FSPA and the proposed UCA,
- In the R2 zone, introduce multi dwelling housing and terraces as permissible land uses with the exception of land located within the existing HCAs, existing FSPA, proposed FSPA and the proposed UCA,
- In the R2 zone, request continued prohibition of manor houses,
- In the R2 zone, introduce minimum density control of 300sqm per dwelling for multi dwelling housing, terraces and manor houses (if prohibition of manor houses is not supported by the DPHI),
- In the R2 zone, retain existing maximum FSR of 0.55:1 to 0.6:1 for multi dwelling housing and terraces,
- In the R3 and R4 zone, reduce the minimum lot size for dual occupancies from 650sqm to 500sqm,
- In the R3 and R4 zone, reduce the subdivision minimum lot size for dual occupancies from 300sqm to 250sqm,
- In the R3 zone, introduce RFBs as a permissible land use to facilitate greater development take up,
- In the R3 zone, introduce minimum lot size of 800sqm and minimum lot width of 24m for RFBs to ensure appropriate development outcomes,
- In the R3 zone, increase the maximum building height from 9m to 10.5m to offer greater development yield and design flexibility,
- In the R3 zone, increase the maximum FSR from 0.7:1 to 0.8:1 to offer greater development yield and by extension greater development incentive,
- In the R3 zone, apply a bonus FSR of 0.2:1 (total 1:1 FSR) for multi dwelling housing to incentivise the provision of townhouses, and
- Implement the recommendations of the *Hurstville City Centre Urban Design Strategy 2018* (HCCUDS) in relation to land within the Hurstville City Centre and residential zoned land located in the Additional Capacity Areas.



4. Part 2 – Explanation of Provisions

To achieve the objectives and intended outcomes, this Planning Proposal seeks to amend the GRLEP. Proposed amendments can be categorised into:

- LGA-wide amendments, and
- Amendments to implement the *Hurstville City Centre Urban Design Strategy (2018)*.

The draft amendments are itemised below with reference to the *Standard Instrument LEP*. The full extent of proposed amendments to the GRLEP is set out in **Appendix 1**.

LGA-WIDE AMENDMENTS

Item 1: Amendment to the Land Use Table

Introduce RFBs as a permissible land use within Zone R3 Medium Density Residential.

Proposed Amendment

Addition is shown in **red text** below:

3 Permitted with consent

*Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Home industries; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; **Residential Flat Buildings**; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture*

Justification

The GRLEP came into effect on 8 October 2021 and was prepared in accordance with a number of overarching principles. One of the principles was to “*Develop a hierarchy of residential zones to ensure development typologies reflect the objectives of the respective zone, including a ‘true’ medium density residential zone*”.

Accordingly, a ‘true’ R3 zone was created to accommodate multi dwelling housing and manor houses and supported by corresponding site requirements.

Under the GRLEP, there are a total of 13 areas zoned R3 within the Georges River LGA. Five of these areas (refer **Figure 4** below) were upzoned from R2 as part of the preparation of the GRLEP and came into effect on 8 October 2021:

- Peakhurst (North and West of Peakhurst Park)
- Narwee



- Penshurst (Apsley Estate)
- South Hurstville (Culwulla Street)
- South Hurstville (Rowe Street)

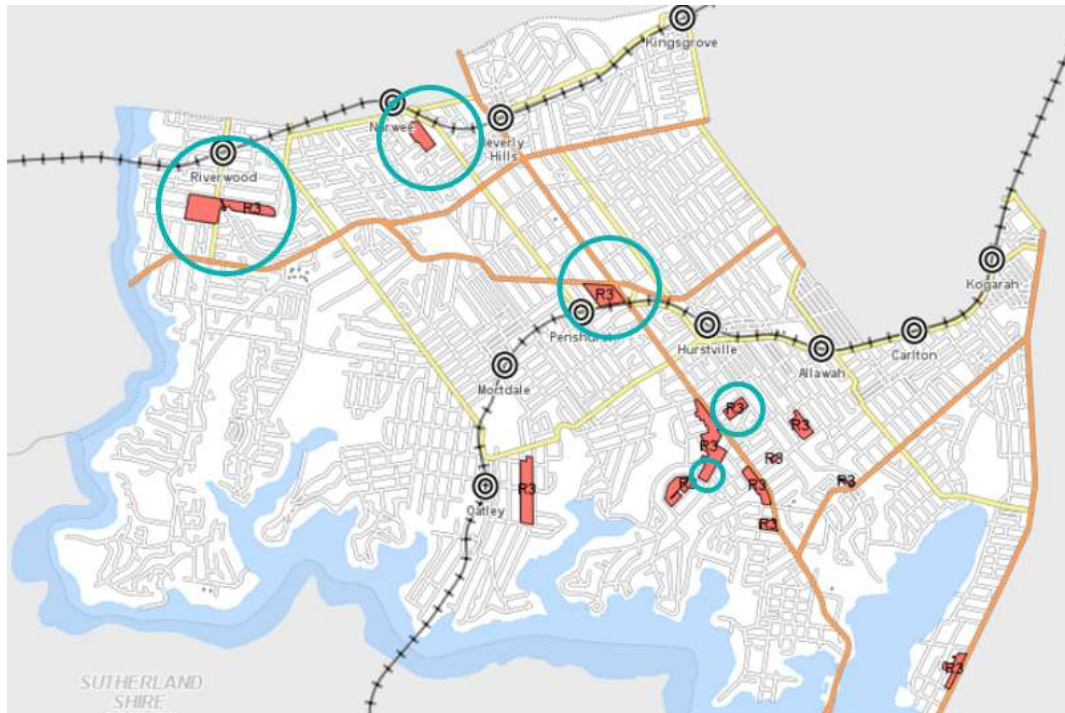


Figure 4 Location of R3 zoned land in the LGA

There has been minimal development take up in these upzoned areas since the GRLEP came into effect. Allowing RFBs as a permissible land use in the R3 zones is intended to encourage greater development take up and provide more housing choice and diversity in the R3 zones. Further information relating to the development standards for RFBs in the R3 zone is provided in **Items 3, 8 and 9** below.

Item 2: Amendment to Clause 4.1A Minimum subdivision lot size for dual occupancies

Amend the minimum subdivision lot size for dual occupancies as follows:

- Land in R2 zone to retain the existing 300sqm,
- Land in R3 and R4 zones to reduce from 300sqm to 250sqm,
- Land located within the existing HCAs increase from 300sqm to 325sqm, and
- Land in the existing FSPA, proposed FSPA and proposed UCA (i.e. Area U on the *Minimum Lot Size for Dual Occupancy Map*) increase from 430sqm to 500sqm.



Proposed Amendment

Amendments proposed by this Planning Proposal are shown in **red text**, and amendments proposed by the Biodiversity, Character and FSPA Planning Proposal are shown in **green text** below:

Clause 4.1A Minimum subdivision lot size for dual occupancies

(2) Despite clauses 4.1 and 4.1B, development consent may be granted for the subdivision of land—

- (a) in Zone R2 Low Density Residential, ~~Zone R3 Medium Density Residential or Zone R4 High Density Residential~~ if—
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least 300 square metres, or
 - (b) ~~in the Foreshore Scenic Protection Area on land as identified as on the Foreshore Scenic Protection Area Map on land identified as "Area U" on the Minimum Lot Size for Dual Occupancy Map if—~~
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least ~~430~~ 500 square metres.
 - (c) in Zone R3 Medium Density Residential or Zone R4 High Density Residential –
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least 250 square metres, or
 - (d) on land identified as a Heritage Conservation Area on the Heritage Map if –
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least 325 square metres.
- (3) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.

Justification

The minimum subdivision lot size of 300sqm for dual occupancies in the GRLEP is a direct translation of the former Kogarah LEP requirement – i.e. the 650sqm lot size is permitted to be subdivided unevenly as long as each lot is at least 300sqm, which results in the possibility of one lot being 300sqm and the other being 350sqm. This has created discrepancies in the interpretation of this control.

To simplify the subdivision requirements for dual occupancies, it is proposed to evenly divide the minimum lot size requirement for dual occupancies so the minimum lot size of each lot after subdivision is half of the overall lot size. Further justification for this amendment is provided in **Appendix 2**.

Item 3: Amendment to Clause 4.1B Minimum lot sizes and special provisions for certain dwellings

There are two components to this amendment:



Component 1: Reduce the minimum lot size for dual occupancies in all residential zones (600sqm in R2 zones, 500sqm in R3 and R4 zones) with the exception of land in the existing FSPA, proposed FSPA and proposed UCA and in the existing HCAs, and

Component 2: Introduce 800sqm lot size and 24m width for RFBs in R3 zones.

Note: Component 1 will be supported by changes to the *Minimum Lot Size for Dual Occupancy Map* (see **Item 10** below).

Proposed Amendment

Amendments proposed by this Planning Proposal are shown in **red text**, and amendments proposed by the Biodiversity, Character and FSPA Planning Proposal are shown in **green text** below:

Clause 4.1B Minimum lot sizes and special provisions for certain dwellings

...

(2) Development consent must not be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone unless—

- (a) the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table, and
- (b) the width of the lot at the front building line is equal to or greater than the width specified for that purpose and shown opposite in Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Attached dwellings	Zone R3 Medium Density Residential	800 square metres	21 metres
Attached dwellings	Zone R4 High Density Residential	800 square metres	21 metres
Dual occupancies	Zone R2 Low Density Residential	660 600 square metres	15 metres
Dual occupancies	Zone R3 Medium Density Residential	660 500 square metres	15 metres
Dual occupancies	Zone R4 High Density Residential	660 500 square metres	15 metres
Manor houses	Zone R3 Medium Density Residential	800 square metres	18 metres
Manor houses	Zone R4 High Density Residential	800 square metres	18 metres
Multi dwelling housing	Zone R3 Medium Density Residential	800 square metres	18 metres
Multi dwelling housing	Zone R4 High Density Residential	800 square metres	18 metres
Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	800 square metres	21 metres
Multi dwelling housing (terraces)	Zone R4 High Density Residential	800 square metres	21 metres
Residential flat buildings	Zone R3 Medium Density Residential	800 square metres	24 metres



(3) Development consent must not be granted for the erection of a dual occupancy in “Area U” on the Minimum Lot Size for Dual Occupancy Map in the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map unless the lot has an area of at least 1,000 square metres as shown on the Lot Size for Dual Occupancy Map.

...

(7) Development Consent must not be granted for the erection of a dual occupancy on land identified as a Heritage Conservation Area on the Heritage Map unless the lot has an area of at least 650 square metres as shown on the Lot Size for Dual Occupancy Map.

Justification

Component 1: To address the existing housing supply shortage, it is proposed to reduce the existing lot size requirements for dual occupancy development in the R2 zones. This will generate capacity for an additional 1,340 dwellings. Further justification for this amendment is provided in **Appendix 2**.

Lot size requirements for dual occupancies in the R3 and R4 zones are also proposed to be reduced. This is to encourage development uptake in the R3 zone and provide greater housing choice and diversity. Further justification for this amendment is also provided in **Appendix 2**.

In accordance with the Biodiversity, Character and FSPA Planning Proposal, all land within the existing FSPA, proposed FSPA and proposed UCA will see the minimum lot size requirement for dual occupancies retained/increased to 1,000sqm. The Foreshore Study recommends retaining the existing larger dual occupancy lot size requirements (1,000sqm) for land located within the existing FSPA. The Foreshore Study also recommends expanding the larger lot size requirement to the proposed FSPA and UCA to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments. This proposed amendment remains unchanged by this Planning Proposal.

To preserve the existing heritage character and subdivision patterns of the HCAs it is proposed to retain the minimum lot size for dual occupancies at 650sqm.

Component 2:

Allowing RFBs as a permissible use in the R3 zones is proposed to encourage development take up and provide more housing choice and diversity. A compliant 3 storey RFB can be provided on an 800sqm size lot that is 24m wide. The development would be a maximum of 3 storeys and would be considered comparable in terms of the built form impact on the existing character to the 2.5 storey built form proposed for multi dwelling housing by this Planning Proposal. It will also ensure the retention of the hierarchy of zones as RFBs of 4 storeys or greater will be provided by the high density R4 zone. Further justification for this amendment is provided in **Appendix 2**.



Item 4: Amendment to Clause 4.3A Exceptions of height of buildings

Amend the existing 5m height control for multi dwelling housing so this restriction only applies to the R2 zone.

Proposed Amendment

Amendments proposed by this Planning Proposal are shown in **red text** below:

Clause 4.3A Exceptions to height of buildings

...

(2) Despite clause 4.3—

(a) the maximum height of a dual occupancy on land in Zone R3 Medium Density Residential or Zone R4 High Density Residential is 9 metres above ground level (existing), and

(b) the maximum height of a building that forms part of multi dwelling housing **on land in Zone R2 Low Density Residential** is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.

Justification

Currently in the GRLEP, Clause 4.3A restricts the building height of a building that forms part of multi dwelling housing to a maximum of 5m above ground level (existing) if the building is adjacent to the rear boundary of the lot. This applies to all zones where multi dwelling housing is permitted – i.e. the R3 and R4 zones within the existing GRLEP.

To ensure any new medium density development in the R2 zone is consistent with the desired future character of the low density zone and to mitigate any overshadowing and privacy impacts on adjoining properties, it is proposed to retain the existing 5m height restriction in the R2 zone. However, it is proposed to amend the clause so that the 5m height restriction does not apply to the R3 or R4 zone to provide greater development flexibility for these zones.

Item 5: Amendment to Clause 4.4A Exceptions to floor space ratio – certain residential accommodation

Apply a bonus of 0.2:1 FSR (equating to 1:1 total FSR) for multi dwelling housing and terrace developments on land in the R3 zone.

Proposed Amendment

Amendments proposed by this Planning Proposal are shown in **red text** below:

Clause 4.4A Exceptions to floor space ratio—certain residential accommodation

Insert the following subclause at the end:

(7) The maximum floor space ratio for multi dwelling housing and multi dwelling housing (terraces) on land identified as “Area 8” on the Floor Space Ratio Map must not exceed 1:1.

Justification

This amendment to Clause 4.4A is intended to supplement the overall increase in FSR in the R3 zone to 0.8:1 as outlined in **Item 9** below.



The intent of introducing a floor space bonus for multi dwelling housing developments and terraces is to provide a wider range of housing choice for the community in close proximity to transport facilities and local services. Some of the benefits of medium density development may include greater affordability, security and reduced maintenance when compared to single detached houses. Providing a wider range of housing choices allows our community members to move into a home that suits their changing needs without necessarily having to leave the area. This might include long-standing residents wishing to downsize and stay connected to their local community or families who have outgrown apartment living.

Granting a bonus of 0.2:1 FSR for multi dwelling developments and terraces will create capacity for 1-2 additional dwellings on an 800sqm development site. Enabling more dwellings on each development site provides greater development yield and in turn encourages development take up. Further justification for this amendment is provided in **Appendix 2**.

Item 6: Insert new clause within Schedule 1 Additional permitted uses – No.17 Use of certain land in Zone R2 Low Density Residential

Introduce multi dwelling housing and terraces as permissible land uses within the R2 zone excluding the areas located in the existing HCAs, existing FSPA, proposed FSPA and proposed UCA. The proposal includes the following components:

- Introduce multi dwelling housing and multi dwelling housing (terraces) as permissible land uses across R2 zoned land, with the exception of land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA,
- Apply minimum density control of 300sqm per dwelling within the R2 zone for multi dwelling housing and terrace developments,
- Continue prohibition of manor houses in the R2 zone due to incompatibility with the desired future character of the zone,
- Apply maximum FSR of 0.6:1 for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA, and
- Apply minimum landscaped area of 20% for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA.

Proposed Amendment

Amendments proposed by this Planning Proposal are shown in **red text** below. Drafting of this clause is based on Clause 4.5A of the Pittwater LEP 2014.

Schedule 1 Additional permitted uses

Insert the following clause as No.17 after existing No.16:

17 Use of certain land in Zone R2 Low Density Residential

(1) This clause applies to the following land in Zone R2, identified as "Area C" on the Additional Permitted Uses Map.



- (2) Development for the purpose of multi dwelling housing and multi dwelling housing (terraces) is permissible with development consent.
- (3) Development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone or area shown opposite that development in Column 2 of that table unless the development complies with the density requirements specified in Column 3 of that table.
- (4) In this clause –

Column 1	Column 2	Column 3
Specified development	Zone	Density
Multi dwelling housing	Zone R2 Low Density Residential	A maximum of 1 dwelling per 300 square metres of site area
Multi dwelling housing (terraces)	Zone R2 Low Density Residential	A maximum of 1 dwelling per 300 square metres of site area

- (5) The maximum floor space ratio must not exceed 0.6:1.
- (6) Development consent must not be granted to development on the land to which this clause applies unless 20% of the site area consists of landscaped areas.

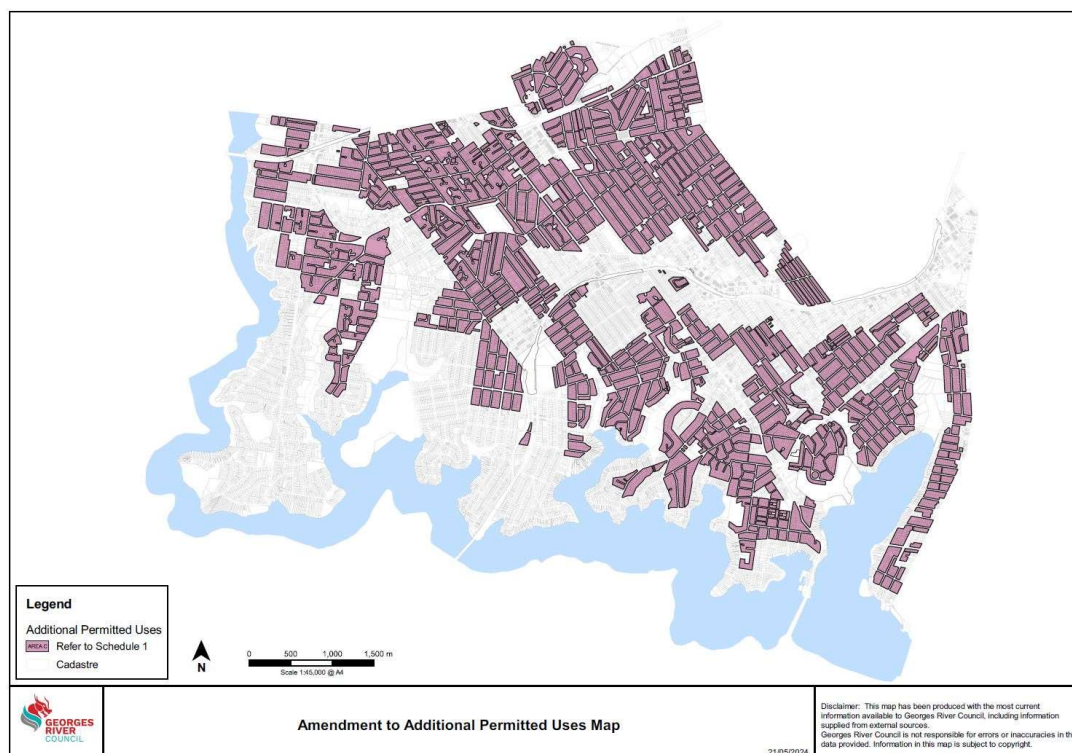


Figure 5 Extent of No.17 APU

Justification

Multi dwelling housing, terraces and manor houses are currently prohibited within the R2 zone by the GRLEP 2021. This ensures the hierarchy of residential zones is upheld by only permitting low-scale residential development to occur in the R2 zone.



To address the existing housing supply shortage while retaining the character of the suburbs, it is proposed to introduce multi dwelling housing and multi dwelling housing (terraces) into the majority of the R2 zone, with the exception of land within the existing FSPA, proposed FSPA, proposed UCA and existing HCAs. Introducing multi dwelling housing and terraces into the R2 zone is intended to incentivise the provision of the 'missing middle' residential topology (i.e. townhouses and villas) and to encourage housing choice and diversity across the LGA.

Council notes that introducing multi dwelling housing into the R2 zone will allow terraces and manor houses as permissible land uses through the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. However, as part of this Planning Proposal, Council is seeking manor houses to be prohibited within the R2 zone due to the incompatible built form and character of manor house developments within the low density setting of the LGA's suburbs. See **Item 7** below for more details.

The proposed density of 300sqm per dwelling for multi dwelling housing and terraces is consistent with the proposed subdivision lot size for dual occupancy developments in the R2 zone. This ensures any new medium density development in the R2 zone is consistent with the desired future character by adhering to the same density as dual occupancies.

The maximum FSR will be increased to 0.6:1 for multi dwelling housing and terrace developments in the R2 zone to enable appropriately sized dwellings while retaining existing the R2 character.

To ensure consistency with existing medium density development, it is proposed to expand the application of the minimum 20% landscaped area requirement that is currently applicable within the R3 zone to multi dwelling housing, terraces and manor houses within the R2 zone. This will ensure the protection of local character, the provision of sufficient tree canopy cover, building separation and deep soil to enable water infiltration to lessen the extent of urban runoff.

It is proposed to permit multi dwelling housing and terraces as a *Schedule 1 Additional permitted use* and not via the Land Use Table in the R2 zone. This is to prevent incompatible residential intensification on land within the existing FSPA, proposed FSPA and the proposed UCA to ensure that unique environmental and scenic character values are protected and in existing HCAs to preserve the existing heritage character and subdivision patterns.

Further justification for this amendment is provided in **Appendix 2**.

Item 7: Continued prohibition of manor houses within the R2 zone

Council resolved at its meeting held on 27 May 2024 to request the DPHI to exclude manor houses from land in the R2 zone despite the proposed introduction of multi dwelling housing and terraces into the R2 zone to ensure the character of our suburbs are protected.

Justification

Council is proposing to permit multi dwelling housing and terraces into the R2 zones to incentivise the provision of the 'missing middle' residential topology and to encourage housing choice and diversity.



However, the continued prohibition of manor houses within the R2 zone is requested by this Planning Proposal due to the incompatible built form and character of manor house developments within the low density setting of the LGA's suburbs.

Item 8: Amendment to Height of Buildings Map

To amend the *Height of Buildings Map* to increase the height from 9m to 10.5m for all land within the R3 zone.

Proposed Amendment

Mapping change only – *Height of Buildings Map*:

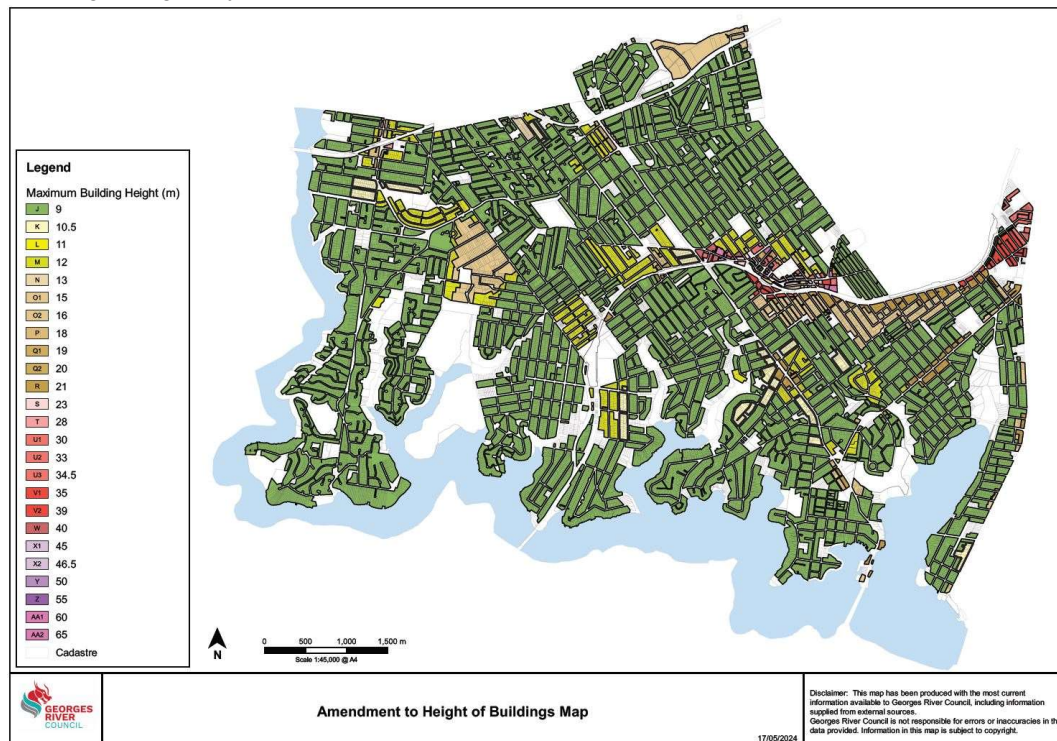


Figure 6 Proposed amendment to Height of Buildings Map

Justification

As outlined above, there has been limited development take up in the R3 zone. This Planning Proposal incorporates a number of mechanisms to facilitate greater development activity within the R3 zone, including the introduction of RFBs.

To enable viable development outcomes for small-scale RFBs within the R3 zone, it is proposed to increase the maximum building height from 9m to 10.5m across all R3 zoned land. A height of 10.5m will allow 3 storey RFBs and 2.5 storey built forms (2 storey + attic) for multi dwelling housing developments.



Increasing the maximum permissible height in the R3 zone is intended to offer greater development yield, greater design flexibility and by extension provide greater development incentive. This is supported by increasing the maximum permissible FSR (outlined in **Item 9** below).

Further justification for the increase in building height and FSR in the R3 zone is provided in **Appendix 2**.

Item 9: Amendment to Floor Space Ratio Map

To amend the *Floor Space Ratio Map* to:

- (i) Increase the FSR from 0.7:1 to 0.8:1 for land within the R3 zone, and
- (ii) Identify all R3 zoned land as “Area 8” to allow a bonus FSR to be applied for multi dwelling housing and terrace developments as per **Item 5** above.

Proposed Amendment

Mapping change only – *Floor Space Ratio Map*. The increase in maximum permissible FSR from 0.7:1 to 0.8:1 and the identification of “Area 8” is to be applied to the existing R3 zones as shown in **Figure 7** below. The amended FSR map will be completed at finalisation stage.

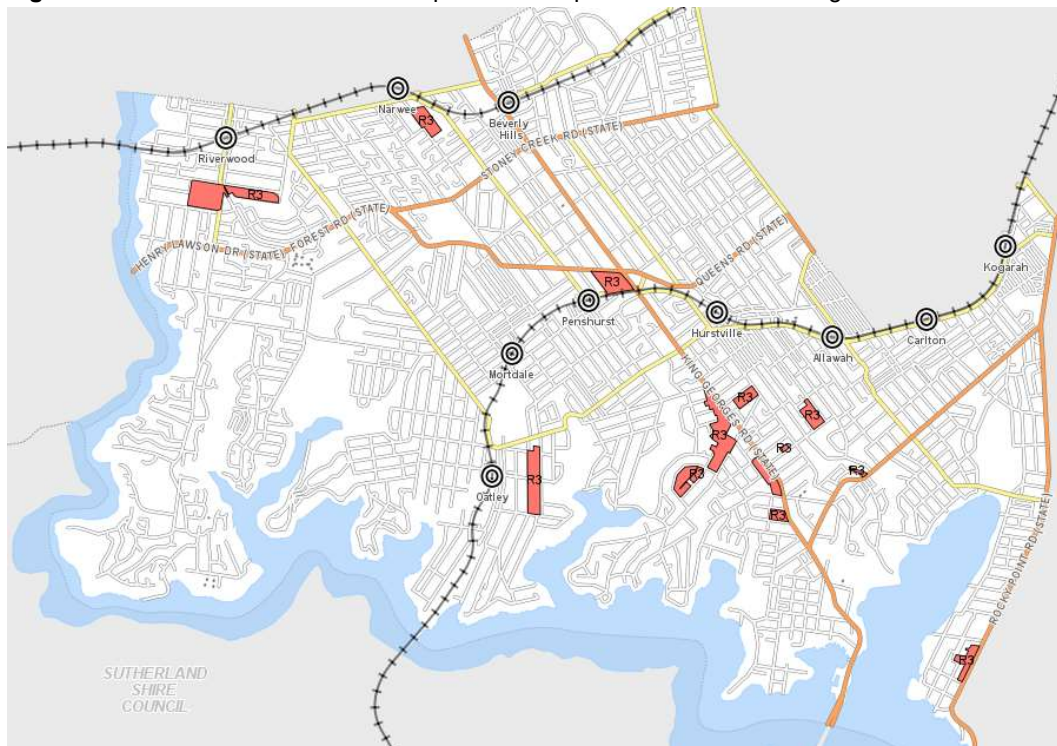


Figure 7 Location of existing R3 zones

Justification

As outlined above, there has been limited development take up in the R3 zone. Increasing the FSR in the R3 zone from 0.7:1 to 0.8:1 is intended to provide more development incentive.



On an 800sqm site, the extra 0.1:1 FSR allows an extra 80sqm of gross floor area (GFA). This will enable an additional dwelling to be accommodated, which will offer greater development yield and by extension provide greater development incentive.

Increasing the FSR by 0.1:1 will increase the capacity for an additional 350 dwellings across the existing R3 zones.

Further justification for the increase in building height and FSR in the R3 zone is provided in **Appendix 2**.

Item 10: Amendment to Lot Size for Dual Occupancy Map

To support **Item 3** above, the following amendments are proposed to the *Minimum Lot Size for Dual Occupancy Map*:

- Apply 500sqm to land within R3 and R4 zones,
- Apply 600sqm to land within the R2 zone,
- Retain 650sqm to land within the HCAs,
- Retain 1,000sqm to land within the existing FSPA as per the Biodiversity, Character and FSPA Planning Proposal, and
- Apply 1,000sqm to land within the proposed FSPA and UCA as per the Biodiversity, Character and FSPA Planning Proposal.

Proposed Amendment

Mapping change only – *Minimum Lot Size for Dual Occupancy Map*:

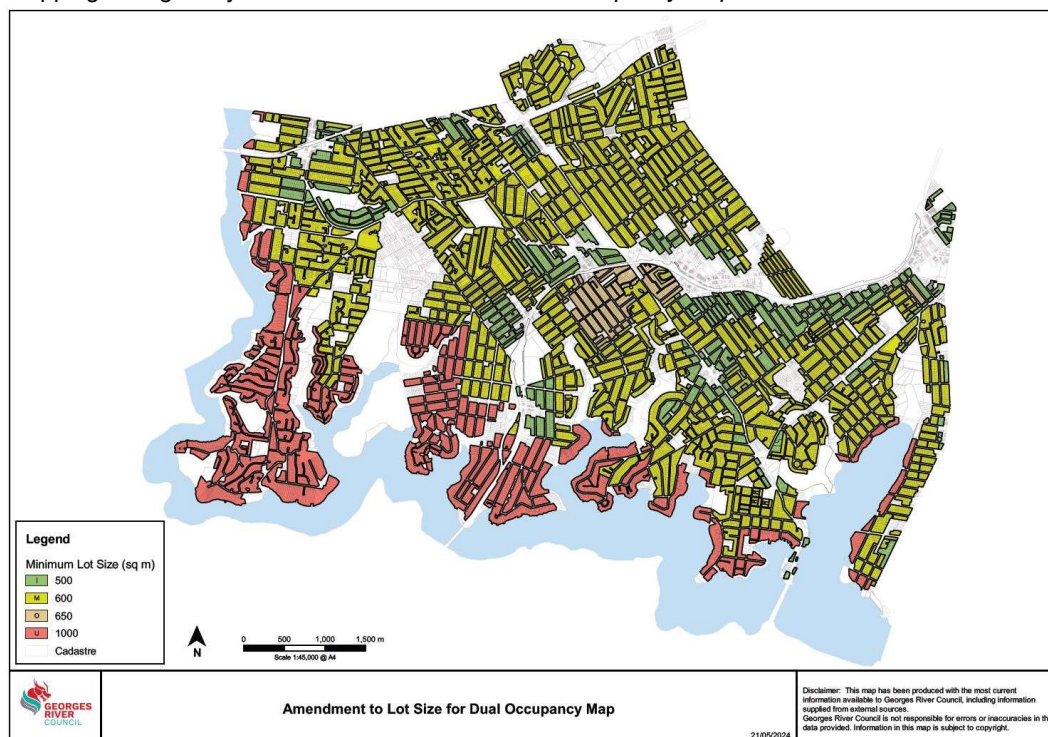


Figure 8 Proposed amendment to Minimum Lot Size for Dual Occupancy Map



Justification

As outlined above in **Item 3**, the amendment to the *Minimum Lot Size for Dual Occupancy Map* supports the proposed amendments to *Clause 4.1B Minimum lot sizes and special provisions for certain dwellings*.

AMENDMENTS TO IMPLEMENT THE HCCUDS

Item 11: Additional Capacity Areas

The following amendments are proposed to implement the Additional Capacity Areas as recommended by the HCCUDS:

- Rezoning land from R2 to R4 on Park Road and Wright Street,
- Increasing the height of the Additional Capacity Areas from 9m and 12m to a range of heights from 19m to 40m as shown on the proposed HOB Map, and
- Increasing the FSR of the Additional Capacity Areas from 0.55:1 and 1:1 to a range of ratios from 1.3:1 to 3.3:1 as shown on the proposed FSR Map.

See **Figure 9** Error! Reference source not found.below for the extent of the Additional Capacity Areas with the land proposed to be rezoned from R2 to R4 outlined in red.



Figure 9 Location of Additional Capacity Areas



Proposed Amendment

Mapping change only – Land Zoning Map, Height of Buildings Map, and Floor Space Ratio Map:

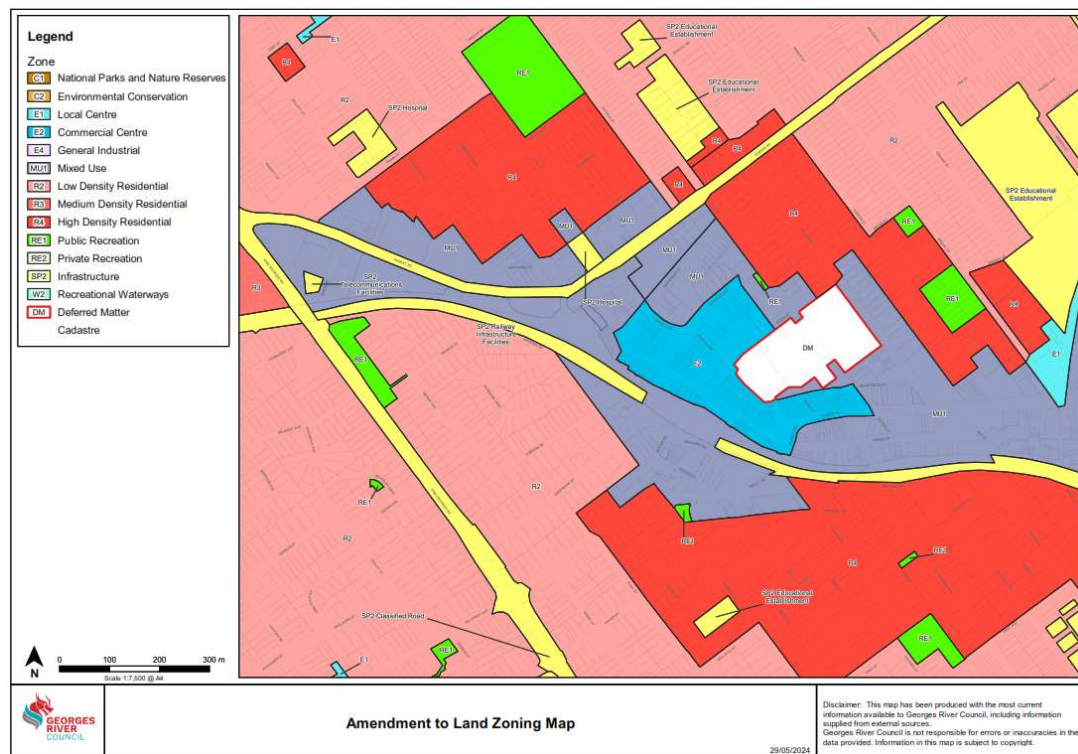


Figure 10 Proposed amendment to Land Zoning Map



Figure 11 Proposed amendments to the HOB Map for Additional Capacity Areas





Figure 12 Proposed amendments to the FSR Map for Additional Capacity Areas

Justification

Council is committed to addressing the existing housing crisis by immediately unlocking capacity for additional housing across the LGA. This includes the implementation of adopted strategic planning documents. At its meeting held on 25 March 2024, the HCCUDS was identified as a Council-adopted strategy which has yet to be implemented and therefore Council resolved to incorporate the recommendations of the HCCUDS into this Planning Proposal.

The HCCUDS was prepared in 2018 for the Hurstville City Centre and existing residential areas to the north of the City Centre. The Strategy recommends increases to the height and FSR in the additional capacity areas to the north to provide additional dwellings to support the non-residential functions of the City Centre. A block-by-block analysis was conducted by the HCCUDS and development opportunity sites within the additional capacity areas were identified based on the following criteria:

- Not heritage items
- Not part of a development application or planning proposal
- Has 8 or less lots (i.e. not an existing RFB development)

Within the identified opportunity sites of the Additional Capacity Areas, it is estimated the recommended HCCUDS controls will create capacity for approximately 190 additional dwellings (see **Figure 12** below). A detailed breakdown of the potential capacity within each Location Block is provided in **Table 1** below.

Table 1 - HCCUDS Recommendations for Additional Capacity Areas

Location	Existing GRLEP Controls		Proposed HCCUDS Controls		Opportunity Sites Identified by HCCUDS	Future Development Potential
	Height	FSR	Height	FSR		
Block A	12m	1:1	19m-23m	2:1 – 2.2:1	<ul style="list-style-type: none"> • 1A Pearl (405sqm) • 31 Gloucester (430sqm) • 29 Gloucester (609sqm) 	Increase of approx. 27 dwellings
Block B	12m	1:1	19m-23m 23m-40m	2:1 – 3.3:1	<ul style="list-style-type: none"> • 21 Carrington (531sqm) 	Increase of approx. 31 dwellings



Location	Existing GRLEP Controls		Proposed HCCUDS Controls		Opportunity Sites Identified by HCCUDS	Future Development Potential
	Height	FSR	Height	FSR		
					<ul style="list-style-type: none"> 23 Carrington (480sqm) 27 Carrington* 29 Carrington* 31 Carrington* <p><i>Note: 25, 27, 29 and 31 Carrington have been amalgamated with a new development therefore no longer considered to be an opportunity site.</i></p>	
Block C	12m	1:1	No change	No change	<ul style="list-style-type: none"> 64 Carrington (412sqm) 77 Dora (390sqm) 79 Dora (390sqm) 	No change
Block D	12m	1:1	23m	1.7:1 – 1.8:1	<ul style="list-style-type: none"> 51 Dora (390sqm) 	No change due to limited lot size
Block E	12m	1:1	No change	No change	No potential opportunity sites identified.	No change
Block F	12m	1:1	23m	1.7:1 – 1.8:1	<ul style="list-style-type: none"> 11 Dalcassia (490sqm) 13 Dalcassia (480sqm) 15 Dalcassia (490sqm) 23 Dalcassia (1680sqm) 16 Bond (490sqm) 	Increase of approx. 52 dwellings
Block G	9m and 12m	0.55:1 and 1:1	19m	1.2:1 – 1.5:1	<ul style="list-style-type: none"> 14-26 Patrick (3,635sqm) 86-88 Queens (existing apartment, no potential) 90-94 Queens (1,815sqm) 96 Queens (heritage item, no potential) 74 Park Rd (411sqm) 76 Park Rd (715sqm) 78-82 Park Rd (SP2 zone for hospital, no potential) 	Increase of approx. 70 dwellings



Location	Existing GRLEP Controls		Proposed HCCUDS Controls		Opportunity Sites Identified by HCCUDS	Future Development Potential
	Height	FSR	Height	FSR		
					<ul style="list-style-type: none"> 79-81 The Avenue (heritage item, no potential) 	
Block H	12m	1:1 and 2.2:1 for 33 The Avenue only	19m	1.2:1 – 1.5:1	<ul style="list-style-type: none"> 46 Park Road (348sqm) 48 Park Road (341sqm) 	No change due to limited lot size
Block I	12m	1:1	19m	1.2:1 – 1.5:1	No potential opportunity sites identified.	No change
Block J	12m	1:1	19m	1.2:1 – 1.3:1	<ul style="list-style-type: none"> 15 Hudson (588sqm) 23 Hudson (520sqm) 31 Hudson (520sqm) 45 Hudson (520sqm) 47 Hudson (520sqm) <p><i>Note: No potential for 15, 23 and 31 Hudson as they are isolated lots.</i></p>	Increase of approx. 10 dwellings
Block K	12m	1:1	19m towards Woodville Park 30m along Forest Road	1.2:1 – 1.3:1	No potential opportunity sites identified.	No change
Block L	9m	0.55:1 and 1.5:1	19m towards northern portion, 30m towards southern portion	3:1	No potential opportunity sites identified in the existing residential zones. The opportunity site in the existing E1 zone will be investigated as part of Council's Commercial Centres Strategy Part 2.	No change
Total	190 additional dwellings					



Item 12: Hurstville City Centre

The HCCUDS also conducts block-by-block urban design analysis of the existing building height and FSR controls applied within the City Centre and provides a series of recommendations to update the existing planning controls for the City Centre by rectifying the mismatch between the existing height and FSR development standards.

Proposed Amendment

Mapping change only – Height of Buildings Map and Floor Space Ratio Map:



Figure 13 Proposed amendments to the HOB Map for HCCUDS



Figure 14 Proposed amendments to the FSR Map for HCCUDS

Justification

Implementing the recommendations from the HCCUDS will create capacity for an additional 216 dwellings in the Hurstville City Centre. A detailed breakdown of the potential dwelling capacity and the height and FSR changes are provided in **Table 2** below.



Table 2 – Overview of HCCUDS Recommendations for the City Centre

Location	Existing GRLEP Controls		Proposed HCCUDS Controls		Future Development Potential
	Height	FSR	Height	FSR	
Cluster 01, Sub Block 22A 180, 182 Forest Road	15m street wall 23m Overall	Varies 3:1 – 4:1	11m street wall 23m overall	No change	No change
Cluster 01, Sub Block 22B 160, 162, 164, 166, 168, 172, 176, 178 Forest Road	15m street wall 23m Overall	Varies 3:1 – 4:1	11m street wall 23m overall	No change	No change
Cluster 01, Sub Block 22C 150, 154, 156, 158 Forest Road	15m street wall 23m Overall	Varies 3:1 – 4:1	11m street wall 23m overall	No change	No change
Cluster 02, Sub Block 25A 117, 119, 121 Forest Road	15m - 23m	4:1 – 4.5:1	23m	4:1	Loss of approx. 12 dwellings
Cluster 02, Sub Block 25B 1 Alfred Street; 123, 127 Forest Road	15m - 23m	4:1 – 4.5:1	23m	No change	No change
Cluster 03, Sub Block 11F 243A, 245-247, 249, 251, 253 Forest Road	60m	6:1	11m street wall 45m overall	No change	No change
Cluster 03, Sub Block 11G 227, 235, 237, 239, 241, 243 Forest Road	15m – 60m	3:1 – 6:1	11m street wall 11 – 45m overall	No change	No change
Cluster 03, Sub Block 16A 312, 314, 316, 318 Forest Road	15m street wall 23m overall	3:1	11m street wall 35m overall	5:1	Zone E2 – no impact on dwellings
Cluster 03, Sub Block 16B 300, 302, 306, 308, 310 Forest Road	15m street wall 45m overall	5:1	11m street wall 35m overall	No change	No change
Cluster 03, Sub Block 16C 1, 7 Crofts Avenue and 310 (Lot 12 DP 4799) Forest Road	23m & 35m overall	3:1 – 3.5:1	11m street wall 35m overall	5:1	Zone E2 – no impact on dwellings



Location	Existing GRLEP Controls		Proposed HCCUDS Controls		Future Development Potential
	Height	FSR	Height	FSR	
Cluster 03, Sub Block 16D 9 Crofts Avenue	35m	3.5:1	11m street wall 35m overall	5:1	Zone E2 – no impact on dwellings
Cluster 03, Sub Block 17A 282 Forest Road	60m	9:1	No change	6:1	Zone E2 – no impact on dwellings
Cluster 04, Sub Block 11D 279, 281-283, 287, 291 Forest Road	30m	3:1	No change	No change	No change
Cluster 04, Sub Block 11E 255, 257, 259, 263, 265, 267, 269, 271, 273, 275 Forest Road	15m	3:1	11m street wall 23m overall	No change	No change
Cluster 04, Sub Block 12A 3 Barratt Street, 330, 332, 334, 336 Forest Road	15m street wall 15-40m Overall	4.5:1	11m street wall 40m overall	6:1	Zone E2 – no impact on dwellings
Cluster 04, Sub Block 12B 1, 1A Barratt Street, 338, 340, 342, 344, 346, 348, 350 Forest Road	15m, 23m and 40m	3:1 and 4.5:1	11m street wall 23m overall	No change	No change
Cluster 05, Sub Block 10A 360, 362, 364-366, 368, 370 Forest Road	15m, 23m and 45m	3.5:1 – 6:1	23m street wall 45m overall	3.5:1 Reduce FSR from 6:1 to 3.5:1 on two lots	Loss of approx. 9 dwellings
Cluster 05, Remainder of Block 10 1-9, 15 Dora Street, 34 MacMahon Street, 372, 378, 380, 384 Forest Road	15m, 23m and 45m	3.5:1 – 6:1	23m part street wall 45m overall	No change	No change
Cluster 05, Sub Block 11A and 11B 309 Forest Road	23m and 40m	3.5:1 – 6:1	23m part street wall 45m overall	No change	No change
Cluster 05, Sub Block 11C	15m	3:1	23m	No change	No change



Location	Existing GRLEP Controls		Proposed HCCUDS Controls		Future Development Potential
	Height	FSR	Height	FSR	
299, 305, 307, 307A Forest Road					
Cluster 06, Sub Block 2D 9 Gloucester Road	23m	3:1	40m and 60m	No change	No change as LEP was amended in 2021 in response to a planning proposal with heights of 23m-60m and 4:1 FSR
Cluster 06, Sub Block 3 1, 17 Carrington Avenue, 6 Gloucester Road	40m	5:1	No change	No change	No change
Cluster 06, Sub Block 4 388, 394, 410 Forest Road	23m	3:1	40m	No change	No change
Cluster 06, Sub Block 5C 307E Forest Road	23m and 45m	4.5:1	40m	No change	No change
Cluster 06, Sub Block 5D 309A-309B Forest Road	15m, 23m and 40m	4:1	40m	No change	No change
Cluster 07, Sub Block 28 1-5 Treacy Street	23m	3:1	49m	6:1	No change as height and FSR increased to reflect completed development
Cluster 07, Sub Block 29A 49 Treacy Street, 183C Forest Road	15m	3:1	23m	No change	No change
Cluster 07, Sub Block 29B 33 Treacy Street	15m	3:1	55m	7:1	Increase of approx. 62 dwellings
Cluster 07, Sub Block 29C 11-13, 15-19, 21, 23-29, 31 Treacy Street	15m – 23m	3:1 – 4:1	55m	7:1	No change as height and FSR increased to reflect completed development
Cluster 07, Sub Block DM 37 Treacy Street	15m	3:1	55m	7:1	Increase of approx. 175 dwellings
Cluster 07, Sub Block 30A	15m street wall	3:1	No change	No change	No change



5. Part 3 – Justification of Strategic and Site-Specific Merit

Strategic Merit

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

This Planning Proposal responds to the National Housing Accord of building one million new well-located homes over 5 years from mid-2024 and the NSW Government's target of delivering 314,000 new homes by 2029 across NSW. It also responds to the immediate housing crisis by providing capacity for additional and diverse housing through immediate changes to the GRLEP with the maximum potential estimated to be approximately 8,246 additional dwellings across the LGA.

This Planning Proposal is also the result of Council responding to the *Low and Mid-Rise Housing* proposal (the Reform) released by the DPHI and the unintended effects of the blanket 'one-size-fits-all' nature of the Reform which will adversely impact the local character of the LGA's low density suburbs.

In lieu of the implementation of the Reform's proposed controls, this Planning Proposal provides an alternative set of development standards that will create capacity for additional dwellings and more housing choice while protecting existing values such as the natural environment, local heritage, the local character of the LGA's residential suburbs, biodiversity and tree canopy cover. This approach aligns with the LSPS 2040 which specifies that the LGA's special characteristics are retained and that a hierarchy of residential zones is developed.

The LSPS 2040 also outlines a staged program of investigation to deliver additional housing and this Planning Proposal is consistent with Stage 4 through the delivery of future housing growth. Due to the accelerated nature of this Planning Proposal, a new housing strategy has not been undertaken.

- **Stage 1 – Housing and Harmonisation (completed)**
 - Harmonise the existing LEPs
 - Seek to achieve housing targets through up-zoning certain areas
- **Stage 1B – LEP21 Housing Capacity (completed)**
 - Identify additional housing opportunities in the LGA
 - Address a number of considerations unresolved by draft LEP 2020
- **Stage 2 – Housing Choice (deferred)**
 - Seek to promote inclusive and affordable housing
 - Investigate big house conversions and build to rent
- **Stage 3 – Jobs and Activation (currently in progress)**
 - Review development standards in centres
 - Infrastructure delivery mechanisms
 - Hurstville City Centre and Beverly Hills Local Centre master planning



- **Stage 4 – Housing and Future Growth (this Planning Proposal)**
 - Undertake a new housing strategy (as required)

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

This Planning Proposal is the best means of delivering additional housing and housing choice by creating capacity through the local planning framework (i.e. the GRLEP). The Planning Proposal contributes towards the shared responsibility of delivering new homes under the National Housing Accord.

Amendments to the GRDCP will be prepared to support the Planning Proposal to ensure appropriate built form outcomes are achieved by the additional housing.

Section B – Relationship to the strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

An assessment of the proposal against the objectives and actions of the *Greater Sydney Region Plan – A Metropolis of Three Cities* and the *South District Plan* is detailed in **Table 3** below. The assessment demonstrates that this Planning Proposal either assists in achieving the objectives and actions of the *South District Plan* or is consistent with the directions of the *Greater Sydney Region Plan*.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

An assessment of the actions of the LSPS 2040 which this Planning Proposal seeks to achieve is detailed in **Table 3** below.

Table 3 – Summary of Alignment with Strategic Planning Framework

Strategic Planning Framework	LSPS Planning Priority	Comment
Theme: Infrastructure and collaboration		
Greater Sydney Region Plan Direction A city supported by infrastructure	P1. We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities	The Georges River LGA is located 17km from the Sydney CBD and is serviced by two train lines (the T4 and the T8 lines) and several arterial roads, providing efficient access to Sydney CBD, Sydney Airport and Port Botany. Therefore, the LGA is considered to have a reasonable level of accessibility to existing transport infrastructure. Almost all residents within the Georges River LGA are within 400m walking distance of a local and neighbourhood scale open space. Areas with
South District Plan Planning Priority S1. Planning for a city supported by infrastructure	P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces	



Strategic Planning Framework	LSPS Planning Priority	Comment
		limited access to open space are located in existing high density areas, for example Kogarah and Hurstville. This Planning Proposal seeks to provide capacity for additional dwellings in the R2 and R3 zones. These areas are generally within 400m of a local and neighbourhood scale open space.
Theme: Liveability		
Greater Sydney Region Plan Directions A city for people Housing the city A city of great places	P9. A mix of well-designed housing for all life stages caters for a range of lifestyle needs and incomes P10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces P19. Everyone has access to quality, clean, useable, passive and active, open and green spaces and recreation places	This Planning Proposal provides additional housing and increased housing diversity through the up-zoning of existing low and medium density residential areas. The introduction of multi dwelling housing into the R2 zone and the introduction of RFBs into the R3 zone allows a range of housing typologies to be delivered in response to the Georges River community's need for more housing choice. Furthermore, the inclusion of density controls in the R2 zone for medium density development as well as the introduction of lot width and lot size controls for RFBs in the R3 zone will enable the provision of a diverse selection of housing products that are consistent with the LGA's character. Additionally, the retention of minimum lot size controls for dual occupancies within the existing HCAs will ensure the LGA's heritage character is protected.
South District Plan Planning Priorities S4. Fostering healthy, creative, culturally rich and socially connected communities S5. Providing housing supply, choice and affordability with access to jobs, services and public transport S6. Creating and renewing great places and local centres, and respecting the District's heritage		
Theme: Productivity		
Greater Sydney Region Plan Direction Jobs and skills for the city	P12. Land is appropriately zoned for ongoing employment growth	The implementation of the HCCUDS ensures ongoing viability of the Hurstville City Centre (zoned E2 and MU1) by rectifying the existing mismatch between height and FSR controls. As part of the HCCUDS recommendations, uplift in the form of significant increases in height and FSR (from 15m and 3:1 FSR to 55m and 7:1 FSR) is provided to a number of sites on Treacy Street which will encourage development to occur. The existing non-residential FSR requirement within the GRLEP remains unchanged and therefore protects the provision of employment
South District Plan Planning Priority S9. Growing investment, business opportunities and jobs in strategic centres		



Strategic Planning Framework	LSPS Planning Priority	Comment
		<p>floor space in the E1 and MU1 zoned land within the Hurstville City Centre.</p> <p>Furthermore, the uplift proposed for the Additional Capacity Areas to the north of the Hurstville City Centre provides capacity for additional dwellings to support the non-residential functions by increasing demands for the goods and services offered by this strategic centre.</p>

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable State and regional studies or strategies for the Georges River LGA.

6. Is the planning proposal consistent with applicable SEPPs?

This Planning Proposal has been considered against the relevant SEPPs and is determined to be consistent with the relevant provisions as set out in **Table 4** below.

Table 4 – Consistency with SEPPs

SEPP	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Yes	Some R2 zoned land within the LGA has been identified as containing Sydney Turpentine-Ironbark Forest (STIF), which is identified as a critically endangered ecological community in the <i>Biodiversity Conservation Act 2016</i> . It should be noted that the existing R2 zoned land where STIF is identified is unlikely to exceed the biodiversity offsets scheme threshold due to existing lot sizes being less than 0.25ha in site area. Nonetheless, any future development applications will be required to address the provisions of this SEPP, including the preparation of Biodiversity Impact Assessment Reports where required.

Accordingly, the Planning Proposal is consistent with this SEPP.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Yes	The Codes SEPP gives regard to the lot size requirements specified by LEPs for dual occupancies, manor house and terrace developments by mandating the development to comply with the minimum lot size area specified by the relevant LEP. The introduction of lot size development standards for 'manor houses' and 'multi dwelling housing (terraces)' within the R2
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		<p>zone is consistent with the intent of this SEPP.</p> <p>The proposed lot width requirements for RFBs in the R3 zone will only be applicable to development applications and does not contradict or hinder the application of this SEPP.</p> <p>Accordingly, the Planning Proposal is not inconsistent with this SEPP.</p>
State Environmental Planning Policy (Housing) 2021	Yes	<p>The Planning Proposal does not propose any changes which will contradict or hinder the application of this SEPP in relation to the provision of affordable housing and diverse housing.</p> <p>The introduction of minimum lot size and lot width provisions for RFBs within the R3 zone is consistent with the objective of this SEPP by reinforcing the importance of designing housing in a way that reflects and enhances its locality. Any future development applications proposing RFBs and shop top housing will be required to address the provisions of the SEPP and the Apartment Design Guide.</p> <p>Accordingly, the Planning Proposal is consistent with this SEPP.</p>
State Environmental Planning Policy (Industry and Employment) 2021	Yes	<p>The Georges River LGA is not located within the Western Sydney employment area. The Planning Proposal does not propose any changes which will contradict or hinder the application of this SEPP in relation to advertising and signage.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Planning Systems) 2021	Yes	<p>The Planning Proposal is not inconsistent with the SEPP as it does not affect state infrastructure.</p>
State Environmental Planning Policy (Precincts—Central River City) 2021	Yes	<p>The Georges River LGA is located within the Central River City but does not contain any precincts or growth areas identified by this SEPP.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	<p>Not applicable, the Georges River LGA is not located within the Eastern Harbour City.</p>



State Environmental Planning Policy (Precincts—Regional) 2021	N/A	Not applicable, the Georges River LGA is not located within a Regional area.
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	Not applicable, the Georges River LGA is not located within the Western Parkland City.
State Environmental Planning Policy (Primary Production) 2021	N/A	Not applicable, the Georges River LGA does not contain land used for primary production.
State Environmental Planning Policy (Resilience and Hazards) 2021	Yes	<p>The Planning Proposal does not propose any changes which will contradict or hinder the application of this SEPP in relation to coastal management.</p> <p>The Planning Proposal does not propose any hazardous and offensive development. The land that is proposed to be rezoned and uplifted under the Planning Proposal is currently zoned residential; and is long established, urban land with historical residential use. Therefore, the areas proposed for uplift are unlikely to be contaminated.</p> <p>Accordingly, the Planning Proposal is consistent with this SEPP.</p>
State Environmental Planning Policy (Resources and Energy) 2021	Yes	<p>The Planning Proposal does not contain any planning provisions relating to development of mineral, petroleum and extractive material resources.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Sustainable Buildings) 2022	Yes	<p>The Planning Proposal does not contain any planning provisions which will contradict or hinder the application of this SEPP in relation to BASIX for residential development or the SEPP's requirements for non-residential development.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>
State Environmental Planning Policy (Transport and Infrastructure) 2021	Yes	<p>The Planning Proposal does not contain any planning provisions which will affect or hinder the delivery of infrastructure, educational establishment and child care facilities or major infrastructure corridors.</p> <p>Accordingly, the Planning Proposal is not inconsistent with the SEPP.</p>

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?



This Planning Proposal has been considered against the relevant Ministerial Directions as set out in **Table 5** below.

This Planning Proposal is also consistent with the key government priority of delivering at least 314,000 new homes by 2029 by creating capacity for approx. additional 8,245 dwellings in the Georges River LGA.

The breakdown of the location of the additional capacity is as follows:

- Capacity for an additional 1,340 dwellings in the R2 zone from increased dual occupancies,
- Capacity for an additional 5,800 dwellings in the R2 zone from permitting multi dwelling housing and terraces,
- Capacity for an additional 700 dwellings in the R3 zone from increasing the FSR and allowing bonus floor space for multi dwelling housing development,
- Capacity for an additional 406 dwellings from implementing the HCCUDS

Table 5 – Consistency with Ministerial Directions

Ministerial Direction	Consistency	Comment
Focus area 1: Planning Systems		
1.1 Implementation of Regional Plans	Yes	The Planning Proposal is consistent with: <ul style="list-style-type: none"> • <i>A Metropolis of Three Cities – Greater Sydney Region Plan</i> – see previous discussion in Question 3 above. • <i>South District Plan</i> – see previous discussion in Question 3 above.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable, the Georges River LGA does not contain Aboriginal Land Council land.
1.3 Approval and Referral Requirements	Yes	The Planning Proposal does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.
1.4 Site Specific Provisions	Yes	The Planning Proposal is comprised of amendments to LGA-wide planning provisions and does not contain any restrictive site specific planning controls.
1.4A Exclusion of Development Standards from Variation	Yes	The Planning Proposal does not propose to introduce or alter an existing exclusion to Clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
Focus area 1: Planning Systems – Place-based	N/A	Not applicable, the Georges River LGA does not contain land identified by the NSW Government as “priority growth areas and precincts”.
Focus Area 2: Design and Place	N/A	This Focus Area was blank when the Directions were made.
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Yes	The Planning Proposal does not affect land within a conservation zone or land otherwise identified for environment conservation or protection purposes in a LEP.



Ministerial Direction	Consistency	Comment
3.2 Heritage Conservation	Yes	The Planning Proposal does not seek to amend existing heritage conservation provisions.
3.3 Sydney Drinking Water Catchments	N/A	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable, this Direction applies to the Ballina, Byron, Kyogle, Lismore and Tweed LGAs.
3.5 Recreation Vehicle Areas	Yes	The Planning Proposal does not contain amendments which will impact the ability for land to be developed for the purpose of a recreation vehicle area (within the meaning of the <i>Recreation Vehicles Act 1983</i>).
3.6 Strategic Conservation Planning	N/A	Not applicable, the Planning Proposal does not affect avoided land or strategic conservation areas as defined by the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
3.7 Public Bushland	Yes	The Planning Proposal seeks to provide capacity for additional housing in existing R2, R3 and MU1 zones and does not propose any changes to existing controls protecting bushland in urban areas.
3.8 Willandra Lakes Region	N/A	Not applicable, the Georges River LGA is not located within the Willandra Lakes Region.
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable, the Planning Proposal does not affect land within the Foreshores and Waterways Area as defined in the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
3.10 Water Catchment Protection	Yes	The Planning Proposal seeks to provide capacity for additional housing in existing R2, R3 and MU1 zones. Any development within the Georges River LGA must comply with Council's <i>Stormwater Management Policy</i> to ensure appropriate drainage systems are provided and integrated into Council's drainage network with minimal impact on existing users or catchment areas.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Yes	This Planning Proposal does not seek to amend the existing flood planning provisions within the GRLEP. Measures such as freeboard above the flood level will need to be implemented in future developments in accordance with the flood planning clause.
4.2 Coastal Management	Yes	The Planning Proposal includes amendments that will result in residential intensification on land located within the coastal zone as defined by the <i>Coastal Management Act 2016</i> . A total of 104 lots are affected, a breakdown of the location of affected lots is provided below: <ul style="list-style-type: none"> • 28 lots in Connells Point • 17 lots in Hurstville Grove • 59 lots in Riverwood



Ministerial Direction	Consistency	Comment
		However, none of the affected lots are affected by coastal hazards (e.g. sea level rise) and therefore the impact of residential intensification on the above land is considered to be of minor significance. Accordingly, the Planning Proposal is consistent with this SEPP.
4.3 Planning for Bushfire Protection	Yes	The proposed rezoning and uplift that will result in residential intensification under the Planning Proposal is located in existing urban areas and are not located in areas known to be bushfire affected.
4.4 Remediation of Contaminated Land	Yes	The land that is proposed to be rezoned and uplifted under the Planning Proposal is currently zoned residential; and is long established, urban land with historical residential use. Therefore, the areas proposed for rezoning are unlikely to be contaminated.
4.5 Acid Sulfate Soils	Yes	The Planning Proposal does not seek to introduce or change provisions relating to Acid Sulfate Soils.
4.6 Mine Subsidence and Unstable Land	N/A	Not applicable, the Georges River LGA does not contain land that is within a declared mine subsidence district.
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Yes	The Planning Proposal proposes minor alterations to provisions relating to urban land, however, is consistent with <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
5.2 Reserving Land for Public Purposes	Yes	The Planning Proposal does not propose to make any changes to land reservations.
5.3 Development Near Regulated Airports and Defence Airfields	N/A	Not applicable, the Planning Proposal does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.
5.4 Shooting Ranges	N/A	Not applicable, the Georges River LGA does not contain land where shooting ranges are permissible.
Focus Area 6: Housing		
6.1 Residential Zones	Yes	The Planning Proposal seeks to provide capacity for additional housing in existing R2, R3 and MU1 zones. The introduction of multi dwelling housing and terraces in the R2 zone and RFBs in the R3 zone will broaden the housing choice in the LGA. The LGA-wide approach to residential intensification enables the increased demand on existing infrastructure and services to be distributed. The proposed introduction of density controls for medium density development in the R2 zone and minimum lot size and lot width controls for RFBs in the R3 zone ensures new development sites have the physical capacity to accommodate a good design outcome.



Ministerial Direction	Consistency	Comment
		Accordingly, the Planning Proposal is consistent with this SEPP.
6.2 Caravan Parks and Manufactured Home Estates	Yes	The Planning Proposal does not propose to permit development for the purposes of a caravan park or manufactured home estate.
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Yes	This Planning Proposal ensures the ongoing viability of the Hurstville City Centre (zoned E2 and MU1) by rectifying the existing mismatch between height and FSR controls. The Planning Proposal also seeks to provide uplift on Treacy Street to encourage development. The existing non-residential FSR requirement within the GRLEP remains unchanged and therefore protects the provision of employment floor space in the E1 and MU1 zoned land within the Hurstville City Centre.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not applicable, this Direction applies to Byron Shire Council.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable, this Direction applies to Port Stephens Shire and Tweed Shire Councils.
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Yes	The Planning Proposal provides additional housing capacity on existing residential-zoned land and will not impact the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials.
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not applicable, the Georges River LGA does not contain any rural zones.
9.2 Rural Lands	N/A	Not applicable, the Georges River LGA does not contain any rural lands.
9.3 Oyster Aquaculture	N/A	Not applicable, the Georges River LGA does not contain any Priority Oyster Aquaculture Areas.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable, this Direction applies to Ballina Shire, Byron Shire, Kyogle Shire, Lismore City, Richmond Valley and Tweed Shire LGAs.

Site-Specific Merit

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?



This Planning Proposal will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats. The proposal to allow increased residential density will occur on land that is currently zoned residential and therefore would have minimal impact on critical habitats or threatened species. The increase in residential density proposed by this Planning Proposal is concentrated in the northern portion of the LGA where it is currently more urbanised. This is predominantly due to historical urbanisation and fewer bushland areas in the north.

In addition, this Planning Proposal incorporates the amendments proposed by the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) to ensure existing moderate to high value biodiversity is protected through the introduction of a Terrestrial Biodiversity overlay.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

This Planning Proposal has been prepared with the aim of balancing the provision of additional dwellings with the protection of the natural environment as evident through its concurrent progression with the Biodiversity, Character and FSPA Planning Proposal. Areas with the presence of high environmental value are identified by the Biodiversity, Character and FSPA Planning Proposal as separate overlays within the GRLEP, including the Foreshore Scenic Protection Area, Unique Character Area and Terrestrial Biodiversity mapping. These areas are excluded from the intensification in density proposed by this Planning Proposal to ensure retention and enhancement of biodiversity and tree canopy in the foreshore localities of the LGA.

Despite increasing the permissible density in the low and medium density residential zones in other parts of the LGA, this Planning Proposal seeks to retain the existing landscaped area requirements specified by the GRLEP to ensure sufficient site area is provided to allow tree planting and deep soil zones. The proposed development standards have been modelled and tested accordingly to ensure existing landscaped area requirements can be met, refer to **Appendix 2**.

Furthermore, any land identified as being flood affected will need to implement flood mitigation measures in future developments in accordance with the GRDCP and Council's *Stormwater Management Policy*.

10. Has the planning proposal adequately addressed any social and economic effects?

This Planning Proposal seeks to provide greater housing capacity and choice, in response to the existing housing crisis and Council's shared responsibility under the National Housing Accord to build 1.2 million new, well-located homes over 5 years from 1 July 2024. The subject Planning Proposal is anticipated to provide capacity up to an additional 8,246 dwellings across the LGA.

The proposed uplift is likely to incentivise greater development take up across the LGA. There are many positive economic and social benefits associated with new housing developments, including revitalisation of existing residential areas, more efficient use of existing infrastructure, as well as opportunities for improvement of infrastructure through the collection of development contributions.



Additionally, the 'green and leafy' character of the LGA is highly valued by the Georges River community. The adoption of a tailored set of development standards in lieu of the *Low and Mid-Rise Housing* proposal controls will enable the provision of new housing while respecting the LGA's existing local character, and by extension address the community opposition Council has heard in response to the proposed *Low and Mid-Rise Housing* proposal.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

The subject Planning Proposal is anticipated to provide capacity up to an additional 8,246 dwellings across the LGA. This increase in density is distributed across the R2 and R3 zones outside of the FSPA and UCA as proposed by the Biodiversity, Character and FSPA Planning Proposal (see **Figure 15** below).

Due to the increase in additional capacity, an amendment to Council's *Local Infrastructure Contributions Plan 2021* (Section 7.11 and Section 7.12) may be required to ensure new housing is accompanied by adequate local infrastructure.



Figure 15 Location of FSPA and UCA as proposed by the Biodiversity, Character and FSPA Planning Proposal (shown in pink shading)

Section E – State and Commonwealth interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

As this Planning Proposal is yet to be forwarded to the Minister for Planning and Public Spaces for a Gateway Determination, the appropriate State and Commonwealth public authorities have not yet been consulted.

However, State and Commonwealth public authorities will be consulted in accordance with a Gateway Determination and will be given at least 28 days to comment on this Planning Proposal.



6. Part 4 – Maps

The Planning Proposal will result in an amendment to the following GRLEP maps:

- Land Zoning Map
- Lot Size Map
- Lot Size for Dual Occupancy Development Map
- Height of Buildings Map
- Floor Space Ratio Map
- Additional Permitted Uses Map

The amended GRLEP maps in 'map sheets' format will be completed prior to the finalisation stage.



7. Part 5 – Community Consultation

It is anticipated that this Planning Proposal will be exhibited for a minimum period of 28 days in accordance with the provisions of the *EP&A Act* and the *Environmental Planning & Assessment Regulation 2021* and any requirements of the Gateway Determination.

Exhibition material, including plain English explanatory information, fact sheets, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council's website and hard copies available at Council offices and libraries.

Notification of the public exhibition will be through:

- Newspaper advertisement in The Leader,
- Exhibition notice on Council's website,
- Community engagement project on Council's YourSay website,
- Notices in Council offices and libraries,
- Letters to landowners of properties affected by a proposed change in the planning controls, and
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.



8. Part 6 – Project Timeline

The anticipated project timeline for completion of this Planning Proposal is shown below:

Task	Anticipated Timeframe
Referral to the Georges River Local Planning Panel	20 June 2024 (completed)
Reporting to Council on Planning Proposal	July 2024
Anticipated commencement date (date of Gateway Determination)	September 2024
Anticipated timeframe for the completion of required technical information (if required)	October 2024
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	October 2024
Commencement and completion dates for public exhibition period (minimum of 28 days)	October – November 2024
Dates for public hearing (if required)	Not required
Timeframe for consideration of submissions	December 2024
Timeframe for the consideration by Council of a proposal post exhibition	February 2025
Date of submission to the DPHI to finalise the LEP	February 2025



9. Conclusion

In summary, this Planning Proposal seeks to amend the GRLEP as follows to create capacity for additional and diverse housing across the residential zones of the Georges River LGA in lieu of the application of the DPHI's *Low and Mid-Rise Housing* proposal:

Item 1: Amendment to the Land Use Table

Introduce RFBs as a permissible land use within the R3 zone.

Item 2: Amendment to Clause 4.1A Minimum subdivision lot size for dual occupancies

Amend the minimum subdivision lot size for dual occupancies as follows:

- Land in Zone R2 Low Density Residential to retain the existing 300sqm,
- Land in Zone R3 Medium Density Residential and Zone R4 High Density Residential reduce from 300sqm to 250sqm,
- Land located within the existing HCAs increase from 300sqm to 325sqm, and
- Land in the existing FSPA, proposed FSPA and proposed UCA (i.e. Area U on the Minimum Lot Size for Dual Occupancy Map) increase from 430sqm to 500sqm.

Item 3: Amendment to Clause 4.1B Minimum lot sizes and special provisions for certain dwellings

There are two components to this amendment:

1. Reduce the minimum lot size for dual occupancies in all residential zones from 650sqm to 600sqm in R2, 500sqm in R3 and R4 with the exception of land in the existing FSPA, proposed FSPA and proposed UCA and in the existing HCAs, and
2. Add 800sqm minimum lot size and 24m lot width at the front building line for RFBs in the R3 zone.

Note: minimum lot size for dual occupancies for land in the existing FSPA, proposed FSPA and proposed UCA and in the existing HCAs are outlined in **Item 10** below.

Item 4: Amendment to Clause 4.3A Exceptions of height of buildings

Amend the existing 5m height control for multi dwelling housing so this restriction is only applied to the R2 zone.

Item 5: Amendment to Clause 4.4A Exceptions to floor space ratio – certain residential accommodation

Apply a bonus of 0.2:1 FSR (equating to 1:1 total FSR) for multi dwelling housing and terrace developments on land in the Zone R3 Medium Density Residential.

Item 6: Insert new clause via Schedule 1 Additional permitted uses – No.17 Use of certain land in Zone R2 Low Density Residential

Introduce multi dwelling housing and terraces as permissible land uses within the R2 zone excluding the areas located in the existing HCAs, existing FSPA, proposed FSPA and proposed UCA, comprising of the following components:



- Introduce multi dwelling housing and multi dwelling housing (terraces) as a permissible land use across R2 zoned land, excluding the existing HCAs, existing FSPA, proposed FSPA and proposed UCA,
- Apply minimum density control of 300sqm per dwelling within the R2 zone for multi dwelling housing and terrace developments,
- Continue prohibition of manor houses in the R2 zone,
- Apply maximum FSR of 0.6:1 for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA, and
- Apply minimum landscaped area of 20% for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA.

Item 7: Continued prohibition of manor houses within the R2 zone

Request the DPHI to continue the prohibition of manor houses within the R2 zone despite the proposed introduction of multi dwelling housing and terraces.

Item 8: Amendment to Height of Buildings Map

To amend the *Height of Buildings Map* to increase the height from 9m to 10.5m for all land within the R3 zone.

Item 9: Amendment to Floor Space Ratio Map

- To amend the Floor Space Ratio Map to increase the FSR from 0.7:1 to 0.8:1 for land within the R3 zone, and
- To identify all R3 zoned land as “Area 8” to allow a bonus FSR to be applied for multi dwelling housing and terrace developments as per **Item 5** above.

Item 10: Amendment to Lot Size for Dual Occupancy Map

To support **Item 3** above, the following amendments are proposed to the *Minimum Lot Size for Dual Occupancy Map*:

- Apply 500sqm to land within R3 and R4 zones,
- Apply 600sqm to land within the R2 zone,
- Retain 650sqm to land within the HCAs,
- Retain 1,000sqm to land within the existing FSPA as per the Biodiversity, Character and FSPA Planning Proposal, and
- Apply 1,000sqm to land within the proposed FSPA and UCA as per the Biodiversity, Character and FSPA Planning Proposal.

Item 11: Additional Capacity Areas

The following amendments are proposed to implement the Additional Capacity Areas as recommended by the HCCUDS:

- Rezoning land from R2 to R4 on Park Road and Wright Street,
- Increasing the height of the Additional Capacity Areas from 9m and 12m to a range of heights from 19m to 40m as shown on the proposed HOB Map, and



- Increasing the FSR of the Additional Capacity Areas from 0.55:1 and 1:1 to a range of ratios from 1.3:1 to 3.3:1 as shown on the proposed FSR Map.

Item 12: Hurstville City Centre

The HCCUDS also conducts block-by-block urban design analysis of the existing building height and FSR controls applied within the City Centre and provides a series of recommendations to update the existing planning controls for the City Centre by rectifying the mismatch between the existing height and FSR development standards. A number of amendments are proposed to the *Height of Buildings Map* and the *Floor Space Ratio Map*.

This Planning Proposal report has considered the objectives and intended outcomes of the proposed amendment to the GRLEP and provides an explanation of the provisions. The proposal is consistent with the relevant local, regional and State strategic plans, the relevant SEPPs and applicable S9.1 Ministerial Directions.

10. Appendices

- Appendix 1 Draft instrument – amended GRLEP 2021
- Appendix 2 Justification of development standards



Appendix 1 - Amendments to GRLEP 2021

Black text – existing GRLEP 2021 Instrument

Red text – Additional and Diverse Housing Planning Proposal amendment

Green text – Biodiversity, Character and FSPA Planning Proposal (PP2024/0002) amendment

Land Use Table

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To enable other land uses that contribute to the vibrancy of the neighbourhood.
- To promote a high standard of urban design and built form that enhances ~~the~~ local character ~~of the suburb~~ and achieves a high level of residential amenity.
- To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental facilities; Environmental protection works; Group homes; Health services facilities; Home businesses; Home industries; Jetties; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; **Residential Flat Buildings**, Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture

4 Prohibited

Any other development not specified in item 2 or 3

Part 4 Principal development standards

4.1A Minimum subdivision lot size for dual occupancies

- (1) The objective of this clause is to ensure that the lot sizes for dual occupancies are appropriate for the environmental capability of the land, having regard to the land's topography and other natural features.
- (2) Despite clauses 4.1 and 4.1B, development consent may be granted for the subdivision of land—
 - (a) in Zone R2 Low Density Residential, ~~Zone R3 Medium Density Residential or Zone R4 High Density Residential~~ if—
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least 300 square metres, or
 - (b) ~~in the Foreshore Scenic Protection Area on land as identified as on the Foreshore Scenic Protection Area Map on land identified as "Area U" on the Minimum Lot Size for Dual Occupancy Map if—~~
 - (i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and
 - (ii) the lot size for each resulting lot will be at least ~~430~~ 500 square metres ~~or~~
 - (c) ~~in Zone R3 Medium Density Residential or Zone R4 High Density Residential –~~
 - (i) ~~there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and~~
 - (ii) ~~the lot size for each resulting lot will be at least 250 square metres, or~~
 - (d) ~~on land identified as a Heritage Conservation Area on the Heritage Map if –~~
 - (i) ~~there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and~~
 - (ii) ~~the lot size for each resulting lot will be at least 325 square metres~~
- (3) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.

4.1B Minimum lot sizes and special provisions for certain dwellings

- (1) The objectives of this clause are as follows—
 - (a) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,
 - (b) to ensure that dual occupancies in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,
 - (c) to ensure that multi dwelling housing in Zone R3 Medium Density Residential retain the general medium-density scale and character of existing multi dwelling development,
 - (d) to minimise any likely adverse impact of the development on the amenity of the area,
 - (e) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.

- (f) To ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value.

(2) Development consent must not be granted to development on a lot in a zone shown in Column 2 of the table to this clause for a purpose shown in Column 1 of the table opposite that zone unless—

- (a) the area of the lot is equal to or greater than the area specified for that purpose and shown in Column 3 of the table, and
- (b) the width of the lot at the front building line is equal to or greater than the width specified for that purpose and shown opposite in Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
Attached dwellings	Zone R3 Medium Density Residential	800 square metres	21 metres
Attached dwellings	Zone R4 High Density Residential	800 square metres	21 metres
Dual occupancies	Zone R2 Low Density Residential	650 600 square metres	15 metres
Dual occupancies	Zone R3 Medium Density Residential	650 500 square metres	15 metres
Dual occupancies	Zone R4 High Density Residential	650 500 square metres	15 metres
Manor houses	Zone R3 Medium Density Residential	800 square metres	18 metres
Manor houses	Zone R4 High Density Residential	800 square metres	18 metres
Multi dwelling housing	Zone R3 Medium Density Residential	800 square metres	18 metres
Multi dwelling housing	Zone R4 High Density Residential	800 square metres	18 metres
Multi dwelling housing (terraces)	Zone R3 Medium Density Residential	800 square metres	21 metres
Multi dwelling housing (terraces)	Zone R4 High Density Residential	800 square metres	21 metres
<i>Residential flat buildings</i>	<i>Zone R3 Medium Density Residential</i>	<i>800 square metres</i>	<i>24 metres</i>

(3) *Development consent must not be granted for the erection of a dual occupancy in “Area U” on the Minimum Lot Size for Dual Occupancy Map in the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map unless the lot has an area of at least 1,000 square metres as shown on the Lot Size for Dual Occupancy Map.*

(4) Development consent must not be granted for the erection of a dual occupancy (attached) that provides for both dwellings facing a primary road unless the width of the lot at the front building line is at least 15 metres.

(5) Development consent must not be granted for the erection of a dual occupancy (detached) unless the width of the lot at the front building line is at least—

- (a) if only 1 dwelling faces the primary road—18 metres, or
- (b) otherwise—22 metres.

(6) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.

(7) Development Consent must not be granted for the erection of a dual occupancy on land identified as a Heritage Conservation Area on the Heritage Map unless the lot has an area of at least 650 square metres as shown on the Lot Size for Dual Occupancy Map.

4.3A Exceptions to height of buildings

(1) The objectives of this clause are as follows—

- (a) to provide for building heights that establish the appropriate height for street frontages, buildings or groups of buildings,
- (b) to achieve well-proportioned buildings with articulated design and massing.

(2) Despite clause 4.3—

- (a) the maximum height of a dual occupancy on land in Zone R3 Medium Density Residential or Zone R4 High Density Residential is 9 metres above ground level (existing), and
- (b) the maximum height of a building that forms part of multi dwelling housing **on land in Zone R2 Low Density Residential** is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.

4.4A Exceptions to floor space ratio—certain residential accommodation

(1) The objectives of this clause are as follows—

- (a) to ensure that the bulk and scale of development are compatible with the size of the lot,
- (b) to promote good residential amenity

(2) The maximum floor space ratio for a dwelling house on land identified as “Area 1” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 650 square metres	0.55:1
more than 650 square metres but not more than 1,000 square metres	$[(\text{site area} - 650) \times 0.3 + 357.5] \div \text{site area}: 1$
more than 1,000 square metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.2 + 462.5] \div \text{site area}: 1$
more than 1,500 square metres	$[(\text{site area} - 1,500) \times 0.1 + 562.5] \div \text{site area}: 1$

(3) The maximum floor space ratio for residential accommodation on land identified as “Area 2” on the Floor Space Ratio Map must not exceed 0.6:1.

(4) The maximum floor space ratio for a dual occupancy must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 1,000 square metres	0.6:1
more than 1,000 square metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.3 + 600] \div \text{site area}: 1$
more than 1,500 square metres but not more than 2,000 square metres	$[(\text{site area} - 1500) \times 0.2 + 750] \div \text{site area}: 1$
more than 2,000 square metres	$[(\text{site area} - 2000) \times 0.1 + 850] \div \text{site area}: 1$

(5) The maximum floor space ratio for a dwelling house on land identified as “Area 7” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 650 square metres	0.5:1
But not more than 1,000 metres	$[(\text{site area} - 650) \times 0.3 + 325] \div \text{site area}:1$
More than 1,000 metres but not more than 1,500 square metres	$[(\text{site area} - 1000) \times 0.2 + 430] \div \text{site area}:1$
More than 1,500 square metres	$[(\text{site area} - 1500) \times 0.1 + 530] \div \text{site area}:1$

- (6) The maximum floor space ratio for a dual occupancy on land identified as “Area 7” on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.

Site area	Maximum floor space ratio
not more than 1,000 square metres	0.5:1
But not more than 1,500 metres	$[(\text{site area} - 1000) \times 0.3 + 500] \div \text{site area}:1$
More than 1,500 metres but not more than 2,000 square metres	$[(\text{site area} - 1500) \times 0.2 + 650] \div \text{site area}:1$
More than 2,000 square metres	$[(\text{site area} - 2000) \times 0.1 + 750] \div \text{site area}:1$

- (7) The maximum floor space ratio for multi dwelling housing and multi dwelling housing (terraces) on land identified as “Area 8” on the Floor Space Ratio Map that results in a floor space ratio that does not exceed 1:1.

Schedule 1 Additional permitted uses

17 Use of certain land in Zone R2 Low Density Residential

- (1) This clause applies to the following land in the Zone R2, identified as “Area C” on the Additional Permitted Uses Map.
- (2) Development for the purpose of multi dwelling housing and multi dwelling housing (terraces) is permissible with development consent.
- (3) Development consent must not be granted to development for a purpose specified in Column 1 of the table to this clause on land in the zone or area shown opposite that development in Column 2 of that table unless the development complies with the density requirements specified in Column 3 of that table.
- (4) In this clause –

Column 1	Column 2	Column 3
Specified development	Zone	Density
Multi dwelling housing	Zone R2 Low Density Residential	A maximum of 1 dwelling per 300 square metres of site area
Multi dwelling housing (terraces)	Zone R2 Low Density Residential	A maximum of 1 dwelling per 300 square metres of site area

- (5) The maximum floor space ratio must not exceed 0.6:1.
- (6) Development consent must not be granted to development on the land to which this clause applies unless 20% of the site area consists of landscaped areas.



Ref No: D24/147490

APPENDIX 2 – Development Standards Justification


Additional and Diverse Housing Planning Proposal

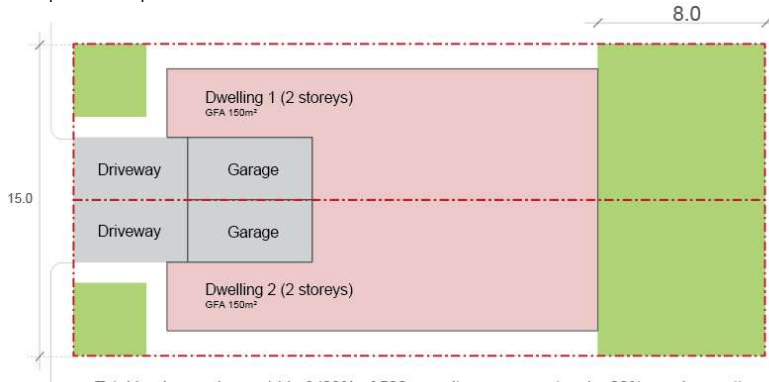
Amendment to Georges River Local Environmental Plan 2021

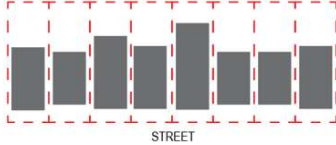
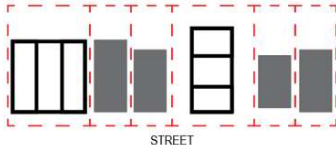

(PP2024/0004)

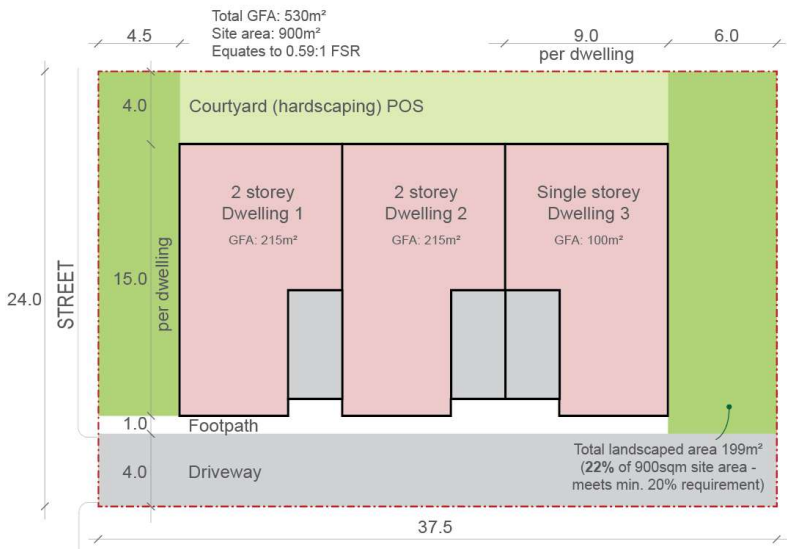
June 2024 – For Gateway Determination

*Note – Sample modelling included within the development standard justification has applied GRDCP minimum setback distances to ensure any future development is compatible with the existing local character.

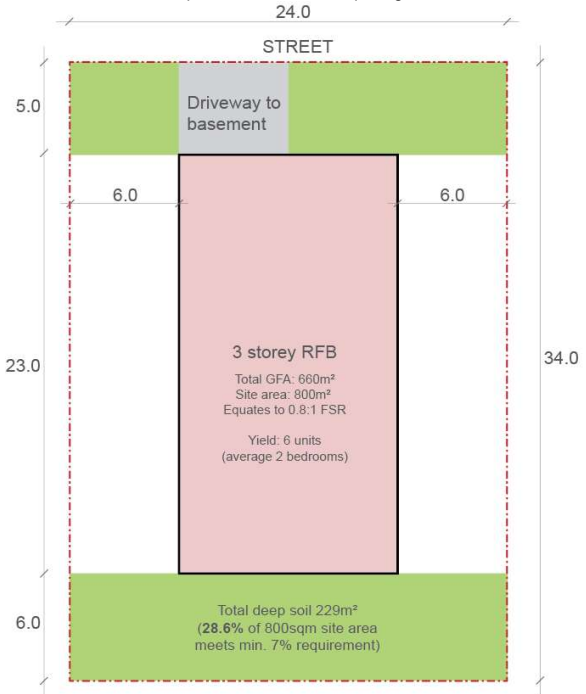
Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
Dual Occupancies				
Minimum lot size for dual occupancies (R2 zone)	Across all zones: <ul style="list-style-type: none">1,000sqm in FSPA650sqm in non-FSPA	450sqm (all zones)	<p>This will be an amendment to Clause 4.1B and the Minimum Lot Size for Dual Occupancy Map -</p> <p>R2 zone:</p> <ul style="list-style-type: none">1,000sqm in the existing FSPA, proposed FSPA and proposed UCA (shown as Area U on the Minimum Lot Size for Dual Occupancy Map)650sqm in the HCAs600sqm in other areas	<p>In accordance with the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002), all land within the existing Foreshore Scenic Protection Area (FSPA), proposed FSPA and proposed Unique Character Area (UCA) will see the minimum lot size requirement for dual occupancies retained/increased to 1,000sqm. The <i>Foreshore Study</i> recommends retaining the existing larger dual occupancy lot size requirements (1,000sqm) for land located within the existing FSPA. The <i>Foreshore Study</i> also recommends expanding the larger lot size requirement to the proposed FSPA and UCA to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments. By increasing the dual occupancy lot size requirement to 1,000sqm in these areas, there will be a loss of 190 dwellings in housing capacity. However, this loss will be offset by the additional capacity created by this Planning Proposal.</p> <p>To ensure the existing Heritage Conservation Area (HCAs) are retained and protected from incompatible development, the existing minimum dual occupancy lot size of 650sqm is proposed to be retained. There will be no change to housing capacity in these areas.</p> <p>By reducing the minimum lot size for dual occupancies from 650sqm to 600sqm for the remainder of the R2 zones, approximately 1,340 lots will gain development potential. Most LEPs across Greater Sydney specify 600sqm as the minimum lot size for dual occupancies, including The Hills LEP 2019, Parramatta LEP 2023, Fairfield LEP 2013 and Sutherland Shire LEP 2015. It is considered that the locations of these council areas are comparable to the Georges River LGA as 'middle-ring suburbs' in Sydney. These 'middle-ring suburbs' typically attract family-households looking for a 4 bedroom home with a backyard. Current dual occupancy developments in the Georges River LGA feature approximately 200sqm floor space per dwelling comprising of 4 bedrooms (including master bed with walk in robe) with 3 bathrooms, separate family room, dining and living.</p> <p>Urban design testing was undertaken by Council to ensure existing lot width, landscaped area and setback controls can be met by dual occupancy developments on the 600sqm lot size while also achieving the existing FSR (0.6:1) and height control (9m), refer Figure 1 below. This will allow new dual occupancy dwellings to continue to provide sufficient floor space to accommodate 4 bedroom family homes.</p>  <p>Total landscaped area 175m² (29% of 600sqm site area - meets min. 25% requirement)</p> <p>Figure 1 – Sample dual occupancy in the R2 zone on a 600sqm lot with a 15m lot width</p>

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification															
Minimum lot size for dual occupancies (R3 and R4 zones)	Across all zones: <ul style="list-style-type: none">1,000sqm in FSPA650sqm in non-FSPA	450sqm (all zones)	<p>This will be an amendment to Clause 4.1B and the Minimum Lot Size for Dual Occupancy Map -</p> <p>R3 and R4 zones:</p> <ul style="list-style-type: none">500sqm	<p>A number of new R3 zones were created as part of the GRLEP 2021 which generated capacity for over 600 dwellings in accessible locations across the Georges River LGA. There has been no take up within these upzoned areas since the GRLEP 2021 was gazetted on 8 October 2021. However, Council has observed enthusiastic take up of dual occupancy developments in the R2 zones. To facilitate development activity, it is proposed to encourage smaller-sized dual occupancies within the R3 zone.</p> <p>Urban design testing was undertaken by Council to ensure existing lot width, landscaped area and setback controls can be met by dual occupancy developments on the 500sqm lot size, refer Figure 2 below. The existing maximum height of 9m and FSR of 0.6:1 will remain unchanged for all dual occupancy developments irrespective of the zone.</p>  <p>Total landscaped area 144m² (29% of 500sqm site area - meets min. 20% requirement)</p> <p>Figure 2 Sample dual occupancy in the R3 zone on a 500sqm lot with a 15m lot width</p> <p>With regards to the R4 zone, dual occupancies are not a preferred development type for this zone. However to ensure consistency with the existing GRLEP and to enable the ongoing permissibility of alterations and additions to existing dual occupancy developments, it is proposed to extend the 500sqm minimum lot size to the R4 zone.</p>															
Subdivision lot size for dual occupancies (all zones)	Across all zones: <ul style="list-style-type: none">430sqm in FSPA300sqm in non-FSPA	Non-specified, but subdivision is permitted	<p>This will be an amendment to Clause 4.1A -</p> <p>R2 zone:</p> <ul style="list-style-type: none">500sqm in the existing FSPA, proposed FSPA and proposed UCA325sqm in the HCAs300sqm in other areas <p>R3 and R4 zones:</p> <ul style="list-style-type: none">250sqm	<p>To simplify the subdivision requirements for dual occupancies, it is proposed to evenly divide the minimum lot size requirement for dual occupancies so the minimum lot size of each lot after subdivision is half of the overall lot size. The following dual occupancy subdivision lot sizes are proposed:</p> <table><tr><th>Location</th><th>Minimum lot size</th><th>Subdivision lot size</th></tr><tr><td>Existing FSPA, proposed FSPA and proposed UCA</td><td>1,000sqm</td><td>500sqm</td></tr><tr><td>HCAs</td><td>650sqm</td><td>325sqm</td></tr><tr><td>Other R2 zoned areas</td><td>600sqm</td><td>300sqm</td></tr><tr><td>All R3 and R4 zoned areas</td><td>500sqm</td><td>250sqm</td></tr></table>	Location	Minimum lot size	Subdivision lot size	Existing FSPA, proposed FSPA and proposed UCA	1,000sqm	500sqm	HCAs	650sqm	325sqm	Other R2 zoned areas	600sqm	300sqm	All R3 and R4 zoned areas	500sqm	250sqm
Location	Minimum lot size	Subdivision lot size																	
Existing FSPA, proposed FSPA and proposed UCA	1,000sqm	500sqm																	
HCAs	650sqm	325sqm																	
Other R2 zoned areas	600sqm	300sqm																	
All R3 and R4 zoned areas	500sqm	250sqm																	

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
Medium Density Development (Multi Dwelling Housing, Terraces and Manor Houses) in the R2 Zone				
Density control for multi dwelling housing, terraces and manor houses (R2 zone)	<p>N/A - multi dwelling housing, terraces and manor houses are prohibited in the R2 zone</p> <p>In the R3 zone:</p> <ul style="list-style-type: none">Multi dwelling housing: 800sqmTerraces: 800sqmManor houses: 800sqm	<p>Minimum site area in the R2 zone within station and town centre precincts:</p> <ul style="list-style-type: none">Multi dwelling housing: 600sqmTerraces: 500sqmManor houses: 500sqm	<p>This will be an amendment to Schedule 1 Additional Permitted Uses -</p> <ul style="list-style-type: none">Introduce <i>multi dwelling housing</i> and <i>multi dwelling housing (terraces)</i> as a permissible land use across R2 zoned land, excluding the existing HCAs, existing FSPA, proposed FSPA and proposed UCA.Apply minimum density control of 300sqm per dwelling within the R2 zone for multi dwelling housing and terrace developments.Continue prohibition of manor houses in the R2 zone.	<p>The proposed density of 300sqm per dwelling for multi dwelling housing and terraces is consistent with the proposed subdivision lot size for dual occupancy developments in the R2 zone. This ensures any new medium density development in the R2 zone is consistent with the desired future character by adhering to the same density as dual occupancies.</p> <p>Existing allotments in the non-foreshore areas of the R2 zone typically have a site area of 450sqm to 550sqm with lot widths of 12-13m. The 300sqm per dwelling requirement directly responds to the existing allotment sizes to encourage development. For example, a multi dwelling housing development with 3 dwellings requires a minimum of 900sqm in total development site area. This will require the amalgamation of two dwelling house sites – equating to an increase of 50% dwelling capacity across the applicable R2 zoned areas.</p> <p>Due to the requirement for amalgamation for medium density development to occur in the R2 zone, no lot width requirement is required. As noted in the above example, the hypothetical development will need two sites to amalgamate and is likely to result in a minimum lot width of 24m for the multi dwelling housing development site. Figure 3 below illustrates the potential amalgamation pattern that will occur under this proposal.</p> <p>By introducing multi dwelling housing and terraces as permissible land uses within the R2 zone, approximately 11,600 lots will gain development potential, equating to an increase of 5,800 dwellings in housing capacity.</p> <p>EXISTING SUBDIVISION PATTERN</p>  <p>POTENTIAL AMALGAMATION FOR TOWNHOUSES</p>  <p>STREET VIEW</p>  <p><i>Figure 3 Potential amalgamation pattern of medium density development in the R2 zone</i></p>

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
FSR for multi dwelling housing and terraces (R2 zone)	N/A - multi dwelling housing, terraces and manor houses are prohibited in the R2 zone FSR in the R2 zone – 0.55:1	Maximum FSR in the R2 zone within station and town centre precincts: <ul style="list-style-type: none"> Multi dwelling housing – 0.7:1 Terraces – 0.7:1 Manor houses – 0.8:1 	This will be an amendment to Schedule 1 Additional Permitted Uses - <ul style="list-style-type: none"> Apply maximum FSR of 0.6:1 for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, proposed FSPA and proposed UCA. Due to the continued prohibition of manor houses, no increase to the FSR is proposed for this land use. 	<p>The existing GRLEP specifies a maximum FSR of 0.55:1 for dwelling houses within the R2 zone. However, it is acknowledged that medium density developments typically require greater gross floor area (GFA) than a dwelling house to ensure sufficient floor space can be allocated to each medium density dwelling.</p> <p>Urban design testing was undertaken by Council to determine the maximum FSR that can be achieved by multi dwelling housing developments in the R2 zone. Existing DCP setback controls and a 20% landscaped area requirement is applied to a hypothetical development site with a 900sqm lot size and 24m lot width. The existing GRLEP maximum height of 9m for the R2 zone and 5m height restriction on the dwelling to the rear of a multi dwelling housing development have also been applied.</p> <p>The maximum FSR that can be achieved is 0.59:1, refer Figure 4 below.</p>  <p>Figure 4 Sample multi dwelling housing development in the R2 zone on a 900sqm lot with a 24m lot width</p>
Landscaped area for multi dwelling housing, terraces and manor houses (R2 zone)	N/A - multi dwelling housing, terraces and manor houses are prohibited in the R2 zone Landscaped area for the R3 zone – 20%	None specified	This will be an amendment to Schedule 1 Additional Permitted Uses - <ul style="list-style-type: none"> Apply minimum landscaped area of 20% for multi dwelling housing and terraces within the R2 zone, excluding land located within the existing HCAs, existing FSPA, 	<p>The GRLEP currently specifies landscaped area requirements for development in the residential and conservation zones via <i>Clause 6.12 Landscaped areas in certain residential and conservation zones</i>. In accordance with the aim of establishing a hierarchy of residential zones that restricts low, medium and high density development to their respective zones, the existing GRLEP permits medium density development such as multi dwelling housing within the R3 zone. Clause 6.12 requires at least 20% of the site area to be landscaped area by developments within the R3 zone.</p> <p>To ensure consistency with existing medium density development, it is proposed to expand the application of the minimum 20% landscaped area requirement to multi dwelling housing, terraces and manor houses within the R2 zone. This will ensure the protection of local landscape character, the provision of sufficient</p>

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
			proposed FSPA and proposed UCA. • Same requirement is also proposed to apply to manor houses, in the case the prohibition of manor houses within the R2 zone is not supported by the DPHI.	tree canopy cover, building separation and deep soil to enable water infiltration to lessen the extent of urban runoff. Figure 4 above shows that on a hypothetical development site with a 900sqm lot size and 24m lot width, 22% of the site area can be provided as landscaped area in accordance with the Standard Instrument LEP definition. The example shows that landscaped area can be accommodated without compromising the provision of hardscaping for the purpose of vehicle access, pedestrian access and private open space.
Height of building adjacent to the rear boundary of the lot	Clause 4.3A(2)(b) the maximum height of a building that forms part of multi dwelling housing is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.	None specified	This will be an amendment to Clause 4.3A (amendment is <i>italicised</i>) – (b) the maximum height of a building that forms part of multi dwelling housing <i>on land in Zone R2 Low Density Residential</i> is 5 metres above ground level (existing) if the building is adjacent to the rear boundary of the lot.	Currently in the GRLEP, Clause 4.3A restricts the building height of a building that forms part of multi dwelling housing to a maximum of 5m above ground level (existing) if the building is adjacent to the rear boundary of the lot. To ensure any new medium density development in the R2 zone is consistent with the desired future character and to mitigate any overshadowing and privacy impacts on adjoining properties, it is proposed to retain the existing 5m height restriction in the R2 zone. However, it is proposed to amend the clause so that the 5m height restriction does not apply to the R3 and R4 zone to provide greater development flexibility. This requirement is reflected by the diagram in Figure 4 above which shows a sample multi dwelling housing development in the R2 zone.
Residential Development Standards – R3 Medium Density Residential Zone				
Height – R3 zone	9m across all R3 zones	Maximum building height for land within station and town centre precincts: • Multi dwelling housing – 9.5m • Terraces – 9.5m • Manor houses – 9.5m • RFBs – 22m within 400m of a station and town centre precinct • RFBs – 17.5m within 400-800m of a station and town centre precinct	This will be an amendment to the Height of Buildings Map – • Increase to 10.5m across all R3 zones.	This Planning Proposal seeks to introduce RFBs as a permissible land use in the R3 zone to facilitate greater development take up. To enable a viable development outcome, it is proposed to increase the height control from 9m to 10.5m which will allow a 3 storey RFB built form. This will also provide greater design flexibility and dwelling yield for multi dwelling housing developments by allowing an attic or an additional storey. Figure 5 below provides a diagram of the anticipated built form typologies in the R3 zone under the proposed height increase. <i>Note: the lift overrun of a RFB development is likely to exceed the 10.5m height limit. However, Council is generally accepting of this variation if there are no additional impacts like overshadowing on neighbouring sites.</i> <div data-bbox="1144 1053 1825 1316"> <p>10.5m height limit</p> <p>2 storey Dwelling House 3 storey RFB 2.5 storey MDH</p> </div> <p><i>Figure 5 Diagram of built form outcomes with a 10.5m building height</i></p>

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
FSR – R3 zone	0.7:1 across all R3 zones	<p>Maximum FSR for land within station and town centre precincts:</p> <ul style="list-style-type: none">Multi dwelling housing – 0.7:1Terraces – 0.7:1Manor houses – 0.8:1RFBs – 2.2:1 within 400m of a station and town centre precinctRFBs – 1.8:1 within 400-800m of a station and town centre precinct	<p>This will be an amendment to the Floor Space Ratio Map –</p> <ul style="list-style-type: none">Increase to 0.8:1 across all R3 zones	<p>To support the 3 storey RFB built form, it is proposed to increase the maximum FSR from 0.7:1 to 0.8:1 to provide more development incentive.</p> <p>By increasing the maximum FSR to 0.8:1, it is anticipated that capacity for an additional 350 dwellings will be created within the existing R3 zones.</p> <p>Urban design testing was undertaken by Council to determine the maximum FSR that can be achieved by a 3 storey RFB in the R3 zone. <i>Apartment Design Guide</i> (ADG) building separation setback controls and the existing 20% landscaped area requirement are applied to a hypothetical development site of 800sqm lot size and 24m lot width, Figure 6 below.</p> <p>The overall building footprint is governed by the ADG building separation requirements. Figure 6 shows that a total GFA of 660sqm can be achieved, equating to 0.8:1 FSR.</p>  <p><i>Figure 6 Sample RFB development in the R3 zone on a 800sqm lot with a 24m lot width</i></p>

Development Standard	Existing GRLEP 2021 Control	Low and Mid-rise Housing proposal	Proposed GRLEP Amendment	Justification
Minimum lot size for RFBs in R3 zones	Nil; 1,000sqm minimum lot size for RFBs in the R4 zone (GRDCP control)	None specified	This will be an amendment to Clause 4.1B - <ul style="list-style-type: none"> 800sqm lot size for residential flat buildings in R3 zones 	<p>Minimum lot size requirements for medium density development are currently provided by Clause 4.1B of the GRLEP. Currently within the R3 zone, a minimum 800sqm lot size is required for multi dwelling housing, terraces and manor houses.</p> <p>It is proposed to apply an 800sqm minimum lot size requirement to RFBs in the R3 zone to ensure consistent development potential across the permissible development typologies of multi dwelling housing, terraces and RFBs.</p> <p>Additionally, testing in Figure 6 above shows that the minimum lot size should not be reduced to less than 800sqm as it will be difficult to achieve compliance with the ADG design criteria such as setback distances and building separation.</p>
Minimum lot width for RFBs in R3 zones	Nil; 24m minimum lot width for RFBs in the R4 zone (GRDCP control)	None specified	This will be an amendment to Clause 4.1B - <ul style="list-style-type: none"> 24m lot width for residential flat buildings in R3 zones 	<p>Minimum lot width requirements for medium density development are currently provided by Clause 4.1B of the GRLEP. It is proposed to introduce a minimum lot width of 24m for RFBs in the R3 zone.</p> <p>Due to the ADG building separation requirements, a minimum lot width of 24m is necessary to ensure ADG-compliance and a viable width for each floorplate. This is demonstrated by Figure 6 above. Additionally, this requirement is consistent with the existing GRDCP control for RFBs in the R4 zone as setback distances and building separation requirements under the ADG remain consistent irrespective of zoning.</p>
Bonus FSR – R3 zone	None specified	None specified	This will be an amendment to Clause 4.4A - <ul style="list-style-type: none"> Bonus of 0.2:1 FSR for multi dwelling housing and terraces in the R3 zone 	<p>This Planning Proposal proposes to provide a bonus FSR of 0.2:1 (equating to a total FSR of 1:1) for developments that provide the 'missing middle' typologies of multi dwelling housing and terraces in the R3 zone.</p> <p>Urban design testing was undertaken by Council to ensure a total of 1:1 FSR can be accommodated on 800sqm development sites that comply with the existing lot width, landscaped area and setback controls, refer Figure 7 below. This sample development assumes car parking will be provided in the basement within the footprint of the building in line with recent development trends within the LGA for multi dwelling housing developments.</p> <p>The total 1:1 FSR for multi dwelling housing and terraces enables the capacity for housing within the R3 zones to increase by at least 700 dwellings, which will make significant contributions towards both housing capacity and diversity within the Georges River LGA.</p>

Additional and Diverse Housing Planning Proposal (PP2024/0004)