

AGENDA

Council Meeting

Monday, 26 May 2025

7:00 PM

Dragon Room

Civic Centre

Hurstville



OATH OF OFFICE OR AFFIRMATION OF OFFICE

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

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

DISCLOSURES OF INTEREST

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

COUNCIL MEETING ORDER OF BUSINESS

OPENING

ACKNOWLEDGEMENT OF COUNTRY

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

NATIONAL ANTHEM

PRAYER

APOLOGIES / LEAVE OF ABSENCE

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

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NOTICES OF RESCISSION

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CONFIDENTIAL (CLOSED SESSION)

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: CCL034-25 Confirmation of the Minutes of the Council Meeting held on 28 April 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Council Meeting held on 28 April 2025, be adopted.

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Council Meeting held on 28 April 2025



MINUTES

Council Meeting

Monday, 28 April 2025

7:00 PM

Dragon Room

Civic Centre

Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Mayor, Councillor Elise Borg, Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Tom Arthur, Councillor Oliver Dimoski, Councillor Thomas Gao, Councillor Christina Jamieson, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, Councillor Leon Pun, Councillor Sam Stratikopoulos, and Councillor Ben Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Assets and Infrastructure – Andrew Latta, Director Environment and Planning – Joseph Hill, Director Community and Culture – Kristie Dodd, Director Business and Corporate Services – Danielle Parker, Manager, Office of the General Manager – Vicki McKinley, Executive Services Officer – Marisa Severino, Executive Services Officer – Nickie Paras, Executive Assistant to the General Manager – Sue Matthew, General Counsel - James Fan, Executive Manager City Futures – Kent Stroud, Head of Technology – Mark Tadros and Technology Services Officer Lee Fermor.

OPENING

The Mayor, Councillor Borg, opened the meeting at 7:01pm.

ACKNOWLEDGEMENT OF COUNTRY

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

NATIONAL ANTHEM

All those present stood for the singing of the National Anthem.

ACKNOWLEDGEMENT OF ANZAC DAY

The Mayor, Councillor Borg acknowledged the brave Australians who have served and those who have died as a result of war.

They went with songs to the battle, they were young, Straight of limb, true of eye, steady and aglow; they were staunch to the end against odds uncounted. They fell with their faces to the foe.

They shall grow not old, as we that are left grow old; age shall not weary them, nor the years condemn. At the going down of the sun and in the morning. We will remember them.

Lest We Forget.

Note: A minute's silence was observed by all present.

PRAYER

Pastor Peter Wallis from Revival Life Centre offered a prayer to the meeting.

APOLOGIES/LEAVE OF ABSENCE

Leave of absence for this meeting was previously granted to Councillor Ashvini Ambihaipahar.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

Special Interest Disclosure - Councillor Mahoney submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2 on the Georges River LGA** for the reason that the address specified in the disclosure is subject to a change in zone / planning control by the proposed LEP (the subject land). Councillor Mahoney will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure – Mayor, Councillor Borg submitted a Non-significant, Non-Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2** on the Georges River LGA for the reason that the Biodiversity Character and FSPA Planning Proposal proposes to include the park adjacent to her principal place of residence to the FSPA area. Mayor, Councillor Borg will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure – Mayor, Councillor Borg submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2** on the Georges River LGA for the reason that her principal place of residence specified in the disclosure is subject to a change in zone/planning control by the proposed LEP (the subject land). Mayor, Councillor Borg will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure – Mayor, Councillor Borg submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2** on the Georges River LGA for the reason that the principal place of residence of a close relative specified in the disclosure is subject to a change in zone/planning control by the proposed LEP (the subject land). Mayor, Councillor Borg will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Mayor, Councillor Borg disclosed a Non-Significant, Non-Pecuniary interest in item **CCL026-25 (ASS015-25) Confirmation of the Minutes of the Beverley Park Steering Committee Meeting held on 5 March 2025** for the reason she lives in the vicinity of the Beverley Park Golf Course. Mayor, Councillor Borg will remain in the meeting and take part in the consideration of this item.

Non- Significant Non – Pecuniary Interest - Councillor Landsberry submitted a Non-Significant, Non-Pecuniary interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2 on the Georges River LGA** for the reason that the property that she leases is located within an Indicative LMR Housing Area under the Low and Mid-Rise Housing Policy, however as the property appears within an indicative map it does not factor in individual property constraints. Councillor Landsberry will partake in any deliberations on this

matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure - Councillor Allison submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2 on the Georges River LGA** for the reason the Councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). Councillor Allison will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure - Councillor Jamieson submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2 on the Georges River LGA** for the reason that the address specified in the disclosure is subject to a change in zone/planning control by the proposed LEP (the subject land). Councillor Jamieson will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non - Significant Non - Pecuniary Interest - Councillor Mahoney disclosed a Non-Significant, Non-Pecuniary interest in item **CCL030-25 Application Pursuant to Councillor Ward Discretionary Funds** for the reason he is a member of Oatley Flora and Fauna Conservation Society. Councillor Mahoney will remain in the meeting and take part in the consideration of this item.

Non - Significant Non - Pecuniary Interest - Councillor Allison disclosed a Non-Significant, Non-Pecuniary interest in item **CCL030-25 Application Pursuant to Councillor Ward Discretionary Funds** for the reason he is a member of Oatley Flora and Fauna Conservation Society. Councillor Allison will remain in the meeting and take part in the consideration of this item.

Non - Significant Non - Pecuniary Interest - Councillor Mort disclosed a Non-significant, Non-Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2** on the Georges River LGA for the reason that she has an interest in a property located in an LMR area. Councillor Mort will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non - Significant Non - Pecuniary Interest - Councillor Mort disclosed a Non-significant, Non-Pecuniary Interest in item **NM026-25 Reopening of Service Tunnel at Waterfall** for the reason she trains with two (2) of the speakers in the public forum of tonight's meeting. Councillor Mort will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non - Significant Non-Pecuniary Interest - Councillor Jamieson disclosed a Non-significant, Non-Pecuniary Interest in item **CCL028-25 (ENV012-25)** for the reason her friend Deb Mackie was on her ticket at the election. Councillor Jamieson will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non - Significant Non-Pecuniary Interest - Councillor Wang disclosed a Non-significant, Non-Pecuniary Interest in item **NM029-25 Congratulations to the Nepalese Community** for the reason the speaker Kamal Sigdel was on his 2021 council election ticket. Councillor Wang will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure - Councillor Anzellotti submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2** on the Georges River LGA for the reason that the Councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). Councillor Anzellotti will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Special Interest Disclosure – Councillor Wang submitted a Special Disclosure of Pecuniary Interest in item **CCL028-25 (ENV012-25) Impact of the Low and Mid Rise Housing Policy Stage 2** on the Georges River LGA for the reason the Councillor has an interest in the land (e.g. is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). Councillor Wang will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

PUBLIC FORUM

	Name	Report No.	Report Title
1	Joey Albdullah (in person)	NM025-25	Advocating Free Parking for the General Public at the Beverly Hills Commuter Car Park
2	Sasho Ognenovski (written submission)	NM025-25	Advocating Free Parking for the General Public at the Beverly Hills Commuter Car Park
3	Tom Chen (written submission)	QWN013-25	Bus Zone-Forest Road Hurstville
4	Tony Baddour (written submission)	MM007-25	Congratulations to Business Chamber South
5	Kamal Sigdel (written submission)	NM029-25	Congratulations to Nepalese Community
6	Adrian Polhill (written submission)	NM008-25	Funding Support for Infrastructure Demands Arising from Housing Reforms
7	Susan Ghosn (written submission)	NM008-25	Funding Support for Infrastructure Demands Arising from Housing Reforms
8	Bill Yuan (in person)	ASS013-25	Hurstville School Precinct Traffic Study Outcomes
9	David Fletcher (in person)	CCL028-25 ENV012-25	Report of the Environment and Planning Committee held 14 April 2025. Impact of the Low and Mid-Rise Housing Policy Stage 2 on the Georges River LGA
10	Deborah Mackie (in person)	CCL028-25 ENV012-25	Report of the Environment and Planning Committee held 14 April 2025. Impact of the Low and Mid-Rise Housing Policy Stage 2 on the Georges River LGA
11	Kim Wagstaff (written submission)	CCL028-25 EVN012-25	Report of the Environment and Planning Committee held 14 April 2025. Impact of the Low and Mid-Rise Housing Policy Stage 2 on the Georges River LGA
12	Robyn Stahel (in person)	CCL028-25 ENV012-25	Report of the Environment and Planning Committee held 14 April 2025. Impact of the Low and Mid-Rise Housing Policy Stage 2 on the Georges River LGA
13	Ruth Chou (written submission)	NM031-25	Off Leash Dog Park

14	Alicia Boyd (in person)	NM031-25	Off Leash Dog Park
15	Jason Xie (in person)	QWN012-25	Parking Restriction - Basset Street and Pearl Street
16	Marina Lao (in person)	QWN012-25	Parking Restriction - Basset Street and Pearl Street
17	Rammani Bhurtel (in person)	QWN012-25	Parking Restriction - Basset Street and Pearl Street
18	Craig Vernon (in person)	NM26-25	Reopening of Service Tunnel at Waterfall
19	Deborah Fransen (written submission)	NM026-25	Reopening of Service Tunnel at Waterfall
20	Deborah Davidson (written submission)	NM026-25	Reopening of Service Tunnel at Waterfall
21	Theresa Kot (in person)	CCL026-25 ASS017-25	Report of the Assets & Infrastructure Committee meeting held on 14 April 2025. Draft Floodplain Risk Management Committee Terms of Reference April 2025
22	Glyn Pulling (in person) Withdrawn	CCL026-25 ASS017-25	Report of the Assets & Infrastructure Committee meeting held on 14 April 2025. Draft Floodplain Risk Management Committee Terms of Reference April 2025
23	Lianyun Dong (in person)	NM028-25	Timothy Reserve - Safety and Amenity Issues

Note: It was noted that Councillor Wang left the Chambers at 07:55pm

Note: It was noted that Councillor Wang returned to the Chambers at 07:56pm

Note: It was noted that Councillor Arthur left the Chambers at 08:01pm

Note: It was noted that Councillor Arthur returned to the Chambers at 08:04pm

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

CCL025-25 Confirmation of the Minutes of the Council Meeting held on 24 March 2025
(Report by Executive Services Officer)

RESOLVED: Councillor Landsberry, Councillor Stratikopoulos

That the Minutes of the Council Meeting held on 24 March 2025, be adopted.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

MAYORAL MINUTE

MM007-25 Congratulations to Business Chamber South

(Report by The Mayor, Councillor Borg)

RESOLVED: Mayor Councillor Borg

That Council congratulate Business Chamber South on the outstanding success of the recent Southern Sydney Jobs & Skills Fair and that the Mayor write to the President to share Council's congratulations.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

MM008-25 Funding Support for Infrastructure Demands Arising from Housing Reforms

(Report by The Mayor, Councillor Borg)

RESOLVED: Mayor Councillor Borg

That Council, in response to the significant infrastructure demands arising from the unplanned population growth generated by the NSW Government's Low and Mid-Rise Housing Policy (LMR), write to the NSW Premier, NSW Minister for Planning, and the Federal Government to:

- (i) Request the creation of a targeted grant funding program to assist local governments in meeting the infrastructure pressures generated by the LMR Policy. This package should include, but not be limited to:
 - a. Targeted, upfront funding to deliver and upgrade essential local infrastructure in areas experiencing unplanned population growth;
 - b. Ongoing operational support to address the maintenance, renewal, and lifecycle costs of new infrastructure.
- (ii) Request the provision and public release of the research and evidence underpinning the LMR Policy, specifically outlining:
 - a. The projected financial impact of the policy on local government services and infrastructure; and
 - b. The mechanisms required to support both:
 - Local infrastructure based on the scale and pace of LMR-driven development;
 - State-owned infrastructure needed to support population growth, including schools, hospitals, public transport, and major road upgrades.
- (iii) Advocate to the Australian Government for:
 - a. An immediate increase in Financial Assistance Grants (FAGs) to at least 1% of total Commonwealth taxation revenue; and
 - b. A review of the Local Government funding model to ensure it reflects the demands of accelerated population growth.
- (iv) Acknowledge the extensive infrastructure portfolio managed by councils essential to liveable, sustainable communities such as:
 - a. Built Infrastructure – Parking, Local roads and traffic upgrades, Footpaths and

- pedestrian safety, Stormwater and drainage systems, Active transport networks
- b. Green Infrastructure - Enhanced urban tree canopy, Public open spaces and recreation areas
 - c. Community Infrastructure - Libraries and community buildings, Sporting and recreational facilities

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

CONDOLENCES

Councillor Mort offered her condolences on the passing of her brother-in-law, Tony Mort.

I rise tonight with a heavy heart to acknowledge the sudden and heartbreaking passing of my brother-in-law, Tony Mort.

Tony was diagnosed with melanoma just nine weeks ago, and his loss has come as a profound shock to our entire family. It is still hard to believe that he is no longer with us.

Tony was a kind, empathetic, and gentle human being, deeply loved by so many. His beloved wife Annette, his sons Cameron and Eric, his siblings Chris and Peta, and our whole extended family are feeling his absence deeply.

Tony's warmth, compassion, and steady presence left a lasting impact on all those fortunate enough to know him. His loss has left an irreplaceable void in our lives.

On behalf of my family and myself, I extend my heartfelt thanks to everyone who has offered their support during this difficult time.

I move that Council formally extend its deepest condolences to Tony's family and friends as we honour the life of a much-loved husband, father, brother, and friend.

Note: A minute's silence was observed by all present.

COMMITTEE REPORTS

CCL026-25 Report of the Assets and Infrastructure Committee meeting held on 14 April 2025

(Report by Integrated Planning and Reporting Officer)

Note: It was noted that Councillor Gao left the Chambers at 08:30pm

RESOLVED: The Mayor, Councillor Borg, Councillor Mort

That the Assets and Infrastructure Committee recommendations for items ASS015-25 to ASS018-25 as detailed below, be adopted by Council.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Jamieson, Councillor

Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

ASS015-25 REPORT OF THE BEVERLEY PARK STEERING COMMITTEE MEETING HELD ON 5 MARCH 2025

(Report by Executive Assistant to the Director Assets and Infrastructure)

That the Minutes of the Beverley Park Steering Committee Meeting held on 5 March 2025, be adopted by Council.

ASS016-25 REPORT OF THE GEORGES RIVER COUNCIL TRAFFIC ADVISORY COMMITTEE MEETING HELD ON 2 APRIL 2025

(Report by Manager Strategic Placemaking)

That the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 2 April 2025, be adopted by Council.

ASS017-25 DRAFT FLOODPLAIN RISK MANAGEMENT COMMITTEE TERMS OF REFERENCE APRIL 2025

(Report by Manager Strategic Placemaking)

- (a) The Draft Floodplain Risk Management Committee Terms of Reference be placed on public exhibition for a period of no less than 28 days inviting the community to comment on the Draft Terms of Reference.
- (b) That Council receive a further report concerning the comments received from the community during the public exhibition period for adoption of the Draft Terms of Reference by Council.
- (c) That an expression of interest (EOI) for community representatives to the Floodplain Risk Management Committee be advertised for a period of no less than 28 days.

ASS018-25 T24/007 CHILLER AND VAV UPGRADE & ASBESTOS REMOVAL AT HURSTVILLE HOUSE

(Report by Head of Procurement and Contracts)

- (a) That in accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accepts the Tender that is recommended for T24/007 Chiller and VAV Upgrade & Asbestos Removal at Hurstville House, as outlined in the confidential attachments.
- (b) That the General Manager be authorised to execute the Contract with the successful Contractor on behalf of Council.
- (c) That Council inform the unsuccessful Tenderers of the resolution.

CCL027-25 Report of the Community and Culture Committee meeting held on 14 April 2025

(Report by Manager Office of the General Manager)

RESOLVED: Councillor Landsberry, Councillor Wang

That the Community and Culture Committee recommendations for items COM011-25 to COM012-25 as detailed below, be adopted by Council.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

COM011-25 QUARTERLY COMMUNITY PROPERTY REPORT - 1 JANUARY 2025 TO 31 MARCH 2025

(Report by Coordinator Community Property and Venues)

That Council receive and note the Quarterly Community Property Report for the period 1 January 2025 to 31 March 2025.

COM012-25 OUTGOING SPONSORSHIP REQUEST GEORGES RIVER LOCAL BUSINESS AWARDS

(Report by Coordinator Events and Sponsorship)

That Council approve the Outgoing Sponsorship request of \$10,000 to become a major sponsor of the 2025 Georges River Local Business Awards

CCL028-25 Report of the Environment and Planning Committee meeting held on 14 April 2025

(Report by Manager Office of the General Manager)

Note: It was noted that Councillor Gao left the Chambers at 8:30pm

Note: It was noted that Councillor Gao returned to the Chambers at 8.33pm

RESOLVED: Councillor Mahoney, Councillor Landsberry

That the Environment and Planning Committee recommendations for item ENV014A-25 as detailed below, be adopted by Council.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

ENV014A-25 EXPANSION OF DEVELOPMENT AND BUILDING RESOURCING - ITEM 7 OF THE ACTION PLAN TO THE DEPARTMENT OF HOUSING AND INFRASTRUCTURE (DPHI)

(Report by Director Environment and Planning)

- (a) That the Council notes this report in response to *'Item 7 of the Council Report CCL020-25 (Statement of Expectations – Endorsement for Written Response and Action Plan to DPHI)* in relation to exploring expansion of development assessment resourcing – recruiting staff over and above the existing establishment.

- (b) That the Council urgently approve a budget increase of \$150,000 for the 2024/25 financial year resulting in a reduction of the current budgeted operating surplus to \$4.4 million as at the Quarter 2 revision.
- (c) That the Council urgently approve a budget increase of \$640,000 for the 2025/26 financial year resulting in a reduction to the preliminary draft budgeted operating surplus to \$2.4 million.
- (d) That Council acknowledges this will negatively affect its financial projection over the 10-year forecast in the Long-Term Financial Plan (LTFP) but remains a priority for both Georges River Council and the NSW Government to address and improve this issue, with Council working to resolve the financial impact within the LTFP.

ENV012-25 IMPACT OF THE LOW AND MID-RISE HOUSING POLICY STAGE 2 ON THE GEORGES RIVER LGA

(Report by Principal Strategic Planner)

Note: It was noted that Councillor Mort left the Chambers at 8:36pm

Note: It was noted that Councillor Mort returned to the Chambers at 08:39pm

Note: It was noted that Councillor Dimoski left the Chambers at 08:39pm

Note: It was noted that Councillor Dimoski returned to the Chambers at 08:41pm

MOTION: – Councillor Mahoney, Councillor Landsberry

- (a) That Council:
 - (i) Note that the Department of Planning, Housing and Infrastructure (DPHI) does not support Council's Housing Planning Proposal as a replacement for the Low and Mid-Rise (LMR) Housing Policy.
 - (ii) Note that Council's Housing Planning Proposal would have delivered immediate capacity for over 8,245 new dwellings across the Georges River Local Government Area (LGA) through targeted amendments to planning controls. This Proposal formed just one component of Council's comprehensive and proactive response to the NSW Government's housing reforms, which also includes the implementation of the Mortdale Master Plan (578 dwellings), the Beverly Hills Master Plan (734 dwellings), and the ongoing preparation of the Riverwood and Kogarah Town Centre Master Plans. Which when combined may equal or exceed the capacity provided by the LMR.
 - (iii) Note that Council's Proposal was informed by careful and evidence-based planning work undertaken by Council's expert strategic planners, aimed at distributing new housing supply equitably across the LGA while safeguarding the character of local suburbs, Heritage Conservation Areas, and sensitive ecological zones.
 - (iv) Express concern that Council's planning experts have raised concerns that the non-discretionary development standards mandated under the LMR Policy may compromise the delivery of well-designed homes and result in development that does not reflect the character of our local suburbs.
 - (v) Express concern that Council's Housing Proposal would have delivered 2,169 more "missing middle" homes than the LMR Policy — including housing types like dual occupancies, villas and townhouses — offering greater housing choice for growing families and downsizing residents. In contrast, the LMR Policy provides less opportunity for families to "step up" into appropriately sized homes and limits options for empty-nesters to "step down" from larger properties, particularly for those who wish to remain in their local community but do not want to transition into high-density apartment living.

- (vi) Express concern at the reduction in parking requirements under the LMR Policy to as low as 0.5 space per dwelling for some developments, regardless of bedroom count, which is likely to exacerbate existing parking pressures, particularly in areas close to public transport nodes.
 - (vii) Express concern that the LMR Policy poses significant challenges to achieving the State Government's 40% urban tree canopy cover target by 2038, due to larger building footprints on smaller lots and increased driveway crossovers that reduce opportunities for tree planting.
 - (viii) Express concern that the LMR Policy is not supported by any funding or forward planning to deliver the critical infrastructure required to accommodate increased density, including upgrades to roads, traffic management, stormwater and drainage systems, active transport networks, public open spaces, and essential community infrastructure.
 - (ix) Express concern that the Biodiversity Planning Proposal offers significant benefits for the environment, the Georges River, and local fauna, and that the failure to progress it in a timely manner risks undermining critical environmental protections and initiatives.
- (b) That Council write to the Department of Planning, Housing and Infrastructure (DPHI) to:
- (i) Seek an Alteration to the Gateway Determination to progress Part A: Biodiversity, Character and FSPA (PP2024/0002) of the Integrated Planning Proposal.
 - (ii) Resubmit PP2024/0004 – Additional and Diverse Housing (previous Part B of the Integrated Planning Proposal) as a separate Planning Proposal for a Gateway Determination, and
 - (iii) Request reconsideration of its decision and support PP2024/0004 - Additional and Diverse Housing as a viable and appropriate replacement for the LMR Policy.
- (c) That Council acknowledge that Stage 2 of the LMR Policy came into effect on 28 February 2025 and, in response, resolve to proceed with the officer recommendations to address its implications on existing strategic planning work, as follows:
- (i) Endorse Scenario 3 of the Mortdale Local Centre Master Plan Implementation, as outlined in this report which proposes the following changes to the adopted Mortdale Local Centre Master Plan:
 - (ii) The deletion of the proposed R3 Medium Density Residential Zone fronting Newman Street, Cross Street, Victoria Avenue, and Cooks Lane, Mortdale; and
 - (iii) The alignment of the Floor Space Ratio (FSR) and Height of Building (HOB) to the LMR Policy controls for land zoned R4 High Density Residential.
 - (iv) Seek an exclusion from the LMR Policy for those parts of the Beverly Hills Station LMR Housing Area affected by the Probable Maximum Flood (PMF), as identified in the Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards catchment (2023).
 - (v) That the preparation of the Riverwood Local Centre and Kogarah Strategic Centre Master Plans consider the potential application of the LMR Policy to land zoned R2, R3 and R4 within those study areas.
 - (vi) acknowledge the implications of the LMR Policy on the Hurstville, Penshurst and Oatley LMR Housing Areas and actively monitor development applications lodged under the LMR Policy development standards.

AMENDMENT: Councillor Wang, Councillor Pun

That this item be deferred for consideration at the Council Meeting scheduled for 26 May 2025.

Record of Voting

For the Amendment: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Pun, Councillor Wang

Against the Amendment: The Mayor, Councillor Borg, Councillor Allison, Councillor Dimoski, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Stratikopoulos

On being PUT to the meeting, voting on this Amendment was five (5) votes FOR and nine (9) votes AGAINST. The Amendment was LOST.

AMENDMENT: Councillor Wang, Councillor Pun

(a) That Council:

- (i) Note that the Department of Planning, Housing and Infrastructure (DPHI) does not support Council's Housing Planning Proposal as a replacement for the Low and Mid-Rise (LMR) Housing Policy.
- (ii) Note that Council's Housing Planning Proposal would have delivered immediate capacity for over 8,245 new dwellings across the Georges River Local Government Area (LGA) through targeted amendments to planning controls. This Proposal formed just one component of Council's comprehensive and proactive response to the NSW Government's housing reforms, which also includes the implementation of the Mortdale Master Plan (578 dwellings), the Beverly Hills Master Plan (734 dwellings), and the ongoing preparation of the Riverwood and Kogarah Town Centre Master Plans. Which when combined may equal or exceed the capacity provided by the LMR.
- (iii) Note that Council's Proposal was informed by careful and evidence-based planning work undertaken by Council's expert strategic planners, aimed at distributing new housing supply equitably across the LGA while safeguarding the character of local suburbs, Heritage Conservation Areas, and sensitive ecological zones.
- (iv) Express concern that Council's planning experts have raised concerns that the non-discretionary development standards mandated under the LMR Policy may compromise the delivery of well-designed homes and result in development that does not reflect the character of our local suburbs.
- (v) Express concern that Council's Housing Proposal would have delivered 2,169 more "missing middle" homes than the LMR Policy — including housing types like dual occupancies, villas and townhouses — offering greater housing choice for growing families and downsizing residents. In contrast, the LMR Policy provides less opportunity for families to "step up" into appropriately sized homes and limits options for empty-nesters to "step down" from larger properties, particularly for those who wish to remain in their local community but do not want to transition into high-density apartment living.
- (vi) Express concern at the reduction in parking requirements under the LMR Policy to as low as 0.5 space per dwelling for some developments, regardless of bedroom count, which is likely to exacerbate existing parking pressures, particularly in areas close to public transport nodes.
- (vii) Express concern that the LMR Policy poses significant challenges to achieving the State Government's 40% urban tree canopy cover target by 2038, due to larger building footprints on smaller lots and increased driveway crossovers that reduce

opportunities for tree planting.

- (viii) Express concern that the LMR Policy is not supported by any funding or forward planning to deliver the critical infrastructure required to accommodate increased density, including upgrades to roads, traffic management, stormwater and drainage systems, active transport networks, public open spaces, and essential community infrastructure.
 - (ix) Express concern that the Biodiversity Planning Proposal offers significant benefits for the environment, the Georges River, and local fauna, and that the failure to progress it in a timely manner risks undermining critical environmental protections and initiatives.
- (b) That Council write to the Department of Planning, Housing and Infrastructure (DPHI) to:
- (i) Seek an Alteration to the Gateway Determination to progress Part A: Biodiversity, Character and FSPA (PP2024/0002) of the Integrated Planning Proposal.
 - (ii) Resubmit PP2024/0004 – Additional and Diverse Housing (previous Part B of the Integrated Planning Proposal) as a separate Planning Proposal for a Gateway Determination, and
 - (iii) Request reconsideration of its decision and support PP2024/0004 - Additional and Diverse Housing as a viable and appropriate replacement for the LMR Policy.
- (c) That Council acknowledge that Stage 2 of the LMR Policy came into effect on 28 February 2025 and, in response, resolve to proceed with the officer recommendations to address its implications on existing strategic planning work, as follows:
- (i) Endorse Scenario 3 of the Mortdale Local Centre Master Plan Implementation, as outlined in this report which proposes the following changes to the adopted Mortdale Local Centre Master Plan:
 - a. The deletion of the proposed R3 Medium Density Residential Zone fronting Newman Street, Cross Street, Victoria Avenue, and Cooks Lane, Mortdale; and
 - b. The alignment of the Floor Space Ratio (FSR) and Height of Building (HOB) to the LMR Policy controls for land zoned R4 High Density Residential.
 - (ii) That the preparation of the Riverwood Local Centre and Kogarah Strategic Centre Master Plans consider the potential application of the LMR Policy to land zoned R2, R3 and R4 within those study areas.
 - (iii) Acknowledge the implications of the LMR Policy on the Hurstville, Penshurst and Oatley LMR Housing Areas and actively monitor development applications lodged under the LMR Policy development standards.

Record of Voting

For the Amendment: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Pun, Councillor Wang

Against the Amendment: The Mayor, Councillor Borg, Councillor Allison, Councillor Dimoski, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Stratikopoulos

On being PUT to the meeting, voting on this Amendment was five (5) votes FOR and nine (9) votes AGAINST. The Amendment was LOST.

RESOLVED: Councillor Mahoney, Councillor Landsberry

- (a) That Council:

- (i) Note that the Department of Planning, Housing and Infrastructure (DPHI) does not support Council's Housing Planning Proposal as a replacement for the Low and Mid-Rise (LMR) Housing Policy.
- (ii) Note that Council's Housing Planning Proposal would have delivered immediate capacity for over 8,245 new dwellings across the Georges River Local Government Area (LGA) through targeted amendments to planning controls. This Proposal formed just one component of Council's comprehensive and proactive response to the NSW Government's housing reforms, which also includes the implementation of the Mortdale Master Plan (578 dwellings), the Beverly Hills Master Plan (734 dwellings), and the ongoing preparation of the Riverwood and Kogarah Town Centre Master Plans. Which when combined may equal or exceed the capacity provided by the LMR.
- (iii) Note that Council's Proposal was informed by careful and evidence-based planning work undertaken by Council's expert strategic planners, aimed at distributing new housing supply equitably across the LGA while safeguarding the character of local suburbs, Heritage Conservation Areas, and sensitive ecological zones.
- (iv) Express concern that Council's planning experts have raised concerns that the non-discretionary development standards mandated under the LMR Policy may compromise the delivery of well-designed homes and result in development that does not reflect the character of our local suburbs.
- (v) Express concern that Council's Housing Proposal would have delivered 2,169 more "missing middle" homes than the LMR Policy — including housing types like dual occupancies, villas and townhouses — offering greater housing choice for growing families and downsizing residents. In contrast, the LMR Policy provides less opportunity for families to "step up" into appropriately sized homes and limits options for empty-nesters to "step down" from larger properties, particularly for those who wish to remain in their local community but do not want to transition into high-density apartment living.
- (vi) Express concern at the reduction in parking requirements under the LMR Policy to as low as 0.5 space per dwelling for some developments, regardless of bedroom count, which is likely to exacerbate existing parking pressures, particularly in areas close to public transport nodes.
- (vii) Express concern that the LMR Policy poses significant challenges to achieving the State Government's 40% urban tree canopy cover target by 2038, due to larger building footprints on smaller lots and increased driveway crossovers that reduce opportunities for tree planting.
- (viii) Express concern that the LMR Policy is not supported by any funding or forward planning to deliver the critical infrastructure required to accommodate increased density, including upgrades to roads, traffic management, stormwater and drainage systems, active transport networks, public open spaces, and essential community infrastructure.
- (ix) Express concern that the Biodiversity Planning Proposal offers significant benefits for the environment, the Georges River, and local fauna, and that the failure to progress it in a timely manner risks undermining critical environmental protections and initiatives.
- (b) That Council write to the Department of Planning, Housing and Infrastructure (DPHI) to:
- (i) Seek an Alteration to the Gateway Determination to progress Part A: Biodiversity, Character and FSPA (PP2024/0002) of the Integrated Planning Proposal.
- (ii) Resubmit PP2024/0004 – Additional and Diverse Housing (previous Part B of the

- Integrated Planning Proposal) as a separate Planning Proposal for a Gateway Determination, and
- (iii) Request reconsideration of its decision and support PP2024/0004 - Additional and Diverse Housing as a viable and appropriate replacement for the LMR Policy.
- (c) That Council acknowledge that Stage 2 of the LMR Policy came into effect on 28 February 2025 and, in response, resolve to proceed with the officer recommendations to address its implications on existing strategic planning work, as follows:
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 - a. The deletion of the proposed R3 Medium Density Residential Zone fronting Newman Street, Cross Street, Victoria Avenue, and Cooks Lane, Mortdale; and
 - b. The alignment of the Floor Space Ratio (FSR) and Height of Building (HOB) to the LMR Policy controls for land zoned R4 High Density Residential.
 - (ii) Seek an exclusion from the LMR Policy for those parts of the Beverly Hills Station LMR Housing Area affected by the Probable Maximum Flood (PMF), as identified in the Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards catchment (2023).
 - (iii) That the preparation of the Riverwood Local Centre and Kogarah Strategic Centre Master Plans consider the potential application of the LMR Policy to land zoned R2, R3 and R4 within those study areas.
 - (iv) Acknowledge the implications of the LMR Policy on the Hurstville, Penshurst and Oatley LMR Housing Areas and actively monitor development applications lodged under the LMR Policy development standards.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

CCL029-25 Report of the Finance and Governance Committee meeting held on 14 April 2025

(Report by Manager Office of the General Manager)

RESOLVED: Councillor Jamieson, Councillor Mahoney

That the Finance and Governance Committee recommendations for items FIN010-25 to FIN013A-25 as detailed below, be adopted by Council.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

FIN010-25 INVESTMENT REPORT AS AT 28 FEBRUARY 2025
(Report by Senior Financial Accountant - Reporting)

That the Investment Report as at 28 February 2025 be received and noted by Council.

FIN011-25 AUDIT, RISK AND IMPROVEMENT COMMITTEE - MINUTES OF MEETINGS HELD 14 NOVEMBER 2024 (CONFIRMED) AND 13 MARCH 2025 (UNCONFIRMED)
(Report by Chief Audit Executive)

- (a) That the confirmed Minutes of the Audit, Risk and Improvement Committee meeting held on 14 November 2024 be received and noted by Council.
- (b) That the unconfirmed Minutes of the Audit, Risk and Improvement Committee meeting held on 13 March 2025 be received and noted by Council.

FIN012-25 QUARTERLY COMMERCIAL PROPERTY PORTFOLIO REPORT FOR PERIOD ENDING 31 DECEMBER 2024
(Report by Senior Property Officer)

That Council receive and note the contents of this report in relation to the Quarterly Commercial Property Portfolio, for the period ending 31 December 2024.

FIN013-25 HALF YEAR PROGRESS REPORT: JULY 2024 - DECEMBER 2024
(Report by Integrated Planning and Reporting Officer)

- (a) That Council receive and note the Half Year Progress Report July 2024 – December 2025 (Attachment 1) of performance made towards Georges River Council's Delivery Program 2022-2026 and Operational Plan 2024/25.
- (b) That a copy of the Half Year Progress Report July 2024 – December 2025 be published on Council's website and a link provided to the Office of Local Government.

FIN014-25 REAPPOINTMENT OF INDEPENDENT MEMBER TO THE AUDIT RISK AND IMPROVEMENT COMMITTEE
(Report by Chief Audit Executive)

That Council reappoint Mr Cliff Haynes as an independent member and chairperson to the Audit, Risk and Improvement Committee (ARIC) in accordance with the Audit, Risk and Improvement Committee Terms of Reference, for a four (4) year period ending to 22 March 2029.

FIN013A-25 PROPERTY MATTER - OPEN SPACE LAND ACQUISITION OF 15 KEITH STREET PEAKHURST
(Report by Senior Property Officer)

- (a) That Council purchase the property at 15 Keith Street, Peakhurst, being Lot 132 in Deposited Plan 532403 on the terms outlined in this report.
- (b) That Council authorises the General Manager to execute the Contract for Sale, Transfer Document and all other associated documentation to complete the purchase of Lot 132 in

DP532403, located at 15 Keith Street, Peakhurst.

- (c) That in accordance with Section 31 (2) of the Local Government Act 1993, the land be classified as Community Land following settlement.
- (d) The Councillors receive a workshop on the current/pending status of acquired properties for open space and any future plans for Hurstville and Kogarah.

FINANCE AND GOVERNANCE

CCL030-25 Application Pursuant to Councillor Ward Discretionary Fund Policy - April 2025 (Report by Executive Services Officer)

Note: Councillor Stratikopoulos left the Chambers at 9:23pm

Note: Councillor Pun left the Chambers at 9:23pm

RESOLVED: Councillor Jamieson, Councillor Mahoney

That the following application for funding, pursuant to the Councillors Ward Discretionary Fund Policy, be approved:

- CWF15/24-25 – Ineligible Application submitted by **Deputy Mayor Councillor Liu** on behalf of **Hopewood Georges River Music Festival** in the amount of **\$1,000**.
- CWF16/24-25 – Application submitted by **Deputy Mayor, Councillor Liu** on behalf of **Healfun Arts Group** in the amount of **\$1,000**.
- CWF17/24-25 – Application submitted by **Councillor Wang** on behalf of **Hurstville Community Gardens** in the amount of **\$1,000**.
- CWF18/24-25 – Application submitted by **Deputy Mayor, Councillor Liu** on behalf of **Australian Chinese Heritage Paper Arts Club Inc** in the amount of **\$1,000**.
- CWF19/24-25 – Ineligible Application submitted by **Mayor, Councillor Borg** on behalf of **Kogarah Community Services** in the amount of **\$2,000**.
- CWF20/24-25 – Ineligible Application submitted by **Mayor, Councillor Borg** on behalf of **Morris Children's Fund Inc** in the amount of **\$2,000**.
- CWF21/24-25 – Application submitted by **Councillor Mahoney** on behalf of **Oatley Flora and Fauna Conservation Society Inc** in the amount of **\$750**.
- CWF22/24-25 – Application submitted by **Councillor Allison** on behalf of **Oatley Flora and Fauna Conservation Society Inc** in the amount of **\$750**.
- CWF23/24-25 – Application submitted by **Deputy Mayor, Councillor Liu** on behalf of **Australian Dongbei Chinese Chamber of Commerce Inc** in the amount of **\$1,000**.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

CCL031-25 Report of Outstanding Council Resolutions (Period up to and including 31 March 2025.

(Report by Executive Services Officer)

RESOLVED: Councillor Jamieson, Deputy Mayor, Councillor Liu

That the report be received and noted.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

CCL032-25 Tabling of Disclosure of Interests Returns of Councillors and Designated Persons

(Report by Senior Access to Information Officer)

RESOLVED: Councillor Jamieson, Councillor Mahoney

That Council receives and notes the Tabling of Disclosure of Interest Returns for Designated Persons.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

CCL033-25 Working Together for a Better Future - Community Strategic Plan, Delivery Program, Operational Plan and Resourcing Strategy

(Report by Integrated Planning and Reporting Officer)

RESOLVED: Councillor Jamieson, Deputy Mayor, Councillor Liu

(a) That Council endorse for the purposes of public exhibition the attached Draft Integrated Planning and Reporting (IP&R) documents, being the:

- (i) 2025-2035 Community Strategic Plan
- (ii) 2025/26-29 Delivery Program
- (iii) 2025/26 Operational Plan comprised of:
 - a. Budget; and
 - b. Schedule of Fees and Charges.
- (iv) 2025/26 Resourcing Strategy comprised of:
 - a. Our People Plan;
 - b. Digital Resource Management Plan;
 - c. Asset Management Plan; and

d. Long Term Financial Plan.

- (b) That the General Manager be delegated authority to make formatting and minor editorial adjustments to the Draft IP&R documents.
- (c) That the Draft IP&R documents be approved for public exhibition for a period of not less than 28 days, and that all submissions received during the exhibition period be:
 - (i) Presented to Councillors in a workshop for review and discussion prior to final adoption; and
 - (ii) Reported to the June 2025 Council meeting for consideration as part of the formal adoption of the IP&R documents.
- (d) That Council receive and note the financial sustainability risks, particularly in regard to increasing revenues and managing expenditure, to secure Council's long-term sustainability.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

NOTICES OF MOTION

NM025-25 Advocating Free Parking for the General Public at the Beverly Hills Commuter Car Park
(Report by Deputy Mayor, Councillor Liu)

Note: Councillor Pun returned to the Chambers at 9:43pm

Note: Councillor Stratikopoulos returned to the Chambers at 9:44pm

MOTION: Deputy Mayor, Councillor Liu, Councillor Dimoski

- (a) That the General Manager write to the Minister for Transport, the Hon. John Graham MLC, the Premier, the Hon. Chris Minns MP, Mr Mark Coure MP, and Transport for NSW to raise concerns regarding the underutilisation of the Beverly Hills Commuter Car Park.
- (b) That Council urge the NSW Government to provide three-hour free parking for the general public to support small businesses, encourage patronage and increase the utilisation of public facilities.
- (c) That Council keep the local community informed of any feedback received from the NSW Government.
- (d) That Council continue advocating for this issue on behalf of the local community until the goal is achieved.

AMENDMENT – Councillor Pun, Councillor Arthur

- (a) That the General Manager write to the Minister for Transport, the Hon. John Graham MLC, the Premier, the Hon. Chris Minns MP and Transport for NSW to raise concerns regarding the underutilisation of the Beverly Hills Commuter Car Park.
- (b) That Council urge the NSW Government to provide three-hour free parking for the general public to support small businesses, encourage patronage and increase the utilisation of

public facilities.

- (c) That Council keep the local community informed of any feedback received from the NSW Government.
- (d) That Council continue advocating for this issue on behalf of the local community until the goal is achieved.
- (e) Write to the Member for Oatley, to enquire whether appropriate consultation with nearby businesses was conducted when designing the car park and fee structure during the time of the former Liberal Government.

Record of Voting

For the Amendment: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Landsberry, Councillor Pun, Councillor Wang

Against the Amendment: The Mayor, Councillor Borg, Councillor Allison, Councillor Dimoski, Councillor Jamieson, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Stratikopoulos.

On being PUT to the meeting, voting on this Amendment was six (6) votes FOR and eight (8) votes AGAINST. The Amendment was LOST.

RESOLVED: Deputy Mayor, Councillor Liu, Councillor Dimoski

- (a) That the General Manager write to the Minister for Transport, the Hon. John Graham MLC, the Premier, the Hon. Chris Minns MP, Mr Mark Coure MP, and Transport for NSW to raise concerns regarding the underutilisation of the Beverly Hills Commuter Car Park.
- (b) That Council urge the NSW Government to provide three-hour free parking for the general public to support small businesses, encourage patronage and increase the utilisation of public facilities.
- (c) That Council keep the local community informed of any feedback received from the NSW Government.
- (d) That Council continue advocating for this issue on behalf of the local community until the goal is achieved.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM026-25 Reopening of Service Tunnel at Waterfall (Report by Councillor Mort)

Note: It was noted that Councillor Arthur left the Chambers at 09:38pm

Note: It was noted that Councillor Arthur returned to the Chambers at 09:40pm

RESOLVED: Councillor Mort, Councillor Mahoney

That Council:

- (i) Writes to the NSW Minister for Roads and Regional Transport, the Hon. Jenny Aitchison

MP, and the Federal Minister for Infrastructure, Transport, Regional Development and Local Government, the Hon. Catherine King MP, advocating for the reopening of the service tunnel under the F6 at Waterfall to provide a safer route for cyclists.

- (ii) Notes that many residents from the Georges River Local Government Area (LGA) utilise the popular cycling route from the Oatley to Como Bridge, continuing south towards Waterfall and beyond.
- (iii) Highlights that the current design of the cycling route forces cyclists to dangerously cross two lanes of the Princes Motorway M1 (F6 Southern Expressway) at Waterfall, where traffic accelerates from 80 km/h to 110 km/h, creating a notorious black spot for cyclists.
- (iv) Recognises the tragic death of cyclist Gail Allan on 14 January 2025, who was killed while attempting to cross these lanes to reach the Princes Highway exit on the right-hand side.
- (v) Acknowledges that the service tunnel and existing service roads provide a viable alternative that would allow cyclists to safely connect to the old Princes Highway, avoiding high-speed traffic hazards.
- (vi) Requests that the Ministers provide funding for the works required to reopen this infrastructure, including the removal of concrete and earth barricades, a clean-up of the disused tunnel, and reopening access from the southbound lane.
- (vii) Highlights that this initiative will improve active transport routes and connections, aligning with broader government strategies to promote cycling infrastructure and road safety.
- (viii) Forward a copy of this motion to the Mayor's of Sutherland Shire Council, Bayside Council, Canterbury Bankstown Council, Inner West Council, Waverly Council, Randwick Council, Woollahra Council, encouraging them to consider passing a similar motion.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM024-25 Parking Issues in Kogarah and Carlton - Deferred from March Council Meeting (NM024-25) - With part (iv) Added to the Motion (Report by Councillor Gao)

MOTION: Councillor Gao, Councillor Pun

That Council:

- (i) Notes the severe lack of parking in Kogarah and Carlton, which continues to impact residents and businesses.
- (ii) Recognises the widespread illegal parking issues, particularly on Bembridge Street and Bowns Road, where double parallel parking is prevalent due to the raised level of designated parking spots.
- (iii) Develops and implements a plan to immediately increase ranger patrols in these high-

risk areas to enforce parking regulations and improve safety.

- (iv) In the first instance, place only warning letters on the vehicles windscreen to deter further offending and give people a chance to rectify their actions.

AMENDMENT: Councillor Stratikopoulos, Councillor Dimoski

That Council:

- (i) Notes the lack of parking in Kogarah and Carlton, which impacts residents and businesses.
- (ii) Recognises the illegal parking issues on Bembridge Street and Bowns Road, where double parallel parking is prevalent.
- (iii) Increases ranger patrols in these areas to enforce parking regulations and improve safety.

Record of Voting

For the Amendment: The Mayor, Councillor Borg, Councillor Allison, Councillor Dimoski, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Stratikopoulos

Against the Amendment: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Pun, Councillor Wang

On being PUT to the meeting, voting on this Amendment was nine (9) votes FOR and five (5) votes AGAINST. The Amendment was CARRIED and became the Motion.

RESOLVED: Councillor Stratikopoulos, Councillor Dimoski

That Council:

- (i) Notes the lack of parking in Kogarah and Carlton, which impacts residents and businesses.
- (ii) Recognises the illegal parking issues on Bembridge Street and Bowns Road, where double parallel parking is prevalent.
- (iii) Increases ranger patrols in these areas to enforce parking regulations and improve safety.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM027-25 Hurstville School Precinct Traffic Study
(Report by Councillor Wang)

Note: It was noted that Councillor Mahoney left the Chambers at 10:08pm

Note: was noted that Councillor Mahoney returned to the Chambers at 10:09pm

Note: It was noted that Councillor Allison left the Chambers at 10:10pm

RESOLVED: Councillor Wang, Councillor Pun

That Council:

- (i) Expresses gratitude to the schools, parents, Council's traffic team, TfNSW, WSP consultants, community members, and particularly the Hurstville Public School Parents Group, for their unwavering advocacy and collaborative efforts in contributing to the "Hurstville School Precinct Traffic Study."
- (ii) Calls on the NSW State Government and Transport for NSW (TfNSW) to prioritise funding for the implementation of the recommendations outlined in the "Hurstville School Precinct Traffic Study."
- (iii) Commence the investigation of identified Capital Works Projects during the 25/26 Financial Year in preparation for the 26/27 Capital Budget process.
- (iv) Ensures that the implementation process allows for flexibility and adaptability to address changing conditions, particularly those arising from new developments, with a specific focus on the imminent developments around Forest Road and Durham Street.
- (v) Encourages the school community to use of the "Log It / Fix It" system.
- (vi) Requests that regular progress reports on the implementation of the study's recommendations be provided to the Council and community via the webpage.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM028-25 Timothy Reserve - Safety and Amenity Issues
(Report by Councillor Wang)

Note: It was noted that Councillor Anzellotti left the Chambers at 10:12pm

Note: It was noted that Councillor Anzellotti returned to the Chambers at 10:14pm

Note: It was noted that Councillor Stratikopoulos left the Chambers at 10:14pm

Note: It was noted that Councillor Stratikopoulos returned to the Chambers at 10:15pm

Note: It was noted that Councillor Allison returned to the Chambers at 10:21pm

RESOLVED: Councillor Wang, Councillor Pun

That Council note 'Upgrade/Renewal of Outdoor Fitness Equipment' (NM013-25) was resolved in March 2025 relating to assets at Timothy Reserve and consider the following additional actions as part of the investigations for NM013-25:-

- (i) Investigate additional lighting at Timothy Reserve, demonstrating Council's commitment to public safety.
- (ii) Investigates opportunities for enhanced place making at Timothy Reserve, including but not limited to, Public Art, Place Naming, additional way finding, enhanced public amenity.

- (iii) Submit a budget bid for 2026/2027 financial year based on the investigation recommendations.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM029-25 Congratulations to the Nepalese Community
(Report by Councillor Wang)

RESOLVED: Councillor Wang, Deputy Mayor, Councillor Liu

That Council:

- (i) Congratulates the Nepalese community of Georges River local government area on celebrating their New Year, Bikram Sambat 2082 starts from 13 April 2025.
- (ii) Acknowledges the rich cultural heritage and contributions of the Nepalese community to the Georges River area.
- (iii) Notes the significance of Bikram Sambat 2082 as a time of renewal, celebration, and community spirit.
- (iv) Expresses its support for the continued cultural celebrations and community engagement of the Nepalese community within the Georges River LGA.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM030-25 National Road Safety Week - 11-18 May 2025
(Report by Councillor Mahoney)

RESOLVED: Councillor Mahoney, Councillor Allison

That Council:

- (i) Acknowledges and supports National Road Safety Week, which runs from 11 to 18 May 2025, and recognises its critical role in raising awareness of road safety across our community.
- (ii) Notes that National Road Safety Week is an annual initiative that highlights the impact of road trauma and promotes safer road use by all.
- (iii) Commits to promoting the key messages of the campaign through Council's communication channels, including social media, Council's website, and community noticeboards.
- (iv) Encourages all residents, community groups, schools, and local businesses to take part in

National Road Safety Week by reflecting on how we can all contribute to safer roads—whether as drivers, passengers, cyclists, or pedestrians.

- (v) Notes that Georges River Council will be teaming up with Kidsafe NSW, Transurban and Transport for NSW to offer free child restraint installations and checks for residents during National Road Safety Week, promoting safer travel for children and peace of mind for parents and carers.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

NM031-25 Off Leash Dog Park (Report by Councillor Gao)

Note: It was noted that Councillor Wang left the Chambers at 10:31pm

Note: It was noted that Councillor Wang returned to the Chambers at 10:33pm

RESOLVED: Councillor Gao, Councillor Arthur

That Council:

- (i) Initiates a review of the Hogben Park Masterplan 2010 to ensure it reflects current community needs, environmental conditions, and the long-term strategy and vision for the park.
- (ii) Commences renewed community consultation as part of this review, with particular focus on the proposed dog park, fencing location, and accessibility.
- (iii) Commences consultation on the dog park being relocated to the empty spaces on the alternate areas of the park with higher ground.
- (iv) Pauses implementation of the proposed dog park and related infrastructure until the review and renewed consultation is complete and adopted by Council.
- (v) Provides ongoing updates including timelines to the community to ensure transparency and meaningful engagement throughout the process.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Jamieson, Councillor Landsberry, Deputy Mayor, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang

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

QUESTIONS WITH NOTICE

QWN010-25 Management of Invasive Tree Species (Report by Deputy Mayor, Councillor Liu)

Answer published in the business paper.

QWN011-25 Waste Collection Information
(Report by Councillor Jamieson)

Answer published in the business paper.

QWN012-25 Parking Restrictions - Basset Street and Pearl Street Hurstville
(Report by Councillor Wang)

Answer published in the business paper.

QWN013-25 Bus Zone - Forest Road Hurstville
(Report by Councillor Wang)

Answer published in the business paper.

CONCLUSION

The Meeting was closed at 10:44pm

Chairperson

Elise Borg



UNCONFIRMED

MAYORAL MINUTE

Item: MM009-25 Congratulations to Sydney East School Sports Association and St George AFC on Hosting the 2025 NSWCHSSA Boys AFL Championships at Olds Park

Mayor: The Mayor, Councillor Borg

BACKGROUND

From Wednesday 30 April to Friday 2 May 2025, Olds Park proudly hosted the 2025 NSW Combined High Schools Sports Association (CHSSA) Boys AFL Championships. The event was hosted by the Sydney East High School Sports Association and strongly supported by the St George Australian Football Club, under the leadership of President, Mr Angie Zissis and Football Manager, Mr Dale Widders.

Ten regional teams from across NSW competed in 24 games over three days, with around 250 players and officials, and an estimated 250 spectators attending each day. The event showcased Olds Park's unique ability to host simultaneous games on high-quality fields.

St George AFC coordinated more than twenty club volunteers—comprising past and present players and officials—provided catering, timekeeping, scoreboard operation, and ground management from as early as 6.30am each day. Despite recent rainfall, the fields performed exceptionally well due to the excellent preparation and maintenance by Council's ground staff.

Georges River Council was proud to support both Sydney East and St George AFC in delivering this successful state-level event. The feedback received from participants and families has been overwhelmingly positive, with Olds Park recognised as one of the best community AFL venues in NSW.

The Championships have not only showcased the calibre of community sporting infrastructure in the Georges River LGA but also delivered an economic and social boost to the region.

MOTION:

That Council:

- (a) Congratulates the Sydney East High School Sports Association and the St George Australian Football Club on the successful hosting of the 2025 NSWCHSSA Boys AFL Championships at Olds Park.
- (b) Acknowledges and thanks the volunteers, AFL Sydney, Endeavour Sports High School, and Council staff, particularly the Olds Park ground crew, for their contributions.
- (c) Notes the positive feedback received and the recognition of Olds Park as a premier community AFL facility.

ATTACHMENTS

Nil

COMMITTEE REPORTS

Item: CCL035-25 Report of the Assets and Infrastructure Committee meeting held on 12 May 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Committee Reports

CCL035-25

RECOMMENDATION:

That the Assets and Infrastructure Committee recommendations for items ASS022-25 to ASS021-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items ASS022-25 to ASS021-25 are submitted to Council for determination.

The recommendations were made by the Assets and Infrastructure Committee at its meeting on 12 May 2025.

COMMITTEE RECOMMENDATIONS

ASS022-25 REPORT OF THE GEORGES RIVER COUNCIL TRAFFIC ADVISORY COMMITTEE MEETING HELD ON 7 MAY 2025
(Report by Manager Office of the General Manager)

That the Georges River Council Traffic Advisory Committee recommendations for items TAC033-25 to CON016A-25 as detailed below, be adopted by Council.

TAC033-25 WEST STREET, CARLTON - PROPOSED 'CHANGE IN SIGNAGE AND LINEMARKING'
(Report by Senior Traffic and Transport Engineer)

- (a) That existing double dividing line marking be extended by 10m north of 453 Princes Highway driveway along West Street, Carlton as per the Plan in the report.
- (b) That 'No U Turn (R2-5n)' sign be installed on the existing pedestrian refuge island in West Street, Carlton as per the Plan in the report.

TAC034-25 13 KINGSWAY, KINGSGROVE - PROPOSED "WORKS ZONE"
(Report by Traffic Engineer)

- (a) That a 13m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 13 Kingsway, Kingsgrove, be installed for a duration of 12 weeks commencing Mid-April 2025, as per the plan in the report.
- (b) That the original parking restrictions be reinstated at the completion of the 'Works Zone' period.

TAC035-25 75 BRISTOL ROAD, HURSTVILLE - REMOVE "MOBILITY PARKING" SPACE
(Report by Traffic Engineer)

That the existing "Mobility Parking" space located outside No.75 Bristol Road, Hurstville be removed.

TAC036-25 ANDERSON ROAD, MORTDALE - PROPOSED 'NO STOPPING' RESTRICTIONS
(Report by Traffic Engineer)

- (a) That 'No Stopping' restrictions be installed at the split road location of Anderson Road, Mortdale as per the plan in the report.
- (b) That a 10m & 18m 'No Stopping' restrictions be installed on Anderson Road, Mortdale, as per the plan in the report.

TAC037-25 TARGO ROAD, BEVERLEY PARK - PROPOSED EXISTING 'NO PARKING' RESTRICTION CHANGE.
(Report by Traffic Engineer)

That existing 'No Parking' restrictions '5am – 3pm Wednesday' times be changed TO '6am – 6pm Monday and Thursday and be installed on the northern side of Targo Road, Beverley Park.

TAC038-25 13A MONTGOMERY STREET, KOGARAH - PROPOSED "WORKS ZONE"
(Report by Traffic Engineer)

- (a) That a 15m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 13A Montgomery Street, Kogarah, be installed for a duration of 8 weeks commencing Mid-May 2025, as per the plan in the report.
- (b) That the original parking restrictions of 1P 8:30AM-6PM Monday to Friday, 8AM to 12:30PM Saturday, be reinstated at the completion of the 'Works Zone' period.

CON016A-25 BELGRAVE STREET KOGARAH - UN[CONTAINED] ARTS AND CULTURAL FESTIVAL 2025
(Report by Senior Traffic and Transport Engineer)

- (a) That the request to temporarily close Belgrave Street, Kogarah between Post Office Lane and Kensington Street from 4pm Thursday 26 June 2025 to 6am Monday 30 June 2025, be approved.
- (b) That Council consults with the impacted stakeholders to notify them accordingly of the proposed closure.
- (c) That the event is categorised as a 'Class 3' Event.

TAC032-25 EDWARD STREET, CARLTON - PROPOSED 'PARKING RESTRICTION'
(Report by Senior Traffic and Transport Engineer)

RECOMMENDATION: The Mayor, Councillor Borg, Councillor Liu

- (a) That a 26m 'No Parking' restriction be installed on the northern side of Edward Street,

Carlton, as per the plan in the report.

- (b) That a 10m 'No Stopping' restriction be installed on the southern side of Edward Street, Carlton, as per the plan in the report. That Council officers will further investigate a possible extension of 'No Parking' restrictions once the development is fully occupied.
- (c) That Council note, based on current traffic and crash data, there is no evidence to support the installation of traffic calming devices along the full length of Edward Street, Carlton—from Tanner Avenue to Princes Highway—including, but not limited to, devices such as speed humps, chicanes, or a roundabout at the intersection of Edward Street and Colvin Avenue.
- (d) That Council officers organise the reinstatement of 50km/hr patch at Edward Street and further investigate appropriate signage and line marking along Edward Street and Colvin Street.
- (e) That despite the technical recommendation in item (c) above, Council assesses the feasibility of installing a roundabout at the intersection of Colvin Avenue and Edward Street, Carlton, taking into account the most recent crash data from Transport for NSW (TfNSW) and the traffic impacts once the development opposite Aldi is fully occupied. A future report outlining the feasibility, design considerations, and associated costs of a roundabout be submitted to a future Traffic Advisory Committee meeting.

ASS021-25 UTILISATION OF SECOND-GENERATION ANTICOAGULANT RODENTICIDE

(Report by Manager City Operational Services)

- (a) That the report outlining Council's current and future utilisation of Second-Generation Anticoagulant Rodenticide within Council properties be received and noted.
- (b) That Council monitor the Australian Pesticides and Veterinary Medicines Authority's reconsideration of anticoagulant rodenticide approvals and registrations, and action management changes as required.

FILE REFERENCE

D25/155944

ATTACHMENTS

Attachment [↓](#)1  Minutes of the Assets and Infrastructure Committee meeting held on 12 May 2025

MINUTES

Assets and Infrastructure Committee

Monday, 12 May 2025

7:00 PM

Waratah Room

Georges River Civic Centre

Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Mayor Councillor Borg, Councillor Ashvini Ambihaipahar (Chairperson), Councillor Elaina Anzellotti, Deputy Mayor, Councillor Liu, Councillor Dimoski, Councillor Gao, Councillor Mort, Councillor Pun, Councillor Stratikopoulos and Councillor Wang.

COUNCIL STAFF

Director Assets and Infrastructure - Andrew Latta, Acting Manager City Operational Services – Tom Heath, EA to the Director, Assets and infrastructure – Rachelle McGrath (minutes), PA to Manager City Operational Services – Mitchel Spinola, Executive Services Officer – Nickie Paraskevopoulos and Mark Tadros – Technical Support.

OPENING

The Chairperson, Councillor Ambihaipahar, opened the meeting at 7pm.

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

Non-Significant Non-Pecuniary Interest – Mayor Councillor Borg disclosed a Non-Significant, Non-Pecuniary interest in item **TAC032-25 Edward Street, Carlton – Proposed 'Parking Restriction'** for the reason the speaker in the public forum ran on her ticket at the local government election. Mayor Councillor Borg will remain in the meeting and take part in the consideration of this item.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ASS019-25 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 14 April 2025
(Report by Executive Services Officer)

RECOMMENDATION: Councillor Pun, Councillor Wang

That the Minutes of the Assets and Infrastructure Committee Meeting held on 14 April 2025, be confirmed.

Record of Voting

For the Motion: Councillor Ambihaipahar, Councillor Anzellotti, Councillor Dimoski, Councillor Gao, Councillor Liu, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang, The Mayor, Councillor Borg

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

COMMITTEE REPORTS

ASS022-25 Report of the Georges River Council Traffic Advisory Committee meeting held on 7 May 2025
(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Liu, The Mayor, Councillor Borg

That the Georges River Council Traffic Advisory Committee recommendations for items TAC033-25 to CON016A-25 as detailed below, be adopted by Council.

Record of Voting

For the Motion: Councillor Ambihaipahar, Councillor Anzellotti, Councillor Dimoski, Councillor Gao, Councillor Liu, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang, The Mayor, Councillor Borg

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

TAC033-25 WEST STREET, CARLTON - PROPOSED 'CHANGE IN SIGNAGE AND LINEMARKING'
(Report by Senior Traffic and Transport Engineer)

- (a) That existing double dividing line marking be extended by 10m north of 453 Princes Highway driveway along West Street, Carlton as per the Plan in the report.
- (b) That 'No U Turn (R2-5n)' sign be installed on the existing pedestrian refuge island in West Street, Carlton as per the Plan in the report.

TAC034-25 13 KINGSWAY, KINGSGROVE - PROPOSED "WORKS ZONE"

(Report by Traffic Engineer)

- (a) That a 13m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 13 Kingsway, Kingsgrove, be installed for a duration of 12 weeks commencing Mid-April 2025, as per the plan in the report.
- (b) That the original parking restrictions be reinstated at the completion of the 'Works Zone' period.

TAC035-25 75 BRISTOL ROAD, HURSTVILLE - REMOVE "MOBILITY PARKING" SPACE

(Report by Traffic Engineer)

That the existing "Mobility Parking" space located outside No.75 Bristol Road, Hurstville be removed.

TAC036-25 ANDERSON ROAD, MORTDALE - PROPOSED 'NO STOPPING' RESTRICTIONS

(Report by Traffic Engineer)

- (a) That 'No Stopping' restrictions be installed at the split road location of Anderson Road, Mortdale as per the plan in the report.
- (b) That a 10m & 18m 'No Stopping' restrictions be installed on Anderson Road, Mortdale, as per the plan in the report.

TAC037-25 TARGO ROAD, BEVERLEY PARK - PROPOSED EXISTING 'NO PARKING' RESTRICTION CHANGE.

(Report by Traffic Engineer)

That existing 'No Parking' restrictions '5am – 3pm Wednesday' times be changed TO '6am – 6pm Monday and Thursday and be installed on the northern side of Targo Road, Beverley Park.

TAC038-25 13A MONTGOMERY STREET, KOGARAH - PROPOSED "WORKS ZONE"

(Report by Traffic Engineer)

- (a) That a 15m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 13A Montgomery Street, Kogarah, be installed for a duration of 8 weeks commencing Mid-May 2025, as per the plan in the report.
- (b) That the original parking restrictions of 1P 8:30AM-6PM Monday to Friday, 8AM to 12:30PM Saturday, be reinstated at the completion of the 'Works Zone' period.

CON016A-25 BELGRAVE STREET KOGARAH - UN[CONTAINED] ARTS AND CULTURAL FESTIVAL 2025

(Report by Senior Traffic and Transport Engineer)

- (a) That the request to temporarily close Belgrave Street, Kogarah between Post Office Lane and Kensington Street from 4pm Thursday 26 June 2025 to 6am Monday 30 June 2025, be approved.

- (b) That Council consults with the impacted stakeholders to notify them accordingly of the proposed closure.
- (c) That the event is categorised as a 'Class 3' Event.

TAC032-25 EDWARD STREET, CARLTON - PROPOSED 'PARKING RESTRICTION'
(Report by Senior Traffic and Transport Engineer)

RECOMMENDATION: The Mayor, Councillor Borg, Councillor Liu

- (a) That a 26m 'No Parking' restriction be installed on the northern side of Edward Street, Carlton, as per the plan in the report.
- (b) That a 10m 'No Stopping' restriction be installed on the southern side of Edward Street, Carlton, as per the plan in the report. That Council officers will further investigate a possible extension of 'No Parking' restrictions once the development is fully occupied.
- (c) That Council note, based on current traffic and crash data, there is no evidence to support the installation of traffic calming devices along the full length of Edward Street, Carlton—from Tanner Avenue to Princes Highway—including, but not limited to, devices such as speed humps, chicanes, or a roundabout at the intersection of Edward Street and Colvin Avenue.
- (d) That Council officers organise the reinstatement of 50km/hr patch at Edward Street and further investigate appropriate signage and line marking along Edward Street and Colvin Street.
- (e) That despite the technical recommendation in item (c) above, Council assesses the feasibility of installing a roundabout at the intersection of Colvin Avenue and Edward Street, Carlton, taking into account the most recent crash data from Transport for NSW (TfNSW) and the traffic impacts once the development opposite Aldi is fully occupied. A future report outlining the feasibility, design considerations, and associated costs of a roundabout be submitted to a future Traffic Advisory Committee meeting.

Record of Voting

For the Motion: Councillor Ambihaipahar, Councillor Anzellotti, Councillor Dimoski, Councillor Gao, Councillor Liu, Councillor Mort, Councillor Pun, Councillor Stratikopoulos, Councillor Wang, The Mayor, Councillor Borg

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

ASS021-25 Utilisation of Second-Generation Anticoagulant Rodenticide
(Report by Manager City Operational Services)

RECOMMENDATION: Councillor Mort, Councillor Wang

- (a) That the report outlining Council's current and future utilisation of Second-Generation Anticoagulant Rodenticide within Council properties be received and noted.
- (b) That Council monitor the Australian Pesticides and Veterinary Medicines Authority's reconsideration of anticoagulant rodenticide approvals and registrations, and action management changes as required.

Record of Voting

For the Motion: Councillor Ambihaipahar, Councillor Anzellotti, Councillor Dimoski, Councillor Gao, Councillor Liu, Councillor Mort, Councillor Pun, Councillor

Stratikopoulos, Councillor Wang, The Mayor, Councillor Borg

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

CONCLUSION

The Meeting was closed at 7.19pm

Chairperson

UNCONFIRMED

Item: CCL036-25 Report of the Community and Culture Committee meeting held on 12 May 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Committee Reports

RECOMMENDATION:

That the Community and Culture Committee recommendations for items COM014-25 to COM015-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items COM014-25 to COM015-25 are submitted to Council for determination.

The recommendations were made by the Community and Culture Committee at its meeting on 12 May 2025.

COMMITTEE RECOMMENDATIONS**COM014-25 COMMUNITY GRANTS 2024-2025 ROUND 2**
(Report by Grants and Project Officer)

That the funding recommendations resulting from Georges River Council Community Grants 2024-2025 Round 2, as detailed in Attachment 1 of this report, be adopted.

COM015-25 CUSTOMER EXPERIENCE STRATEGY PROGRESS UPDATE AND DRAFT CUSTOMER FEEDBACK AND COMPLAINTS MANAGEMENT POLICY REVIEW

(Report by Head of Customer Experience)

- (a) That Council receive and note this update on the implementation of the Customer Experience Strategy 2022-2027 (CX Strategy).
- (b) That the draft Georges River Council Customer Feedback and Complaints Management Policy be placed on public exhibition for a period of no less than 28 days.
- (c) That a further report be submitted to Council on the feedback received during the exhibition period, together with any recommended changes for the draft policy prior to adoption.

FILE REFERENCE

D25/155947

ATTACHMENTS

Attachment [↓](#)1  Minutes of the Community and Culture Committee meeting held on 12 May 2025

MINUTES

Community and Culture Committee

Monday, 12 May 2025

6:00 PM

Dragon Room

Georges River Civic Centre

Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Councillor Landsberry, (Chairperson), Deputy Mayor, Councillor Liu, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Councillor Mort and Councillor Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Community and Culture - Kristie Dodd, Executive Manager City Futures – Kent Stroud, Manager Sport, Community Facilities and Events – Margaret Le, General Counsel – James Fan, Coordinator Communications and Engagement – Catherine James, Coordinator Community Capacity Building - Alexis Drevikovsky, Grants Officer – Ben Taylor, Manager Office of the General Manager - Vicki McKinley, Executive Services Officer – Marisa Severino, Technology Business Support Officer – Brendan Thorpe and Executive Assistant to the Director Community and Culture – Billie Johnson (Minutes).

OPENING

The Chairperson, Councillor Landsberry, opened the meeting at 6.01pm.

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

Councillor Landsberry disclosed a Non-Significant, Non-Pecuniary Interest in item COM014-25 Community Grants 2024-2025 Round 2 for the reason that Councillor Landsberry was invited to become the Patron of Kogarah Historical Society in 2023, which is a proposed recipient of a Community Grant in 2024-2025 Round 2.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COM013-25 Confirmation of the Minutes of the Community and Culture Committee Meeting held on 14 April 2025

(Report by Executive Services Officer)

RECOMMENDATION: Councillor Mort, Councillor Allison

That the Minutes of the Community and Culture Committee Meeting held on 14 April 2025, be confirmed.

Record of Voting

For the Motion: Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Deputy Mayor, Councillor Liu, Councillor Mort, Councillor Wang

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

COMMITTEE REPORTS

COM014-25 Community Grants 2024-2025 Round 2

(Report by Grants and Project Officer)

RECOMMENDATION: Councillor Mort, Deputy Mayor, Councillor Liu

That the funding recommendations resulting from Georges River Council Community Grants 2024-2025 Round 2, as detailed in Attachment 1 of this report, be adopted.

Record of Voting

For the Motion: Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Deputy Mayor, Councillor Liu, Councillor Mort, Councillor Wang

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

COM015-25 Customer Experience Strategy Progress Update and Draft Customer Feedback and Complaints Management Policy Review

(Report by Head of Customer Experience)

RECOMMENDATION: Deputy Mayor, Councillor Liu, Councillor Dimoski

- (a) That Council receive and note this update on the implementation of the Customer Experience Strategy 2022-2027 (CX Strategy).
- (b) That the draft Georges River Council Customer Feedback and Complaints Management Policy be placed on public exhibition for a period of no less than 28 days.
- (c) That a further report be submitted to Council on the feedback received during the exhibition period, together with any recommended changes for the draft policy prior to adoption.

Record of Voting

For the Motion: Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Gao, Deputy Mayor, Councillor Liu, Councillor Mort, Councillor Wang

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

CONCLUSION

The Meeting was closed at 6.25pm

Chairperson

UNCONFIRMED

Item: CCL037-25 Report of the Environment and Planning Committee meeting held on 12 May 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Committee Reports

RECOMMENDATION:

That the Environment and Planning Committee recommendations for items ENV014-25 to ENV016-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items ENV014-25 to ENV016-25 are submitted to Council for determination.

The recommendations were made by the Environment and Planning Committee at its meeting on 12 May 2025.

COMMITTEE RECOMMENDATIONS

ENV014-25 HURSTVILLE GOLF COURSE CLUBHOUSE PLANNING PROPOSAL
(Report by Manager Strategic Planning)

That Council endorses the preparation of the Hurstville Golf Course Clubhouse Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, by inserting into *Schedule 1 additional permitted uses*, “function centre” as an additional permitted use on the site of the Hurstville Golf Course Clubhouse (part of Lot 1 DP176469, Hurstville Golf Club, No.57 Lorraine Street, Peakhurst).

ENV015-25 CARSS BUSH PARK AND TODD PARK PLAN OF MANAGEMENT AND MASTER PLAN - RESOLUTION TO EXHIBIT
(Report by Manager Strategic Planning)

- (a) That Council endorse the Draft Carss Bush Park and Todd Park Plan of Management and Master Plan for public exhibition for a period of no less than 28 days in accordance with section 38 of the Local Government Act 1993.
- (b) That Council notify the draft Plan of Management and Master Plan to the Minister (NSW Department of Planning, Housing and Infrastructure), as the representative landowner of part of the land under section 39 of the Local Government Act 1993, to obtain owner’s consent prior to public exhibition.
- (c) That Council seek written consent from the NSW Department of Planning, Housing and Infrastructure to adopt the draft Plan of Management, in accordance with section 3.23(6) of the Crown Land Management Act 2016.
- (d) That Council endorse the proposed changes to the land categorisation and hold a public hearing under section 40A of the Local Government Act 1993.
- (e) That Council note the progress of the concurrent exercise to formalise the reservation of several areas of Crown land within Carss Bush Park as Crown Reserve for ongoing management by Council and the non-claimant application that must be finalised prior to the final adoption of the Plan of Management by the Minister for Lands and Property and

Council.

ENV016-25 DONNELLY PARK PLAN OF MANAGEMENT AND MASTER PLAN UPDATE
(Report by Manager Strategic Planning)

- (a) That Council adopt the amended Donnelly Park Plan of Management (**Attachment 1**) and amended Master Plan (**Attachment 2**) in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Land Management Act 2016*.
- (b) That Council authorise the General Manager to make minor editorial modifications in the finalisation of the Donnelly Park Plan of Management and Master Plan.
- (c) That all individuals who provided a submission during the public exhibition of the Donnelly Park Plan of Management and Master Plan be notified of Council's decision.
- (d) That the adopted Donnelly Park Plan of Management and Master Plan be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) – NSW Crown Lands for information.
- (e) That the Donnelly Park Plan of Management and Master Plan be placed on Council's website following adoption by Council.

FILE REFERENCE

D25/155950

ATTACHMENTS

Attachment [↓](#)1  Minutes of the Environment and Planning Committee meeting held on 12 May 2025

MINUTES

Environment and Planning Committee

Monday, 12 May 2025

7:00 PM

Dragon Room

Georges River Civic Centre,
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Councillor Elyse Borg, Mayor , Councillor Peter Mahoney (Chairperson), Councillor Matthew Allison Councillor Tom Arthur, Councillor Christina Jamieson, and Councillor Kathryn Landsberry.

COUNCIL STAFF

Director Environment and Planning – Joseph Hill, General Manager- David Tuxford, Manager Strategic Planning - Catherine McMahon, General Counsel – James Fan, Executive Manager City Futures – Kent Stroud, Manager Office of the General Manager – Vicki McKinley, Executive Assistant to the Director, Environment and Planning - Leanne Allen (Minutes), Executive Services Officer –Marisa Severino, Technology Business Support Officer - Brendan Thorpe.

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 7pm.

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV013-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 14 April 2025 (Report by Executive Services Officer)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

That the Minutes of the Environment and Planning Committee Meeting held on 14 April 2025, be confirmed.

Record of Voting

For the Motion: Councillor Mahoney, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

COMMITTEE REPORTS

ENV014-25 Hurstville Golf Course Clubhouse Planning Proposal (Report by Manager Strategic Planning)

RECOMMENDATION: Councillor Allison, Councillor Landsberry

That Council endorses the preparation of the Hurstville Golf Course Clubhouse Planning Proposal to amend the *Georges River Local Environmental Plan 2021*, by inserting into *Schedule 1 additional permitted uses*, "function centre" as an additional permitted use on the site of the Hurstville Golf Course Clubhouse (part of Lot 1 DP176469, Hurstville Golf Club, No.57 Lorraine Street, Peakhurst).

Record of Voting

For the Motion: Councillor Mahoney, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

ENV015-25 Carss Bush Park and Todd Park Plan of Management and Master Plan - Resolution to exhibit (Report by Manager Strategic Planning)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

- (a) That Council endorse the Draft Carss Bush Park and Todd Park Plan of Management and Master Plan for public exhibition for a period of no less than 28 days in accordance with section 38 of the Local Government Act 1993.
- (b) That Council notify the draft Plan of Management and Master Plan to the Minister (NSW Department of Planning, Housing and Infrastructure), as the representative landowner of part of the land under section 39 of the Local Government Act 1993, to obtain owner's consent prior to public exhibition.
- (c) That Council seek written consent from the NSW Department of Planning, Housing and Infrastructure to adopt the draft Plan of Management, in accordance with section 3.23(6) of the Crown Land Management Act 2016.
- (d) That Council endorse the proposed changes to the land categorisation and hold a public hearing under section 40A of the Local Government Act 1993.

- (e) That Council note the progress of the concurrent exercise to formalise the reservation of several areas of Crown land within Carss Bush Park as Crown Reserve for ongoing management by Council and the non-claimant application that must be finalised prior to the final adoption of the Plan of Management by the Minister for Lands and Property and Council.

Record of Voting

For the Motion: Councillor Mahoney, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

ENV016-25 Donnelly Park Plan of Management and Master Plan update (Report by Manager Strategic Planning)

Note – The Mayor, Councillor Borg arrived at 7.20pm

RECOMMENDATION: Councillor Landsberry, Councillor Allison

- (a) That Council adopt the amended Donnelly Park Plan of Management (**Attachment 1**) and amended Master Plan (**Attachment 2**) in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Land Management Act 2016*.
- (b) That Council authorise the General Manager to make minor editorial modifications in the finalisation of the Donnelly Park Plan of Management and Master Plan.
- (c) That all individuals who provided a submission during the public exhibition of the Donnelly Park Plan of Management and Master Plan be notified of Council's decision.
- (d) That the adopted Donnelly Park Plan of Management and Master Plan be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) – NSW Crown Lands for information.
- (e) That the Donnelly Park Plan of Management and Master Plan be placed on Council's website following adoption by Council.

Record of Voting

For the Motion: Councillor Mahoney, The Mayor, Councillor Borg, Councillor Allison, Councillor Arthur, Councillor Jamieson, Councillor Landsberry

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

CONCLUSION

The Meeting was closed at 7.23pm.

Chairperson

Item: CCL038-25 Report of the Finance and Governance Committee meeting held on 12 May 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Committee Reports

RECOMMENDATION:

That the Finance and Governance Committee recommendations for items FIN016-25 to FIN018-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items FIN016-25 to FIN018-25 are submitted to Council for determination.

The recommendations were made by the Finance and Governance Committee at its meeting on 12 May 2025.

COMMITTEE RECOMMENDATIONS

FIN016-25 INVESTMENT REPORT AS AT 31 MARCH 2025
(Report by Senior Financial Accountant - Reporting)

That the Investment Report as at 31 March 2025 be received and noted by Council.

FIN017-25 QUARTERLY COMMERCIAL PROPERTY PORTFOLIO REPORT FOR PERIOD ENDING 31 MARCH 2025
(Report by Senior Property Officer)

That Council receive and note the contents of this report in relation to the Quarterly Commercial Property Portfolio, for the period ending 31 March 2025.

FIN018-25 QUARTERLY BUDGET REVIEW REPORT FOR PERIOD ENDING 31 MARCH 2025
(Report by Senior Business Performance Accountant)

- (a) That Council receives and notes the contents of this report in relation to the Quarterly Budget Review for the period ending 31 March 2025.
- (b) That Council adopt the proposed amendments to the 2024/25 Budget as outlined in the attachment.

FILE REFERENCE

D25/155951

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Finance and Governance Committee meeting held on 12 May 2025



MINUTES

Finance and Governance Committee

Monday, 12 May 2025

6:00 PM

Waratah Room

Georges River Civic Centre

Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Mayor, Councillor Elise Borg, Councillor Christina Jamieson (Chairperson), Councillor Ashvini Ambihaipahar, Councillor Leon Pun, Councillor Peter Mahoney, and Councillor Sam Stratikopoulos.

COUNCIL STAFF

Director Business and Corporate Services - Danielle Parker, Chief Finance Officer – Scott Henwood, Chief Audit Executive – Steven Baker, Chief Information Officer – Brendan Scott, Head of Strategic Property – Bernie Morabito, Senior Property Officer – Kristen O’Grady, Acting Manager City Technical Services – James Magee, Executive Services Officer – Nickie Paraskevopoulos, Executive Assistant Director Business and Corporate Services – Ally Chand (Minutes), Team Leader Technology Business Support – Mark Tadros, and Service Desk Technician – Arun Job.

OPENING

The Chairperson, Councillor Jamieson, opened the meeting at 6.01PM.

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

FIN015-25 Confirmation of the Minutes of the Finance and Governance Committee Meeting held on 14 April 2025
(Report by Executive Services Officer)

RECOMMENDATION: Councillor Stratikopoulos, The Mayor, Councillor Borg

That the Minutes of the Finance and Governance Committee Meeting held on 14 April 2025, be confirmed.

Record of Voting

For the Motion: Councillor Jamieson, Councillor Ambihaipahar, Councillor Mahoney, Councillor Pun, Councillor Stratikopoulos, The Mayor, Councillor Borg

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

COMMITTEE REPORTS

FIN016-25 Investment Report as at 31 March 2025
(Report by Senior Financial Accountant - Reporting)

RECOMMENDATION: Councillor Mahoney, The Mayor, Councillor Borg

That the Investment Report as at 31 March 2025 be received and noted by Council.

Record of Voting

For the Motion: Councillor Jamieson, Councillor Ambihaipahar, Councillor Mahoney, Councillor Pun, Councillor Stratikopoulos, The Mayor, Councillor Borg

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

FIN017-25 Quarterly Commercial Property Portfolio Report for Period Ending 31 March 2025
(Report by Senior Property Officer)

RECOMMENDATION: Councillor Ambihaipahar, The Mayor, Councillor Borg

That Council receive and note the contents of this report in relation to the Quarterly Commercial Property Portfolio, for the period ending 31 March 2025.

Record of Voting

For the Motion: Councillor Jamieson, Councillor Ambihaipahar, Councillor Mahoney, Councillor Pun, Councillor Stratikopoulos, The Mayor, Councillor Borg

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

FIN018-25 Quarterly Budget Review Report for Period Ending 31 March 2025
(Report by Senior Business Performance Accountant)

RECOMMENDATION: Councillor Ambihaipahar, The Mayor, Councillor Borg

(a) That Council receives and notes the contents of this report in relation to the Quarterly Budget Review for the period ending 31 March 2025.

(b) That Council adopt the proposed amendments to the 2024/25 Budget as outlined in the attachment.

Record of Voting

For the Motion: Councillor Jamieson, Councillor Ambihaipahar, Councillor Mahoney,

Councillor Pun, Councillor Stratikopoulos, The Mayor, Councillor Borg

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

CONCLUSION

The Meeting was closed at 6.12PM

Chairperson

UNCONFIRMED

ENVIRONMENT AND PLANNING**Item:** CCL039-25 Accelerated Streetlight Replacement Program**Author:** Manager Environment Health & Regulatory Services**Directorate:** Environment and Planning**Matter Type:** Environment and Planning**RECOMMENDATION:**

That Council note the information contained in the Accelerated Streetlight Replacement Program report.

EXECUTIVE SUMMARY

1. This report addresses a resolution made at Council's meeting on 24 February 2025 seeking an update on the accelerated LED Streetlight Replacement Program.

BACKGROUND

2. This report provides an update on the Accelerated LED Streetlight Program to address a resolution made by Council at its meeting on 24 February 2025, whereby Council resolved:

"That the General Manager provides a comprehensive report on the LED Streetlight Replacement Program's effectiveness and identify opportunities for further improvement in energy efficiency across all Council-managed facilities.

The report is to consider the following aspects:

- (a) *Program Status: Provide an update on the current status of the LED streetlight replacement program, including:*
 - i. *The number of streetlights replaced to date;*
 - ii. *The percentage of the total replacement target achieved; and*
 - iii. *The projected timeline for completing the remaining replacements.*
- (b) *Financial Analysis: Provide an update on the financial implications of the LED streetlight replacement program, specifically detailing:*
 - i. *The initial capital expenditure for the program.*
 - ii. *The annual energy cost savings realized since implementation.*
 - iii. *The impact on maintenance costs following the installation of LED fixtures.*
 - iv. *The calculated return on investment and the payback period for the program.*
- (c) *Expansion to Non-Streetlight Fixtures: Provide an assessment of whether Council has considered extending LED replacements to other Council-managed lighting fixtures (e.g., in parks, public buildings, and recreational facilities). If so, include:*
 - i. *An inventory of non-streetlight fixtures currently in use.*
 - ii. *The current energy consumption and maintenance costs associated with these fixtures.*
 - iii. *The potential energy and cost savings achievable by transitioning these fixtures to LED alternatives.*

- (d) *Financial Sustainability: Outline the funding opportunities and financial models explored to support the expansion of LED lighting, addressing:

 - i. The availability of grants or subsidies from State or Federal government programs.
 - ii. Consideration of partnerships with private entities or energy providers.
 - iii. An evaluation of positive cash flow scenarios reported from the outset of LED light replacements.*
- (e) *Community Engagement and Transparency: Detail how the Council plans to publicise and promote its achievements in improving energy efficiency and environmental sustainability, ensuring transparency and active community engagement.”*

3. This report will be structured in line with the resolution dated 24 February 2025.

REPORT

- 4. Council has participated in the Ausgrid SSROC Accelerated LED Streetlight Replacement Program (the Program) since 2019. There are approximately 9,000 streetlights in the Georges River LGA of which 5,871 were deemed eligible for upgrade under the Program.
- 5. The streetlights eligible for upgrade are classified into three (3) main categories; P-Cat (residential roads), V-Cat (main roads) and CFL (residential roads).

(a) Program Status

- 6. As of 25 March 2025, Ausgrid has upgraded 5,839, or 99.45% of eligible streetlights to LED (Table 1).
- 7. The outstanding 32 luminaires are either on condemned poles scheduled to be replaced, or there are access challenges due to overhead wires. Ausgrid predicts that the outstanding luminaires will be replaced by the end of 2025, though no clear works schedule has yet been finalised by Ausgrid.

Table 1: Progress Update of the Program

	CFL	CFL	P-CAT	V-CAT	V-CAT	
	Completed	Outstanding	Completed	Completed	Outstanding	
Georges River Council	908	2	2,660	2,271	30	5,871
Total:	908	2	2,660	2,271	30	5,871

(b) Financial Analysis

- 8. The total program cost since its 2019 commencement is \$1,148,518 ex GST, as at 25 March 2025. Ausgrid estimates the final invoice for residual charges covering replacements that occurred from April 2024 onwards, as well as any future replacements up to the end of March 2025, will total \$7,200 ex GST.
- 9. During the first year of installation, the Department of Planning, Industry and Environment (DPIE) supported a rebate program for lighting upgrades. Council received a total reimbursement of \$283,863 ex GST under the DPIE rebate program.
- 10. Energy Saving Certificates (ESC’s) are tradable certificates under the NSW Government Energy Saving Scheme. ESC’s represent 1 MWh of electricity and have a market value, and are awarded for implementing approved energy saving activities. The total value of ESC’s generated throughout the Program has totalled \$577,000 ex GST.
- 11. Council’s total capital expenditure on the Program, less rebates, ESC’s and plus the final expected payment is \$294,855 ex GST.

12. Council's street lighting energy consumption as of:
 - (a) baseline year FY 16/17 totalled 5,132,971 kWh, compared with
 - (b) FY 23/24 energy use total of 2,627,247 kWh,
13. The above figures demonstrate an energy consumption reduction of 51% between the commencement and practical completion of the program. It is important to note that during the Program, Council changed energy providers under contract. Energy supplied under the current contract is sourced as 100% renewable energy, therefore costs comparisons in energy consumption are not an accurate determination of Program effectiveness.
14. At the time the project was commenced, it was expected that completion of the upgrades will:
 - a. Reduce Council's streetlight energy consumption by 43.8% (compared to FY20/21)
 - b. Produce ongoing annual net savings for Council of \$143,567 p.a. following completion of works.
15. Further, the project proposal offered by Ausgrid, outlined the combined ongoing replacement costs of the upgraded lights would be funded through an increase in Council's regular operational service fees (a total additional cost of \$284,368 p.a.) which was offset by the annual energy savings (approximately \$325,383 p.a.) and maintenance costs (total \$102,552 p.a.). The net annual savings of \$143,567 was calculated as follows: $\$325,383 + \$102,552 - \$284,368$.
16. In summary the project proposal indicated:
 - In the first year of the program, residual costs were to be entirely offset by energy savings and funds available in Council's Streetlighting Reserve.
 - From years 2-10 of the program since commencement, Council incurred additional operational costs which were to be entirely offset by the energy consumption savings available through the use of LED lights and will then produce ongoing annual net savings for Council of \$143,567 p.a. following completion of works.
17. When the project commenced, Council's accounting system was not established in a manner by which the cost savings would be separated for ease of reporting and combined with the changeable energy costs between contracts over time, it cannot be confirmed at the time of compiling this report whether or not these expectations were realised.
18. For this reason, Council is unable to report on the realised return on investment and the payback period for the program.
19. Council's lights are maintained by Ausgrid and these maintenance costs are invoiced to Council monthly. Due to the proactive approach and replacement of streetlights under the Program, the maintenance costs of the upgraded luminaires are expected to reduce by 41%. However, due to the recent completion of the LED replacement program, it is not possible to outline the cost savings of maintenance on the replaced street lighting at this early stage, as little maintenance has been undertaken given the relatively new assets.

(c) Expansion to Non-Street Light Fixtures
20. Council does not currently have a comprehensive inventory of non-streetlight fixtures, including LED lighting. Council is proactively upgrading to LED lighting at non-streetlight fixtures as part of new capital works projects and during ongoing maintenance activities.

21. Council's total energy consumption for non-street light assets during the 2023/24 financial year amounted to 5,937,079 kWh. Unfortunately, it is not possible to disaggregate this consumption by individual electrical appliances such as lighting, air conditioning or other. Calculating the maintenance cost for each lighting fixture is not feasible, as these upgrades can be as small as globe replacement and are handled by external contractors and the Council's internal electrical team.
22. LED fittings typically consume 75% less energy compared to halogen lights. While precise cost savings are challenging to estimate without specific fixture details, it is important to note that LED fittings generally have a lifespan that is 5 to 10 times longer than halogen lights. This extended lifespan significantly reduces ongoing maintenance costs and waste generation.

(d) Financial Sustainability

23. Council staff routinely monitors State and Federal funding opportunities via NSW Government Grants and Funding. It is important to note the Accelerated LED Streetlight Replacement Program is functionally complete and no further grant funding is being sought for streetlight replacements.

(e) Community Engagement and Transparency

24. Council proactively promotes energy efficiency and sustainability programs and achievements through various communication channels such as but not limited to Council media releases, social media channels, e-newsletters and the website.
25. Council also leverages project partners' online platforms and communication channels to further communicate Council's achievements such as Ausgrid and Southern Sydney Regional Organisation of Councils (SSROC).
26. Council ensures transparency by providing regular updates to the internal Environmental Resilience Committee, reporting to Council's Executive Team and to the community through annual reports on Council's progress towards its energy and emissions targets reported to the Environment and Planning Committee of Council.
27. Council invites community engagement and feedback via the Council Service Request Log It / Fix It platform, the YourSay platform and through feedback forms on webpages on Council's website.

FINANCIAL IMPLICATIONS

28. No budget impact for this report. The report provides an update on the financial analysis of the Program.

RISK IMPLICATIONS

29. No risks identified.

COMMUNITY ENGAGEMENT

30. Community engagement has and will be facilitated in line with the detail provided in this report.

FILE REFERENCE

D25/68111

ATTACHMENTS

Nil

Item: CCL040-25 Endorsement to submit Biodiversity, Character and FSPA Planning Proposal as an independent Planning Proposal

Author: Coordinator Strategic Planning and Principal Strategic Planner

Directorate: Environment and Planning

Matter Type: Environment and Planning

CCL040-25

RECOMMENDATION:

- (a) That Council endorse the submission of Planning Proposal No. 2024/0002 (Biodiversity, Character and FSPA PP) as a new Planning Proposal on the NSW Planning Portal seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council endorse the withdrawal of Planning Proposal No.2024/0005 (Integrated PP) and the Alteration to Gateway Determination prior to the submission of the Biodiversity, Character and FSPA PP as a new Planning Proposal.
- (c) That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- (d) That Council endorse to public exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure and in accordance with the *Georges River Council Engagement Strategy*.

BACKGROUND

1. In November 2024, the subject Planning Proposal (PP2024/0002, the Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) PP) was consolidated with the Additional and Diverse Housing Planning Proposal (PP2024/0004) in response to the request of the Department of Planning, Housing and Infrastructure (DPHI) for ease of assessment.
2. The consolidated PP is known as the Integrated PP and Council received the Gateway Determination for the Integrated PP on 25 March 2025 with Conditions (refer **Attachment 1**). Council has not been authorised to be the local plan-making authority given the nature and policy implications of the Integrated PP and the inconsistencies with several Section 9.1 Ministerial Directions.
3. *ENV012-25 Impact of the Low and Mid-Rise Housing Policy Stage 2 on the Georges River LGA* was tabled at the Environment and Planning Committee on 14 April 2025. This report recommended that that Council endorse not proceeding with Part B: Additional and Diverse Housing (PP2024/0004) of the Integrated Planning Proposal (PP) for Housing and Biodiversity and seek an Alteration of Gateway Determination to only progress Part A: Biodiversity, Character and FSPA (PP2024/0002) of the PP.
4. At the Council meeting on 28 April 2025, it was resolved (in part) as follows:
 - (b) That Council write to the Department of Planning, Housing and Infrastructure (DPHI) to:
 - (i) Seek an Alteration to the Gateway Determination to progress Part A: Biodiversity, Character and FSPA (PP2024/0002) of the Integrated Planning Proposal.

- (ii) Resubmit PP2024/0004 – Additional and Diverse Housing (previous Part B of the Integrated Planning Proposal) as a separate Planning Proposal for a Gateway Determination, and
- (iii) Request reconsideration of its decision and support PP2024/0004 - Additional and Diverse Housing as a viable and appropriate replacement for the LMR Policy.

\PROPOSED WAY FORWARD FOR THE BIODIVERSITY, CHARACTER AND FSPA PP

5. In discussions with DPHI about progressing the Biodiversity, Character and FSPA PP, it was stated that the Gateway deadline would likely remain the same. That is, submit the finalised PP to DPHI by 26 January 2026.
6. Given the short turnaround and the time elapsed since the Gateway determination was issued on 25 March 2025, it was recommended that a new PP is lodged so that an updated timeframe can be set.
7. As such, this Council report recommends a new Council resolution to allow for the Biodiversity, Character and FSPA PP, known as Part A of the former Integrated PP, to be relogged as a new application with DPHI.

NEXT STEPS

8. Council staff will withdraw the Integrated PP No.2024/0005.
9. The required amendments will be made to the Biodiversity, Character and FSPA PP to address the conditions within the Gateway determination issued. Once made, this will be submitted as a new PP on the NSW Planning Portal seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
10. Upon the receipt of a Gateway determination from DPHI, the PP will be publicly exhibited in accordance with the terms of the Gateway Determination issued by DPHI and in accordance with the *Georges River Council Engagement Strategy*.
11. A report on the outcomes of the exhibition process will be considered by the Environment and Planning Committee.

FINANCIAL IMPLICATIONS

12. No budget impact for this report.

RISK IMPLICATIONS

13. The following risks have been identified:

Strategic Risk 5: Climate change – Council’s failure to prepare and plan for climate and environmental risks, including Council’s failure to protect and maintain the natural and built environment, including biodiversity, liveability, and natural systems.

Comment: The Biodiversity, Character and FSPA PP seeks to strengthen the protection of the LGA’s terrestrial biodiversity and that the FSPA is enhanced through the Georges River Local Environmental Plan 2021 (GRLEP). The recommendation of this report ensures the timely progression of the PP.

COMMUNITY ENGAGEMENT

14. Community engagement will occur upon the receipt of a Gateway Determination and will be conducted in accordance with the *Georges River Council Engagement Strategy*.

FILE REFERENCE

D25/145717

ATTACHMENTS

Attachment [↓](#)1 Gateway Determination





Department of Planning, Housing and Infrastructure

Our ref: IRF25/25

Mr David Tuxford
General Manager
Georges River Council
24 MacMahon Street
HURSTVILLE NSW 2220

24th March 2025

Dear Mr Tuxford

Planning proposal PP-2024-2474 to amend Georges River Local Environmental Plan (LEP) 2021

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the *Environmental Planning and Assessment Act 1979* (the Act) on 11 November 2024. The planning proposal seeks to implement recommendations of local studies regarding biodiversity and foreshore scenic character and create capacity for additional and diverse housing across the residential zones of the Georges River Local Government Area (LGA).

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed gateway determination.

Council may still need to obtain the agreement of the Secretary to comply with the requirements of relevant applicable directions of the Minister under section 9.1 of the Act in relation to Directions - 4.1 Flooding, 4.2 Coastal Management, 4.3 Planning for Bushfire Protection, 4.5 Acid Sulfate Soils, 5.1 Integrating Land Use and Transport, 5.3 Development Near Regulated Airports and Defence Airfields, 6.1 Residential Zones and 7.1 Employment Zones. Council should ensure this occurs prior to the LEP being made.

I note that Council is seeking an exemption or deferral from the NSW Government's Low and Mid-Rise Housing Policy. The Department does not support the planning proposal as a replacement for the Low and Mid-Rise Housing Policy. The Gateway determination requires updates to the planning proposal to reflect this.

I have determined **not** to authorise Council to be the local plan-making authority given the nature and policy implications of the planning proposal and the inconsistencies with certain section 9.1 Directions.

The amending LEP is to be finalised on or before **26 May 2026**. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made **16 weeks** in advance of the date the LEP is projected to be made.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the *Local Environmental Plan Making Guideline* (Department of Planning, Housing and Infrastructure, August 2023) is

supported by category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Pengfei Cheng to assist you. Mr Cheng can be contacted on 02 8289 6686.

Yours sincerely



Daniel Thompson
A/Executive Director Local Planning and Council Support
Planning, Land Use Strategy, Housing and Infrastructure

Encl: Gateway determination



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2024-2474): Integrated Planning Proposal for Additional Housing, Biodiversity, Character and Foreshore Scenic Protection Area

I, the A/Executive Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the *Georges River Local Environmental Plan (LEP) 2021* to implement recommendations of local studies regarding biodiversity and foreshore scenic character, and create capacity for additional and diverse housing across the residential zones of the Georges River Local Government Area (LGA) should proceed subject to the following:

Gateway Conditions

1. Prior to community consultation, the planning proposal is to be revised to address the matters set out below:
 - (a) Update the Objectives and intended outcomes sections to:
 - i. Address the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and provide a clear and concise description of the proposal in plain English; and
 - ii. Ensure alignment with the Explanation of provisions sections regarding any revisions made to the planning proposal, including revisions to exclude areas adjacent to the Moomba to Sydney Ethane pipeline from Part B, Item 6, and other items as required by this Gateway determination.
 - (b) Update the Explanation of provisions sections to:
 - i. Provide a plain English explanation of the intended effects of the proposed Terrestrial Biodiversity clause in Part B, Item 13, and outline the different requirements for land identified as Terrestrial Biodiversity and as buffer areas;
 - ii. Ensure consistent terminology throughout the planning proposal regarding “high biodiversity significance” and “high biodiversity value”, and alignment with established definitions in relevant legislations;
 - iii. Clarify the term “character of Georges River communities” in Part A, Item 1, including a Plain English explanation of the term, the intent of the proposed changes and why the existing aims are considered insufficient to achieve the intent;
 - iv. Provide further evidence to demonstrate alignment of the proposed minimum subdivision lot size standards in Part A, Item 5, with the objectives of clause 4.1 of the *Georges River LEP 2021*;
 - v. Provide further details of the relevant study findings that support the proposed minimum lot size requirements for dual occupancies in Part A,

Item 6, in relation to land within all proposed unique character area and particularly areas located outside of the Foreshore Scenic Protection Area;

- vi. Further evaluate the development standards for areas proposed to be removed from the Foreshore Scenic Protection Area, and those near existing public transport infrastructure and services, considering their suitability and potential for additional, diverse housing, alignment with Stage 2 of the Low and Mid-Rise Housing Policy and the merit of applying controls consistent with other R2 Low Density Residential zoned land in the LGA;
- vii. Clarify the term “the areas of high terrestrial biodiversity value” in Part A, Item 7, and whether it relates to land identified on the Biodiversity Values Map, prepared under *the Biodiversity Conservation Regulation 2017 (NSW)*;
- viii. Confirm the Foreshore Scenic Protection Area boundary at the eastern end of the Local Government Area in Part A, Item 10 and resolve any mapping discrepancies in the planning proposal;
- ix. Clarify the proposed increase of the minimum landscaped area requirement in Part A, Item 12, noting that the increase for some areas, such as land located within the proposed Foreshore Scenic Protection Area and unique character area, would be greater than 5% stated in the planning proposal;
- x. Clarify how the draft *Moomba to Sydney Ethane Pipeline Hazard Analysis report (August 2024)*, particularly its Recommendation 2, was considered in relation to Part B, Items 3 and 10;
- xi. Confirm and clarify the statement on page 37 of Part B of the proposal regarding whether *Figure 8 Proposed amendment to Minimum Lot Size for Dual Occupancy Map* includes amendments proposed by Part A;
- xii. Explore alternative mechanisms for achieving the intended outcomes for Part B, Item 6, acknowledging the additional permitted use provisions will be subject to legal drafting and further consideration at finalisation;
- xiii. Review and clarify the implications of Part B, Item 6, for all existing matters in *Schedule 1 Additional permitted uses* to the *Georges River LEP 2021*; Additionally, clarify whether the proposed LEP map is intended to exclude any relevant land currently identified in Schedule 1 to the LEP;
- xiv. Review and update the term “minimum density control” in Part B, Item 6, to accurately reflect the intent of the proposed provision;
- xv. Provide mapping for Part B, Item 9, regarding amendments to the Floor Space Ratio map;
- xvi. Include legible map legends and annotations to clearly identify the subject sites and the proposed changes for Part B, Item 11;
- xvii. Review and update the mapping as required for Part B, Item 11 to ensure all proposed changes are accurately represented on the maps, with particular attention to any discrepancies relating to Block L;

- xviii. Provide further commentaries on the proposed changes for Part B, Item 12, including additional background details of the planning control mismatch issues that the proposal seeks to address;
 - xix. Provide additional mapping to show the location of the clusters and subblocks as referred to in Table 9 in Part B of the proposal;
 - xx. Update the mapping changes for Part B, Item 12, to ensure clarity and legibility of proposed changes and clear identification of subject sites; and
 - xxi. Clarify the intent regarding application of any savings provisions relating to development applications.
- (c) Remove the following Items from the planning proposal:
- i. Part A, Item 14 to introduce local provision and mapping relating to unique character area or local character area;
 - ii. Part A, Item 15 to exclude application of the *Low Rise Housing Diversity Code* from the proposed Foreshore Scenic Protection Area and unique character area; and
 - iii. Part B, Item 7 to amend the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* to prohibit manor houses in Zone R2 Low Density Residential within the Georges River LGA.
- (d) Include an advisory clarifying that the Department does not support the proposal as a replacement for the Low and Mid-Rise Housing Policy.
- (e) Address consistency with the following section 9.1 Ministerial Directions:
- i. Direction 1.4 Site Specific Provisions, regarding Part B, Item 6 which relates to proposed additional permitted uses;
 - ii. Direction 4.1 Flooding, undertake a detailed assessment regarding all relevant components of the proposal to which this Direction applies; Any inconsistencies are to be justified in accordance with the terms of the Direction;
 - iii. Direction 4.2 Coastal Management, include suitable mapping of the affected lots located within the coastal zone as noted in the planning proposal, and details of the proposed changes relating to these lots;
 - iv. Direction 4.5 Acid Sulfate Soils, regarding Part B of the proposal; Include suitable mapping to identify any affected sites, details of the Acid Sulfate Solis classification and the proposed changes relating to these sites;
 - v. Direction 5.1 Integrating Land Use and Transport, regarding the areas near Oatley train station where the proposal seeks to reduce dual occupancy development potential;
 - vi. Direction 6.1 Residential Zones, regarding all sites within the Hurstville City Centre that are subject to a reduction in potential residential floor space; and

- Civil Aviation Safety Authority (CASA)
- Commonwealth Department of Infrastructure, Transport, Regional Development, Communications and the Arts
- Crown Lands
- NSW Department of Climate Change, Energy, the Environment and Water
- NSW Health
- NSW Rural Fire Service
- NSW State Emergency Service
- School Infrastructure NSW
- Sydney Airport Corporation
- Sydney Water Corporation
- Transport for NSW.

Each public authority / organisation is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least **30 working days** to comment on the proposal.

6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
7. Given the nature of the proposal, Council is **not** authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act
8. The LEP should be completed on or before **26 May 2026**.

24th March 2025



Daniel Thompson
A/Executive Director Local Planning and
Council support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

Item: CCL041-25 Hurstville Aquatic Leisure Centre and Sans Souci Leisure Centre - Community Energy Upgrades Fund Grant Application

Author: Manager Environment Health & Regulatory Services

Directorate: Environment and Planning

Matter Type: Environment and Planning

RECOMMENDATION:

That Council approve the General Manager to submit a grant application to the Department of Climate Change, Energy, Environment and Water under the Community Energy Upgrades Fund grant program, seeking between \$1.25 million and \$1.75 million in grant funding for the upgrade of the gas boilers at Sans Souci Aquatic Centre and Hurstville Aquatic and Leisure Centre as outlined within this Report.

EXECUTIVE SUMMARY

1. The Department of Climate Change, Energy, Environment and Water have released a \$100 million Community Energy Upgrades Fund (CEUF), for which Council is eligible to apply for grant funds for the replacement of the gas boilers with electric heat pumps at Hurstville Aquatic Centre and Sans Souci Leisure Centre.
2. If successful, the grant application will:
 - (a) cover 50% of eligible expenditure to support Council in retrofitting assets to reduce energy usage, costs and carbon emissions at the two facilities. Council will be required to co-fund 50% of the capital works, and this will be subject to a budget bid within the 2026/27 Financial Year.
 - (b) support Council in working towards its carbon emissions target, and with reduced energy bills.
3. The General Manager has no delegation to submit grant applications relating to Hurstville Aquatic Centre and Sans Souci Leisure Centre, and as such, this report seeks that Council approve the General Manager to submit by 13 June 2025 an application for the CEUF in line with this Report.

REPORT

4. The Department of Climate Change, Energy, Environment and Water (DCCEEW) has released the Community Energy Upgrades Fund (CEUF) Round 2 grant funding package, closing on 13 June 2025.
5. The CEUF will provide matched (50%) funding of up to \$2.5 million of eligible expenditure for energy efficiency and electrification upgrades for local governments to deliver reduced energy bills and emissions from local government-owned and/or operated facilities. Subject to a successful grant application:
 - (a) The projects may commence after notification of successful applications is provided in late 2025 by the grant administrator.
 - (b) The capital works are required by the grant administrator to be completed by March 2028.
6. Round 1 of the CEUF supported seventeen (17) NSW Councils in their energy efficiency upgrades. Most successful applicants engaged technical experts to support their application given the complexity of the program.

7. Council has reported the carbon emissions from its operations annually for the last five years. In the annual report (ENV046-24) presented in December 2024, gas is the second highest source of carbon emissions (making up 24% of Council's operational emissions). By removing the gas boilers and progressing the electrification of heat pumps at Hurstville Aquatic and Leisure Centre and Sans Souci Aquatic Centre, Council will be reducing its carbon emissions considerably (as Council procures 100% renewable electricity with zero emissions) and continuing to progress towards its net zero carbon emissions target by the year 2025.
8. The Instrument of Delegation of Functions to General Manager - 1 October 2022 is, at the time of writing this report, as follows:

Leases, licences & management agreements

3. *The General Manager must not grant, enter into, modify, terminate or revoke, a lease or licence of, or a management agreement in respect of, land vested in or under the control of the Council, including land for which the Council is the Crown land manager under the Crown Land Management Act 2016 (NSW) having a term (including any period of renewal) exceeding ten (10) years.*
4. *Despite clause 3, the General Manager must not grant, enter into, modify, terminate or revoke, a lease or licence or a management agreement in respect of:*
 - a. *any of Council's premium sporting facilities listed below:*
 - I. Ken Rosewall Tennis Centre,*
 - II. Parkside Drive Tennis Centre,*
 - III. Netstrata Jubilee Stadium,*
 - IV. Hurstville Oval (including new pavilion),*
 - VI. Norm O'Neill Cricket Training Centre,*
 - VII. Beverley Park Golf Course,*
 - VII. Hurstville Golf Course (including new pavilion),*
 - VIII. Hurstville Aquatic Leisure Centre,*
 - IX. Poulton Park (Synthetic),*
 - X. Peakhurst Park (Synthetic),*
 - XI. Vanessa Street Multi-sports Courts,*
 - XII. Penshurst Park Sporting Hub (Synthetic Field),*
 - XIII. Sans Souci Leisure Centre,*
 - b. *any of the following:*
 - I. Carss Park Cottage, 80 Carwar Avenue, Carss Park NSW 2221,*
 - II. Carss Park restaurant and kiosk, 107 Carwar Avenue Carss Park NSW 2221,*
 - III. The Kyle Bay, Merriman Reserve, 12 Merriman Street, Kyle Bay NSW 2221,*
 - IV. Olds Park Sports Club, 1 Olds Park Lane, Penshurst NSW 2222,*
 - V. 247 Princes Hwy, Carlton NSW 2218 (upon Council's acquisition),*
 - VI. Sans Souci Pavilion (once built), 10 Water Street, Sans Souci NSW 2219,*
 - VII. Former Hurstville Baptist Church, 4-6 Dora St, Hurstville NSW 2220.*

Grant funding applications made to other bodies

6. *The General Manager must not grant the consent or approval of the Council to the making of a grant funding application by a person to another person or body (including but not limited to a governmental body), where the grant funding to which the application relates is proposed to be applied in respect of land, building or place specified in clause 4.a or clause 4.b unless:*
 - a. *The grant funding sought is not more than \$30,000, or*
 - b. *the grant funding will be applied towards a project endorsed or approved by resolution of the Council, or*
 - c. *in cases of urgency where project has not been endorsed or approved by resolution of the Council, the General Manager has obtained the concurrence of the Mayor to the approval of the application.*
9. Council seeks to submit a CEUF grant application for \$1.25 million and \$1.75 million in grant funding to support the upgrade of gas boilers with electric heat pumps at Sans Souci Leisure Centre and Hurstville Aquatic Leisure Centre. It should be noted that at the time of compiling this report, the Feasibility Study to inform the grant application is not yet complete (due to be completed 6 June, before the 13 June grant application deadline). Therefore, a range is provided for the purpose of this report. It should also be reiterated that the grant funds being sought (up to \$1.75 million) will require 50% co-funding from within Council's capital works budget.
10. The combined annual gas use and resulting carbon emissions from both aquatic centres is 17,198 gigajoules and 991 tonnes of carbon emissions respectively.
11. The General Manager has no delegation to submit grant applications relating to Hurstville Aquatic Centre and Sans Souci Leisure Centre, and as such, this report seeks Council's support for the General Manager to submit by 13 June 2025 an application for the CEUF in line with this Report.

FINANCIAL IMPLICATIONS

12. Subject to a successful grant application, a budget bid for the required 50% co-funding by Council will be submitted, seeking funds to enable the capital works within the 2026/27 Financial Year. At the time of compiling this report, it is expected that the upper value will be \$1.75 million, but confirmed on 6 June when the project Feasibility Study is completed. A successful grant application does not commit Council to proceeding with the project.
13. The subsequent capital works will deliver a cost saving within the ongoing operational budget, in that approximately \$400,000 (as per the 2025/26 FY Budget at the time of compiling this Report) may be saved by reducing gas consumption at the sites, and these funds may then be reinvested.

RISK IMPLICATIONS

14. Operational risks identified and management processes implemented.

COMMUNITY ENGAGEMENT

15. No community engagement required as a result of this report. If Council's grant application is successful, Council will communicate with the community the outcome of the replacement works as they are completed and its positive impact on reducing gas consumption and carbon emissions at the two facilities.

FILE REFERENCE

D25/153563

ATTACHMENTS

Nil

CCL041-25

FINANCE AND GOVERNANCE

Item: CCL042-25 Local Government Remuneration Tribunal Determination - Mayor and Councillors Fees for 2025/26

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Finance and Governance

CCL042-25

RECOMMENDATION:

That Council determine the remuneration for the Mayor and Councillors for the 2025/26 financial year, effective 1 July 2025.

EXECUTIVE SUMMARY

1. On 17 April 2025, the Local Government Remuneration Tribunal (Tribunal) released its Annual Report and Determination under Section 239 and 241 of the *Local Government Act 1993*, in respect to the categories of Councils and the maximum and minimum amounts of fees to be paid to Mayors and Councillors.
2. The Office of Local Government issued a circular to Councils, dated 21 May 2025, advising of the determination.
3. The Tribunal considers that the allocation of Georges River Council into the current categories continues to be appropriate having regard to the 2025 review.
4. Georges River Council is currently classified as a 'Metropolitan Medium' Council.
5. The Tribunal has determined a 3 per cent increase to the minimum and maximum fees applicable to each category from 1 July 2025.

BACKGROUND

6. Section 239 of the *Local Government Act 1993* requires the Tribunal to determine the category of each NSW Council and mayoral offices. These categories are to be determined at least once every 3 years. The Tribunal undertook an extensive review of the categories and allocations of Councils into each of those categories in 2023 review. The next review will be in 2026.
7. Georges River Council is categorised as 'Metropolitan Medium'. Further detail on the categorisations is included in the LGRT Annual Report and Determination which is **attached** to this report.
8. Section 241 of the *Local Government Act 1993* requires the Tribunal to determine the remuneration to be paid to the Mayor and Councillors of each Council. This determination must be made no later than 1 May in each year.
9. Section 242a(1) of the *Local Government Act 1993* requires the Tribunal to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission.
10. The Tribunal's determinations take effect from 1 July in each year.

11. The Tribunal has determined a 3 per cent increase to the minimum and maximum fees applicable to each category.
12. The table below provides a summary of the minimum and maximum fees determined by the Tribunal for the previous five (5) years. The table also includes the annual fees to be paid, in the category Metropolitan Medium Council, to Councillors and Mayors effective from 1 July 2024, pursuant to section 241 of the *Local Government Act 1993*.

		Metropolitan Medium Council					
		Councillor Annual Fee			Mayor Additional Fee (*)		
		Minimum	Maximum	GRC Adopted	Minimum	Maximum	GRC Adopted
2020/21		\$13,820	\$25,790	\$25,790	\$29,360	\$68,530	\$68,530
2021/22		\$14,100	\$26,310	\$25,790	\$29,950	\$69,900	\$68,530
2022/23		\$14,380	\$26,840	\$25,790	\$30,550	\$71,300	\$68,530
2023/24		\$14,810	\$27,650	\$27,650	\$31,470	\$73,440	\$73,440
2024/25		\$15,370	\$28,690	\$27,650	\$32,650	\$76,190	\$73,440*
2025/26		\$15,830	\$29,550	To be determined	\$33,630	\$78,480	To be determined

(*) This fee must be paid in addition to the fee paid to the Mayor as a Councillor (Section 249(2) of the LG Act

13. The Office of Local Government (OLG) provided a review of the Tribunal determination in its Circular 25-10. A copy of the Circular is **attached**.
14. For the 2024/25 year, and at its meeting on 14 October 2024, Council resolved that there be no change to the 2023/24 Mayor and Councillor Fees for the 2024/25 financial year.

FINANCIAL IMPLICATIONS

15. An increase in the Mayor and Councillors fees has been allocated in the 2025/26 draft Operational Plan.

FILE REFERENCE

D24/253211

ATTACHMENTS

Attachment [↓](#)1  Local Government Remuneration Tribunal - Mayor and Councillor Fees Determination 2025-26

Attachment [↓](#)2  Local Government Circular 25-10 - 2025-26 Determination of the Local Government Remuneration Tribunal - pdf

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Local Government Remuneration Tribunal

Annual Determination

Report and determination
under sections 239 and 241 of the
Local Government Act 1993

17 April 2025



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Executive Summary

The *Local Government Act 1993* (LG Act) requires the Local Government Remuneration Tribunal (the Tribunal) to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, as well as chairpersons and members of county councils.

Categories

Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. A review of categories was last carried out by the Tribunal in 2023.

The Tribunal will next consider the model, the criteria for each group, and the allocation of councils in the 2026 review.

The criteria for each category is published in Appendix 1 of the Determination and remains unchanged from 2023.

It should be noted that **the Tribunal determined that one Council - Mid Coast Council – would be re-categorised from a Regional Centre to Regional Strategic Area from 1 July 2025** as a result of meeting the criteria at Appendix 1.

Fees

The Tribunal has determined a **3%** per annum increase in the minimum and maximum fees applicable to each category from **1 July 2025**.

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Section 1 – Introduction

Background

1. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. The Tribunal last undertook a comprehensive review of the categories and the allocation of councils into each of those categories in 2023.
2. The Tribunal will next conduct a full review of the categories and the allocation of councils as required by the LG Act in the 2026 Annual Review.
3. Section 241 of the LG Act provides that the Tribunal determine the minimum and maximum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under s.239.
4. The Tribunal can also determine that a council be re-categorised into a different category, existing or new, with a higher range of fees.
5. The Tribunal's Annual Determination takes effect from 1 July each year.

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Section 2 – 2024 Determination

2024 Annual Determination

6. In 2024, the Tribunal received 19 written submissions, which included two requests for re-categorisation.
7. The Tribunal found that the current allocation of the councils remained appropriate, with the exceptions outlined below.
8. The Tribunal closely reviewed population and data relating to council operations in the 2024 Annual Determination process to ensure categorisation of councils was consistent with the criteria.
9. For reasons explained at paragraphs 35-39 of the Local Government Annual Determination 2024, Hilltops Council and Muswellbrook Shire Council were reclassified as Regional Rural Councils.
10. The Tribunal determined that fees would increase by 3.75% for the minimum and maximum fees applicable to each category from 1 July 2024.

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Section 3 – 2025 Review

2025 Annual Review process

11. The Tribunal's 2025 Annual Review commenced in October 2024, when it wrote to all councils inviting submissions regarding fees. The Tribunal noted that it is only required to review the categories every three years and will next consider the model, the criteria applicable to each category and the allocation of councils in the 2026 Annual Review.
12. The invitation noted that it is expected that submissions are endorsed by respective councils.
13. The Tribunal also wrote to the President of Local Government NSW (LGNSW) inviting a submission.
14. The Tribunal received 16 written submissions from individual councils and one submission from LGNSW.
15. The Tribunal acknowledges and thanks all parties for their submissions.

Submissions Received – Requests for Re-categorisation

16. Seven of the 16 council submissions received requested re-categorisation or changes to current category criteria.
17. LGNSW also advocated for changes to factors affecting categorisation of councils.
18. Berrigan, City of Parramatta, Gilgandra Shire, Lake Macquarie City, City of Ryde, City of Sydney and Blacktown put forward cases for re-

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categorisation, or changes to category criteria, and the creation of new categories, for the Tribunal's consideration.

Requests for Re-classification

19. **Berrigan Shire Council** requested re-categorisation from Rural to Rural Large, despite acknowledging that they do not meet all the benchmarks in the criteria for this category.
20. The criteria for Rural Large is outlined at Appendix 1 of the 2024 Annual Determination, page 38 which states:

“Councils categorised as Rural Large will have a residential population greater than 10,000, and a councillor to resident ratio of at least 1 to 1200.

Other features may include:

- *one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre*
- *a limited range of services, facilities and employment opportunities compared to Regional Rural councils*
- *local economies based on agricultural/resource industries.”*

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21. Council's submission states they are currently at 86% of the population target threshold and 90% of the representation ratio but are meeting other criteria benchmarks.
22. Given that Council does not currently satisfy the population and ratio thresholds specified for Rural Large, the Tribunal is not persuaded to include Berrigan Shire Council in Rural Large at this time.
23. **City of Parramatta Council** requested that it be re-categorised to the highest category of general purpose councils, Principal CBD, in order to recognise its size, rate of growth, economic and global influence, operational budget, and strategic and geographical importance.
24. Council put forward a similar case for re-categorisation as part of the 2024 annual determination process, which was unsuccessful. In addition to the reasons put forth in paragraph 20 of the 2024 annual determination, the Council has included the following reasons for its re-categorisation request:
 - A local economy that has more than 30% of Australia's top 500 companies with offices in Parramatta, and estimated public and private investments in the next 5 years of \$20 billion
 - It is estimated by 2050 that Parramatta will be a city with a population of more than 500,000 people
 - The expected accessibility of the City, being a 'gateway to Sydney' with more people expected to live west of Parramatta than to its

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east by 2050, and being accessible by 2.3 million people within 45 minutes

- Key infrastructure in Parramatta, including but not limited to the Parramatta PHIVE, Commbank Stadium, the new Parramatta Light Rail, the Westmead Institute for Medical Research, Sydney Olympic Park and construction of Powerhouse Parramatta
- Expansion of education and innovation precincts, with Parramatta's education and training sector being valued at \$1.6 billion, and
- Significant operating and capital works budget of \$607 million, including multiple town centres, and sports and cultural hubs.

25. The Council also argues that a re-classification would reflect the additional skills and abilities that representing a growth council requires.

26. The City of Parramatta notes that the number of electors that each councillor represents is higher than the City of Sydney's. The submission states that the elected councillors represent more than 125,000 enrolled electors, compared to City of Sydney's elected councillors representing 45,891 enrolled electors.

27. Parramatta was classified as a Major CBD, following the 2017 Annual Determination. The Tribunal had found that Parramatta Council was significantly different from other large metropolitan councils on the basis of its secondary CBD status, as recognised by the State Government, at paragraph 21 of the 2017 annual determination. As a result, the

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description of Major CBD has remained specific to the City of Parramatta. Similarly, the Principal CBD criteria remained specific to the City of Sydney, since its inception in 2017.

28. Given the specific nature of both Major CBD and Principal CBD categories, the City of Parramatta's request for re-categorisation will require a change in the categories' criteria. As stated above, the Tribunal is not considering the criteria applicable to each category in the 2025 Annual Review process. The Tribunal will next consider the categories and criteria as part of the 2026 Annual Review process.
29. **Gilgandra Shire Council's** submission requests that it be re-categorised from Rural to Rural Large. Gilgandra Shire Council's case to be included in Rural Large category is based on two main points. The first point being Council offers a diverse range of services, and secondly these services result in higher levels of accountability and responsibilities for councillors.
30. Council submits it offers a diverse range of services over and above traditional local government services, which includes being the primary service provider for the community in the aged care and disability services. These include:
 - Age care and disabilities services
 - Meals on wheels and community transport
 - Home care package delivery
 - Operation of a villa retirement village
 - Indigenous specific residential age care facility

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- Residential aged care nursing home
- Supported employment service for adults with intellectual disabilities
- Special disability accommodation properties for adults with intellectual disabilities
- Supported Living Services through the National Disability Insurance Scheme, and
- Day activities centre to support clients with unique challenges.

31. The submission notes these services not only entail a higher level of accountability and responsibility from Council (due to changes in the regulatory environment) but also generate larger revenue and employment opportunities that is comparable to a Rural Large category.
32. Council further submits that when assessing categories to place councils in, the Tribunal should also give due consideration to other factors than those outlined in the s.240 of the LG Act, such as services provided; financial responsibility; scale of operation; and number of employees.
33. While the Tribunal notes Council's request, it does not satisfy the population and ratio thresholds specified for the category of Rural Large. Further, the changes to criteria suggested would require a change in categories, which is not being considered this year. For these reasons, the Tribunal is not persuaded to include Gilgandra Shire Council in Rural Large at this time.

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34. Similar to last year, **Lake Macquarie City Council** requested that it be re-categorised from Regional Strategic Area to Major Strategic Area. Council also advocated for the population threshold of Regional Strategic Area be adjusted from its current threshold of 300,000 down to 200,000.
35. Council argues that its population, scale and output of council operations is significantly greater than other councils categorised as Regional Strategic Area, and more aligns with the Central Coast, as the council classified as a 'Major Strategic Area'.
36. Lake Macquarie City Council's request for re-categorisation is based on the following:
 - Lake Macquarie being the second largest non-metropolitan council by population in NSW, with a larger population than Newcastle and Wollongong, which are classified as Major Regional Cities.
 - A population density that is 'significantly larger' than other Regional Strategic Areas and supported by 5 precincts in the Lake Macquarie LGA that have been identified for inclusion in the NSW Government Transport Oriented Development Program, which aims to encourage housing development near transport hubs, and are argued to lead to population growth near the hubs; and
 - A Gross Regional Product that is comparable to those of Major Strategic Areas and Major Regional City, rather than other Regional Strategic Areas.

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37. Council provided population data to support its case for the population threshold of Regional Strategic Area to be adjusted from its current threshold of 300,000 down to 200,000. The data was also provided as justification for its claim of a 'significant disparity within the Regional Strategic Area category' between Lake Macquarie and other councils:
- Lake Macquarie: 219,249 residents, 24,769 non-residents
 - Shoalhaven: 108,895 residents, 4,632 non-residents
 - Tweed: 98,967 residents, 7,755 non-residents
 - Maitland: 95,958 residents, 15,305 non-residents
38. As stated in paragraph 28 of the 2024 Annual Determination, all categories were determined by extensive evidence examined and considered by the Tribunal. It was determined that the population threshold for the Major Strategic Area was appropriate. As a result, the Tribunal is currently not persuaded to modify the criteria for the Major Strategic Area.
39. **City of Ryde Council** provided a submission requesting it be re-classified from its existing category of Metropolitan Large to Metropolitan Major. Council's case to be re-classified includes:
- The LGA having an area of 40.651 km², 16 suburbs, 3 wards, a population of 135,000 residents and over 54,000 rateable properties within its boundaries
 - A local economy that consists of 92,000 local jobs, 14,300 businesses and a gross regional product of \$19.2 billion

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- An innovation district within its west ward that has a long history of investment from all tiers of government, ultimately contributing \$13.6 billion annually to the NSW economy
- Future growth opportunities linked to the Governments Transport Oriented Development Accelerated Precincts, which Macquarie Park is identified as, that will bring increased housing, amenities and job retention, and
- Plans to build 2 new schools, 11,600 new homes, the redevelopment of Ryde Hospital and bringing together a range of organisations to create a fully integrated academic health sciences centre at Macquarie University Hospital.

40. As stated in Council's own submission, currently it does not satisfy the population threshold criteria required for Metropolitan Major. Accordingly, the Tribunal is not persuaded at this time to include City of Ryde in the category of Metropolitan Major.
41. The Tribunal also notes **Wollondilly Council's** submission confirming its adopted position to remain classified as a Regional Centre.
42. The Tribunal acknowledges each of the Council's requests for re-categorisation. Whilst the Tribunal has not been persuaded at this time to grant these requests, any council that provides a submission in the 2026 annual review, which includes a request for re-categorisation, will of course be considered.

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Requests for New Classifications

43. The **City of Sydney** Council requested the Tribunal change the classification name from Principal CBD to the previously used term “Principal City”.
44. The category “Principal City” was last used in the 2016 Determination. It was changed to Principal CBD in 2017 as a result of a review of categories. This review was undertaken in the context of Local Government reform, and council amalgamations, reducing the number of councils from 152 to 128.
45. Council’s submission outlines the history of boundary changes, including its expansion of the City of Sydney as a consideration in reverting to the 2016 category name.
46. Sydney City Council contends that reverting to the category term “Principal City” recognises that the council’s significance and contribution extends beyond the Sydney CBD.
47. The Tribunal notes the City of Sydney’s request would constitute modification to the category of “Principal CBD”. As stated above, the category “Principal CBD” is specific to City of Sydney and the Tribunal is not considering changes to the criteria applicable to each category in the 2025 Annual Review.
48. **Blacktown Council** requested re-categorisation from its current category of Metropolitan Major to a newly created category of “Metropolitan Major – High Growth”.

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49. Council's case to be re-categorised to a newly created category is based on the following:
- Council asserts that it is the largest and one of the fastest growing local government areas in NSW, and
 - It undertakes several transformational projects, including projects funded from NSW Government and Western Sydney Infrastructure Grants.
50. Further, Council submits that the category of Metropolitan Major fails to account for the transformational nature of projects undertaken by Council, including the economic and strategic impacts for NSW, and impact on its local government area (LGA), which results in attracting new residents and people to the LGA.
51. The Tribunal notes that a new category, Metropolitan Major, was introduced in 2023, to address generally the issues raised in the current submission.
52. As explained in the Tribunal's letter inviting submissions, the Tribunal is required to review the categories at least once every three years. The Tribunal will next consider the model, the criteria applicable to each category and the allocation of councils in the 2026 Annual Review process.
53. As such, the Tribunal is not persuaded at this time to create a new category.

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54. **LGNSW** submitted that the Tribunal should, as part of its determination for the categorisation of councils, consider the demographic and economic shifts impacting the complexity of council operations, and the communities that councils serve.
55. The LGNSW submission provides examples of recent demographic shifts the Tribunal should consider, as factors affecting categorisation of councils, including:
- The NSW Government's Transport Oriented Development Program, where the resulting accelerated growth drastically increases demands on the strategic and infrastructure planning functions of councils affected
 - The Renewable Energy Zones, which drive tens of billions of dollars of investment in rural and regional LGAs, and creates additional impacts in said councils, including population growth and growing infrastructure for transport and utilities, or
 - The Renewable Energy Planning Framework, which includes benefit sharing guidelines for councils to ensure their communities share the benefits of the project and require additional responsibility and management from affected councils.
56. Section 240 of the LG Act notes that the Tribunal is to determine categories for councils and mayoral offices according to prescribed matters. One such matter is the 'nature and extent of the development of areas', which could reasonably be accepted to include the items listed by LGNSW.

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57. However, this matter would also require a change to the categories' criteria, in order to identify areas of high development. As stated above, the Tribunal is not considering any modifications to the categories as part of the 2025 Annual Review process. However, the Tribunal will consider proposed modifications to categories as part of the 2026 Annual Review process.

Reclassification due to population thresholds

58. As was the case last year, the Tribunal reviewed applicable data as part of this review, to determine if any councils have met relevant benchmarks, therefore requiring a move in category.
59. The Tribunal identified that **Mid-Coast Council** met the population benchmark to be considered a Regional Strategic Area. As a result, Mid-Coast Council will be classified as a Regional Strategic Area in the 2025 Annual Determination.
60. The Tribunal will continue to monitor and review applicable data to ensure categorisation of councils remain consistent with the current criteria.

Submissions Received – Remuneration Structure

61. The current state of the remuneration structure continues to be a key issue of concern raised in submissions. A significant number of submissions received provide commentary on the structure, including examples of how it could be improved. These are addressed in the points below.

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Fees for Deputy Mayors

62. The issue of fees for deputy mayors was once again raised.
63. Three submissions asserted that the position of deputy mayor should attract its own distinct independent fee, beyond the fee provided for in s.249(5) of the LG Act.
64. The Tribunal dealt with this issue in its 2024 Annual Determination at paragraph 53-55. It was noted that the Tribunal lacked the powers to implement changes to the fee structure that would include a distinct independent fee for the position of deputy mayor.
65. There has been no change to the legislation to permit such a change. Therefore, the Tribunal is currently unable to introduce a remuneration structure that would include a distinct independent fee for the position of deputy mayor.

Changes to the role of Mayors and Councillors

66. It was suggested that the current remuneration structure is not fit for purpose as it no longer recognises the roles and responsibilities required of councillors and mayors.
67. Multiple submissions, including the LGNSW's submission, highlighted how the role of the councillor and mayor have changed over the past 9 years. Submissions identified a variety of factors that have impacted the roles of councillors and mayors, including the impact of NSW Government

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priorities and investments, and amendments to the LG Act (e.g. via the *Local Government Amendment (Governance and Planning) Bill 2016*).

68. It has been suggested that these changes have impacted the volume, nature and workload of the role, whilst remuneration has not been increased accordingly.
69. The recent submissions to the Tribunal, along with its own observations, highlight that the role of mayor in civic leadership, advocacy and representation has become more complex and demanding – an issue that must be addressed.
70. Community expectations are increasing on the mayor from both the council and the community to be seen and immediately present during times of natural disasters, major events or crisis.
71. Additionally, the disparity in the council categorisation between the annual fees for councillors and the mayor needs to be more consistent, so as not to be seen to be devaluing the role of mayor in some circumstances.
72. The Tribunal is not suggesting a fundamental review of the role of mayors and notes that people that enter local government representation do so from a sense of civic service, rather than remuneration.
73. However, the Tribunal has a statutory function, and not unlike the governing body of a council, mayors and councillors, its role, responsibility and functions are clear. The same can be said in relation to the clear functions of the general manager of a council.

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74. As previously stated, many of the matters raised in both council and LGNSW submissions are beyond the remit of the Tribunal, and to a degree, were addressed in the 2023 determination.

Regional and Rural mayors and councillors

75. Several submissions, including LGNSW, also raised concerns regarding the inadequacy of the remuneration structure, for rural and regional councils.
76. Specifically, that the remuneration provided to regional and rural councillors does not reflect the significant stressors that regional and rural councils in NSW face and that consideration should be given to the additional demands placed on mayors and councillors in rural and regional councils.
77. One submission suggested that fees for rural councils should be commensurate with fees for regional and metropolitan councils – arguing that mayors and councillors, regardless of their location, are required to possess a wide range of skills and knowledge.

Fees set by councils

78. Submissions received by the Tribunal regarding the current state of the remuneration framework raised concerns about councils setting their own fees, asserting that it could potentially be seen as a conflict of interest.

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79. It was suggested that a possible solution would be for the Tribunal to determine a fixed annual fee for mayors and councillors.
80. Whilst the Tribunal acknowledges and understands the concern raised, as explained in the 2024 Annual Determination at paragraph 68-69, such a change to the framework, to determine a fixed annual fee for mayors and councillors, would require legislative change.
81. As there has been no changes to the legislative scheme, it is not within the Tribunal's remit to determine a fixed annual fee for mayor and councillors' remuneration.

Request for a Review of the Remuneration Structure

82. For the reasons outlined above, several submissions suggested the Tribunal undertake a comprehensive review of the framework.
83. One submission went so far as to request the Tribunal recommend to the Minister for Local Government that a comprehensive review of the framework and LG Act be undertaken. Others suggested the Tribunal actively seek a referral from the Minister to undertake such a review.
84. The LG Act does not specify that the Tribunal is able to carry out a comprehensive review of the framework. As such, it is not within the Tribunal's remit to undertake such a review, unless such a function is conferred or imposed on it by the Minister, as per s.238(2) of the LG Act.
85. Should such a function be conferred on the Tribunal, it will of course carry out its functions and undertake a review.

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Section 4 – 2025 Fees

Submissions – 2025 Fees

86. LGNSW's submission to the Tribunal advocated for an increase in the minimum and maximum fees payable to mayors and councillors of at least 4%, to:

- Assist in reversing the fee erosion which occurred under the previous NSW Public Sector Wages Policy
- Mitigate economic pressures and the rising cost of living
- Ensure councillors and mayors receive fair and reasonable remuneration for the work they perform, and
- Address historic undervaluation of the work performed by elected representative in local government in NSW.

87. Economic data provided to the Tribunal by LGNSW to support their claim for an increase of at least 4% included:

- An annual Consumer Price Index (CPI) increase of 3.8% for the 12 months to June 2024
- The Fair Work Commission (FWC) awarding a 3.75% increase to the minimum pay for modern awards, and increasing the national minimum wage to \$915.90, as well as the FWC's comments regarding the growing cost of living and deterioration of disposable income, and
- The rate peg for the 2025-26 financial year being between 3.6%-5.1%.

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88. LGNSW also noted that the annual wage review, state wage case, award increases and the Independent Pricing and Regulatory Tribunal all had a clear theme on the increasing financial pressures on councils and its officers, which warrant increases in revenue and wages.
89. During its meeting with the Tribunal and assessors, LGNSW asserted that the current fees paid to mayors and councillors do not reflect their responsibilities. Nor do the current level of fees contribute to attracting a diverse range of candidates to stand for local government elections.
90. LGNSW also raised the issue of superannuation. It was contended that the payment of superannuation be mandated. Current arrangements require that a council pass a resolution at an open meeting to make such payments.
91. Four submissions received from individual councils directly addressed the issue of quantum increase to the minimum and maximum fees. These submissions sought an increase ranging from 3% to 10%.
92. The City of Sydney Council notes in its submission that it was not seeking an increase in fees payable for the Lord Mayor of Sydney.
93. The Tribunal is empowered under the s.241 of the LG Act to set minimum and maximum fees payable. It is then up to council to fix payment of annual fees for the mayor as outlined in s.249 of the LG Act.
94. It was suggested that the current fees, particularly in rural and remote communities, do not recognise or value the role of mayor and councillor,

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with fees set at a level that is commensurate to unqualified or inexperienced personnel.

95. The Tribunal was provided with a number of examples to demonstrate the financial impact, by way of lost wages, under the current fee rates.
96. Furthermore, 4 submissions compared the remuneration for NSW mayors and councillors with mayors and councillors in Victoria and Queensland as well as state Members of Parliament. The figures were provided to the Tribunal to demonstrate that the remuneration for NSW mayors and councillors is lower than all comparison examples provided.
97. It was also asserted that the low level of fees set for mayors and councillors devalues the importance and responsibility of the roles, diminishing the work undertaken on behalf of the community and is a significant barrier as to why people do not run for council.

“If councillors were paid a full-time wage I would have run again. Nothing surer.”

98. Another submission suggested that fees need to reflect the part-time or full-time nature of the work carried out by mayors and councillors. The setting of fees at such a rate would appropriately recognise and value this important work, whilst also mitigating any financial loss incurred by those members of the community elected to carry out these critical functions.
99. Nine submissions supported an increase, whilst not making a direct comment on the quantum. Other submissions advocated for remuneration to be set at a level that:

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- Is in line with responsibilities and challenges councillors' face
- Reflects the public profile and exposure of the role
- Reflects the growing complexity of the role
- Reduces the gap between minimum and maximum fees for each category
- Accounts for the rising cost of living challenges
- Reflects the commitment, accountability, workload, skills and knowledge required to perform the role of councillor and mayor regardless of location
- Establishes and maintains parity with mayors and councillors in other States and Territories
- Is 'determined outside of council so as councillors are not determining their own payments', and
- Overcomes economic barriers that prevent diverse members of the community from participating as a mayor or councillor.

Fee Increase

100. The Tribunal considered a range of factors in determining the amount to increase minimum and maximum fees payable to councillors and mayors. This included a wide range of economic data such as:

- Consumer Price Index for the 12 months to December each year
- Wage Price Index for the 12 months to December each year

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- Full-time average weekly ordinary time earnings for the 12 months to November each year
- NSW Public Sector Salaries increases
- Local Government State Award increases
- IPART Rate Peg Base Cost Change
- Public Service Senior Executive remuneration determinations, by the Statutory and Other Offices Remuneration Tribunal, and
- State Members of Parliament Basic Salary remuneration determinations by the Parliamentary Remuneration Tribunal.

101. On this occasion the Tribunal has determined that a **3%** increase will apply to the minimum and maximum fees applicable to existing categories.

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Conclusion

102. The Tribunal's determination has been made with the assistance of the Assessors, Ms Kylie Yates and Mr Brett Whitworth.
103. Determination 1 sets out the allocation of councils into each of the categories as per s.239 of the LG Act.
104. Determination 2 sets out the minimum and maximum fees paid to councillors and mayors and chairpersons of county councils as per s.241 of the LG Act.
105. The Tribunal acknowledges and thanks the Remuneration Tribunal secretariat for its excellent research and support to facilitate the successful completion the 2025 Annual Determination.



Viv May PSM

Local Government Remuneration Tribunal

Dated 17 April 2025

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Section 5 – Determinations

Determination No. 1 – Allocation of councils into each of the categories as per section 239 of the LG Act effective 1 July 2025

General Purpose Councils – Metropolitan

Principal CBD (1)

- Sydney

Major CBD (1)

- Parramatta

Metropolitan Major (2)

- Blacktown
- Canterbury-Bankstown

Metropolitan Large (10)

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland

- The Hills

Metropolitan Medium (8)

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

Metropolitan Small (8)

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

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General Purpose Councils - Non-Metropolitan

Major Regional City (2)

- Newcastle
- Wollongong

Major Strategic Area (1)

- Central Coast

Regional Centre (22)

- Albury
- Armidale
- Ballina
- Bathurst
- Blue Mountains
- Byron
- Cessnock
- Clarence Valley
- Coffs Harbour
- Dubbo
- Eurobodella

Regional Strategic Area(5)

- Lake Macquarie
- Maitland
- Mid-Coast
- Shoalhaven
- Tweed

- Hawkesbury
- Lismore
- Orange
- Port Macquarie-Hastings
- Port Stephens
- Queanbeyan-Palerang
- Shellharbour
- Tamworth
- Wagga Wagga
- Wingecarribee
- Wollondilly

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Regional Rural (14)

- Bega
- Broken Hill
- Goulburn Mulwaree
- Griffith
- Hilltops
- Kempsey
- Kiama
- Lithgow
- Mid-Western
- Muswellbrook
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

Rural Large (16)

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Federation
- Greater Hume
- Gunnedah
- Inverell
- Leeton
- Moree Plains
- Murray River
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

Rural (38)

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling
- Cobar
- Coolamon
- Coonamble
- Dungog
- Edward River

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- Forbes
- Gilgandra
- Glen Innes Severn
- Gwydir
- Hay
- Junee
- Kyogle
- Lachlan
- Liverpool Plains
- Lockhart
- Murrumbidgee
- Narrandera
- Narromine
- Oberon
- Temora
- Tenterfield
- Upper Lachlan
- Uralla
- Walcha
- Walgett
- Warren
- Warrumbungle
- Weddin
- Wentworth

County Councils

Water (4)

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

Other (6)

- Castlereagh-Macquarie
- Central Murray
- Hawkesbury River
- New England Tablelands
- Upper Hunter
- Upper Macquarie

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Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2025

The annual fees to be paid in each of the categories to Councillors, Mayors, Members, and Chairpersons of County Councils effective on and from 1 July 2024 as per section 241 of the *Local Government Act 1993* are determined as follows:

Table 4: Fees for General Purpose and County Councils

General Purpose Councils – Metropolitan

Councillor/Member Annual Fee (\$) effective 1 July 2025

Category	Minimum	Maximum
Principal CBD	31,640	46,420
Major CBD	21,120	39,100
Metropolitan Major	21,120	36,970
Metropolitan Large	21,120	34,820
Metropolitan Medium	15,830	29,550
Metropolitan Small	10,530	23,220

Mayor/Chairperson Additional Fee* (\$) effective 1 July 2025

Category	Minimum	Maximum
Principal CBD	193,650	254,810
Major CBD	44,840	126,320
Metropolitan Major	44,840	114,300
Metropolitan Large	44,840	101,470

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Metropolitan Medium	33,630	78,480
Metropolitan Small	22,420	50,650

General Purpose Councils - Non-Metropolitan

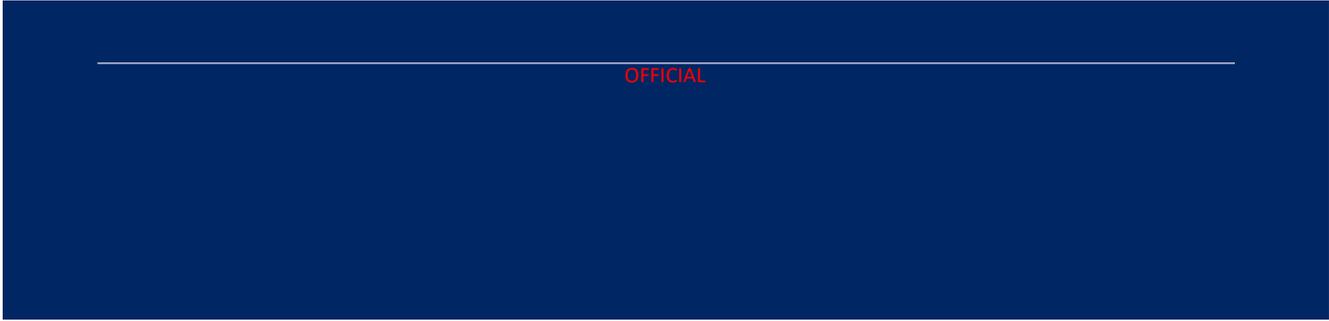
Councillor/Member Annual Fee (\$) effective 1 July 2025

Category	Minimum	Maximum
Major Regional City	21,120	36,690
Major Strategic Area	21,120	36,690
Regional Strategic Area	21,120	34,820
Regional Centre	15,830	27,860
Regional Rural	10,530	23,220
Rural Large	10,530	18,890
Rural	10,530	13,930

Mayor/Chairperson Additional Fee* (\$) effective 1 July 2025

Category	Minimum	Maximum
Major Regional City	44,840	114,300
Major Strategic Area	44,840	114,300
Regional Strategic Area	44,840	101,470
Regional Centre	32,940	68,800
Regional Rural	22,420	50,680
Rural Large	16,820	40,530
Rural	11,210	30,390

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County Councils

Councillor/Member Annual Fee (\$) effective 1 July 2025

Category	Minimum	Maximum
Water	2,090	11,620
Other	2,090	6,930

Mayor/Chairperson Additional Fee* (\$) effective 1 July 2025

Category	Minimum	Maximum
Water	4,490	19,080
Other	4,490	12,670

*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2)).

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Local Government Remuneration Tribunal

Dated: 17 April 2025

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Appendices

Appendix 1 Criteria that apply to categories

Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

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Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

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Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$300M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

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Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

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Metropolitan Medium

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

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Metropolitan Small

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

Major Regional City

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development

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- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

Major Strategic Area

Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum

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- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

Regional Strategic Area

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum

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- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

Regional Centre

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW

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- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

Regional Rural

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.

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Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

Rural Large

Councils categorised as Rural Large will have a residential population greater than 10,000, and a councillor to resident ratio of at least 1 to 1200.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

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Rural

Councils categorised as Rural will typically have a residential population less than 10,000.

County Councils - Water

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

County Councils - Other

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015.

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Department of Planning, Housing and Infrastructure
Office of Local Government



Circular to Councils

Subject/title	2025/26 Determination of the Local Government Remuneration Tribunal
Circular Details	Circular 25-10 / 21 May 2025 / A958620
Previous Circular	<u>Council Circular 24-08 2024/25 Determination of the Local Government Remuneration Tribunal - Office of Local Government NSW</u>
Who should read this	Councillors / General Managers
Contact	Council Governance Team / 02 4428 4100 / olg@olg.nsw.gov.au
Action required	Council to Implement

What's new or changing?

- The Local Government Remuneration Tribunal (the Tribunal) has determined an increase of 3% to mayoral and councillor fees for the 2025-26 financial year, with effect from 1 July 2025.
- The Tribunal is required to determine the remuneration categories of councils and mayoral offices at least once every 3 years under section 239 of the *Local Government Act 1993* (the Act). The Tribunal last undertook a significant review of the categories as part of its 2023 determination and will next review these categories in 2026.
- The Tribunal found that the allocation of most councils into the current categories continued to be appropriate having regard to the 2023 review, the current category model and criteria, and the evidence put forward in the submissions received.
- However, the Tribunal has reclassified Mid Coast Council from a Regional Centre to Regional Strategic area with effect from 1 July 2025, as a result of its meeting the required criteria.



What will this mean for council?

- Sections 248 and 249 of the Act require councils to fix and pay an annual fee to councillors and mayors from 1 July 2025 based on the Tribunal's determination for the 2025-26 financial year.

Key points

- The level of fees paid will depend on the category the council is in.
- A council cannot fix a fee higher than the maximum amount determined by the Tribunal.
- If a council does not fix a fee, the council must pay the minimum fee determined by the Tribunal.

Where to go for further information

- The Tribunal's report and determination is available [here](#).
- For further information please contact the Council Governance Team on 02 4428 4100 or by email at olg@olg.nsw.gov.au.

A handwritten signature in blue ink, appearing to read "Brett Whitworth".

Brett Whitworth
Deputy Secretary, Office of Local Government

Item: CCL043-25 **General Manager's Instrument of Delegation**

Author: Senior Access to Information Officer

Directorate: Business and Corporate Services

Matter Type: Finance and Governance

CCL043-25

RECOMMENDATION:

- (a) That Council in accordance with section 377(1) of the *Local Government Act 1993*, delegate to the General Manager the functions as set out in the Instrument of Delegation of Functions to General Manager, Attachment 1 to this report.
- (b) That Council revoke all previous delegations granted to the General Manager by the Council on 22 October 2022.
- (c) That Council, in accordance with clause 131(1) of the *Local Government (General) Regulation 2021*, fix the amount of rates and charges at \$13,500, above which any individual rate or charge may be written off only by resolution of the Council, and that any amount equal to and below that amount can be written off by order in writing by the General Manager.
- (d) That Council, in accordance with clause 213(2) of the *Local Government (General) Regulation 2021*, fix the amount of debts at \$13,500, above which any individual debt to Council may be written off only by resolution of the Council, and that any amount equal to and below that amount can be written off by order in writing by the General Manager.

EXECUTIVE SUMMARY

1. In accordance with section 380 of the *Local Government Act 1993* (the Act), Council must review all its delegations during the first 12 months of each term of office. In accordance with the provisions set out in section 377 of the Act, a revised Instrument of Delegation of Functions to General Manager (Instrument) is provided in Attachment 1.

BACKGROUND

2. Council, by resolution, may delegate to the General Manager any of the functions of the Council as declared in section 377 of the Act, other than the functions reserved to the Council in subsections 377(1) (a) - (u).
3. The last instrument of delegations issued by Council to the General Manager was resolved by Council in August 2022. The objectives of the proposed changes are to:
 - Ensure that facilities identified as high-interest lease opportunities are appropriately referred to Council for determination
 - Optimising community use and access to premium facilities (COM005-25/CCL018-25)
 - Implement Council's resolution to trial in-house management of all synthetic turf sports fields for a two-year period (COM054A/CCL080-24)
 - Support the application of Council policies relevant to facility management, including:
 - Community Lease and Licence Policy
 - Grants and Donations Policy
 - Draft Sports Ground Access Policy

- Ensuring Council's online booking system is utilised by members of the public seeking to hire available Council facilities on a casual/short term basis
- Review facilities in context of upcoming capital projects proposed to be built or not proposed to occur.

Overview of Changes

4. Clause 4 has been adjusted to remove the term 'licence', in order to permit casual hire arrangements to be handled without the need for Council resolution and several synthetic sporting fields have also been removed.
5. Clause 5 is a new addition that is required to provide clarity and give effect to the above-mentioned changes.
6. The facilities that remain in Clause 4 are largely unchanged, but there have been minor amendments to reflect up to date naming conventions. Additionally, a number of newly proposed facilities have been added to reflect Council's current development activities that have changed since 2022.
7. The facilities to be removed from Clause 4 are as follows:
 - Hurstville Oval
 - San Souci Pavilion (once built)
 - Harold Fraser Sporting and Community Pavilion (lower level sporting amenities facility)
 - Poulton Park (Synthetic)
 - Peakhurst Park (Synthetic)
 - Vanessa Street Multi-Sports Courts (Synthetic)
 - Penshurst Park Sporting Hub (Synthetic field)
8. The facilities to be added to Clause 4.1 as are follows:
 - Carss Park Aquatic Facility (once built)
 - Olds Park Sports facility (once built)
 - Booth Saunders Pavilion
 - Blackshaw Gould Community Pavilion
 - Harold Fraser Sporting and Community Pavilion (Level 1)
9. Furthermore, in accordance with clauses 131 and 213 of the Local Government (General) Regulation 2021, it is proposed that Council fix the amount of rates and charges and debts to be written-off by the General Manager to the amount of, or below, \$13,500. This revised amount is suggested to reflect CPI changes and enable administrative efficiency yet continue to retain appropriate oversight by Council.

FINANCIAL IMPLICATIONS

10. No budget impact for this report.

RISK IMPLICATIONS

11. Strategic Risk 7: Ineffective Governance identifies a risk should Council fail to review its delegations in accordance with section 380 of the *Local Government Act 1993*.

COMMUNITY ENGAGEMENT

12. Council is not required to undertake public consultation prior to delegating functions to the General Manager.

FILE REFERENCE

D25/122760

ATTACHMENTS

Attachment [↓](#)1 Draft General Manager Instrument of Delegations 2025





Georges River Council

Local Government Act 1993, Section 377

Instrument of Delegation of Functions to General Manager

Georges River Council, pursuant to s377(1) of the *Local Government Act 1993* ('Act') and a resolution of the Council passed at a duly convened meeting of the Council held on 26 May 2025:

- (a) revokes all previous delegations of the Council's functions given by the Council to the General Manager of the Council including but not limited to the delegations given on 1 October 2022 and
- (b) delegates to the General Manager of the Council (including any person appointed to act in the vacant position of General Manager pursuant to section 336 of the Act and any person temporarily appointed to the position of General Manager pursuant to section 351 of the Act), the functions of the Council specified in Schedule 1 subject to the conditions and limitations specified in Schedule 2.

This Instrument takes effect on 26 May 2025 and remains in force until expressly amended or revoked by instrument in writing authorised by resolution of the Council.



Schedule 1

Functions Delegated

All functions, including powers, authorities and duties, of the Council conferred or imposed by or under the Act or any other Act able to be lawfully delegated by the Council to the General Manager.

Schedule 2

Conditions & Limitations

Compliance with Council resolutions & policies

1. The General Manager must not exercise a delegated function contrary to any lawful resolution of the Council, including any lawful policy adopted by resolution of the Council.

Granting of financial assistance

2. The General Manager must, pursuant to section 377(1A) of the Act, exercise the function under section 356 of the Act to contribute money or otherwise grant financial assistance to persons in accordance with a program that is included in the Council's adopted operational plan for the year in which the financial assistance is given.

Note: Section 377(1A) of the *Local Government Act 1993* only allows the Council to delegate its functions under section 356 of that Act if:

- (a) the financial assistance is part of a specified program, and
- (b) the program is included in the council's draft operational plan for the year in which the financial assistance is proposed to be given, and
- (c) the program's proposed budget for that year does not exceed 5 per cent of the council's proposed income from the ordinary rates levied for that year, and
- (d) the program applies uniformly to all persons within the council's area or to a significant proportion of all the persons within the council's area.

Leases, licences, & management agreements

3. The General Manager must not grant, enter into, modify, terminate or revoke, a lease or licence of, or a management agreement in respect of, land vested in or under the control of the Council, including land for which the Council is the Crown land manager under the *Crown Land Management Act 2016* (NSW) having a term (including any period of renewal) exceeding ten (10) years.



4. Despite clause 3, the General Manager must not grant, enter into, modify, terminate, or revoke, a lease, or a management agreement in respect of:
 - a. any of Council's facilities listed below:
 - I. Ken Rosewall Tennis Centre,
 - II. Parkside Drive Tennis Centre,
 - III. Jubilee Stadium,
 - IV. Blackshaw Gould Community Pavilion,
 - V. Norm O'Neill Cricket Training Centre,
 - VI. Beverley Park Golf Course,
 - VII. Hurstville Golf Course (including The Clubhouse),
 - VIII. Hurstville Aquatic Leisure Centre,
 - IX. Sans Souci Leisure Centre,
 - X. Carss Park Aquatic Facility (once built),
 - XI. Booth Saunders Pavilion,
 - XII. Olds Park Sports Facility (once built),
 - XIII. Harold Fraser Sporting and Community Pavilion (Level 1).
 - b. any of the following:
 - i. Carss Park Cottage, 80 Carwar Avenue, Carss Park NSW 2221,
 - ii. Carss Park restaurant and kiosk, 107 Carwar Avenue Carss Park NSW 2221,
 - iii. The Kyle Bay, Merriman Reserve, 12 Merriman Street, Kyle Bay NSW 2221,
 - iv. Olds Park Sports Club, 1 Olds Park Lane, Penshurst NSW 2222,
 - v. 247 Princes Hwy, Carlton NSW 2218,
 - vi. Former Hurstville Baptist Church, 4-6 Dora St, Hurstville NSW 2220.
5. Clause 4 does not preclude the General Manager to grant, enter into, modify, terminate, or revoke, a licence of a casual, or non-exclusive use of land, building or place specified in clause 4.

Landowner's consent

6. The General Manager must not grant the consent of the Council as landowner to the making of a development application or an application to modify a development consent under the *Environmental Planning and Assessment Act 1979* (NSW) relating to land, building, or place specified in clause 4.



Grant funding applications made to other bodies

- 7. The General Manager must not grant the consent or approval of the Council to the making of a grant funding application by a person to another person or body (including but not limited to a governmental body), where the grant funding to which the application relates is proposed to be applied in respect of land, building, or place specified in clause 4 unless:
 - a. The grant funding sought is not more than \$30,000, or
 - b. the grant funding will be applied towards a project endorsed or approved by resolution of the Council, or
 - c. in cases of urgency where project has not been endorsed or approved by resolution of the Council, the General Manager has obtained the concurrence of the Mayor to the approval of the application.

Writing-off rates, charges, and debts

- 8. The General Manager must not write-off an amount of rates and charges or a debt owing to the Council unless:
 - a. the Council has, by resolution, fixed the amount of rates and charges or debts above which any individual rate or charge or debt may be written off only by resolution of the council, and
 - b. the amount of the rate or charge or debt written-off by the General Manager is less than the amount fixed by resolution of the Council.

Note: Clause 131 of the *Local Government (General) Regulation 2021* enables the Council, by resolution, to fix the amount of rates and charges above which any individual rate or charge may be written off only by resolution of the Council, and further enables the General Manager to write-off an amount of rates or charges of or below that amount by order in writing. Clause 213 of the Regulation applies in the same way to the writing-off of debts owing to the Council. This amount has been set in accordance with the resolution of the Council passed at a duly convened meeting of the Council held on 26 May 2025.

Acknowledgement by Delegate:

I, David Tuxford, General Manager of Georges River Council, acknowledge that I have read and understand the above delegations and will exercise the delegations in accordance with this Instrument and with the resolution of the Council passed at a duly convened meeting of the Council held on 26 May 2025.

..... Date/...../.....
 David Tuxford
General Manager

..... Date/...../.....
 Elise Borg
Mayor

Item: CCL044-25 Application Pursuant to Councillor Ward Discretionary Fund Policy - April 2025

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Finance and Governance

RECOMMENDATION:

That the following application for funding, pursuant to the Councillors Ward Discretionary Fund Policy, be approved:

- CWF24/24-25 – Application submitted by **Councillor Allison** on behalf of **St George Men’s Shed** in the amount of **\$1,500**.
- CWF25/24-25 – Application submitted by **Mayor, Councillor Borg** on behalf of **Carlton South Public School P&C** in the amount of **\$2,000**.
- CWF26/24-25 – Application submitted by **Councillor Mahoney** on behalf of **Penshurst RSL Kookaburras** in the amount of **\$1,235.84**.
- CWF27/24-25 – Application submitted by **Councillor Allison** on behalf of **Penshurst RSL Kookaburras** in the amount of **\$1,235.16**.
- CWF28/24-25 – Application submitted by **Councillor Jamieson** on behalf of **Mortdale Public School P&C** in the amount of **\$2,000**.
- CWF29/24-25 – Duplicate - Application submitted by **Councillor Allison** on behalf of **St George Men’s Shed** in the amount of **\$1,500**.
- CWF30/24-25 – Application submitted by **Councillor Mahoney** on behalf of **Lugarno Anglican Church** in the amount of **\$2,000**.
- CWF31/24-25 – Application submitted by **Councillor Allison** on behalf of **2nd Mortdale Scout Group** in the amount of **\$515**.
- CWF32/24-25 – **Ineligible** - Application submitted by **Councillor Jamieson** on behalf of **Scout Association of Australia, NSW Branch** in the amount of **\$1,000**.
- CWF33/24-25 – **Ineligible** - Application submitted by **Councillor Allison** on behalf of **The Lions Club of Oatley Inc** in the amount of **\$1,000**.
- CWF34/24-25 – Application submitted by **Councillor Wang** on behalf of **South Sydney Nepalese Community Incorporated** in the amount of **\$2,000**.
- CWF35/24-25 – Application submitted by **Councillor Jamieson** on behalf of **Moving Forward DFV Case Management Services Inc** in the amount of **\$2,000**.
- CWF36/24-25 – Application submitted by **Mayor, Councillor Borg** on behalf of **Moving Forward DFV Case Management Services Inc** in the amount of **\$2,000**.
- CWF37/24-25 – **Cancelled** Application by **Councillor Mahoney** on behalf of **Oatley 101 Society of Arts** in the amount of **\$1,014.16**.
- CWF38/24-25 – Application submitted by **Councillor Mahoney** on behalf of **Riverwood Community Centre** in the amount of **\$1,014**.
- CWF39/24-25 – Application submitted by **Councillor Dimoski** on behalf of **Connells Point Rovers Soccer Club** in the amount of **\$1,345**.

- CWF40/24-25 – **Ineligible** Application submitted by **Councillor Allison** on behalf of **The Crateful Group Australia Ltd** in the amount of **\$1,000**.

EXECUTIVE SUMMARY

1. Council, at its meeting on 22 July 2024, endorsed the revised Councillor Ward Discretionary Fund Policy (the Fund).
2. The Policy provides a framework which enables Councillors to provide minor financial support to individuals and community groups within wards which will complement Council's existing grants, sponsorship, and donations framework.
3. This report includes details of applications which have been assessed against the funds eligibility criteria and determined to qualify for funding.
4. The ineligible applicant has previously submitted an application for funding through an alternative Council source, being the Community Grants 2024-2025 program.

BACKGROUND

5. The Councillor Ward Discretionary Fund Policy stipulates two categories for applications of funds, those by an individual or community group.
6. For the 2024/25 financial year, there is a \$75,000 allocation made available for Councillors elected at the September 2024 Local Government Elections.
7. In keeping with ensuring accountability and transparency, details have been included below regarding applications that are now listed for consideration and their demonstrated ability to satisfy the eligibility criteria of the Fund.
8. In addition to these measures, details of funds awarded are available on Council's website and are included in Council's Annual Report as is required regarding the allocation of funds through Section 356 of the *Local Government Act 1993*.

FINANCIAL IMPLICATIONS

9. All application details can be found in the attachment to this report. Funds of \$75,000 have been allocated in the 2024/25 Operational Plan.

Non-Capital Funds (\$5,000/Councillor)	Funds Allocated to date including this report	Remaining Balance
Councillor Allison	\$4,000	\$1,000
Councillor Ambihaipahar	\$0	\$5,000
Councillor Anzellotti	\$2,000	\$3,000
Councillor Arthur	\$0	\$5,000
Mayor, Councillor Borg	\$5,000	\$0
Councillor Dimoski	\$4,603	\$397
Councillor Gao	\$0	\$5,000
Councillor Jamieson	\$4,000	\$1,000

Councillor Landsberry	\$0	\$5,000
Deputy Mayor, Councillor Liu	\$4,600	\$400
Councillor Mahoney	\$4,999	\$1
Councillor Mort	\$5,000	\$0
Councillor Pun	\$0	\$5,000
Councillor Stratikopoulos	\$0	\$5,000
Councillor Wang	\$4,300	\$700

CCL044-25

RISK IMPLICATIONS

10. The Enterprise Risk Management Strategy contains two relevant actions regarding the provision of an open, accessible, and transparent decision making and meeting process.
11. The adopted process for the allocation of funds through the Councillor Ward Discretionary Fund Policy is one of many strategies that have been implemented to ensure that these actions are achieved.

COMMUNITY ENGAGEMENT

12. Community engagement will be conducted including:

FILE REFERENCE

D25/132441

ATTACHMENTS

- Attachment 1  Attachment 2 ABN Numbers Councillor Ward Discretionary Funds - *published in separate document*
- Attachment 2  Attachment 1 Councillor Ward Discretionary Funds - *published in separate document*

ASSETS AND INFRASTRUCTURE

Item: CCL045-25 Chivers Hill Shopping Centre Lugarno - Public Amenities Feasibility Report

Author: Manager Strategic Placemaking

Directorate: Assets and Infrastructure

Matter Type: Assets and Infrastructure

CCL045-25

RECOMMENDATION:

- (a) That Council receive and note the feasibility report findings for the Chivers Hill Shopping Centre Lugarno Public Amenities facility.
- (b) That Council endorse Option A – No New Facility, as per the Council officer's recommendation.

EXECUTIVE SUMMARY

1. This report outlines the findings of the feasibility assessment for the delivery of a public toilet facility at the Chivers Hill Shopping Centre, Lugarno.
2. The Georges River Council Local Environment Plan (LEP) identifies the Chivers Hill Shopping Centre, Lugarno as one (1) of forty-seven (47) E1 – Local Centre Zones.
3. There are currently five (5) public toilets located within an E1 – Local Centre Zone across the local government area. The determination of inclusion of a public toilet in an E1 Zone is based on a needs analysis of infrastructure that includes an assessment of public demand, community sentiment, and proximity to significant public transport, in particular train stations.
4. This feasibility assessment was undertaken to deliver on Council Resolution NM029-24:
That the General Manager, in consultation with Lugarno Progress Association, local business owners and residents, prepares a report to be presented to a future meeting of Council to consider:
 - (a) *the feasibility and approximate cost of constructing a public toilet facility at, or adjacent to, the Chivers Hill Shopping Centre in Lugarno.*
 - (b) *the design of the facility to incorporate a water refilling station complete with dog bowl; and*
 - (c) *that the report to Council outlines potential funding sources including internal and external sources, and State and Federal grants.*
5. This feasibility report provides details on the following three options that were considered:
 - Option A – No New Facility.
 - Option B – Prefabricated Amenities Building.
 - Option C – Council Standard Amenities Building.
6. This feasibility report provides details of community support and consultation results, and includes the cost and timeframe for delivery, risks, and other considerations.
7. Community consultation results for a public amenity in this location is mixed, with 52% opposed and 48% in favour. However, fewer were in support should the amenity block require the removal of parking, 75% opposed and 25% in favour.

8. The recommendation of Council officers is Option A – No new facility. There is no cost associated with this option.
9. The capital cost for Option B – Prefabricated Amenities Building is approximately \$140,000 and for Option C - Council Standard Amenities Building is approximately \$240,000. Both cost estimates are based on services being readily available in the chosen location. Should Council resolve to include a public amenity building in the 4-year Capital Works Program, a project of similar complexity should be removed.
10. Additionally, a new public amenity in this location would require an additional FTE and materials being offset by savings associated with contract cleaning. This is based on current amenities team capacity and to ensure cleansing standards are maintained. An increase in the operational maintenance expenditure budget of \$80,000 per annum in salaries and wages and \$10,000 in materials and services per annum, being offset by a decrease of \$80,000 in materials and services budget associated with contract cleaning of 5 existing public amenities. This would result in a net increase in operational maintenance expenditure budget of \$10,000 per annum.
11. An increase of \$80,000 in the 2025/26 capital works program budget for the purchase and fit-out of an operational vehicle.

BACKGROUND

12. The Georges River Council LEP identifies the Chivers Hill Shopping Centre, Lugarno as an E1 – Local Centre.
13. There are a total 47 E1- Local Centre Zones identified in the Georges River Council LEP. Currently, Council provides a total of five (5) public toilets in these zones. All public toilets provided within E1 – Local Centre Zones are located within proximity of a significant railway station, and include:
 - (i) Oatley (Memorial Gardens)
 - (ii) Mortdale Town Centre
 - (iii) Penshurst Town Centre
 - (iv) Riverwood Town Centre
 - (v) Beverley Hills Town Centre
14. Continued anti-social behaviour and vandalism of public toilets across the local government area has led to a significant increase in the operational expenditure of Council over the past three years. This additional expenditure is associated with the constant replacement of public toilet components (toilets, basins, toilet roll holders), rectification works resulting from damage to the structure caused by fire and other malicious activity, and ongoing graffiti removal.
15. Over the past 5 years, Council has received several requests for an addition of public toilets at Chivers Hill Shopping Centre Lugarno.
16. In March 2024, Council Resolved (NM029-24) for the General Manager to undertake a feasibility into the delivery of a public toilet at this location.
17. The Resolution is consistent with the Georges River Community Strategic Plan 2022-2032:
 - Pillar 1: Our Community, *Goal 1.2 Diverse, vibrant community hubs and facilities are connected, well maintained, and have equitable access.*
 - Pillar 4: Our Built Environment, *Goal 4.1 New development should make Georges River more liveable, vibrant and sustainable.*

- Pillar 4: Our Built Environment, *Goal 4.4 Everyone has access to quality parks and open space and active and passive recreation facilities.*
 - Pillar 4: Our Built Environment, *Goal 4.5 Council-led development and assets provide quality, long term benefits to everyone.*
18. Chivers Hill Shopping Centre in Lugarno provides a good mix of services to meet daily needs. It is anchored by a local IGA supermarket. The Forest Road frontage provides exposure to passing trade and the centre is well patronised by its local catchment.
 19. There are currently no public amenities within the Chivers Hill Shopping Centre, with the closest public toilet located at HV Evatt Park on Forest Road, Lugarno. This facility is approximately a 10-minute walk from the Shopping Centre.
 20. Council officers have been advised that the community are asking local businesses to use their facilities. While there is no legal obligation for a business to provide toilet access to the public, offering such access is done as a goodwill gesture, particularly in areas lacking public facilities.

Historical community support

21. A community petition in support of public amenities at Chivers Hills receiving over 500 signatures was presented to Council in mid-2024.
22. Over the last 5 years Council has received numerous other requests and individual representations for public amenities at Chivers Hill Shopping Village Lugarno.

Feasibility study community engagement results

23. Council conducted formal community engagement from 25 November 2024 to 13 December 2024 via Council's 'Your Say'.
24. The promotion of the survey occurred via Council's Your Say Newsletter 20th and 29th of November and Council's Community eNews 29 November, with an estimated 3,800 and 20,000 subscribers respectively. The survey was also featured in The Leader ad insert on 4th December. Staff attended an onsite pop-up 25 November with copies of the survey. During this session staff spoke with a few business owners and residents.
25. The results of this consultation were as follows:
 - The project page received a total of 243 page visits, converting to 82 engaged participants (those who provided feedback).
 - Direct visitation (such as email or via the project page link) represented the highest page traffic source at 38%, followed closely by social media at 36%.
 - Of those that responded, private vehicle use was the most common form of visiting Chivers Hill shops at 56%, with walking representing the second largest transport method at 40%. 67% of respondents indicated they live within walking distance.
 - Respondents were most commonly visiting Chivers Hill shops every few days (39%) or everyday (36%).
 - The overall position of support for public amenities is mixed, with 52% opposed and 48% in favour. However, fewer are in support should the amenity block require the removal of parking with 75% opposed and 25% in favour.
 - Of the recipients in favour, common features requested through the survey included dog bowls, baby changing station, wash basin, lighting, artwork, and a water station.
 - Of the recipients opposed, common concerns raised include visual appeal, cost, maintenance, cleaning, vandalism, antisocial behaviour, location and loss of parking.

26. During the time that the survey was live a Question with Notice was submitted (QWN038-24). The following questions and answers were published in the Council Business Paper:

- a) Why is there a survey being conducted when a petition with over 500 signatures has already been collected in support of the amenities block?

The petition was not operated through an official Council channel. The survey is conducted through 'Your Say Georges River'. 'Your Say Georges River' is Council's official public participation platform. This survey ensures fair and equitable participation for all community members, allowing everyone to voice their opinions.

- b) Could the council explain why the survey seems to be framed in a way that may discourage support for the project, such as asking questions like, "If removal of parking was required to deliver this project, would you still be supportive?" which could be seen as casting fear and doubt about the project's success?

As per the Council Resolution (NM029-24) requiring consultation with Lugarno Progress Association, local business owners and resident, Council officers have undertaken an approach that aligns with Council's commitment to best practices in community engagement as outlined in our Community Engagement Strategy 2023-2033, which includes equitable practices that enable all community members to actively participate in democratic processes and compliance with legislative requirements.

- c) How much is the survey costing the council, and why are these funds being spent when residents and small business owners have already gathered support and done the necessary groundwork for this facility?

Your Say Georges River' is managed through existing internal resources and staffing; no additional expenditure is incurred in its operation.

Options analysis

27. Three options were considered as part of this feasibility report, and include:

- Option A – No new facility.
- Option B – Prefabricated amenities building.
- Option C – Council 'standard' amenities building.

28. **Option A – No new facility (Recommended)**

(i) This option maintains the status quo, with no new facility and a continuation of current practises by the community.

(ii) To support community access to public amenities, Council could consider increased way finding signage to promote nearest public facilities.

(iii) Option A is recommended for the following reasons:

- The formal community engagement results did not show strong support for a public amenities building at this location.
- Council's Infrastructure Asset Management Policy 2024 outlines the following Principle of prioritising asset renewal: Council will adhere to a 'renew before new' approach brought by a centralised Asset Management function.
- There are existing Council buildings that are currently at 'end of life' and require renewal, including public amenities that are noted for upgrades in Master Plans and Plans of Management and subsequently Development Contributions Plans. Existing buildings and those identified in planning documents are of higher priority.

- The Chivers Hill Shopping Centre is classified as a Small Village under *The Commercial Centres Strategy (2020)*. Other Small Villages are Allawah (Railway Pde), Blakehurst (Princes Highway), Carlton (Railway Pde), Carlton/ Kogarah Bay (Princes Highway, Kingsgrove (The Kingsway), Peakhurst (Henry Lawson Drive) Penshurst (Forest Rd) and Sans Souci (Rocky Point Rd). Of these Small Villages, none have Council owned public toilets.
- Costs associated with the lifecycle management of this facility.

29. Option B – Prefabricated Amenities Building

- This option is for a 4.8m x 2.4m prefabricated amenities building that includes 2 x Universal Access Toilets.
- The capital cost for a prefabricated building is approximately \$140,000, including a sewer connection cost of \$40,000. This cost does not consider additional works which may be required to support the installation including the provision of additional services.
- The image below is an example of this type of facility.



(iv) Benefits associated with Option B include:

- Cost effectiveness
- Lower initial costs and less overheads due to streamlined manufacturing
- Ease of installation and shorter delivery timeframes.

(v) Challenges associated with Option B include:

- Aesthetic integration with shopping centre
- Council does not provide any other prefabricated amenities
- Fixtures and fittings are not aligned with current Council standards
- Potential ongoing and unexpected costs
- Not easily upgraded.

(vi) The typical useful life of a modular or prefabricated public amenity block can vary depending on materials used, the quality of construction, maintenance practices, and

environmental conditions. However, on average, a well-built modular amenity block has an expected life of between 25 to 50 years, where appropriate maintenance is in place.

30. Option C – Council Standard Amenities Building

- (i) This option is for a 4m x 2.8m Councils standard amenities building that includes 1 x Universal Access Toilet.
- (ii) The capital cost for a Council standard amenities building is approximately \$280,000 including detailed design and a sewer connection cost of \$40,000.
- (iii) Benefits associated with Option C include:
 - Standardised components and maintenance
 - High quality materials leading to longer useful life
 - Higher quality aesthetics.
- (iv) Challenges associated with Option C include:
 - Aesthetic integration with shopping centre
 - Relatively high upfront capital cost
 - Ongoing maintenance costs
 - Detailed design is required prior to construction.

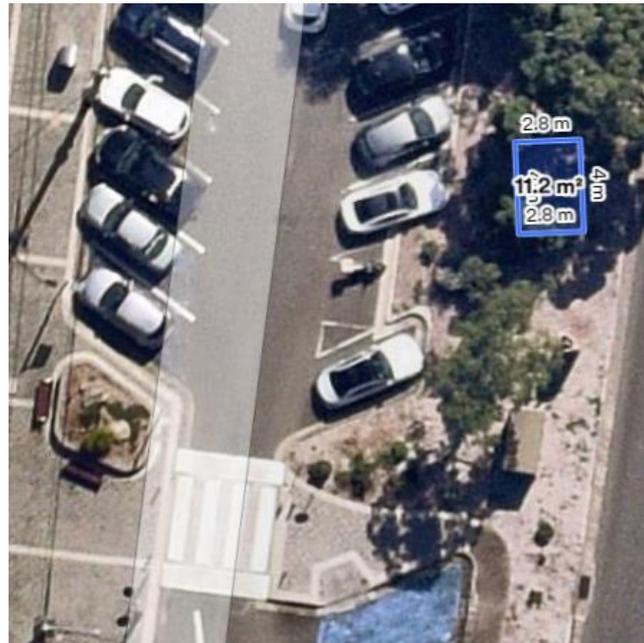
Suitable location for a public amenity at Chivers Hill Shopping Centre

- 31. Council officers investigated two potential sites within the Chivers Hill Shopping Centre, namely on the footpath pavement near the Telstra telephone booth and in the garden bed adjacent to Forest Road.
- 32. The most feasible location for a public amenity at Chivers Hill Shopping Centre for both Options B and C is shown in the image below. It should be noted that in proximity there is a power pole and telephone booth which highlights likely below ground services also present at this location. The suitability of services would require further investigation and validation as part of the design process.



- 33. This location has been identified as the most suitable for the following reasons:
 - There is enough pavement space available to accommodate both options.
 - Connection to the sewer main on the same side of the street, however the main is 100m from this site.
 - Less impact on existing assets including trees and vegetation.

34. The second location considered for a public amenity at Chivers Hill Shopping Centre is in the garden bed adjacent to Forest Road. This location was identified by the community as an appropriate location, as per the image below:



35. This location was not deemed feasible for the following reasons:
- Removal of several established trees.
 - The presence of the Ausgrid substation would require approval from Ausgrid to undertake work in the proximity, with potential relocations required, including underground conduits which are likely to be impacted by the proposed location.
 - Proximity to main road and likely requirement for additional assets and work i.e. safety fencing.
 - Distance from sewer main is roughly the same, however would result in requirement for trenching through additional garden bed and carpark at additional cost.
36. Further investigations, service location, design and consultation would be required prior to the determination of the final location if one of these options were to be progressed.

Risks and considerations for Options B and C

37. Distance from sewer main is approximately 100m from the most feasible location. This would require significant excavation through the front pavement along adjacent to the shopping centre.
38. Connections from the sewer main, as well as the building itself, may clash with existing services and may require relocation to accommodate.
39. The visual Impact of a public amenity outside existing shops. Owners adjacent to the finalised location may object to the visual impact that is caused by the building.
40. Continued anti-social behaviour and vandalism of public toilets across the local government area has led to a significant increase in the operational expenditure of Council over the past three years. Public amenities in town centres tend to attract anti-social behaviour. If a facility was delivered in close proximity to shops, there may be a flow on risk to property. Council officers are currently dealing with three (3) ongoing issues relating to public amenity vandalism and anti-social behaviour leading to the temporary closure of one (1) public amenity.

FINANCIAL IMPLICATIONS

41. No budget impact for Option A of this report.
42. The capital cost for Option B – Prefabricated Amenities Building is approximately \$140,000 and for Option C - Council 'standard' amenities building is approximately \$240,000.
43. The cost estimates for Option B and Option C are based on services being readily available in the chosen location. Should Council resolve to include a public amenity building in the 4-year Capital Works Program, a project of similar complexity should be removed.
44. Council amenities maintenance team are currently at capacity servicing the existing 48 public amenities across the local government area. A new public amenity in this location would therefore require an additional FTE, materials, and an operational vehicle to ensure cleansing standards are maintained.
45. An increase in the operational maintenance expenditure budget of \$80,000 per annum in salaries and wages, \$10,000 in materials and services, and \$80,000 in the 2025/26 capital works program budget for the one-off purchase and fit-out of an operational vehicle.
46. Council currently engages a contract cleaner to service 5 existing public amenities buildings with a budget of \$80,000 per annum in materials and services. The introduction of an additional FTE for public amenities cleaning would enable the current contract arrangements to cease, resulting in a net increase of \$10,000 per annum in the operational expenditure budget. (Note – contract cleaning of this amenities is approximately \$20,000 per annum).
47. Further additional costs may be incurred as a result of reactionary maintenance associated with vandalism or graffiti. It is noted that the Hurstville public toilet located under the ramp adjacent to Hurstville Westfields has cost approximately \$60,000 in additional maintenance, including the replacement of fixtures and fitting, structural repairs, and additional employee costs.
48. There are likely grant opportunities to support the delivery of a public amenity, *Changing Places Grant* is a key example as well as other community grant programs.

RISK IMPLICATIONS

49. Strategic Risk/s Assets and Infrastructure identified. The risk that Council's infrastructure may not meet the evolving needs or expectations of the community, particularly in terms of quality, capacity, and resilience. This includes failure to develop and maintain infrastructure that can withstand the impacts of climate change and severe weather events, potentially compromising the ability to provide high-quality services.

COMMUNITY ENGAGEMENT

50. Community Engagement was undertaken as outlined in this report.

FILE REFERENCE

D25/112254

ATTACHMENTS

Nil

Item: CCL046-25 Detailed Design for Embankment Reconstruction - Bridge Street, Penshurst - Budget Update

Author: Acting Manager City Technical Services

Directorate: Assets and Infrastructure

Matter Type: Assets and Infrastructure

RECOMMENDATION:

- (a) That Council note the increase in required budget to proceed with the Detailed Design for Embankment Reconstruction - Bridge Street, Penshurst project.
- (b) That Council approve the additional budgeted expenditure, as outlined in the confidential attachment.
- (c) That the additional budgeted expenditure is funded, as outlined in the confidential attachment.

EXECUTIVE SUMMARY

1. A structural integrity report was undertaken by a suitably qualified consultant in December 2024 to assess an existing retaining wall and embankment along Bridge Street, Penshurst.
2. The retaining wall was assessed to be in poor condition, and it was recommended that additional investigations and detailed design are undertaken to enable its reconstruction.
3. Following the closure of the procurement process, additional funding is required to engage a suitably qualified consultant to execute the work.

BACKGROUND

4. An existing retaining wall and embankment approximately 60m long is located along Bridge Street, Penshurst. The site is bounded by Penshurst Lane to the north, and Bridge Street to the south.
5. The retaining wall is comprised mostly of sandstone and is a supporting structure for the safety guard rail on Bridge Street and the road embankment. Several trees and plants are located along the embankment.
6. Following identified concerns regarding the condition of the wall, Council officers engaged an engineering consultant in December 2024 to undertake a structural integrity report to assess the retaining wall and provide a risk assessment.
7. The report identified that the retaining wall is in poor structural condition and posed a 'moderate' risk. The report recommended that further geotechnical and structural investigations are undertaken to enable the detailed design and subsequent reconstruction to commence within 8 months of the report.
8. A Request for Quotation (RFQ) was subsequently released in March 2025 to seek professional services for the detailed design of the embankment reconstruction. The scope included the following:
 - (a) undertake a literature review of all previous reports, site inspections and risk assessments related to the embankment.
 - (b) undertake all investigations, including structural and geotechnical, of the existing embankment to inform risk and design stages.

- (c) provide an updated comprehensive risk assessment based on the outcomes of the investigations.
 - (d) identify a rectification solution and deliver full detailed design documentation; and
 - (e) deliver a detailed cost estimate outlining the anticipated costs to undertake the identified works.
9. The RFQ was released through VendorPanel to the Local Government Procurement (LGP) Professional Consulting Services Panel. Following closure of the RFQ in April 2025, no submissions were received.
 10. As per Councils Sustainable Procurement Policy and Procedure, Council officers approached a suitably qualified consultant to determine their capacity to provide a price for the scope of works. Following confirmation from the consultant, the RFQ package was sent directly to the consultant via VendorPanel.
 11. A submission was received in April 2025 from the consultant that exceeded the available budget. This report now seeks additional budget to enable engagement of the consultant and prompt progression of the project. This includes initial investigations and provision of an updated risk assessment as soon as possible.
 12. The subsequent reconstruction of the embankment following completion of detailed design has been included in the draft 2025/26 capital works program.

FINANCIAL IMPLICATIONS

13. Following the provision of the initial structural integrity report, budget was allocated to progress investigations and detailed design. This amount was based on previous projects with similar scopes eg. embankment designs.
14. Following closure of the procurement process, it was identified that the allocated budget is insufficient to complete the works, and additional budget is required.
15. Table 1 in the confidential attachment identifies the proposed funding and budget revisions for this project.
16. In line with the Sustainable Procurement Policy, budget must be adopted prior to engagement and award of contracts. As such, whilst the total budget is required in 2024/25, most of this expenditure will be incurred in the 2025/26 financial year.

RISK IMPLICATIONS

17. The transfer of budget is required to enable progression of the project to mitigate the ongoing risk associated with the retaining wall and embankment that was identified in the December 2024 report.
18. Progression of investigation and detailed design in the current 2024/25 financial year will allow for reconstruction of the embankment to occur promptly in the 2025/26 financial year.
19. As an additional risk mitigation measure, Council engineers are undertaking weekly inspections of the retaining wall and embankment to assess any continued deterioration from a visual perspective. These inspections will continue until an updated risk assessment is received.

COMMUNITY ENGAGEMENT

20. The community will be consulted / notified during the detailed design and subsequent construction works in line with City Technical Services' Community Engagement Guidelines.

FILE REFERENCE

D25/154881

ATTACHMENTS

Attachment 1 Detailed Design for Embankment Reconstruction - Bridge Street, Penshurst - Budget Update (Confidential Report) - *published in separate document* (Confidential)

CCL046-25

NOTICES OF MOTION

Item: NM032-25 Congratulations to Annie So - Asia-Pacific International Intangible Cultural Heritage Certification

Councillor: Deputy Mayor, Councillor Liu

MOTION:

That Council acknowledges and congratulates Annie So from the Canton Noodle House in Riverwood who has been awarded the Asia-Pacific International Intangible Heritage Cultural Certification.

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2022-2032:

- Pillar 3 – Our Economy, *Goal 3.1 Local jobs and local businesses are supported to grow.*

The Canton Noodle House was established in 1986. This prestigious award recognises Ms So's commitment to preserving tradition for excellence in Chinese cuisine including her signature dishes of wontons, dumplings, and braised beef brisket.

The Asia-Pacific Intangible Heritage Culinary Certification is one of the most respected global culinary certifications, dedicated to recognising and preserving the traditional culinary practices of the Asia-Pacific region.

The certification has significant international influence, as it promotes cultural exchange and fosters greater global awareness of the Asia-Pacific region's food heritage. Culinary artisans and restaurants receiving this certification are recognised as leaders in preserving traditional cooking methods while offering innovative adaptations.

The recognition of Annie So, a local resident and business owner, as an Asia-Pacific Intangible Heritage Chef is testament to her exceptional skill in preserving and innovating with traditional dishes. Her restaurant, Canton Noodle House Riverwood, is known for its dedication to traditional cooking techniques, offering a distinct and authentic experience that blends cultural heritage with modern culinary practices.

This achievement brings international attention to our local area, highlighting it as a centre of culinary excellence. Canton Noodle House Riverwood, as an internationally certified venue, has the potential to attract food lovers and tourists from around the world, contributing to the growth of the local restaurant industry and tourism sector.

Council will liaise with Annie So and acknowledge her success by including a story in the Business Unite Newsletter and promote this achievement through other media channels.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D25/108788

ATTACHMENTS

Nil

Item: NM033-25 Lunar New Year Celebrations**Councillor:** Deputy Mayor, Councillor Liu**MOTION:**

That Council:

- (a) Acknowledge and recognise ongoing collaboration with SBS to promote Lunar New Year Celebrations.
- (b) Explore opportunities for media reach within the wider range of multicultural media outlets, particularly those serving the Chinese community to further broaden the reach of Lunar New Year promotions.
- (c) Include opportunities for multicultural media outlets in the Communications Plan for the 2026 LNY event, the Year of the Horse, to further enhance its multicultural media outreach and engagement.

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2022-2032:

- Pillar 1 – Our Community, *Goal 1.1 – Our community is socially and culturally connected, and we strive for social equity.*
- Pillar 3: Our Economy, *Goal 3.1 – Local jobs and local businesses are supported to grow.*

Council has worked in partnership with SBS to deliver the Lunar New Year (LNY) event since 2018. In recent years, Council's media partnership with SBS has seen the event gain strong national media coverage across multiple platforms. Council thanks SBS for its continued support and looks forward to working with them in the future.

For the 2026 LNY event, as well as traditional media pitching, a specific multicultural media package will be developed. This will include translated media content for multilingual media outlets and have Communications Officers facilitating multilingual media outlets to capture content. This will occur in the lead up to the event and on the day of the event.

Additional inclusivity and accessibility enhancements to the 2026 LNY festival will include:

- Multilingual event signage;
- On-site language interpreters (Mandarin and Cantonese) to assist attendees in navigating the event and engaging in activities;
- Expansion of multicultural advertising, leveraging diverse media channels to reach a broader audience;
- Large stage screens to display multilingual communications and the Auslan interpreters for better accessibility and engagement;
- Accessible toilet facilities;
- Wheelchair and pram-accessible ramps; and
- Improved sensory/quiet space.

Council works very closely with the multicultural community to deliver LNY and in 2026 will identify culturally diverse representatives based in the community through businesses, performers, and participants, for media interviews. This promotional content will also be used in

Council's media channels to promote the diversity of our local community. This will broaden the multicultural media reach and engagement.

FINANCIAL IMPLICATIONS

All actions can be delivered within existing budgets.

FILE REFERENCE

D25/109396

ATTACHMENTS

Nil

NM033-25

Item: NM034-25 Hurstville Plaza Amenities Block**Councillor:** Councillor Wang**MOTION:**

- (a) That Council:
- (i) Notes the concerns raised by business owners due to the temporary closure of the toilets.
 - (ii) Notes the current investigation into the long-term viability of the three public toilet amenities under the ramp at Hurstville Plaza and endeavours to complete the investigation by the end of June 2025.
- (b) That Council officers include in this investigation:
- (i) Consideration of community impacts
 - (ii) Consideration of impacts to local businesses
 - (iii) Consideration of impact to event organisers
- (c) That while the public amenities remain closed, Council officers install signage at the amenities advising community members of the nearest facilities.
- (d) That Council officers undertake routine maintenance services to keep the amenities area clean and tidy.
- (e) That the General Manager write to St George LAC to notify them of increased vandalism and antisocial behaviour at several of the Council's public amenities, including the amenities at Hurstville Plaza, and request additional patrols.

NM034-25

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2022-2032:

- Pillar 1: Our Community, *Goal 1.3 The Community is safe and healthy.*

The Hurstville Plaza toilet block, situated beneath the ramp at Hurstville Plaza, in the Hurstville CBD, is temporarily closed as Council evaluates its long-term feasibility. Internal repairs to the facility have been postponed until the investigation is concluded. The General Manager will be provided a recommendation regarding the future of the asset by 30 June 2025, with the outcome published in the Councillor Information Bulletin. The investigation, as per Council's Draft Asset Closure Plan, will consider community impacts, local businesses and in this case event organisers.

The closure of this asset was prompted by safety concerns and ongoing maintenance issues such as vandalism, fires, damaged fixtures, antisocial behaviour, verbal abuse, and biohazards including drug paraphernalia and bodily fluids, posing risks to both staff and users. Council officers have also been advised that the site is being used by people experiencing homelessness for shelter and or a place to wash and use toilet facilities.

Continued anti-social behaviour and vandalism of public toilets across the local government area has led to a significant increase in the operational expenditure of Council over the past three years. This additional expenditure is associated with the constant replacement of public toilet components (toilets, basins, toilet roll holders), rectification works resulting from damage to the structure caused by fire and other malicious activity, and ongoing graffiti removal. The

estimated cost in maintenance to this asset alone is \$60,000 including the replacement of fixtures and fittings, structural repairs, and additional employee costs.

Council officers are aware that the closure has resulted in complaints from nearby businesses, which are experiencing increased burden and disturbance, particularly during major events at Hurstville Plaza. Council's Event Guide and Toolkit outlines the responsibilities and processes required for event organisers to hold safe and successful events.

It is the responsibility of event organisers to provide adequate public toilets to their event patrons. In instances where there is insufficient provision of permanent public toilets by council, the event organiser is responsible for procuring temporary public toilets. It is reasonable for the financial impact for essentially infrastructure such as temporary public toilets, to be paid for by the event organisers as part of their overall event management costs.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D25/140978

ATTACHMENTS

Nil

Item: NM035-25 Congratulations St George Swim Club and Sans Souci Sea Devils Swim Club**Councillor:** Councillor Mort**MOTION:**

That Council writes to formally congratulate the St George Swim Club and the San Souci Sea Devils Swim Club on their outstanding performance at the recent Australian Age Swimming Championships held in Brisbane.

NM035-25

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2022-2032:

- Pillar 1 – Our Community, *Goal 1.1 Our community is socially and culturally connected, and we strive for social equity.*

St George Swim Club was established in 2017, at the Angelo Anestis Aquatic Centre, Bexley merging with Hurstville Aquatic Swim Club, Breakers Swim Club, and Rockdale Swim Club. It was developed as an inclusive club that embraces the different swimming levels including multi-class, a wide range of ages, beginner racing through to national/elite, different cultural backgrounds, and families that support our swimmers.

Established in 2009 and based at the Sans Souci Leisure Centre, the Sans Souci Sea Devils are a competitive and inclusive swim club with a strong record of swimming success who welcome swimming of all ages and abilities.

Council extends its congratulations to the St George Swim Club and the Sans Souci Sea Devils Swim Club for their commendable efforts at the recent 2025 Australian Age Swimming Championships held in Brisbane.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D25/146504

ATTACHMENTS

Nil

Item: NM036-25 Bembridge Street Carlton - Parking Issues**Councillor:** Councillor Gao**MOTION:**

That Council immediately conduct a letterbox drop to all residents on Bembridge Street, Carlton, warning against illegal double parking and outlining the associated penalties.

DIRECTOR'S COMMENT:

Council acknowledges the concerns raised regarding illegal double parking on Bembridge Street, Carlton, and the potential safety and access issues it may cause.

Council officers continue to monitor Bembridge Street through routine patrols. Residents are encouraged to report illegal parking.

The responsibility for understanding and complying with parking regulations lies with individual vehicle owners, as outlined in the *Road Rules 2014 (NSW)*, made under the *Road Transport Act 2013 (NSW)*.

If the proposed Motion to conduct a letterbox drop to all residents on Bembridge Street, Carlton is adopted by Council, it would require the reallocation of Council staff and resources away from core council service areas.

FINANCIAL IMPLICATIONS

There are nominal financial implications pertaining to preparation, printing and distribution of material.

FILE REFERENCE

D25/152986

ATTACHMENTS

Nil

Item: NM037-25 Impacts of Complying Development Certificates**Councillor:** Councillor Landsberry**MOTION:**

That Council:

- (a) Notes community concerns regarding the impacts of Complying Development Certificates (CDCs) issued under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP), particularly in relation to:
- (i) Lack of community consultation or notification prior to construction, even when the development significantly and directly impacts neighbouring residents;
 - (ii) Negative impacts on neighbourhood amenity, character, and privacy;
 - (iii) Perceived inadequacies in private certification processes, raising concerns about impartiality, accountability, and inadequate enforcement;
 - (iv) Loss of trees and vegetation, reduced biodiversity and tree canopy, adverse impact on streetscape; and
 - (v) Limited oversight by councils and reduced opportunities for appeal or review.
- (b) Writes to the Minister for Planning and Public Spaces, requesting a comprehensive review of the Codes SEPP and CDC framework, with particular attention to:
- (i) Increasing transparency and community awareness of CDC proposals;
 - (ii) Strengthening council oversight and enforcement capacity;
 - (iii) Addressing risks of overdevelopment in low-density and environmentally sensitive areas; and
 - (iv) Ensuring private certification processes are independent, consistent, and accountable.
- (c) Requests that the review include consultation with local councils, planning experts, and affected communities to ensure the system balances efficiency with fairness, quality design, and local character.
- (d) Forwards this resolution to Local Government NSW (LGNSW) and neighbouring councils, inviting their support and advocacy for reform of the complying development system.

NM037-25

DIRECTOR'S COMMENT:

Council previously, in August 2022, launched a Certification Campaign aimed at:

- Improving transparency in the certification industry;
- Strengthening the accountability of private certifiers; and
- Responding to growing community concerns regarding the impacts of Complying Development Certificates (CDCs) issued under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP).

On 26 August 2024, Council formally endorsed the Principal Certifier and Council Responsibilities Policy 2024, which provides clear guidance to the community on the roles and responsibilities of the Principal Certifier, Georges River Council, the Building Commission NSW,

property owners, and builders. The policy outlines Council's complaint-handling process, particularly in cases where a private certifier has been appointed.

The proposed motion aligns with these initiatives, reinforcing Council's proactive leadership in advocating for greater transparency, accountability, and reform within the certification system.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D25/153613

ATTACHMENTS

Nil

Item: NM038-25Waste Collection Service**Councillor:** Councillor Gao**MOTION:**

That Council:

- (a) Acknowledges the widespread disruption and community concern caused by ongoing issues with the waste collection service since the transition to the new waste contract.
- (b) Notes that numerous residents across the LGA, particularly those in unit blocks and strata complexes, have experienced missed or significantly delayed bin collections, sometimes for up to three weeks.
- (c) Commits to enforcing the terms of the waste contract with respect to contractual penalties for substantiated service failures.
- (d) Prepares a report to Council, confidential if required for contractual reasons, outlining:
 - (i) The total number of substantiated missed or delayed bin collections since the start of the new contract;
 - (ii) The number and value of any penalties or deductions applied to the waste contractor to date; and
 - (iii) The feasibility, if at all possible, of providing affected residents with compensation or rate relief using those recovered funds.

NM038-25

DIRECTOR'S COMMENT:

This Motion is consistent with Council's Community Strategic Plan 2022 -2032 - Pillar 2: Our green environment, *Goal 2.1.2 Ensure waste is managed as a resource with minimal impacts from its disposal.*

This Motion is also consistent with theme Two of the Georges River Council Waste Strategy 2021-2040 which envisions:

- *Optimise waste management costs and foster adaptive waste management contracts: To provide waste management services to the residents of Georges River Council at the lowest possible cost which is consistent with the reliability and environmental sustainability of those services.*

Council carried out a significant change of waste collection schedules, the likes of which have not occurred for over 16 years from 2 March 2025.

Council anticipated service disruptions to collections during March 2025. To mitigate the impact, Council undertook extensive consultation and communication with the community over several months and sought additional assistance from the contractor, Veolia, to mitigate the impact.

Over 99% of all scheduled collection services have been provided to households and businesses that rely upon Council's waste collection services since the commencement of the new collection schedule.

Contractual penalties are consistently applied by Council where services have not been provided in accordance with the waste collection contract Key Performance Indicators.

A report will be provided to address the matters raised in (d) following the receipt of legal advice in regard to (d) (iii).

FINANCIAL IMPLICATIONS

Should Council resolve to support this Motion, the financial implications will be provided in a future report.

FILE REFERENCE

D25/153659

ATTACHMENTS

Nil

NM038-25

Item: NM039-25 Derby Street Car Park, Kogarah

Councillor: Councillor Gao

MOTION:

That Council commence work to explore the implementation of a subsidised parking scheme at the Derby Street Carpark, Kogarah, to allow health workers to park at no cost between non busy periods of 6:00am and 9:00am on weekdays.

NM039-25

DIRECTOR'S COMMENT:

The Derby Street Car Park, Kogarah, is a component of Council's commercial property portfolio. It operates as a secure, access-controlled facility, utilising an automated number plate recognition (ANPR) system to manage vehicle entry and exit. This technology supports efficient traffic flow, enhances security, and enables streamlined parking management.

Should this motion be adopted, Council officers will investigate and present alternative parking options/support including and within the immediate vicinity of the Derby Street Car Park, Kogarah

FINANCIAL IMPLICATIONS

Should Council resolve to support this Motion, it is proposed that details of the financial implications, together with alternative options be provided in a future report.

FILE REFERENCE

D25/153698

ATTACHMENTS

Nil

Item: NM040-25 Support for Displaced Businesses and Not-for-Profits Resulting from Developments**Councillor:** Councillor Wang**MOTION:**

That Council:

- (a) Provide assistance to Not-For-Profit (NFP) organisations displaced by the demolition and redevelopment of 1-3 Wright Street and 108-124 Forest Road, Hurstville (DA2021/0024) by assessing access to suitable alternative venues from Council-managed community facilities.
- (b) Co-ordinate an inception meeting between the Council and the three relevant developers to discuss and implement measures to mitigate impacts on local residents and businesses.
- (c) Request the developer of the site to give at least 30 days' notice (instead of the statutory 5 working days) to all neighbouring residents and businesses, to allow adequate time for preparation, relocation, or raising concerns.
- (d) Collaborate with the Hurstville Public School Community to manage the increased traffic risks of overlapping construction impacts under the framework of Hurstville School Precinct Traffic Study.

NM040-25

DIRECTOR'S COMMENT:

Cumulative impacts from concurrent constructions sites will impact the local community and it would be prudent for Council to engage with the relevant developers at the outset of their construction program. An inception meeting can be arranged and should include relevant staff from the Parking and Rangers, Compliance and Traffic and Transport Sections of Council. At that meeting, or via other means of communications if required, a request to provide advanced notification of impending works will be made and discussed.

Community groups who are incorporated as not-for-profit organisations prohibiting private gain, can be notified of Expressions of Interest (EOI) advertised for lease or licence agreements of properties within Council's Community Property portfolio.

All community leases and licences will be assessed on an individual merit basis having regard to the application provided by the prospective tenant and any information independently obtained by Council.

The Georges River Council [Community Leasing and Licensing Policy](#) provides a framework to ensure Council has an equitable, consistent and thorough approach to the leasing and licensing of Council owned and Council managed properties for community use, whilst maximising benefit to the community.

The Hurstville School Precinct Traffic Study (endorsed by Council March 2025) has a Technical Working Group in place to progress the recommendations as well as a stakeholder meeting with the broader stakeholders including parents and other interested parties to monitor the Studies progress. The stakeholder meeting is a forum to discuss emerging issues and collaborate to support safety in the precinct.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D25/158155

ATTACHMENTS

Nil

NM040-25

Item: NM041-25 Support for Hurstville Zagreb FC: Facility and Field Improvements at Carss Park**Councillor:** Councillor Dimoski**MOTION:**

That Council, as part of the 2025/26 Budget process, consider the following actions to support Hurstville Zagreb Football Club at Carss Park:

- i. A short-term solution to address immediate storage needs.
- ii. A commitment to maintaining the fields commencing from the next off-season, with feasibility investigations to begin immediately.
- iii. An immediate plan to replace the current facilities with modern, up-to-date infrastructure consistent with the standards of surrounding parks.

DIRECTOR'S COMMENT:

This Motion responds to concerns raised by Hurstville Zagreb Football Club regarding facilities at Carss Park.

Council's City Maintenance Team is addressing a reported roof leak at the sporting amenities. The field is maintained to a community sport standard, with sporting groups responsible for conducting risk assessments before use.

Feedback from Hurstville Zagreb FC and other user groups has informed the draft Master Plan and Plan of Management for Carss and Todd Parks, which will guide future upgrades through Council's Capital Works Program.

Council does not support storage containers in the park due to their impact on open space, visual amenity, and accessibility, as outlined in the current Plan of Management.

Council remains committed to maintaining and improving facilities at Carss Park in line with strategic planning and community needs.

FINANCIAL IMPLICATIONS

Should Council resolve to support this Motion, it will be included as a budget submission for consideration in the 2025/26 budget process.

FILE REFERENCE

D25/160895

ATTACHMENTS

Nil

QUESTIONS WITH NOTICE**Item:** QWN014-25 Flood Study - Beverly Hills**Author:** Councillor Wang**Directorate:** Office of the General Manager**Matter Type:** Questions with Notice**COUNCILLOR QUESTION**

1. GRC had conducted a flood study in 2016. Comparing with the flood study in 2023, what difference does it make to Beverly Hills LMR, Master Plan, and Planning Proposal? Is there any mistake in the 2016 report?

<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Environment/Hurstville-Overland-Flow-Flood-Study-FINAL.pdf>

2. With regard to ENV003-25 Endorsement of updated Beverly Hills Master Plan for Public Exhibition, with the following point: "13. As result of the NSW Government updates in relation to flooding, the Section 9.1 Direction 4.1 – Flooding requires planning proposals to not permit significant increase in the development and/or dwelling density in land within flood planning areas, amongst other requirements.", What are the "flood planning areas" based on in Beverly Hills? 1% AEP or PMF?
3. With the following point: "Most of the site, with the exception of two smaller portions in the north-west and south-east locations, would be flood affected with a floodwater depth of 1 – 2m and higher. Refer to Figure 4 below" Why are those areas not affected with floodwater not are included in the rezoning from B2 to E2 in the proposed Master Plan? For example, 131 and 133 Morgan Street.

OFFICER RESPONSE

Response to Question No. 1: There are no "mistakes".

The 2016 and 2023 documents are two phases in the flood management framework.

Flood Studies identify flood behaviour including the areas flooded, water depth, hazard categories and the likelihood of flooding within the catchment.

Floodplain Risk Management Studies and Plans assess potential management approaches to reduce the impact of flooding (e.g., drainage upgrades, development controls, community awareness and emergency response arrangements).

Figure 1 below is an extract from the NSW Flood Risk Management Manual which shows the process of flood risk management in NSW.

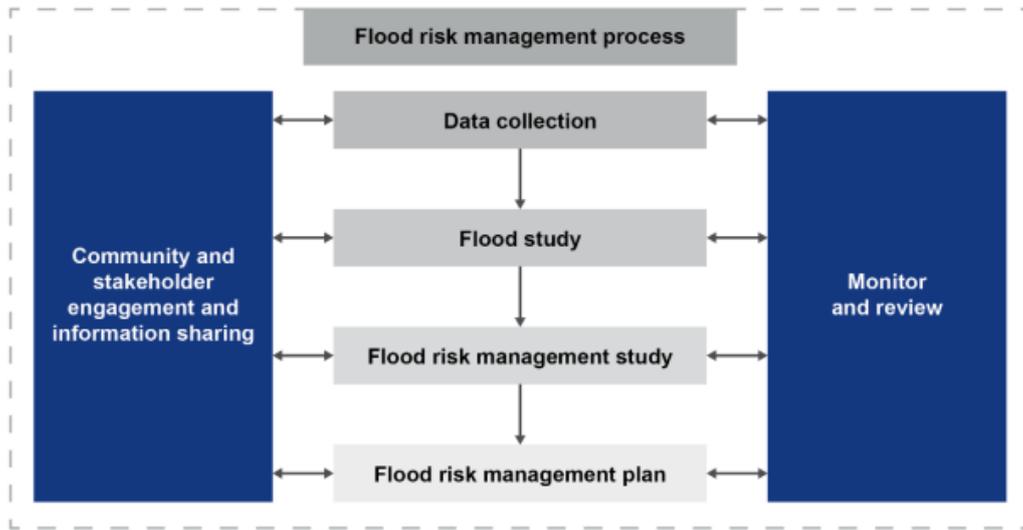


Figure 2 Flood risk management process

Figure 1 - Extract from the NSW Government's Flood Risk Management Manual

QWN014-25

In 2016, was the Overland Flow Flood Study for the Hurstville, Mortdale and Peakhurst Wards. Following that, Council engaged a consultant to prepare the Floodplain Risk Management Study and Plan in 2019 to identify floodplain risk mitigation options.

In October 2023, Council endorsed the Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards catchment.

The Biodiversity, Conservation and Science Group of the Department of Climate Change, Energy and Water (BCS) and State Emergency Services (SES) required the preparation of a Flood Impact Risk Assessment (FIRA) to consider of the impact of the building footprints proposed in the Draft Beverly Hills Local Centre Master Plan on flooding behaviour (as identified in the Flood Study and the Risk Management Study).

In reviewing the FIRA, BCS recommended that Council consider options that reduce the flood risk, including consideration of the proposed number of dwellings and exploring commercial options as an alternative to residential. A full assessment of the flooding impacts is contained in the report to the Council's Environment and Planning Committee held 10 February 2025 (ENV003-25).

Council officers supported the comments from BCS and confirmed that the flooding impact due to the proposed building layout in the draft Master Plan will cause the flood level to increase.

This is due to the larger footprint of buildings and loss of open space areas within the Master Plan study area. In a 1% AEP event, the flood level will increase along Dumbleton Lane (between approximately 50mm and 100mm). Dumbleton Lane is the proposed access to developments fronting King Georges Road. The future scenario, Climate change 2100 (1% AEP) model shows, that the flood level increase can be up to 200mm.

The PMF event also showed that there will be significant impact on adjoining sites outside the Master Plan study area. These negative impacts needed to be minimised by designing building layouts with gaps to allow for flood water to flow through.

Finally, the sites within the Master Plan study area are already entitled to redevelopment based on the current LEP and DCP controls. However, additional height will increase the population density in the flood affected lots. Council officers recommended that increased density in highly constraint areas (shown in red in the blue rectangles in **Figure 2**) should be avoided.



Figure 2 - Area (outlined blue) where increased density should be avoided (Source: FIRA, November 2024)

QWN014-25

Response to Question No. 2

The flood planning area (FPA) is defined as the area within which developments may be subject to flood related development controls. The FPA is calculated as the area lower than the Flood Planning Level (FPL).

The FPA is subject to specific development controls to mitigate flood risks and ensure appropriate management of floodwaters. Essentially, it's a zone where new development or significant alterations to existing structures must adhere to regulations designed to minimize flood impacts.

The FPL is a height used to set floor levels for property development in flood prone areas. It is generally defined as the 1% AEP flood level plus an appropriate freeboard (see explanation of 'freeboard' below). This level may be higher for vulnerable land uses (e.g., hospitals or schools).

The flood planning area (1% AEP) for Beverly Hills is shown in **Figure 3** below. This is current – it does not include the impact of the building footprints of the Draft Beverly Hills Local Centre Master Plan.

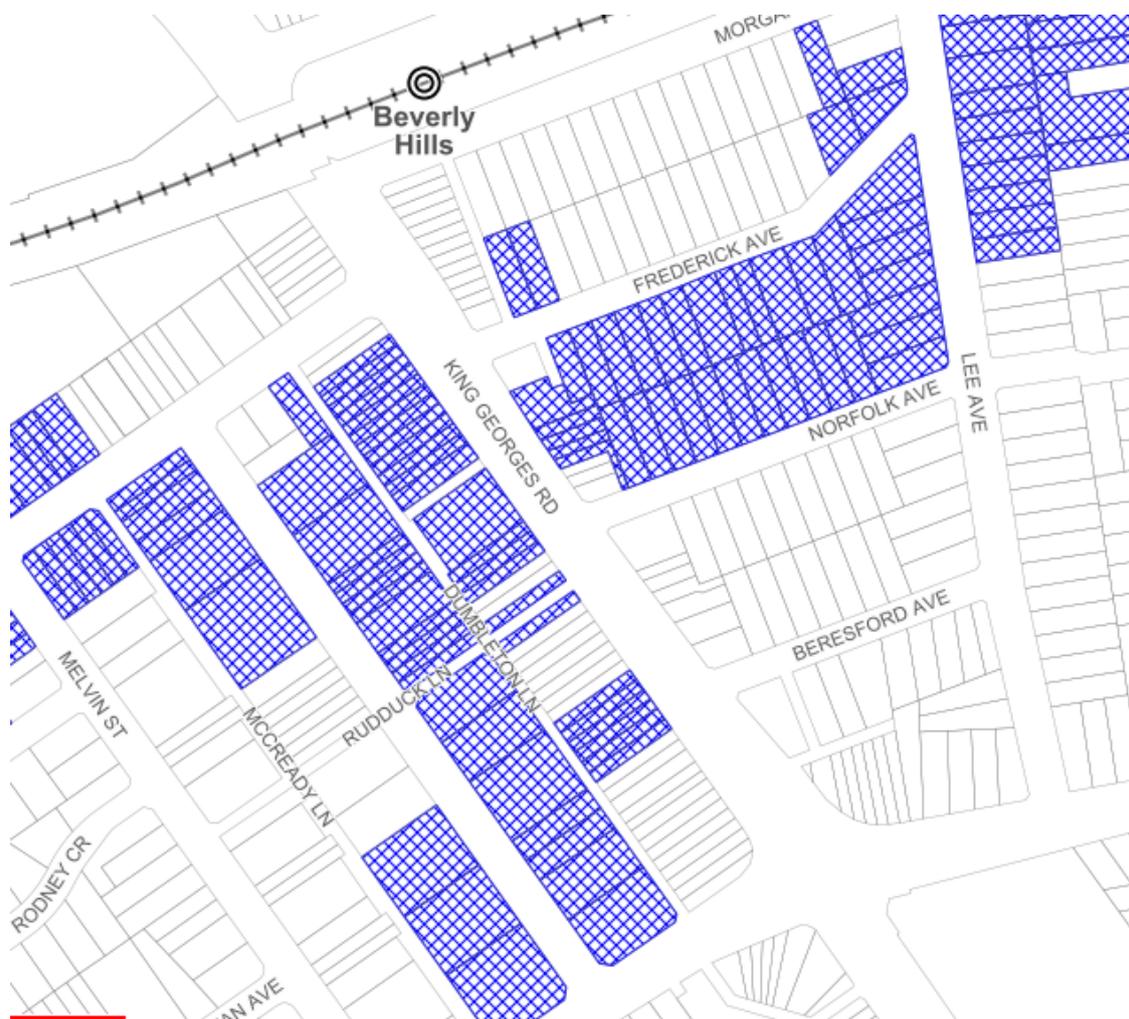


Figure 3 - 1% AEP Affected Lots 2023 (Source: Floodplain Study, 2023)

QWN014-25

Response to Question No. 3

Nos. 131 and 133 Morgan Street Beverly Hills were included in the original exhibited Master Plan that was publicly exhibited from late July to late September 2020. Both sites were proposed to be rezoned from R2 to B2 (now E1 Local Centre). Both sites were highlighted in the exhibited draft Master Plan as being part of the “New East Street”.

A detailed background to the Master Plan process is provided in the Report to the Environment and Planning Committee (ENV034-22), dated 14 November 2022. Council resolved (ENV034-22 on 28/11/2022) the following:

- The matter is to be deferred to a workshop of all Councillors so that they can seek further clarification and express their opinions regarding all matters contained in this report.
- Council reaffirms its previous resolutions that any further Master Plan for the Beverly Hills centre must not incorporate any form of compulsory acquisition of private property.
- Further to this, that the Green Corridor and Public Link proposed in Option 3 are not incorporated in a future master plan for the Centre.

Option 3 in the November 2022 report in part proposed an expansion of the B2 Local Centre zone on the eastern side of King Georges Road to incentivise amalgamation of key sites and provide a new green corridor. The green corridor incorporated Nos. 131 and 133 Morgan Street.

Several workshops were held with Councillors and as an outcome, the green corridor was deleted from the Master Plan (thereby deleting Nos. 131 and 133 Morgan Street from the

Master Plan) and only a modest expansion of the business zone along Morgan Street was supported (incorporating 135 to 141 Morgan Street).

At its meeting on 24 April 2023, Council considered a report (ENV007-23) 'Beverly Hills Town Centre Master Plan - A Way Forward' and resolved that:

- Council does not proceed with the exhibited Master Plan for the Beverly Hills Local Centre; and
- A set of principles be endorsed to guide the preparation of a new master plan.

Figure 4 below illustrates the principles adopted for the eastern side of the centre.



Figure 4 - Principles for eastern side of Beverly Hills Local Centre

The 24 February 2025 Council resolution did not alter the boundary of the Master Plan area; it only addressed the flooding and risk issues. Nos. 131 and 133 Morgan Street Beverly Hills remain outside the Master Plan area.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QWN015-25 Bus Zone - 310 Forest Road Hurstville

Author: Councillor Wang

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

What's the outcome for the engagement with U-Go Mobility regarding the bus zone at 310 Forest Road, Hurstville?

OFFICER RESPONSE

As recorded in item *Response to QWN012-25 AND QWN013-25 raised in TAC Wednesday 7 May 2025*; Council officers were advised by Transport for NSW the site is no longer used as a Bus Zone, however the Bus Zone is still required for operations including rest stops and driver changes.

There is no further action for Council officers in relation to this site.

Answer published in the business paper.

ATTACHMENTS

Nil

QUESTIONS WITH NO NOTICE

Item: QNN001-25 Response to QWN012-25 and QWN013-25 raised in TAC - Wednesday 7 May 2025

Author: Manager Strategic Placemaking

Directorate: Assets and Infrastructure

Matter Type: Questions with no Notice

QNN001-25

COUNCILLOR QUESTION

QWN012-25 Parking Restrictions - Basset Street and Pearl Street Hurstville

Can Council staff provide an update on the request logged by the council to the TfNSW. Please also provide an update on the investigation of parking restrictions along Basset Street and Pearl Street, which was to occur in March 2025?

OFFICER RESPONSE

The investigation of parking restrictions for Basset Street and Pearl Street, Hurstville will be completed by Council's Traffic Engineers in June 2025. In November 2024, Council officers raised a request with Transport for NSW regarding Forest Road. Council has not yet received a response from Transport for NSW. This will be raised in general business at the May Traffic Advisory Committee meeting.

COUNCILLOR QUESTION

QWN013-25 Bus Zone – Forest Road Hurstville

Can you please provide update on the outstanding action raised in June 2024 regarding the purpose of the bus zone between 306 and 314 Forest Road Hurstville?

OFFICER RESPONSE

U-Go Mobility is the bus service provider for Sydney's South and Southwest. Councils' responsibility in relation to bus zones include the installation and maintenance of signage, consultation with transport authorities and transport providers, and community engagement. Council officers will undertake an investigation and contact bus operators to clarify the purpose of the bus zone between 306 and 314 Forest Rd. Any proposals to relocate or remove bus zones are subject to approval from the bus company and Transport for NSW. A request was lodged with U-Go Mobility and will be followed up as a matter of urgency as no formal response has been received. This item will also be included in the May Local Traffic Advisory Committee.

COUNCILLOR BACKGROUND

This content is related to QWN012-25 and QWN013-25 raised in the Traffic Advisory Committee on Wednesday 7 May 2025.

OFFICER RESPONSE AT THE MAY LOCAL TRAFFIC ADVISORY COMMITTEE

QWN012-25: Investigation will be completed in June 2025. There was no additional information provided by Transport for NSW at the meeting.

QWN013-25: The site is no longer used as a Bus Zone, however the Bus Zone is still required for operations including rest stops and driver changes.

Answer published in the business paper.

ATTACHMENTS

Nil

CONFIDENTIAL ITEMS (CLOSED MEETING)

Council's Code of Meeting Practice allows members of the public present to indicate whether they wish to make representations to the meeting, before it is closed to the public, as to whether that part of the meeting dealing with any or all of the matters listed should or should not be considered in closed session.

RECOMMENDATION

That in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act 1993, the following matters be considered in closed Meeting at which the press and public are excluded.

CCL022A-25 Tree Matter - Mortdale (Report by Director Business and Corporate Services)

THAT in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act 1993, the matters dealt with in this report be considered in closed Council Meeting at which the press and public are excluded. In accordance with Section 10A(2) (b) it is considered the matter contains information concerning the personal hardship of a resident or ratepayer.

THAT in accordance with Section 10D it is considered that if the matter were discussed in an open Council Meeting, it would on balance, be contrary to the public interest as it contains information concerning the personal hardship of a resident or ratepayer.

That in accordance with the provisions of Section 11(2) of the Act, the reports and correspondence relating to these matters be withheld from the press and public.

OPEN COUNCIL

CONSIDERATION OF CLOSED COUNCIL RECOMMENDATIONS