

## **AGENDA**

---

### **Assets and Infrastructure Committee**

**Monday, 14 April 2025**

**7:00 PM**

**Waratah Room**

**Georges River Civic Centre**

**Hurstville**



## **OATH OF OFFICE OR AFFIRMATION OF OFFICE**

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

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

## **DISCLOSURES OF INTEREST**

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

## **ASSETS AND INFRASTRUCTURE COMMITTEE MEETING**

### **ORDER OF BUSINESS**

#### **OPENING**

#### **ACKNOWLEDGEMENT OF COUNTRY**

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

#### **APOLOGIES / LEAVE OF ABSENCE**

#### **REQUEST TO JOIN VIA AUDIO VISUAL LINK**

#### **NOTICE OF WEBCASTING**

#### **DISCLOSURES OF INTEREST**

#### **PUBLIC FORUM**

#### **CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

<b>ASS014-25</b>	<b>Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 10 March 2025</b> (Report by Executive Services Officer) .....	5
<b>ASS015-25</b>	<b>Confirmation of the Minutes of the Beverley Park Steering Committee Meeting held on 5 March 2025</b> (Report by Executive Assistant to the Director Assets and Infrastructure) .....	11
<b>ASS016-25</b>	<b>Confirmation of the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 2 April 2025</b> (Report by Manager Strategic Placemaking) .....	16

#### **COMMITTEE REPORTS**

<b>ASS017-25</b>	<b>Draft Floodplain Risk Management Committee Terms of Reference April 2025</b> (Report by Manager Strategic Placemaking) .....	25
<b>ASS018-25</b>	<b>T24/007 Chiller and VAV Upgrade &amp; Asbestos Removal at Hurstville House</b> (Report by Head of Procurement and Contracts) .....	36



**CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**Item:** **ASS014-25 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 10 March 2025**

**Author:** Executive Services Officer

**Directorate:** Office of the General Manager

**Matter Type:** Previous Minutes

ASS014-25

**RECOMMENDATION:**

That the Minutes of the Assets and Infrastructure Committee Meeting held on 10 March 2025, be confirmed.

**ATTACHMENTS**

Attachment [↓](#)1 Minutes of the Assets and Infrastructure Committee Meeting held on 10 March 2025



## MINUTES

---

### Assets and Infrastructure Committee

**Monday, 10 March 2025**

**7:00 PM**

**Waratah Room**

**Georges River Civic Centre  
Hurstville**



**GEORGES RIVER COUNCIL**

## **PRESENT**

### **COUNCIL MEMBERS**

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, Manager Strategic Placemaking – Hayley Barnes, EA to the Director, Assets and infrastructure – Rachelle McGrath (minutes) Executive Services Officer – Nickie Paraskevopoulos and Mark Tadros – Technical Support.

## **OPENING**

The Chairperson, Councillor Ambihaipahar opened the meeting at 7.00pm.

## **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**

There were no disclosures of interest made.

## **PUBLIC FORUM**

There were no registered speakers.

## **CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

### **ASS007-25 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 10 February 2025**

(Report by Manager Office of the General Manager)

**RECOMMENDATION:** Councillor Stratikopoulos, Councillor Mort

That the Minutes of the Assets and Infrastructure Committee Meeting held on 10 February 2025, be confirmed.

#### **Record of Voting**

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

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

### **ASS008-25 Confirmation of the Minutes of the Beverley Park Steering Committee Meeting held on 6 November 2024**

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

**RECOMMENDATION:** Councillor Dimoski, Councillor Pun

That the Minutes of the Beverley Park Steering Committee Meeting held on 6 November 2024, be confirmed.

#### **Record of Voting**

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

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

### **ASS009-25 Confirmation of the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 5 March 2025**

(Report by Executive Assistant to Mayor and Manager, Office of the General Manager)

**RECOMMENDATION:** Councillor Wang, Councillor Liu

That the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 5 March 2025, be confirmed.

#### **Record of Voting**

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

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

## **COMMITTEE REPORTS**

### **ASS010-25 Draft Graffiti and Posters Policy 2025**

(Report by Manager City Operational Services)

**RECOMMENDATION:** Councillor Mort, Councillor Wang



- a) That Council endorses the draft Graffiti and Posters Policy 2025.
- b) That Council places the draft Graffiti and Posters Policy 2025 on public exhibition for a period of 28 days for community consultation.

#### Record of Voting

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

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

#### **ASS011-25 Douglas Cross Gardens Oatley - Repurposing of Fountain Area** (Report by Manager Strategic Placemaking)

**RECOMMENDATION:** Councillor Mort, Councillor Gao

- (a) Council receive and note the options for repurposing the Douglas Cross Gardens Fountain, including cost and feasibility as outlined in this report.
- (b) Council considers an Operational Budget increase for the 25/26 financial year of \$4,900 to deliver option C, converting the upper fountain pond for additional planting and to install new planting and dry creek in lower pond, as well as an ongoing Operational Budget increase of \$1,000 to support the sites ongoing maintenance.
- (c) Council officers monitor the existing bicycle parking arrangements at Oatley Station to determine if additional parking infrastructure is required in the future.

#### Record of Voting

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

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

#### **ASS013-25 Hurstville School Precinct Traffic Study Outcomes** (Report by Manager Strategic Placemaking)

**RECOMMENDATION:** Councillor Wang, Deputy Mayor Councillor Liu

- (a) That Council receive and note the outcomes of the Hurstville School Precinct Traffic Study.
- (b) That as required, future reports be provided to the Local Traffic Advisory Committee to progress recommendations contained in this study.

#### Record of Voting

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

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

## CONCLUSION

The Meeting was closed at 7.20pm

---

Chairperson

UNCONFIRMED

**Item:** **ASS015-25 Confirmation of the Minutes of the Beverley Park Steering Committee Meeting held on 5 March 2025**

**Author:** Executive Assistant to the Director Assets and Infrastructure


**Directorate:** Assets and Infrastructure

**Matter Type:** Previous Minutes

**RECOMMENDATION:**

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

**ATTACHMENTS**

Attachment [1](#)  Minutes of the Beverley Park Steering Committee Meeting held on 5 March 2025

ASS015-25

## MINUTES

---

### Beverley Park Steering Committee

Wednesday, 05 March 2025

12:00pm

TEAMS Meeting

UNCONFIRMED



## **PRESENT**

### **Members**

Mayor, Councillor Elise Borg (Chair)  
Councillor Thomas Gao (absent)  
Councillor Sam Stratikopoulos (apology)  
Andrew Latta – Director, Assets and Infrastructure  
Luke Coleman – Manager Premium Facilities  
Danielle Parker – Director Business and Corporate Services (apology)  
Shaun Smith, BPGC – General Manager  
Joe Bondin, BPGC – President (apology)  
Dan Siely, BPGC – Treasurer  
Daniel Metcalfe, BPGC – Course Superintendent

### **Georges River Council Staff Participants**

David Tuxford – General Manager (absent)  
Luke Galle – Head of Events and Operations  
Rachelle McGrath – Executive Assistant to Director Assets and Infrastructure  
Scott Henwood – Chief Financial Officer

## **OPENING**

The Chairperson, Mayor Councillor Borg, opened the meeting at 12.04pm.

## **ACKNOWLEDGEMENT OF COUNTRY**

The Chairperson, 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.

## **APOLOGIES/LEAVE OF ABSENCE**

There was an apology from Councillor Stratikopoulos and the Director of Business and Corporate Services Danielle Parker.

## **ATTENDANCE VIA AUDIO VISUAL LINK**

This meeting is being held online by Teams Meeting and mobile phones must be turned to silent during the meeting.

## **CODE OF MEETING PRACTICE**

The order of business is as shown in the agenda. Council's Code of Meeting Practice prohibits the electronic recording of meetings without the express permission of Council.

## DISCLOSURES OF INTEREST

**Mayor, Councillor Borg** disclosed a Non-Significant, Non-Pecuniary interest in all items **BPSCC001-25 to BPSCC004-25**, for the reason that she lives in Beverley Park nearby the Beverley Park Golf Course. Mayor, Councillor Borg will remain in the meeting and take part in the considerations on these items.

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### **BPSCC001-25 Confirmation of the Minutes of the Beverley Park Steering Committee Meeting held on 6 November 2024**

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

#### **RECOMMENDATION:**

That the Minutes of the Beverley Park Steering Committee Meeting held on 6 November 2024, be confirmed.

## COMMITTEE REPORTS

### **BPSCC002-25 Public Rounds Report**

(Report by Manager Premium Facilities)

#### **RECOMMENDATION:**

- (a) That the Committee receive and note the public rounds report to December 2024.

### **BPSCC003-25 Beverley Park Golf Club Finance Report**

(Report by Manager Premium Facilities)

#### **RECOMMENDATION:**

- (a) That the committee receive and note the finance report to January 2025 for Beverley Park Golf Club Pty Ltd

### **BPSCC004-25 Storm Water Harvesting Project Update**

(Report by Manager Premium Facilities)

#### **RECOMMENDATION:**

- (a) The committee receive and note the update in regard to the prospect of re-purposing the existing water reclamation plant.

## GENERAL BUSINESS

### ➤ **Lease extension**

Beverley Park Golf Course General Manager, Shaun Smith to write to the General Manager requesting a meeting for discussion.

### ➤ **Greenkeeper's building**

Beverley Park Golf Course General Manager, Shaun Smith advised plans will be received in fortnight and will provide an update at the next BPGC committee meeting.

### ➤ **Street marking – Ambulance gate entrance**

**ACTION -** Director of Assets and Infrastructure to provide an update on status of works for item TAC018-24 that went to the April 2024 Traffic Committee Meeting.

## CONCLUSION

The Meeting was closed at 12.26pm

---

Chairperson

UNCONFIRMED

**Item:** **ASS016-25 Confirmation of the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 2 April 2025**

**Author:** Manager Strategic Placemaking

**Directorate:** Assets and Infrastructure

**Matter Type:** Previous Minutes

**RECOMMENDATION:**

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

**ATTACHMENTS**

Attachment [1](#)  Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 2 April 2025

ASS016-25



## MINUTES

---

### Georges River Council Traffic Advisory Committee

Wednesday, 02 April 2025

10:00 AM

Dragon Room  
Civic Centre  
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

## **PRESENT**

### **VOTING MEMBERS**

Deputy Mayor Councillor N Liu (Chairperson)

Mr W Delezio (Representing MP State Member for Oatley)

Mr L Crompton (Representing Member for Kogarah)

Mr S Kshitij (Representing Transport for NSW) - Online

Sgt. A Neale/Snr Con. F Xu (St George Local Area Command)

### **NON-VOTING MEMBERS**

Mr G Wong - St George Cabs - Online

### **GEORGES RIVER COUNCIL STAFF**

Mr A Latta (Director, Assets & Infrastructure)

Ms H Barnes (Manager, Strategic Placemaking)

Ms N Paraskevopoulos (Executive Services Officer)

Mrs K Popovska (Personal Assistant, Manager Strategic Placemaking – minutes)

Mr M Mahmud (Senior Traffic and Transport Engineer)

Ms G Sheng (Road Safety Officer)

Mr H Bongers (Coordinator Parking and Rangers)

Mr C Stojanovski (IMT Services – Technical)

## **ABSENT**

Mr M Coure (MP State Member for Oatley)

Mr F Rios (Traffic Engineer)

Ms S Ortado (Representing S Kamper, Member for Rockdale)

## **COMMITTEE MEMBERS**

Deputy Mayor, Councillor Nancy Liu (Chairperson)

Mr M Coure (MP State Member for Oatley)

Ms S Ortado (Representing Member for Rockdale)

Mr L Crompton (Representing Member for Kogarah)

Mr S Kshitij (Transport for NSW)

Sargent A Neale (St George Local Area Command)

Snr Con. F Xu (St George Local Area Command)

Mr A Pritchard (Transit Systems)

Mr H Fraser (Punchbowl Bus Company)

Mr R Primerano (U-GO Mobility Bus Company)

Mr G Wong (St George Cabs)

## OPENING

The Deputy Mayor, Councillor **Nancy Liu**, opened the meeting at 10.06 AM.

## ACKNOWLEDGEMENT OF COUNTRY

The Deputy Mayor, Councillor Nancy Liu acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. 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.

## DISCLOSURES OF INTEREST

There were no disclosures of interest made.

## PUBLIC FORUM

	Speaker	Report No.	Report Title
1	Campbell McNiven (written)	TAC0025-25	Park Street, Peakhurst - Proposed Linemarking and Signage Enhancement

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**TAC022-25 Confirmation of the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 5 March 2025**  
(Report by Senior Traffic and Transport Engineer)

## RECOMMENDATION:

That the Minutes of the Georges River Council Traffic Advisory Committee Meeting held on 5 March 2025, be confirmed.

Councillor	FOR	AGAINST
Chair <b>Nancy Liu</b>	X	
Member <b>St George Local Area Command</b>	X	
Member <b>M Coure (Oatley)</b>	X	
Member <b>L Crompton (Kogarah)</b>	X	
Member <b>S Kshitij (TfNSW) - online</b>	X	
Member <b>S Ortado (Rockdale) - absent</b>		

## COMMITTEE REPORTS

**TAC023-25 Francis Street and Tanner Avenue, Carlton - Proposed 'No Stopping' Restriction**  
(Report by Senior Traffic and Transport Engineer)

## RECOMMENDATION

a) That a 12m 'No Stopping' restriction be installed on the eastern side of Francis Street,

Carlton, as per the plan in the report.

- b) That a 15m 'No Stopping' restriction be installed on the western side of Francis Street, Carlton, as per the plan in the report.
- c) That a 15m 'No Stopping' restriction be installed on the northern side of Tanner Avenue, Carlton, as per the plan in the report.
- d) That a 10m 'No Stopping' restriction be installed on the southern side of Tanner Avenue, Carlton, as per the plan in the report.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member St George Local Area Command	X	
Member W Delezio (Representing M Coure, Oatley)		
Member L Crompton (Kogarah)	X	
Member S Kshitij (TfNSW)	X	
Member S Ortado (Rockdale)		

#### TAC024-25 Riverwood High Pedestrian Activity Area - Traffic Management Plan (Report by Coordinator Traffic and Transport)

##### RECOMMENDATION

That the Traffic Management Plan for the following changes be supported.

- a) One way only' access within Morotai avenue car park.
- b)'Left Turn Only' restrictions at the intersection of Belmore Road and Morotai Avenue.
- c) That the Traffic Management Plan be sent to Transport for NSW for approval.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member St George Local Area Command	X	
Member W Delezio (Representing M Coure, Oatley)	X	
Member L Crompton (Kogarah)		
Member S Kshitij (TfNSW)	X	
Member S Ortado (Rockdale)		

#### TAC025-25 Park Street, Peakhurst - Proposed Linemarking and Signage Enhancement

(Report by Coordinator Traffic and Transport)

##### RECOMMENDATION

1. That 10m double barrier lines be installed on Park Street, east of the intersection with Belmore Road.

2. That a Give Way sign and Give Way line be installed on Park Street east of the intersection with Belmore Road.
3. That 10m yellow edge lines be installed at the intersections of Park Street with Caledonia Crescent and Kerrie Crescent.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member <b>St George Local Area Command</b>	X	
Member W <b>Delezio</b> (Representing M Coure, <b>Oatley</b> )	X	
Member L <b>Crompton (Kogarah)</b>		
Member S <b>Kshitij (TfNSW)</b>	X	
Member S <b>Ortado (Rockdale)</b>		

**TAC026-25 Dora Street, Hurstville - Mobility Parking Space at Hurstville Oval**  
(Report by Coordinator Traffic and Transport)

**RECOMMENDATION**

That a 7.8m mobility parking space be installed on the northern side of Dora Street, adjacent to Hurstville Oval, immediately west of the existing bus zone.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member <b>St George Local Area Command</b>	X	
Member W <b>Delezio</b> (Representing M Coure, <b>Oatley</b> )		
Member L <b>Crompton (Kogarah)</b>	X	
Member S <b>Kshitij (TfNSW)</b>	X	
Member S <b>Ortado (Rockdale)</b>		

**TAC027-25 Pitt Street, Mortdale - Mobility Parking**  
(Report by Coordinator Traffic and Transport)

**RECOMMENDATION**

1. That the existing mobility parking space on the southern side of Pitt Street be converted to 1P parking to match the adjacent restrictions, and the signs and pavement markings associated with the mobility parking space be removed.
2. That a mobility parking space, along with the associated shared area, signs, and pavement markings, be installed on the northern side of Pitt Street, adjacent to the existing kerb ramp.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member <b>St George Local Area Command</b>	X	
Member W <b>Delezio</b> (Representing M Coure, <b>Oatley</b> )	X	
Member L <b>Crompton (Kogarah)</b>		
Member S <b>Kshitij (TfNSW)</b>	X	
Member S <b>Ortado (Rockdale)</b>		

**TAC028-25 Proposed 'No Parking - Electric vehicles Excepted Only While Charging (limit 1 hour)' restrictions - Premier Street, Kogarah.**  
(Report by Traffic Engineer)

**RECOMMENDATION**

That the installation of 'No Parking – Electric Vehicles Excepted only while charging (limit 1 hour)' restrictions by JOLT be supported, at Premier Street, adjacent to Post Office Lane, Kogarah.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member St George Local Area Command	X	
Member W Delezio (Representing M Coure, Oatley)		
Member L Crompton (Kogarah)	X	
Member S Kshitij (TfNSW)	X	
Member S Ortado (Rockdale)		

**TAC029-25 Mountview Avenue & Tuckwell Drive, Narwee - Proposed 'No Stopping restrictions.**  
(Report by Traffic Engineer)

**RECOMMENDATION**

That regulatory 10m 'No Stopping' restrictions be installed on Mountview Avenue and Tuckwell Drive, Narwee, as per the plan in the report.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member St George Local Area Command	X	
Member W Delezio (Representing M Coure, Oatley)	X	
Member L Crompton (Kogarah)		
Member S Kshitij (TfNSW)	X	
Member S Ortado (Rockdale)		

**TAC030-25 54 Morgan Street, Kingsgrove - Proposed "Works Zone"**

(Report by Traffic Engineer)

**RECOMMENDATION**

- a) That a 15m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 54 Morgan Street, Kingsgrove, be installed for a duration of 34 weeks commencing August 2025, as per the plan in the report.
- b) That the original parking restrictions be reinstated at the completion of the 'Works Zone' period.

Councillor	FOR	AGAINST
Chair Nancy Liu	X	
Member <b>St George Local Area Command</b>	X	
Member W <b>Delezio</b> (Representing M Coure, <b>Oatley</b> )		
Member L <b>Crompton (Kogarah)</b>	X	
Member S <b>Kshitij (TfNSW)</b>	X	
Member S <b>Ortado (Rockdale)</b>		

**CONCLUSION**

The Meeting was closed at 10:18AM

---

 Chairperson



**COMMITTEE REPORTS**

**Item:** **ASS017-25 Draft Floodplain Risk Management Committee Terms of Reference April 2025**

**Author:** Manager Strategic Placemaking

**Directorate:** Assets and Infrastructure

**Matter Type:** Committee Reports

**ASS017-25**

**RECOMMENDATION:**

- (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.

**EXECUTIVE SUMMARY**

1. The management of flood prone land is primarily the responsibility of local government. Managing flood risk at a local level involves understanding flood risk and supporting practical management options across the local government area.
2. The NSW Flood Risk Manual 2023 (Manual) and subsequent Flood Risk Management Committee Handbook (not publicly available) identifies the best practice composition of Floodplain Risk Management Committees.
3. To ensure alignment to the Manual and increase the contribution of the Committee it is recommended that the current Floodplain Risk Management Committee Terms of Reference be updated and placed on Public Exhibition with the following key changes:

**(a) Voting Members:**

- (i) One nominated Councillor to act as Chairperson, or their alternative.
- (ii) Two additional Councillors
- (iii) Up to five with a minimum of three Community Representatives

**(b) Non-Voting Members (Advisory Role):**

The following representatives can be included in the Committee, as non-voting members. The Committee may add to this list as required.

- (i) NSW State Emergency Services (SES)
- (ii) Office of Environment and Heritage
- (iii) Sydney Water
- (iv) Georges River Combined Councils' Committee
- (v) Neighbouring Councils (Bayside and Canterbury Bankstown)
- (vi) Georges River Councils Local Emergency Management Officer (LEMO)

(vii) Georges River Council officers with specialist skills and knowledge in floodplain risk management, project delivery, building and development and strategic planning. These officers include:

- Director Assets and Infrastructure
- Assets and Infrastructure Managers
- Manager Strategic Planning
- Manager Development and Building
- Coordinator Asset Management
- Senior Stormwater Asset Engineer

(c) **Meetings to be held at a minimum twice per calendar year.**

(d) **The Committee shall operate in a democratic manner keeping formalities to a minimum. Each Committee member appointed as a voting member shall be entitled to one vote in respect to any matters before the Committee.** The Committees advice to Council on any given proposal should be in the form of the following: unanimous support, majority support, split vote, minority support, or unanimous decline.

4. The current Terms of Reference status for changes proposed are outlined in the background section of this report.

## BACKGROUND

5. Managing flood risk to the community requires cooperation across all levels of government, and between the government and non-government sector. The National Strategy for Disaster Resilience outlines that flood resilience is a shared responsibility between government and the community.

6. A well-formed Floodplain Risk Management Committee supports the Council by contributing ideas, professional expertise, experience, and local knowledge. Community members provide valuable historical insights, local issues, and potential solutions. They also act as a conduit for wider community input. Committee members are encouraged to contribute to discussions aimed at addressing both current and future flood risks, not just past issues.

7. At the December 2024 Floodplain Risk Management Committee meeting, the Department of Planning advised that they would no longer be considered a voting member. This decision is due to their role as the funding body for much of the work that the Committee endorses.

8. Other agencies such as SES have also advised that many Councils have recently updated Terms of Reference to remove their voting rights.

9. During the exhibition period of the Draft Floodplain Risk Management Terms of Reference an EOI process will be run to seek the interest of community members who adequately meet the following experience:

- (a) *Local Knowledge and Experience:* A strong understanding of the local area, its history with flooding, and how rain events have impacted the community.
- (b) *Environmental or Engineering Background:* Experience in environmental science, civil engineering, hydrology, or floodplain management is often sought, as these areas provide technical expertise about flood risk.
- (c) *Planning and Policy:* Knowledge of urban planning, land use management, or local government policies can be useful, especially in how they relate to flood risk reduction and disaster management.

- (d) *Emergency Management*: Experience in disaster response, resilience planning, or emergency management, especially flood-related events.
  - (e) *Legal or Regulatory Knowledge*: Understanding the laws and regulations related to floodplain management, land use, and environmental protection.
  - (f) *Stakeholder or Project Management*: Experience managing projects or working with diverse stakeholders can help ensure that the committee runs smoothly and that all interests are considered.
10. Council officers will promote this EOI through existing Community Reference Committees and usual channels of social media, the St George and Sutherland Shire Leader, Council website and Your Say page.
  11. Council officers will make a recommendation to the General Manager who will ultimately endorse Community Representatives to the Committee.
  12. The current Flood Risk Management Committee Terms of Reference allows for:
    - (a) Voting members
      - (i) One nominated Councillor to act as Chairperson, or their alternative
      - (ii) One nominated NSW State Emergency Services Representative
      - (iii) One nominated Community Representative
      - (iv) One nominated Office of Environment and Heritage Representative
      - (v) One nominated member per neighbouring Council (voting is only applicable in relation to matters impacting their Council)
    - (b) Non-voting members of The Committee may comprise of the following:
      - (i) Director Assets and Infrastructure
      - (ii) Georges River Council officers with specialist skills and knowledge in floodplain risk management, project delivery, building and development and strategic planning. These officers include:
        - Manager Strategic Placemaking
        - Manager Strategic Planning
        - Manager Development and Building
        - Manager City Technical Services
        - Coordinator Asset Management
        - Senior Stormwater Asset Engineer
      - (iii) Georges River Councils Local Emergency Management Officer
      - (iv) One Sydney Water Representative
      - (v) One Georges River Combined Councils' Committee
      - (vi) One NSW SES (in addition to voting member)
      - (vii) One nominated Community Representative (in addition to voting member)
    - (c) Meetings of The Committee shall be held quarterly or as required/determined by the Committee. Members can request for an extraordinary meeting to be called outside the quarterly schedule by contacting, in writing, the Chairperson of the Committee, provided that at least seven days written notice is first given to members.
    - (d) Regarding voting: The Committee shall operate in a democratic manner keeping formalities to a minimum. Where matters require a formal recommendation/decision to Council, the matter shall be put to voting members in the form of a Motion, which must be seconded and then voted upon.

Each Committee member appointed as a voting member shall be entitled to one vote in respect to any matters before the Committee. The Committee shall aim to make decisions by consensus when possible, and otherwise the decision of the Committee shall be by the majority of votes cast in favour. The Chairperson shall have a casting vote if necessary. Any voting member dissenting to make a recommendation to Council may have their name recorded if they so wish.

### **FINANCIAL IMPLICATIONS**

13. No budget impact for this report.

### **RISK IMPLICATIONS**

14. Strategic Risk/s Assets and Infrastructure identified. To ensure the community and Councillors can make informed decisions regarding Flood Management sufficient technical detail and opportunities to review plans must be provided.

### **COMMUNITY ENGAGEMENT**

15. Draft Floodplain Risk Management Terms of Reference will be placed on public exhibition using the usual channels.
16. Council officers will promote the Community Representative EOI through existing Community Reference Committees and usual channels of social media, The St George and Sutherland Shire Leader, Council website and YourSay page.

### **FILE REFERENCE**

D25/81742

### **ATTACHMENTS**

Attachment [1](#) DRAFT Floodplain Risk Management Committee terms of reference April 25





# Floodplain Risk Management Committee – *Terms of Reference*

## DOCUMENT ADMINISTRATION

<b>Document Owner</b>	<i>Director, Assets and Infrastructure</i>
<b>Related Documents</b>	<i>Georges River Council Code of Conduct, 2022</i>
<b>References &amp; Legislation</b>	NSW Flood Risk Management Framework 2023 NSW Flood Risk Management Manual 2023 Local Government Act 1993
<b>Document Identifier</b>	

## NAME AND PURPOSE

The Committee shall be known as the Georges River Council Floodplain Risk Management Committee (The Committee). The Committee was established by resolution of Council dated 24 September 2018.

The Committee provides important links to state agencies, key stakeholders, and the community. The purpose of the Committee is to assist Council in reducing the risk to life and property from riverine and overland flooding across the Georges River Council Area. These terms of reference outline the Committee's objective, structure, delegation, and other requirements.

## INTERPRETATION

For this document:

- Committee means Georges River Floodplain Risk Management Committee
- Council means Georges River Council
- Voting Member means a voting member of The Committee.
- Non-Voting Member means a non-voting member of The Committee.
- Chairperson means the chairperson of The Committee.

## STATUS OF COMMITTEE

The Committee is not a committee within the meaning of the *Local Government Act (1993)*, but a technical advisory committee to provide a forum for discussions on riverine and overland flooding across the Georges River Council Local Government Area in alignment with NSW Government Flood Risk Management Guidelines.

## OBJECTIVE

The Committee will:

- **Act as an interface** between Council, stakeholders, and the Community regarding flooding, including promotion of flooding awareness.

- **Act as a forum** to discuss technical, social, economic, environmental, and cultural issues and to distil differing viewpoints on issues into flood studies and floodplain risk management planning.
- To **oversee** the development and implementation of floodplain risk management plans throughout the Georges River Council area in accordance with the NSW Flood Risk Management Manual 2023.
- **Provide advice** on priorities for implementation of appropriate floodplain risk management options and flood related development controls.

## STRUCTURE

**Voting:** Voting members of the Committee will comprise of the following:

- One nominated Councillor to act as Chairperson, or their alternative.
- Two additional Councillors
- Up to five with a minimum of three Community Representatives

Where there is a conflict of interest, voting members shall exclude themselves from voting.

**Non-Voting:** The following representatives can be included in the Committee, as non-voting members. The Committee may add to this list as required.

- NSW State Emergency Services Representative
- Office of Environment and Heritage Representative
- Sydney Water
- Georges River Combined Councils' Committee
- Neighbouring Councils (Bayside and Canterbury Bankstown)
- Georges River Councils Local Emergency Management Officer (LEMO)
- Georges River Council officers with specialist skills and knowledge in floodplain risk management, project delivery, building and development and strategic planning. These officers include:
  - Director Assets and Infrastructure
  - Manager Strategic Placemaking
  - Manager City Technical Services
  - Manager City Operational Services
  - Manager Strategic Planning
  - Manager Development and Building
  - Coordinator Asset Management
  - Senior Stormwater Asset Engineer

## COMMUNITY REPRESENTATIVES

Following an expression of interest process, the General Manager appoints up to five with a minimum of three community representatives who adequately meet the following experience, it is not necessary to meet all desired experience:

- **Local Knowledge and Experience:** A strong understanding of the local area, its history with flooding, and how rain events have impacted the community.

- **Environmental or Engineering Background:** Experience in environmental science, civil engineering, hydrology, or floodplain management is often sought, as these areas provide technical expertise about flood risk.
- **Planning and Policy:** Knowledge of urban planning, land use management, or local government policies can be useful, especially in how they relate to flood risk reduction and disaster management.
- **Emergency Management:** Experience in disaster response, resilience planning, or emergency management, especially flood-related events.
- **Legal or Regulatory Knowledge:** Understanding the laws and regulations related to floodplain management, land use, and environmental protection.
- **Stakeholder or Project Management:** Experience managing projects or working with diverse stakeholders can help ensure that the committee runs smoothly and that all interests are considered.

## OTHER ATTENDANCE AND PUBLIC PARTICIPATION

- **Other Councillors:** Apart from the appointed Councillor members, all other Councillors are welcome to attend meetings of The Committee and contribute to discussions but are not entitled to vote.
- **General Public/ Public Participation:** The Committee is a technical advisory body and is not open to members of the public. The Community Representatives are selected for this purpose. The Committee will not be broadcast to members of the general public due to confidentiality of the matters discussed and the technical nature of the Committee.
- **Other Specialists:** Representatives of organisations may be invited to address The Committee on matters on the agenda.
- **Council officers:** Additional Council officers may be invited to attend meetings but do not have voting rights. This includes Council officers who support the running of the Committee.

## AUTHORITY

The Committee does not have the power to incur expenditure or to bind Council. The Committee can make recommendations to Council on all relevant business presented at the Committee. Recommendations of The Committee will be presented to Council's Assets and Infrastructure Committee and ultimately to Council in the written form of minutes, accompanied by the agenda and reports from relevant Council officers.

## TERM OF THE COMMITTEE

Councillor and Community representation will be reviewed following each General Election of Council or upon a vacancy in these positions. In the case of Council's elected representative, the selection of new members shall be by Council resolution.

A person ceases to be a Committee member if the person:

- resigns that membership in writing
- is absent for three consecutive Committee meetings without leave or apology, or



- is expelled from the Committee by Council

## FREQUENCY OF MEETINGS

Meetings of The Committee shall be held approximately six monthly or as required /determined by The Committee. Members can request for an extraordinary meeting to be called outside the quarterly schedule by contacting in writing, the Chairperson of the Committee, provided that at least seven days written notice is first given to members.

## QUORUM

The quorum of the Committee shall be three voting members and must include a Councillor.

## VOTING

The Committee shall operate in a democratic manner keeping formalities to a minimum. Each Committee member appointed as a voting member shall be entitled to one vote in respect to any matters before The Committee.

The Committees advice to Council on any given proposal should be in the form of the following: unanimous support, majority support, split vote, minority support, or unanimous decline.

## PROCEEDINGS

The administrative provisions applicable to the proceedings of meetings of the Committee are contained within these Terms of Reference. The proceedings of each meeting are recorded in the minutes of the meeting, including those present, apologies, conflict of interests, recommendations on matters before The Committee and general business. Where questions are taken on notice, these will be recorded in the minutes and provided as a separate report to the next meeting.

General Business matters must be submitted in writing one week prior to the meeting, to be considered by the General Manager. However, if it is a substantial issue, a report is to be prepared and included on the agenda at a future meeting.

The minutes of each meeting accompanied by the agenda and reports are submitted to the next available meeting of Assets and Infrastructure Committee, and then to Council with a view to the Committee's recommendations being considered.

## AGENDA AND MINUTES

The agenda shall be determined by the Director Assets and Infrastructure in consultation with the Chairperson of the Committee and circulated to members at least one week prior to any meeting.

Minutes of all meetings are to be recorded accurately, approved by the Chairperson and circulated to members within two weeks of the meeting.

Note: Meeting minutes do not include verbatim discussion of the Committee and those present.

## MEDIA PROTOCOL

Those present at The Committee are not permitted to speak to the media in their capacity as Committee members or guests. Any approaches by media must be directed to Council's Coordinator Communications and Engagement.

## VENUE

The Committee meetings will be held in the Georges River Council Civic Centre, corner of MacMahon and Dora Streets, Hurstville and online.

## OBSERVING THE CODE OF CONDUCT

All members of The Committee are required to observe the provisions of the Georges River Council Code of Conduct and any other requirement applicable to the proper functioning of the Committee.

A breach of the Code of Conduct may lead to the member being expelled from the Committee.

## CONFIDENTIALITY AND PRIVACY

Members will be privy to confidential and/or personal information collected and retained by Council. Members are required to maintain the security of any confidential or personal information and not to use for other purposes, divulge, or retain any such information accessed during their role.

Members may have contact with confidential or personal information retained by Council. If so, members are required to maintain the security of any confidential or personal information and not access, use, or remove any information, unless the member is authorised to do so.

Should a member become aware of any breach of the security, or misuses, of Council's confidential or personal information please contact Council's Public Officer. All members of Council Committees are required to observe the provisions of the Georges River Council Privacy Management Plan relating to their access to personal information.

## PROCEDURAL MATTERS

In relation to any procedural matter, the Chairperson's ruling shall be final.

## VARIATION TO THE TERMS OF REFERENCE

The Terms of Reference may be added to, repealed, or amended by resolution of the Council in consultation with or upon the recommendation of the Committee.

## VERSION CONTROL AND CHANGE HISTORY

Version	Amendment Details	Document Owner	Period Active
1.0	<i>Complete a new version no previous version was referenced or amended</i>	<i>Director Assets and Infrastructure</i>	<i>24 June 2019 – 27 November 2023</i>
2.0	<i>Updated Terms of Reference</i>	<i>Director Assets and Infrastructure</i>	<i>27 November 2023 – 26 August 2024</i>
3.0	<i>Minor amendments to remove reference to Code of Meeting Practice</i>	<i>Director Assets and Infrastructure</i>	<i>26 August 2024 - ongoing</i>
4.0	<i>Changes to voting and frequency of meetings</i>	<i>Director Assets and Infrastructure</i>	

**Item:** **ASS018-25 T24/007 Chiller and VAV Upgrade & Asbestos Removal at Hurstville House**

**Author:** Head of Procurement and Contracts, Acting Manager City Technical Services and Senior Procurement and Contracts Business Partner

**Directorate:** Business and Corporate Services

**Matter Type:** Committee Reports

ASS018-25

**RECOMMENDATION:**

- (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.

**EXECUTIVE SUMMARY**

1. The purpose of this report is to advise Council of the results of the procurement process completed in accordance with Part 3, Division 1, Section 55 of the Local Government Act 1993 for T24/007 Chiller and VAV Upgrade & Asbestos Removal at Hurstville House.
2. This report provides the background information for Council to enter into a contract with the entity recommended as the Principal Contractor. The report details the Request for Tender process undertaken with the confidential matters outlined in the confidential attachments.

**BACKGROUND**

3. Hurstville House is an active commercial space with twenty-three (23) current tenants. Council's asset management information has identified that the existing HVAC system has reached its end of life and requires renewal / replacement.
4. In 2021 a detailed design and specification was prepared for the removal of the existing plant and equipment and installation of a new water-cooled chiller, water pumps, cooling coils and variable air volume systems into the existing ductwork, including an updated Building Management System for the new equipment.
5. During preliminary site inspections and planning of the project, asbestos containing materials were identified in the roof top plant room that require removal and replacement as part of the scope of works. A structural integrity report was also required to determine that the proposed new HVAC system could be supported within the existing rooftop plant room.
6. As part of the procurement planning process, it was determined that the removal and remediation of the asbestos containing materials would be incorporated into the scope of works for the chiller and variable air volume systems.
7. It was determined that a Request for Tender (RFT) process would be undertaken to engage a suitably qualified and experienced HVAC contractor to undertake the chiller and variable air volume works, including the removal and remediation of asbestos containing materials.

8. Accordingly, an evaluation panel was established to develop and finalise the RFT documents and evaluation plan. The selection criteria as determined by the evaluation panel was as follows:
  - Company profile, subcontracting and relevant experience
  - Program of works
  - Methodology
  - Value for money
  - Quality assurance
  - WHS
  - Environmental practices
9. The RFT was advertised via the VendorPanel e-Tendering platform on Tuesday 17 December 2024 and closed on Tuesday 11 February 2025 at 2.00pm. There were eight (8) submissions received with no late submissions.
10. Submissions were received from the following organisations:
  - Airmaster Corporation Pty Ltd
  - Beaver Unit Trust
  - Edson Global Solutions Pty Ltd
  - Hirotec Maintenance Pty Ltd
  - Premier Hvac Nsw Pty Ltd
  - A.C.N. 667 296 371 Pty Ltd
  - Robert Mann Pty Ltd
  - United Contracting Pty Ltd
11. The submissions from the following were deemed non-conforming as they did not meet the requirements of or did not submit any information in accordance with the RFT:
  - Airmaster Corporation Pty Ltd
  - Beaver Unit Trust
  - Edson Global Solutions Pty Ltd
12. The Evaluation Panel commenced evaluation of the remaining five (5) Tender submissions and the Panel's recommendation is outlined in this report.

## FINANCIAL IMPLICATIONS

13. Within budget allocation as detailed in Attachment 1.

## RISK IMPLICATIONS

14. Strategic Risk 3 – 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.

## FILE REFERENCE

D25/84417

## ATTACHMENTS

- Attachment 1 Confidential Attachment 1 - T24 007 Chiller and VAV Upgrade & Asbestos Removal at Hurstville House - *published in separate document* (Confidential)
- Attachment 2 Confidential Attachment 2 - T24 007 Chiller and VAV Upgrade & Asbestos Removal at Hurstville House - *published in separate document* (Confidential)

ASS018-25

**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.

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.