AGENDA

Council Meeting

Monday, 17 November 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

Leave of absence for this meeting was previously granted to Councillor Peter Mahoney.

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

PUBLIC FORUM

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

MAYORAL MINUTE

Nil

CONDOLENCES

COMMITTEE REPORTS

ENVIRONMENT AND PLANNING

Nil

FINANCE AND GOVERNANCE

ASSETS AND INFRASTRUCTURE

COMMUNITY AND CULTURE

NOTICES OF RESCISSION

Nil

NOTICES OF MOTION

QUESTIONS WITH NOTICE

QUESTIONS WITH NO NOTICE

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item:	**CCL101-25 Confirmation of the Minutes of the Council Meeting held on 27 October 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 27 October 2025, be adopted.

ATTACHMENTS

Attachment 1 Minutes of the Council Meeting held on 27 October 2025 - *published in separate document*

MAYORAL MINUTE

COMMITTEE REPORTS

Item: **CCL102-25 Report of the Assets and Infrastructure Committee meeting held on 10 November 2025**

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Committee Reports

RECOMMENDATION:

That the Assets and Infrastructure Committee recommendations for items ASS038-25 to ASS039-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items ASS038-25 to ASS039-25 are submitted to Council for determination.

The recommendations were made by the Assets and Infrastructure Committee at its meeting on 10 November 2025.

COMMITTEE RECOMMENDATIONS

ASS038-25 FLOODPLAIN RISK MANAGEMENT COMMITTEE - UPDATED TERMS OF REFERENCE AND OUTCOME OF EOI - COMMUNITY REPRESENTATIVE ROLE
(Report by Senior Assets Engineer - Stormwater)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, Councillor Liu

(a) That Council endorses the updated Draft Terms of Reference for the Floodplain Risk Management Committee.

(b) That upon endorsement of the Draft Terms of Reference for the Floodplain Risk Management Committee, Council appoints two additional Councillors for this committee.

(c) That upon endorsement of the Draft Terms of Reference for the Floodplain Risk Management Committee, Council appoints four new community representatives.

ASS039-25 REPORT OF THE LOCAL TRANSPORT FORUM MEETING HELD ON 5 NOVEMBER 2025
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Dimoski

That the Local Transport Forum recommendations for items LTF081-25 to LTF087-25 as detailed below, be adopted by Council.

FILE REFERENCE

D25/356976

ATTACHMENTS

Attachment ⇩1	Minutes of the Assets and Infrastructure Committee meeting held on 10 November 2025

MINUTES

Assets and Infrastructure Committee

Monday, 10 November 2025

7:00 PM

Waratah Room
Georges River Civic Centre
Hurstville

PRESENT

COUNCIL MEMBERS

Councillor Mort (Chairperson), Councillor Liu, Councillor Dimoski, Councillor Gao, Councillor Hayes, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos and Councillor Wang.

COUNCIL STAFF

Director Assets and Infrastructure –Bryce Spelta, Executive Manager City Futures – Kent Stroud, EA to the Director Assets and Infrastructure – Rachelle McGrath (minutes) and Executive Services Officer – Nickie Paraskevopoulos and Brendan Thorpe – Technical Support.

OPENING

The Chairperson, Councillor Mort, opened the meeting at 7.01pm.

ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor Mort 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

MOTION: Councillor Wang, Councillor Pun

That Councillor Gao be granted permission to attend the meeting via audio visual link.

Record of Voting

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

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

NOTICE OF WEBCASTING

The Chairperson, Councillor Mort 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

ASS037-25 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 13 October 2025

(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Dimoski

That the Minutes of the Assets and Infrastructure Committee Meeting held on 13 October 2025, be confirmed.

Record of Voting

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

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

COMMITTEE REPORTS

ASS038-25 Floodplain Risk Management Committee - Updated Terms of Reference and Outcome of EOI - Community Representative Role

(Report by Senior Assets Engineer - Stormwater)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, Councillor Liu

(a) That Council endorses the updated Draft Terms of Reference for the Floodplain Risk Management Committee.

(b) That upon endorsement of the Draft Terms of Reference for the Floodplain Risk Management Committee, Council appoints two additional Councillors for this committee.

(c) That upon endorsement of the Draft Terms of Reference for the Floodplain Risk Management Committee, Council appoints four new community representatives.

Record of Voting

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

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

ASS039-25 Report of the Local Transport Forum meeting held on 5 November 2025

(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Dimoski

That the Local Transport Forum recommendations for items LTF081-25 to LTF087-25 as detailed below, be adopted by Council.

Record of Voting

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

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

LTF081-25 KINGSWAY AND MALUKA PLACE INTERSECTION, KINGSGROVE - PROPOSED TRAFFIC SAFETY IMPROVEMENTS
(Report by Senior Traffic and Transport Engineer)

RECOMMENDATION

(d) That a 12m 'Double Dividing Line marking' be installed on the western side of Kingsway, Kingsgrove, as per the plan in the report.

(e) That a 10m 'Double Dividing Line marking' be installed on the eastern side of Kingsway, Kingsgrove as per the plan in the report.

(f) That a 10m 'Double Dividing Line marking' be installed on the southern side of Maluka Place, Kingsgrove as per the plan in the report.

(g) That a 12m 'Double Dividing Line marking' be installed on the northern side of New England Drive, Kingsgrove as per the plan in the report.

(h) That 'Chevron Line marking' be installed on the northern side of New England Drive, Kingsgrove as per the plan in the report.

LTF082-25 ELDON STREET, RIVERWOOD - PROPOSED 'MOBILITY PARKING' RESTRICTION
(Report by Traffic Engineer)

RECOMMENDATION

That a 9.5m 'Mobility Parking' zone be installed on the northern side of Eldon Street, specifically along the frontage of 12 Eldon Street, Riverwood, as per the plan in the report.

LTF083-25 ARTHUR STREET, CARLTON - PROPOSED CHANGES TO PARKING RESTRICTIONS
(Report by Traffic Engineer)

RECOMMENDATION

That 9m of the existing time-restricted parking '1/2P, Mon-Fri 8:30am – 6pm and Sat 8:30am – 12:30pm' on the eastern side of Arthur Street, Carlton be converted into a 'Loading Zone, Mon-Fri 8:30am – 6pm and Sat 8:30am – 12:30pm', as per the plan in the report.

LTF084-25 TARGO ROAD, BEVERLY PARK - PROPOSED CHANGES TO EXISITING 'NO PARKING' RESTRICTIIONS.
(Report by Traffic Engineer)

LTF085-25 STANLEY STREET, KOGARAH - PROPOSED 'WORKS ZONE'.
(Report by Traffic Engineer)

RECOMMENDATION

(i) That a 66m 'Works Zone, 7am – 5pm, Monday – Saturday' be installed fronting No. 1-5 Stanley Street, Kogarah, for a duration of 52 weeks commencing mid-February 2026, as per the plan in the report.

(j) That the original parking restrictions -2P 6am-6pm – Monday to Friday – PERMIT HOLDERS EXCEPTED – AREA 1 be reinstated upon the completion of the Works Zone period.

LTF086-25 PARK ROAD AND THE AVENUE, HURSTVILLE - DANEBANK AUTUMN FAIR 2026
(Report by Traffic Engineer)

RECOMMENDATION

(k) Council approves temporary changes to on-street parking along Park Road and The Avenue, Hurstville, adjoining Danebank School to '90 degree angle parking', on Saturday 9 May 2026 to facilitate the School's Autumn Fair.

(l) To support the parking changes outlined in part a, barricades are erected on Friday 8 May 2026 from 8.30pm and removed on Saturday 9 May 2025 at 6.00pm.

LTF087-25 CARSS PARK - GREEK EPIPHANY FESTIVAL 2026
(Report by Senior Traffic and Transport Engineer)

RECOMMENDATION

(a) That the request from St Basil's NSW/ACT to temporarily close Carss Bush Park between 11.00am and 8.00pm on Sunday 11 January 2026 to allow off-street parking for 'Greek Epiphany Festival' event to be approved.

(b) That approval be granted for the road closure of Carwar Avenue entry to Carss Bush Park car park, Carlton Crescent entry and egress to Carss Park Flats, and Bunyala Street entry and egress to Todd Park car park, between 6.00am and 10.00pm on Sunday 11 January 2026 for 'Greek Epiphany Festival' event.

(c) That approval be granted to place three VMS boards, one on the corner of Princes Highway and Carwar Avenue, one on Carlton Crescent and one on Carwar Avenue two days prior to the event.

(d) That the event is categorised as a 'Class 3' Event.

CONCLUSION

The Meeting was closed at 7.13pm

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Chairperson

Item: **CCL103-25 Report of the Finance and Governance Committee meeting held on 10 November 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 FIN042-25 to FIN048-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items FIN042-25 to FIN048-25 are submitted to Council for determination.

The recommendations were made by the Finance and Governance Committee at its meeting on 10 November 2025.

COMMITTEE RECOMMENDATIONS

FIN042-25 CODE OF CONDUCT COMPLAINTS STATISTICS 2025
(Report by Chief Audit Executive)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Deputy Mayor, Councillor Stratikopoulos

That the Finance and Governance Committee receives and notes the report on the Code of Conduct Complaints Statistics for the period 1 September 2024 to 31 August 2025.

FIN043-25 INVESTMENT REPORT AS AT 30 SEPTEMBER 2025
(Report by Senior Financial Accountant - Reporting)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg

That the Investment Report as at 30 September 2025 be received and noted by Council.

FIN044-25 QUARTERLY BUDGET REVIEW REPORT FOR PERIOD ENDING 30 SEPTEMBER 2025
(Report by Head of Financial Planning and Analysis)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, 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 30 September 2025.

(b) That Council adopt the proposed amendments to the 2025/26 Budget as outlined in the attachment.

FIN045-25 QUARTERLY COMMERCIAL PROPERTY PORTFOLIO REPORT FOR

PERIOD ENDING 30 SEPTEMBER 2025
(Report by Senior Property Officer)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Hayes

That Council receive and note the contents of this report in relation to the Quarterly Commercial Property Portfolio, for the period ending 30 September 2025

FIN046-25 PROPERTY MATTER - DISPOSAL OF SURPLUS PROPERTY - 62 OCEAN STREET KOGARAH
(Report by Head of Strategic Property)

COMMITTEE RECOMMENDATION: Councillor Hayes, The Mayor, Councillor Borg

(a) That the land described as Lots 101 and 102 in DP773963 and Lot 2 in DP1016103, located at 62 Ocean Street, Kogarah be sold by way of public auction in accordance with the terms and conditions as generally detailed within this report.

(b) That the General Manager be authorised to set the reserve price for auction purposes as detailed in (confidential) Attachment 2 to this report.

(c) That should the property fail to sell at auction, the property be listed for private treaty sale at the reserve price.

(d) That the General Manager, in accordance with Section 377(h) of the Local Government Act 1993, be authorised to execute the Contract for Sale, Transfer Document and all other documentation, to affect the disposal of Lots 101 and 102 in DP773963 and Lot 2 in DP1016103 being 62 Ocean Street, Kogarah.

(e) That income from the proceeds of sale be placed in Council's Childcare Asset Reserve for investment in future childcare facilities and assets.

FIN047-25 DRAFT COUNCILLOR INDUCTION AND PROFESSIONAL DEVELOPMENT POLICY
(Report by Manager Office of the General Manager)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Hayes

(a) That Council endorse the attached draft Councillor Induction and Professional Development Policy to proceed to public exhibition for a period of 60 days inviting community comment.

(b) That Council receive a further report following the public exhibition period outlining community comment received.

FIN048-25 STRATEGIC RISKS 2025/26
(Report by Chief Governance and Risk Officer)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Deputy Mayor, Councillor Stratikopoulos

(a) That the Council endorse the Strategic Risks Statements outlined in Attachment 1 for 2025/26.

(b) That the Council receive and notes the JLT Public Sector Risk Report 2025 contained in Attachment 2.

FILE REFERENCE
D25/357365

ATTACHMENTS

Attachment ⇩1	Minutes of the Finance and Governance Committee meeting held on 10 November 2025

MINUTES

Finance and Governance Committee

Monday, 10 November 2025

6:00 PM

Waratah Room
Georges River Civic Centre
Hurstville

GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Mayor, Councillor Elise Borg, Councillor Christina Jamieson (Chairperson), Councillor Gerard Hayes, Councillor Leon Pun, Councillor Thomas Gao, Councillor Peter Mahoney, and Deputy Mayor, Councillor Sam Stratikopoulos.

COUNCIL STAFF

Director Business and Corporate Services - Danielle Parker, Chief Audit Executive – Steven Baker, Chief Finance Officer – Scott Henwood, Head of Corporate Governance and Risk – Renata Sala, Head of Strategic Property – Bernard Morabito, General Counsel – James Fan, Executive Services Officer – Nickie Paraskevopoulos, Executive Assistant – Ally Chand (Minutes) and Technology Business Support Officer – Brendan Thorpe.

OPENING

The Chairperson, Councillor Christina 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

MOTION: The Mayor, Councillor Borg, Deputy Mayor, Councillor Stratikopoulos

That a leave of absence be accepted for Councillor Peter Mahoney.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

MOTION: The Mayor, Councillor Borg, Councillor Hayes

That Councillor Gao and Councillor Pun be granted permission to attend the meeting via audio visual link.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg

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

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

FIN041-25 Confirmation of the Minutes of the Finance and Governance Committee Meeting held on 13 October 2025
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg

That the Minutes of the Finance and Governance Committee Meeting held on 13 October 2025, be confirmed.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

COMMITTEE REPORTS

FIN042-25 Code of Conduct Complaints Statistics 2025
(Report by Chief Audit Executive)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Deputy Mayor, Councillor Stratikopoulos

That the Finance and Governance Committee receives and notes the report on the Code of Conduct Complaints Statistics for the period 1 September 2024 to 31 August 2025.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg

Against the Motion: Councillor Gao (abstained)

On being put to the Meeting, voting on this Motion was five (5) votes FOR and one (1) vote AGAINST. The Motion was CARRIED.

FIN043-25 Investment Report as at 30 September 2025
(Report by Senior Financial Accountant - Reporting)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg

That the Investment Report as at 30 September 2025 be received and noted by Council.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

FIN044-25 Quarterly Budget Review Report for Period Ending 30 September 2025
(Report by Head of Financial Planning and Analysis)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, 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 30 September 2025.

(b) That Council adopt the proposed amendments to the 2025/26 Budget as outlined in the attachment.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

FIN045-25 Quarterly Commercial Property Portfolio Report for Period Ending 30 September 2025
(Report by Senior Property Officer)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Hayes

That Council receive and note the contents of this report in relation to the Quarterly Commercial Property Portfolio, for the period ending 30 September 2025

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

FIN046-25 Property Matter - Disposal of Surplus Property - 62 Ocean Street Kogarah
(Report by Head of Strategic Property)

COMMITTEE RECOMMENDATION: Councillor Hayes, The Mayor, Councillor Borg

(a) That the land described as Lots 101 and 102 in DP773963 and Lot 2 in DP1016103, located at 62 Ocean Street, Kogarah be sold by way of public auction in accordance with the terms and conditions as generally detailed within this report.

(b) That the General Manager be authorised to set the reserve price for auction purposes as detailed in (confidential) Attachment 2 to this report.

(c) That should the property fail to sell at auction, the property be listed for private treaty sale at the reserve price.

(d) That the General Manager, in accordance with Section 377(h) of the Local Government Act 1993, be authorised to execute the Contract for Sale, Transfer Document and all other documentation, to affect the disposal of Lots 101 and 102 in DP773963 and Lot 2 in DP1016103 being 62 Ocean Street, Kogarah.

(e) That income from the proceeds of sale be placed in Council's Childcare Asset Reserve for investment in future childcare facilities and assets.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

FIN047-25 Draft Councillor Induction and Professional Development Policy
(Report by Manager Office of the General Manager)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Hayes

(a) That Council endorse the attached draft Councillor Induction and Professional Development Policy to proceed to public exhibition for a period of 60 days inviting community comment.

(b) That Council receive a further report following the public exhibition period outlining community comment received.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

FIN048-25 Strategic Risks 2025/26
(Report by Chief Governance and Risk Officer)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Deputy Mayor, Councillor Stratikopoulos

(a) That the Council endorse the Strategic Risks Statements outlined in Attachment 1 for 2025/26.

(b) That the Council receive and notes the JLT Public Sector Risk Report 2025 contained in Attachment 2.

Record of Voting

For the Motion: Councillor Hayes, Councillor Jamieson, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos, The Mayor, Councillor Borg, Councillor Gao

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

CONCLUSION

The Meeting was closed at 6.14pm.

Chairperson

Item: **CCL104-25 Report of the Environment and Planning Committee meeting held on 10 November 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 ENV037-25 to ENV041-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items ENV037-25 to ENV041-25 are submitted to Council for determination.

The recommendations were made by the Environment and Planning Committee at its meeting on 10 November 2025.

COMMITTEE RECOMMENDATIONS

ENV037-25 DRAFT JUBILEE STADIUM PRECINCT PLAN OF MANAGEMENT FOR EXHIBITION - CHANGE TO CROWN LAND CATEGORISATION
(Report by Strategic Planner)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

(a) That Council endorse the draft Jubilee Stadium Precinct Master Plan and revised Plan of Management for public exhibition for a period of no less than 28 days and allow submissions to be received up until 42 days in accordance with section 38 of the *Local Government Act 1993.*

(b) That Council re-notify the draft Jubilee Stadium Precinct Master Plan and Plan of Management to the 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 delegates authority to the General Manager to make any further minor amendments to the draft Jubilee Stadium Precinct Master Plan and Plan of Management to address any points raised by the NSW Department of Planning, Housing and Infrastructure and make minor modifications to any numerical, typographical, interpretation and formatting errors if required.

(e) That Council endorse the proposed land categorisation of ‘General Community Use’, ‘Sportsground’ and ‘Park’ and hold a public hearing under section 40A of the *Local Government Act 1993*.

(f) That Council receive a further report on the results of the public exhibition.

ENV038-25 REPURPOSE OF MOOMBA TO SYDNEY ETHANE PIPELINE HAZARD

ANALYSIS
(Report by Strategic Planner)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

(a) That Council notes:

(i) the revised Moomba to Sydney Ethane Pipeline Hazard Analysis Report.

(ii) the revised Hazard Analysis Report will inform land use planning on land adjacent to the MSP, including the preparation of the Beverly Hills and Riverwood Master Plans.

(b) That Council endorse the preparation of a Planning Proposal to amend the Georges River Local Environmental Plan 2021 to include properties within 200m of the MSP in the Activity Hazard Risk Map and update *clause 6.16 Development in areas of activity hazard* risk to restrict development containing sensitive land uses.

(c) That Council endorse removing notations from the Section 10.7(5) Planning Certificates for properties affected by the LSIR 5E-07 and LSIR 1E-06 contours as identified by the superseded MSE Pipeline Hazard Analysis report.

ENV039-25 DRAFT AFFORDABLE HOUSING CONTRIBUTION SCHEME
(Report by Strategic Planner)

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

(a) That Council endorse the Draft Affordable Housing Contribution Scheme (AHCS) for the Georges River Local Government Area.

(b) That Council endorse the preparation of a Planning Proposal to implement the AHCS.

(c) That Council notes a future report will be presented to Council seeking endorsement for the Planning Proposal to be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

(d) That Council notes the public exhibition of the draft AHCS will occur concurrently with the Planning Proposal subject to the receipt of a Gateway Determination.

ENV040-25 ANNUAL UPDATE - PROGRESS TOWARDS NET ZERO CARBON EMISSIONS TARGET
(Report by Coordinator Environmental, Sustainability and Waste)

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

(a) That Council note:

(i) the 1% progress made in financial year FY 2024/25 toward meeting the target of net zero carbon emissions in Council’s operations by 2025.

(ii) the 44% decrease in street light energy usage due to the successful implementation of the accelerated LED street light replacement program.

(iii) the grant application before the Community Energy Upgrades Fund (CEUF) and support future budget bids to undertake gas boiler replacements in Council aquatic centres in the event the CEUF grant application is not successful.

(iv) the effect of procurement on Council’s operational emissions and therefore ensure compulsory sustainability requirements within future reviews of the Sustainable Procurement Policy.

(b) That Council:

(i) defer the target of Net Zero Carbon Neutral by 2025 to 2036, with a review in 2030.

(ii) note a carbon offsetting budget allocation of $100,000 has been approved for FY2025/26, with an annual budget bid required each subsequent year until the review in FY2029/30, to support mitigation and decarbonisation projects aimed at reducing operational emissions ahead of the 2036 target.

ENV041-25 COLLECTION OF FOOD ORGANICS GARDEN ORGANICS (FOGO) FROM BUSINESSES AND INSTITUTIONS
(Report by Coordinator Environmental, Sustainability and Waste)

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

(a) That the information contained within the report be noted, and as a result, no further action be taken by Council in considering FOGO collections from businesses and institutions.

(b) That preparations continue ahead of Council’s implementation of a domestic FOGO collection service in 2030 in line with the State Government’s mandate, and Council’s waste collection contract.

FILE REFERENCE
D25/358058

ATTACHMENTS

Attachment ⇩1	Minutes of the Environment and Planning Committee meeting held on 10 November 2025

MINUTES

Environment and Planning Committee

Monday, 10 November 2025

7:00 PM

Dragon Room
Georges River Civic Centre,
Hurstville

GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Mayor, Councillor Elise Borg, Councillor Matthew Allison (Acting Chairperson), Councillor Elaina Anzellotti, Councillor Tom Arthur and Councillor Christina Jamieson.

COUNCIL STAFF

General Manager – David Tuxford, Acting Director Environment and Planning – Andrew Spooner, General Counsel – James Fan, Acting Manager Strategic Planning – Luke Oste, Strategic Planner – Molly Porter, Strategic Planner – Michelle Fawcett, Manager Office of the General Manager – Vicki McKinley, Coordinator Environmental Sustainability and Waste – Elyse Ballesty, Senior Sustainability Officer – Simone Herrmannsen, Personal Assistant to the Manager Environment, Health and Regulatory Services – Lynne Denham (Minutes), Coordinator Communications and Engagement – Catherine James, and Team Leader Technical Services – Mark Tadros.

PROCEDURAL MOTION

ELECTION OF CHAIRPERSON

MOTION: Mayor, Councillor Elise Borg

That as the Environment and Planning Committee Chairperson, Councillor Peter Mahoney is an apology for tonight's meeting, a vote be taken of the Councillor's present, appointed to the Environment and Planning Committee, to elect a Chairperson for this meeting.

That Councillor Allison assume the position of Chairperson for the Environment and Planning Committee meeting of 10 November 2025.

Record of Voting

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

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

OPENING

The Acting Chairperson, Councillor Matthew Allison, opened the meeting at 7.01pm.

ACKNOWLEDGEMENT OF COUNTRY

The Acting Chairperson, Councillor Matthew Allison 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

A leave of absence for this meeting was previously granted to Councillor Peter Mahoney.

An apology was received for Councillor Kathryn Landsberry.

MOTION: Mayor, Councillor Elise Borg and Councillor Christina Jamieson.

That an apology and leave of absence be granted for Councillor Kathryn Landsberry.

Record of Voting

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

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

MOTION: Councillor Anzellotti and Councillor Jamieson

That Councillor Arthur be granted permission to attend the meeting via audio visual link.

Record of Voting

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

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

NOTICE OF WEBCASTING

The Acting Chairperson, Councillor Matthew Allison 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 three (3) registered speakers.

	Name	Report No.	Report Title	For / Against
1	David Fletcher (Environment and Planning Committee) **IN PERSON**	ENV038-25	Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis.	Against
2	Dr Ben Balzer GP (Environment and Planning Committee) **IN PERSON**	ENV038-25	Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis.	Against
3	Vicki Kehagias (Environment and Planning Committee) **WRITTEN SUBMISSION**	ENV038-25	Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis.	Against

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV036-25 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 13 October 2025

(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Anzellotti

That the Minutes of the Environment and Planning Committee Meeting held on 13 October 2025, be confirmed.

Record of Voting

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

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

COMMITTEE REPORTS

ENV037-25 Draft Jubilee Stadium Precinct Plan of Management for Exhibition - Change to Crown Land Categorisation
(Report by Strategic Planner)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

(a) That Council endorse the draft Jubilee Stadium Precinct Master Plan and revised Plan of Management for public exhibition for a period of no less than 28 days and allow submissions to be received up until 42 days in accordance with section 38 of the *Local Government Act 1993.*

(b) That Council re-notify the draft Jubilee Stadium Precinct Master Plan and Plan of Management to the 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 delegates authority to the General Manager to make any further minor amendments to the draft Jubilee Stadium Precinct Master Plan and Plan of Management to address any points raised by the NSW Department of Planning, Housing and Infrastructure and make minor modifications to any numerical, typographical, interpretation and formatting errors if required.

(e) That Council endorse the proposed land categorisation of 'General Community Use', 'Sportsground' and 'Park' and hold a public hearing under section 40A of the *Local Government Act 1993*.

(f) That Council receive a further report on the results of the public exhibition.

Record of Voting

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

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

ENV038-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis
(Report by Strategic Planner)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

(a) That Council notes:

(i) the revised Moomba to Sydney Ethane Pipeline Hazard Analysis Report.

(ii) the revised Hazard Analysis Report will inform land use planning on land adjacent to the MSP, including the preparation of the Beverly Hills and Riverwood Master Plans.

(b) That Council endorse the preparation of a Planning Proposal to amend the Georges River Local Environmental Plan 2021 to include properties within 200m of the MSP in the Activity Hazard Risk Map and update *clause 6.16 Development in areas of activity hazard* risk to restrict development containing sensitive land uses.

(c) That Council endorse removing notations from the Section 10.7(5) Planning Certificates for properties affected by the LSIR 5E-07 and LSIR 1E-06 contours as identified by the superseded MSE Pipeline Hazard Analysis report.

Record of Voting

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

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

ENV039-25 Draft Affordable Housing Contribution Scheme
(Report by Strategic Planner)

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

(a) That Council endorse the Draft Affordable Housing Contribution Scheme (AHCS) for the Georges River Local Government Area.

(b) That Council endorse the preparation of a Planning Proposal to implement the AHCS.

(c) That Council notes a future report will be presented to Council seeking endorsement for the Planning Proposal to be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.

(d) That Council notes the public exhibition of the draft AHCS will occur concurrently with the Planning Proposal subject to the receipt of a Gateway Determination.

Record of Voting

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

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

ENV040-25 Annual Update - Progress Towards Net Zero Carbon Emissions Target
(Report by Coordinator Environmental, Sustainability and Waste)

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

(a) That Council note:

(i) the 1% progress made in financial year FY 2024/25 toward meeting the target of net zero carbon emissions in Council's operations by 2025.

(ii) the 44% decrease in street light energy usage due to the successful implementation of the accelerated LED street light replacement program.

(iii) the grant application before the Community Energy Upgrades Fund (CEUF) and support future budget bids to undertake gas boiler replacements in Council aquatic centres in the event the CEUF grant application is not successful.

(iv) the effect of procurement on Council's operational emissions and therefore ensure compulsory sustainability requirements within future reviews of the Sustainable Procurement Policy.

(b) That Council:

(i) defer the target of Net Zero Carbon Neutral by 2025 to 2036, with a review in 2030.

(ii) note a carbon offsetting budget allocation of $100,000 has been approved for FY2025/26, with an annual budget bid required each subsequent year until the review in FY2029/30, to support mitigation and decarbonisation projects aimed at reducing operational emissions ahead of the 2036 target.

Record of Voting

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

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

ENV041-25 Collection of Food Organics Garden Organics (FOGO) from Businesses and Institutions
(Report by Coordinator Environmental, Sustainability and Waste)

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

(a) That the information contained within the report be noted, and as a result, no further action be taken by Council in considering FOGO collections from businesses and institutions.

(b) That preparations continue ahead of Council's implementation of a domestic FOGO collection service in 2030 in line with the State Government's mandate, and Council's waste collection contract.

Record of Voting

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

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

CONCLUSION

The Meeting was closed at 7.52pm

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Acting Chairperson

Item: **CCL105-25 Report of the Community and Culture Committee meeting held on 10 November 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 COM047-25 to COM052-25 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items COM047-25 to COM052-25 are submitted to Council for determination.

The recommendations were made by the Community and Culture Committee at its meeting on 10 November 2025.

COMMITTEE RECOMMENDATIONS

COM047-25 QUARTERLY COMMUNITY PROPERTY REPORT - 1 JULY 2025 TO 30 SEPTEMBER 2025

(Report by Coordinator Community Property and Venues)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Liu

That Council receive and note the Quarterly Community Property Report for the period 1 July 2025 to 30 September 2025.

COM048-25 INTERACTIONS WITH CHILDREN AND YOUNG PEOPLE POLICY FOR PUBLIC EXHIBITION

(Report by Child Protection and Youth Services Officer)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Liu

(a) That Council endorse the Draft Interactions with Children and Young People Policy allowing the draft policy to be placed on public exhibition for a period of no less than 60 days for comment/feedback.

(b) That Council receive a further report after the exhibition period outlining the comment/feedback received before the policy is adopted by Council.

COM049-25 PLACE NAMING PROPOSAL FOR BOARDWALK AT OATLEY BAY - RESULTS OF COMMUNITY CONSULTATION

(Report by Coordinator Library Operations)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Allison

(a) That Council acknowledge the results of the community consultation for the proposed name ‘Sharyn Cullis Boardwalk’.

(b) That Council approve the name ‘Sharyn Cullis Boardwalk’ for the boardwalk which will be constructed in Morshead Drive Reserve, along the coast of Oatley Bay, between the east and the west sections of Morshead Drive in Hurstville Grove.

COM050-25 COMMUNITY GRANTS 2025-2026 ROUND 1
(Report by Grants and Project Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Allison

That the funding recommendations resulting from Georges River Council Community Grants 2025-2026 Round 1, as detailed in Attachment 1 of this report, be adopted.

COM051-25 PUBLIC EXHIBITION OF THE COMMUNITY ENGAGEMENT STRATEGY 2025-2035
(Report by Community Engagement Lead)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Wang

(a) That Council note the review and findings of the Community Engagement Strategy 2023-2033 in this report.

(b) That Council endorse the draft Community Engagement Strategy 2025-2035 to proceed to public exhibition for a period of 60 days inviting public comment.

(c) That Council receive a further report following public exhibition outlining community comment/feedback.

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

COM052-25 HURSTVILLE LIBRARY TEMPORARY CLOSURE
(Report by Manager, Cultural Engagement and Library Services)

COMMITTEE RECOMMENDATION: Councillor Dimoski, Councillor Wang

That Council receive and note the planned delivery of alternative library services and community engagement initiatives during the temporary closure of Hurstville Library from 1 December 2025 to 14 February 2026, ensuring continued access to priority services for community members throughout the upgrade period.

FILE REFERENCE
D25/358178

ATTACHMENTS

Attachment ⇩1	Minutes of the Community and Culture Committee meeting held on 10 November 2025

MINUTES

Community and Culture Committee

Monday, 10 November 2025

6:00 PM

Dragon Room
Georges River Civic Centre
Hurstville

GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

Councillor Mort (Chairperson), Councillor Liu, Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, and Councillor Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Community and Culture - Kristie Dodd, Manager Cultural Engagement and Library Services – Justin Yeomans, Executive Manager City Futures – Kent Stroud, Coordinator Communications and Engagement – Catherine James, Acting Coordinator Community Capacity Building – Ben Taylor, Community Capacity Building Officer – Child Protection and Youth Services Portfolio – Brad Crain, Community Property Officer – Kaila Bergin, Manager Office of the General Manager - Vicki McKinley, Team Leader Technology Business Support – Mark Tadros, and Executive Assistant to the Director Community and Culture – Franzi Mintus (Minutes).

PROCEDURAL MOTION

ELECTION OF CHAIRPERSON

MOTION: Councillor Allison

That as the Community and Culture Committee Chairperson, Councillor Landsberry, is an apology for tonight's meeting, a vote be taken of the Councillors present, appointed to the Community and Culture Committee, to elect a Chairperson for this meeting.

That Councillor Mort assume the position of Chairperson for the Community and Culture Committee Meeting of 10 November 2025.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

OPENING

The Acting Chairperson, Councillor Mort, opened the meeting at 6.01pm.

ACKNOWLEDGEMENT OF COUNTRY

The Acting Chairperson, Councillor Mort 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

MOTION: Councillor Dimoski, Councillor Liu

That an apology on behalf of Councillor Landsberry be accepted and a Leave of Absence granted.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

MOTION: Councillor Anzellotti, Councillor Liu

That Councillor Arthur be granted permission to attend the meeting via audio visual link.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

NOTICE OF WEBCASTING

The Acting Chairperson, Councillor Mort 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 – Councillor Allison disclosed a Non-Significant, Non-Pecuniary Interest in item **COM049-25 Place Naming Proposal for Boardwalk at Oatley Bay - Results of Community Consultation** for the reason that he is a member of the Oatley Flora and Fauna Conservation Society (OFF) and a friend of Sharyn Cullis. Councillor Allison 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 **COM050-25 Community Grants 2025-2026 Round 1** for the reason that he is a member of the Southern Sydney Folk Club. Councillor Allison 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

COM046-25 Confirmation of the Minutes of the Community and Culture Committee Meeting held on 13 October 2025
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Allison

That the Minutes of the Community and Culture Committee Meeting held on 13 October 2025, be confirmed.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

CARRIED.

COMMITTEE REPORTS

COM047-25 Quarterly Community Property Report - 1 July 2025 to 30 September 2025
(Report by Coordinator Community Property and Venues)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Liu

That Council receive and note the Quarterly Community Property Report for the period 1 July 2025 to 30 September 2025.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

COM048-25 Interactions with Children and Young People Policy for Public Exhibition
(Report by Child Protection and Youth Services Officer)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Liu

(a) That Council endorse the Draft Interactions with Children and Young People Policy allowing the draft policy to be placed on public exhibition for a period of no less than 60 days for comment/feedback.

(b) That Council receive a further report after the exhibition period outlining the comment/feedback received before the policy is adopted by Council.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

COM049-25 Place Naming Proposal for Boardwalk at Oatley Bay - Results of Community Consultation
(Report by Coordinator Library Operations)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Allison

(a) That Council acknowledge the results of the community consultation for the proposed name ‘Sharyn Cullis Boardwalk’.

(b) That Council approve the name ‘Sharyn Cullis Boardwalk’ for the boardwalk which will be constructed in Morshead Drive Reserve, along the coast of Oatley Bay, between the east and the west sections of Morshead Drive in Hurstville Grove.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

CARRIED.

COM050-25 Community Grants 2025-2026 Round 1
(Report by Grants and Project Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Allison

That the funding recommendations resulting from Georges River Council Community Grants 2025-2026 Round 1, as detailed in Attachment 1 of this report, be adopted.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

COM051-25 Public Exhibition of the Community Engagement Strategy 2025-2035
(Report by Community Engagement Lead)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Wang

(a) That Council note the review and findings of the Community Engagement Strategy 2023-2033 in this report.

(b) That Council endorse the draft Community Engagement Strategy 2025-2035 to proceed to public exhibition for a period of 60 days inviting public comment.

(c) That Council receive a further report following public exhibition outlining community comment/feedback.

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

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, Councillor Liu, Councillor Mort, Councillor Wang

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

COM052-25 Hurstville Library Temporary Closure
(Report by Manager, Cultural Engagement and Library Services)

COMMITTEE RECOMMENDATION: Councillor Dimoski, Councillor Wang

That Council receive and note the planned delivery of alternative library services and community engagement initiatives during the temporary closure of Hurstville Library from 1 December 2025 to 14 February 2026, ensuring continued access to priority services for community members throughout the upgrade period.

Record of Voting

For the Motion: Councillor Allison, Councillor Anzellotti, Councillor Arthur, Councillor Dimoski, 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 6.20pm.

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Chairperson

ENVIRONMENT AND PLANNING

FINANCE AND GOVERNANCE

Item: **CCL106-25 Tabling of Disclosure of Interests Returns of Councillors and Designated Persons**

Author: Senior Access to Information Officer

Directorate: Business and Corporate Services

Matter Type: Finance and Governance

RECOMMENDATION:

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

EXECUTIVE SUMMARY

1. The purpose of this report is to table the Disclosure of Interest Returns lodged by Councillors and designated persons in accordance with the Model Code of Conduct for NSW Councils for the period 1 July 2024 to 30 June 2025.

BACKGROUND

2. A Councillor or designated person must make and lodge a Return with the General Manager, in accordance with section 4.21 of Council's Code of Conduct (the Code), within three months after:

   (a) Becoming a Councillor or designated person, and

   (b) 30 June of each year, and

   (c) The Councillor or designated person becoming aware of an interest they are required to disclose under Schedule 1 of the adopted Code of Conduct that has not been previously disclosed in a return lodged under paragraphs (a) or (b).

3. A person need not make and lodge a return under Clause 4.21 (a) or (b) if:

   (a) They made and lodged a return under that clause in the preceding 3 months, or

   (b) They have ceased to be a Councillor or designated person in the preceding 3 months.

<u>Annual Returns</u>

4. Returns for the period ending 30 June 2025 must be tabled at the next Council meeting after the return is lodged.

<u>Tabling of Returns</u>

5. All Annual Returns of Councillors as of 30 June 2024, were received by 30 September 2025.

6. All Annual Returns of designated persons holding that position as of 30 June 2025 that could be returned were received by 30 September 2025.

<u>Public availability of Returns</u>

7. Under the *Government Information (Public Access) Act 2009* (the GIPA Act) and *Government Information (Public Access) Regulation 2018* (the GIPA Regulation), Returns are considered ‘open access’ information and must be made publicly available on the Council website.

8. To ensure compliance with the GIPA Act and GIPA Regulation, Council applied a public interest test to determine if any information contained within the individual Returns should be redacted. The Returns subject to this report, will be tabled, and published with any approved redactions.

FINANCIAL IMPLICATIONS

9. No budget impact for this report as all processes have been completed within current resourcing.

RISK IMPLICATIONS

10. Strategic Risk 7 – *‘Statutory and Regulatory requirement/Ineffective governance’* may be negatively impacted should Council fail to comply with Code of Conduct requirements that Disclosure of Interest Returns be lodged with the General Manager and tabled at the first meeting of Council pursuant to the Code of Conduct. Failure to publish the returns will also negatively impact this Strategic Risk, as Council will fail to comply with the legislative requirement of the GIPA Act and Regulations.

COMMUNITY ENGAGEMENT

11. Community engagement is not required however all Returns will be made available for public access in accordance with the GIPA Act and Regulations.

FILE REFERENCE
D25/336813
ATTACHMENTS
Nil

Item: **CCL107-25 Report on Outstanding Council Resolutions (Period up to and including 30 September 2025)**

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Finance and Governance

RECOMMENDATION:

That the report be received and noted.

EXECUTIVE SUMMARY

1. This report provides progress on outstanding resolutions up to and including 30 September 2025.

BACKGROUND

2. Attachment 1 contains Council resolutions that remain outstanding and are being actioned as at 30 September 2025.
3. Completed items have been marked accordingly and will be removed from future reports.

FINANCIAL IMPLICATIONS

4. There are no budget implications for this report.

RISK IMPLICATIONS

5. Strategic Risk 7: Reputation – The risk of Council's identity, brand and standing being negatively impacted, reducing Council's ability to engage in sound decision-making and being able to take strategic action whilst maintaining essential services and support for the community.
6. Strategic Risk 8: Statutory and Regulatory requirement/Ineffective governance – Failure of Council's Governance and Compliance Frameworks to ensure compliance with relevant legislative, statutory, regulatory and policies and procedures and which is not being monitored across the organisation.
7. Monitoring and managing Council's decisions through the Resolutions report ensures that Council keeps the governing body and community informed of the status of actions required from Council resolutions. This reduces negative impact on community perception of Council's ability to make sound decisions and follow through on the resulting actions.
8. Tracking actions relating to decisions of Council ensures that outcome is undertaken lawfully and in compliance with relevant legislation, policies and procedures. Reporting on these actions ensures they are followed through and completed and the community can be confident that Council is effectively practicing good governance across the organisation.

COMMUNITY ENGAGEMENT

9. No community engagement is required for this report.

FILE REFERENCE

D25/311954

ATTACHMENTS

Attachment 1 1 April to 30 Sept 2025 - Outstanding Council Resolutions November 25 Meeting - 1 April to 30 Sept 2025 - *published in separate document*

Attachment 2 Completed Resolutions Report November Council Meeting - 1 April to 30 Sept 2025 - *published in separate document*

Item: **CCL108-25 Application Pursuant to Councillor Ward Discretionary Fund Policy - November 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:

- CWF07/25-26 – Application submitted by Councillor Mahoney on behalf of Southern Cross Tennis Academy in the amount of $500.
- CWF08/25-26 – Application submitted by Councillor Dimoski on behalf of Kogarah Historical Society Inc in the amount of $500.
- CWF09/25-26 - Application submitted by Councillor Jamieson on behalf of Catholic Archdiocese of Sydney in the amount of $500.

EXECUTIVE SUMMARY

1. The Councillor Ward Discretionary Fund 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.
2. This report includes details of applications which have been assessed against the funds eligibility criteria and determined to qualify for funding.

BACKGROUND

3. The Councillor Ward Discretionary Fund Policy stipulates two categories for applications of funds, those by an individual or community group.
4. At the 23 June 2025 Council Meeting, Council adopted the Operational Plan, including the 2025/26 budget. For the 2025/26 financial year, $37,500 has been allocated for Councillors as part of the Councillor Ward Discretionary Fund.
5. 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.
6. 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

7. All application details can be found in the attachment to this report. Funds of $37,500 have been allocated in the 2025/26 Operational Plan.

Non-Capital Funds	Funds	Remaining

($2,500/Councillor)	**Allocated to date including this report**	**Balance**
Councillor Allison	$0	$2,500
Councillor Anzellotti	$0	$2,500
Councillor Arthur	$0	$2,500
Mayor, Councillor Borg	$0	$2,500
Councillor Dimoski	$500	$2,000
Councillor Gao	$0	$2,500
Councillor Hayes	$0	$2,500
Councillor Jamieson	$1,500	$1,000
Councillor Landsberry	$1,000	$1,500
Deputy Mayor, Councillor Liu	$2,000	$500
Councillor Mahoney	$500	$2,000
Councillor Mort	$2,500	$0
Councillor Pun	$0	$2,500
Councillor Stratikopoulos	$0	$2,500
Councillor Wang	$800	$1,700

RISK IMPLICATIONS

8. The Enterprise Risk Management Strategy contains two relevant actions regarding the provision of an open, accessible, and transparent decision making and meeting process.

9. 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

10. Community engagement will be conducted including:

FILE REFERENCE
D25/340079

ATTACHMENTS

Attachment 1 — Attachment 1 - Councillor Ward Discretionary Funds - *published in separate document*

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

Item: **CCL109-25 Audited Financial Statements and Auditor's Report for the year ended 30 June 2025**

Author: Chief Financial Officer

Directorate: Business and Corporate Services

Matter Type: Finance and Governance

RECOMMENDATION:

That Council, in accordance with Section 419 of the *Local Government Act 1993* (NSW), receive and note the presentation of the audited General Purpose Financial Statements and Auditor's Report for the financial year ended 30 June 2025.

EXECUTIVE SUMMARY

1. In accordance with Section 418 and 419 of the *Local Government Act 1993* (NSW), the General Purpose Financial Statements and Auditor's Report for the financial year ended 30 June 2025 are presented to Council following the public notice period.
2. The Audit Office of NSW, as the appointed external auditor, has completed its audit of the financial reports for the period ended 30 June 2025 and has issued an unmodified audit opinion.
3. The audited General Purpose Financial Statements and Auditor's Report for the financial year ended 30 June 2025 are attached to this report.

BACKGROUND

4. A comprehensive report was presented to Council on 25 August 2025, which outlined the financial results for the 2024/25 financial year.
5. Following the resolution of Council at the 25 August 2025 meeting, Council referred the Financial Statements to Council’s external auditors for audit. The Auditor's Report was subsequently received by Council on 31 October 2025.
6. During the final phase of the audit, one significant change was identified and corrected in the Financial Statements.
   (i) Carss Park land remediation costs:
      a) Council had incurred $7.2 million of costs for remediation of the land. Council officers incorrectly recorded these costs in Capital Work in Progress instead of Community Land, which was corrected. Upon revaluation of community land as at 30 June 2025, these costs were adjusted in IPPE reserves.

FINANCIAL IMPLICATIONS

7. A summary of the 2024/25 Financial Statements from the draft to final audit is outlined below.

Summary of 2024/2025 Financial Statements	Draft Financial Result $'000	Final Audited Result $'000
Income Statement		
Total Income from Continuing Operations	204,366	204,366
Total Expenses from Continuing Operations	185,424	185,429
Operating Result from continuing operations	**18,942**	**18,937**

Net Operating Result for the period	**18,942**	**18,937**
Net Operating Result before grants and contributions provided for capital purposes – surplus/(deficit)	**5,460**	**5,455**
Statement of Financial Position		
Total Current Assets	112,739	117,755
Total Current Liabilities	48,096	48,055
Total Non-Current Assets	1,961,719	1,949,464
Total Non-Current Liabilities	627	660
Total Equity	**2,025,735**	**2,018,504**
Other Financial Information		
Unrestricted Current Ratio (x)	3.94x	5.7x
Operating Performance Ratio (%)	4.19%	4.19%
Own Source Operating Revenue Ratio (%)	89.62%	89.62%
Building and Infrastructure Renewals Ratio (%)	85.12%	85.12%
Debt Service Cover Ratio (x)	2039.26x	2039.00x
Rates & Annual Charges Outstanding Ratio (%)	4.28%	4.28%

8. The changes from the draft result to the audited result were not significant. The equity position was a decrease to the draft result of $7.2 million (Carss Park land remediation costs), though still an increase in equity from the 2023/24 result.

9. Council’s Net Operating Result Excluding Capital Grants and Contributions remains unchanged at $5.5 million surplus.

RISK IMPLICATIONS

10. On 4 September 2025, the Audit, Risk and Improvement Committee (ARIC) received the unaudited General Purpose Financial Statements for year ended 30 June 2025 and will receive the Auditor’s report and audited General Purpose Financial Statements at the 27 November 2025 meeting.

11. The results for 2024/25 have highlighted that the forecast of the Long-Term Financial Plan and overall budget strategy was successful in sustaining operations whilst Council continues to work towards a surplus in future years. Strict application of the annual budget strategy and ongoing management is essential.

12. Financial Sustainability is Council’s number one strategic risk, which is Council's failure to implement appropriate financial strategies and controls to ensure financial sustainability. This requirement may be impacted by Council’s failure to deliver the Long-Term Financial Plan and inability to meet emerging risks and delivery of Council’s Community Strategic Plan as well as absorbing additional financial obligations without adequate resourcing.

COMMUNITY ENGAGEMENT

13. Section 418 and 420 of *the Local Government Act 1993*, outlines the legislated requirements for public notification for the presentation of the audited financial statements and the timeframe for public submissions.

14. On 5 November 2025, public notification was conducted via Council's Your Say webpage, that the Audited General Purpose Financial Statements and Auditors Report for the year ended 30 June 2025 would be presented at a Council Meeting to be held on Monday 17 November 2025.
15. Copies have been available for public inspection at Council's Civic Centre and website for a minimum of 7 days.
16. The public submission period will be open on Council's Your Say webpage until 26 November 2025.

FILE REFERENCE
D25/357879

ATTACHMENTS

Attachment 1 Audited Financial Statements and Auditors Report 2024-25 - *published in separate document*

Item: **CCL110-25 Georges River Council Annual Report**

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Finance and Governance

RECOMMENDATION:

(a) That Council endorse the draft Georges River Council Annual Report 2024/25.

(b) That the draft Annual Report 2024/25 be graphically designed, published to Council's website and forwarded to the Minister for Local Government.

(c) That the General Manager be delegated authority to undertake any necessary minor administrative or editorial changes to the draft Annual Report 2024/25.

EXECUTIVE SUMMARY

1. The *NSW Local Government Act 1993* requires councils to provide an Annual Report to its community by 30 November and submit a copy to the Minister for Local Government.
2. The Georges River Council Draft Annual Report 2024/25 (Attachment 1) documents our achievements for the year, including progress with implementation of initiatives, financial performance and other information that Council is required to disclose.

BACKGROUND

3. The Georges River Council Draft Annual Report 2024/25 has been completed to meet the statutory requirements and reporting responsibilities under Section 428 of the *NSW Local Government Act* 1993, the *Local Government (General) Regulation 2021* and in compliance with various other legislation and reporting guidelines.
4. Under Section 428, Council is required to submit an Annual Report detailing its activities to the community and to the Minister for Local Government (via the Office of Local Government) by 30 November each year.
5. The 2024/25 Annual Report reports against Council's Delivery Program 2022-2026 and Operational Plan 2024/25.
6. The Draft Annual Report 2024/25 provides information about the Georges River Area, the Community, Council operations, achievements, financial performance and various statutory details.
7. The Draft Annual Report seeks to give readers an understanding of the Council's performance across its many services during 2024/25 and the significant effort put into making the Georges River Council a successful local government entity.
8. An electronic version will be submitted to the Minister for Local Government via the Office of Local Government (OLG) and will be accessible to the community from the Georges River Council website.
9. Council's Financial Statements for the period ended 30 June 2025 will also be presented to the 17 November 2025 Council Meeting.
10. The audited Financial Statements and the Auditor's Report referred to within the annual report relate to the final audited results.

11. The Audit Office of NSW, as the appointed external auditor, has completed its audit of the financial reports for the period ended 30 June 2025 and has issued an unmodified audit opinion.

RISK IMPLICATIONS

12. The Enterprise Risk Management Strategy contains relevant actions in regard to the provision of an open, accessible, transparent decision making and meeting process and legislative compliance. The consideration of this report ensures that members of the community are informed regarding compliance by Council with statutory obligations.

FINANCIAL IMPLICATIONS

13. No budget impact for this report. A detailed report on Council's Financial Statements for the period ended 30 June 2025, is being provided to the Council meeting of 17 November 2025.

RISK IMPLICATIONS

14. Strategic Risk 8: Statutory and Regulatory requirements/Ineffective governance identified. This report addresses OLG's requirement to provide an Annual Report to the community by 30 November 2025 and forward a copy to the Minister for Local Government by 30 November 2025. The consideration of this report ensures that members of the community are informed regarding compliance by Council with statutory obligations.

COMMUNITY ENGAGEMENT

15. Members of the community can attend and address Council meetings in accordance with Council's Code of Meeting Practice.
16. As per Section 418 of the Act, the audited General Purpose Financial Statements and Auditors' Report for the financial year ended 30 June 2025 have been available for public inspection at Council's civic centre and website for a minimum of 7 days. A summary of the 2024/25 Annual Financial Statements was also published on Council's Your Say webpage on 5 November 2025. Council submitted the audited General Purpose Financial Statements and Auditors' Report to the OLG on 31 October 2025 and they will be included within the Annual Report 2024/25.

FILE REFERENCE
D25/358596
ATTACHMENTS
Attachment 1 Draft - Annual Report 2024-25 for Council approval - *published in separate document*

ASSETS AND INFRASTRUCTURE

Item: **CCL111-25 T24/024 Tree Management and Associated Services**

Author: Head of Procurement and Contracts

Directorate: Business and Corporate Services

Matter Type: Assets and Infrastructure

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 T24/024 Tree Management and Associated Services, as outlined in the confidential attachments.

(b) That the General Manager be authorised to execute the Contract with the successful Contractors 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 T24/024 Tree Management and Associated Services.

2. This report provides background information for Council to enter into a contract with the entities recommended as the Principal Contractors. The report details the Request for Tender process undertaken with the confidential matters outlined in the confidential attachments.

BACKGROUND

3. Council sought to engage suitably qualified and experienced contractors to perform arboriculture services on publicly owned trees in streets, parks and reserves with the Georges River Local Government Area.

4. Georges River Council (Council) is committed to improving its tree urban canopy coverage across the Local Government Area (LGA). This commitment aligns with the Community Strategic Plan (CSP) Pillar 2, Goal 2.3: increase and promote the tree canopy, shrubs and bushland coverage. Council's vision is to adopt best industry practices in tree management, to ensure the urban tree canopy across the LGA is enhanced through practicable tree retention and revegetation.

5. Council has over 32,000 street trees and over 15,000 trees in the parks and reserves not including designated bushland areas.

6. Council currently undertakes tree management works at 80% reactive and 20% proactive. It is intended that over the next six (6) years, tree management works will be undertaken as 20% reactive, with the majority of works undertaken with a proactive approach. This will be achieved through the use of the Digital Tree Inventory and Management system (TREEPLOTTER), a focus on high target areas and identification of troublesome species.

7. The tree works may include but are not limited to:

    - Tree pruning
    - Street tree maintenance

- Tree removal
- Stump grinding
- Chipping vegetation
- Associated/miscellaneous items.

8. To ensure Council obtains best value for service by experienced professionals, and to enable services to be delivered in a timely manner, it was proposed that Council establish a panel of suitably qualified and experienced contractors as preferred suppliers to Council for these services.

9. In July 2024 Council resolved to decline to accept any of the Tender submissions for T24/003 Tree Management and Associated Services and to seek new tender submissions based on a revised scope of work.

10. It was determined that Council's existing contract T19/007 Tree Removal, Pruning and Stump Grinding Services would be extended on a month-to-month basis until a new Request for Tender had been issued and the subsequent evaluation process had been completed.

11. In December 2024 Council invited Tender submissions via a Request for Tender process with a revised scope of works that categorised works into Minor and Major components.

12. An evaluation panel was established to develop and finalise the Request for Tender (RFT) documents and evaluation plan. The selection criteria as determined by the Evaluation Panel was as follows:

    Part A Major Works

    - Company profile, subcontracting and previous experience
    - Capability and capacity
    - WHS
    - Value for money
    - Quality Assurance
    - WHS
    - Modern Slavery

    Part B Minor Works

    - Company profile, subcontracting and previous experience
    - Capability and capacity
    - WHS
    - Local Economic Development
    - Value for money
    - Quality Assurance
    - WHS
    - Modern Slavery

13. There were eighteen (18) submissions received with no late submissions. Submissions were received from the following organisations in alphabetical order:

    - A.C.N. 667 296 371 Pty Ltd t/as Reanimated Construction
    - Action Arbor Pty Ltd
    - Active Tree Services Pty Ltd
    - All Australian Arbor Services Pty Ltd t/as Cutting Edge Treecare
    - Joseph's Excavations Pty Ltd

- Capability Green Co Pty Ltd
- Muru Mittigar Limited
- Plateau Tree Service Pty Limited
- Quality Tree Services Pty Ltd
- Rennie Bros Tree Surgeons Pty Ltd
- Shane's Trees NSW Pty Ltd
- Streemline Pty Ltd
- Asplundh Tree Expert (Australia) Pty Ltd t/as Summit Open Space Services
- Sydney Tree Company Pty Ltd
- Treelink Pty Ltd (2 submissions)
- Treeserve Pty Ltd
- Waratah Lawncare and Garden Management Pty Ltd t/as Waratah Group Services

14. Due to the complexity of the evaluation, and the removal of the Chairperson and a Voting Member from the Evaluation Panel as they no longer held their positions at Council, the Head of Procurement and Contracts undertook a detailed review of the evaluation to ensure a fair and transparent process had taken place. No errors, inconsistencies or amendments were identified.

15. The Tree Management and Associated Services contract is a fundamental element of Council's Service Review and recently adopted Tree Management Policy. The evaluation was also reviewed to ensure alignment and context between the scope of works and policy was achieved.

16. The evaluation panel's recommendation is outlined in the confidential attachments.

FINANCIAL IMPLICATIONS

17. Within budget allocation. Detailed financial information contained in attachment 1.

RISK IMPLICATIONS

18. Strategic Risk 7: Ineffective governance: Failure of Council's Governance and Compliance Frameworks to ensure compliance with relevant legislative, statutory, regulatory and policies and procedures and which are not being monitored across the organisation. Ensuring strict adherence to tendering regulations plays a key role in mitigating this risk.

FILE REFERENCE
D25/351310
ATTACHMENTS

Attachment 1	Confidential Attachment 1 - T24 024 Tree Management and Associated Services - *published in separate document* (Confidential)
Attachment 2	Confidential Attachment 2 - T24 024 Tender Evaluation Spreadsheet - *published in separate document* (Confidential)

COMMUNITY AND CULTURE

Item: **CCL112-25 Feasibility Study - Hurstville Night Markets**

Author: Executive Manager City Futures

Directorate: Office of the General Manager

Matter Type: Community and Culture

RECOMMENDATION:

(a) That Council endorse the continuation of the Hurstville night markets to support the local night-time economy and cultural vibrancy.

(b) That Council initiates a competitive procurement process to appoint an experienced market operator to deliver a consistent program of monthly night markets at Hurstville Plaza from March to December 2026.

EXECUTIVE SUMMARY

1. This report has been prepared in response to Resolution - NM036-24 : Establish Weekly Night Market in Hurstville.
2. The Notice of Motion sought to explore the delivery models, planning controls, frequency, business opportunities and lessons from other night markets delivered across Greater Sydney.
3. This report outlines the current status of Hurstville's night-markets, presents key data and community feedback, and proposes a future direction to strengthen Hurstville as a vibrant and inclusive evening destination.
4. The findings in this report build upon the previous feasibility study resolved by Council in March 2025, CCL108-25, and local activation data, providing insights into operational feasibility and recommendations for Council's next steps in delivering a consistent and well-coordinated night-time offering.
5. Feedback and data collected from various sources from October 2024 to November 2025, indicate that a weekly market is not feasible at this time. Local businesses, residents and visitor feedback supported a monthly night market in Hurstville.

BACKGROUND

6. Between October 2024 and November 2025, ten night markets were held at Hurstville Plaza, operating variably between 2:00pm to 10:00pm by external event organisers.
7. The markets featured Asian cuisine, along with live entertainment and cultural community performances.
8. Attendance estimates ranged from 2,000 to 5,000 visitors per event, primarily aged 18–35, with an average spend of \$20–\$50 per person. Temporary food premise registrations showed a stallholder turnover rate of 53% and vacancies of stall holders averaging 40%, highlighting the challenges with retention and consistency of product.
9. During the 12-month period, Council sought feedback from businesses and attendees of the markets. 51 targeted surveys via online and face-to-face engagement were completed with 65% from local businesses and 35% of residents and visitors.

10. Engagement with local businesses focused on understanding the night markets' effect on sales and operations, while public sentiment and local perspectives were captured during consultations to understand the community sentiment of the markets.
11. Local businesses expressed a preference for a consistent monthly schedule to help attract visitors and allow them to plan operations effectively.
12. While most businesses reported minimal direct impact on sales, they highlighted the need for increased foot traffic beyond the immediate market area. Nearby food businesses expressed introducing more non-food vendors to reduce direct competition and expressed interest in participating through options such as outdoor dining or displaying products outside their premises.
13. Public sentiment supported the continuation of the night markets, citing their potential for positive impact on community life and cultural representation that reflects the local demographic.
14. Attendees appreciated the monthly schedule but suggested improvements, including greater event awareness, broader multi-lingual communication and a better mix of vendors, specifically, non-food vendor offerings. Attendees also wanted a clear layout for the markets that was easy to navigate and encouraged pedestrian flow. Many also expressed a desire for the markets to feel more "family-friendly" with "places to sit and talk with friends".
15. Stallholders, both existing and prospective, emphasised the need for consistent timing and frequency of the markets, active and effective market management, including low financial barriers to entry, clear and transparent communication, stronger organisational processes, and flexible engagement arrangements.
16. Stallholders also emphasised the need for event management protocols including clear bump-in/out instructions, clear communication, and a point of contact to resolve on-the-day issues.

<u>Operational Feasibility - Planning Controls and Council-led Event Delivery</u>

17. Council is part of the Permit/Plug/Play Pilot Program under the NSW Government's Vibrant Streets Package, which streamlines approvals for street activations. Through this initiative, Council has secured a Global DA (DA2025/0043) for Hurstville Plaza, removing the need for individual DAs and reducing time and cost for organisers.
18. Under DA2025/0043, night markets fall under the category of Major Events. The Plaza and surrounds are limited to 18 major events per year, within a total cap of 52 events annually, inclusive of bump-in and bump-out.
19. The proposed market series falls within the category of Major Events under the Development Consent, which would take up 10 over the allocated 18.
20. Council currently hosts 2 major events in Hurstville Plaza throughout the year, which are, including but not limited to:
    (i) Lunar New Year celebrations (January or February, depending on the lunar calendar) and
    (ii) Fringeville, part of the Sydney Fringe Festival (September).
21. Council encourages a portion of the 52 permitted event days under DA2025/0043 to be used for community events including sport themed activations (e.g. Winter Olympics, Rugby World Cup, AFC Women's Asian Cup), Cultural celebrations (e.g. Dashain, Diwali, multicultural festivals) and youth events.

22. When assessing application for the remaining Major Events (6) from the Development Consent, Council officers will prioritise community and other cultural events over markets or similar activities.

23. The markets would not be a Council-led event and would be delivered by an external experienced market operator. Council would undertake a competitive procurement process to determine a suitable operator for 10 events in the 2026 calendar year.

Operational and Cost Considerations Based on Event Scale

24. The scale and layout of night markets will determine the level of traffic management, crowd control, and safety measures required. Access constraints particularly along Crofts Avenue, means bump-in and bump-out must be tightly coordinated, with some events likely requiring traffic controllers, temporary road closures, and additional crowd management resources. Space limitations in the Plaza affect stall layout, crowd capacity, and require clear signage and sufficient amenities.

25. Operational costs vary depending on event size but generally include space hire, utilities, cleansing, traffic management, temporary food permits, security, and marketing. Night markets must also comply with Council's event security requirements, with organisers responsible for funding additional security and notifying local police where appropriate.

Strategic Direction for Night-Time Economy in Hurstville

26. Drawing from an evidence-based approach through local feedback, benchmarking insights, and previous event learnings, Council envisions a consistent and high-quality night-time offering that supports local businesses and enhances Hurstville's cultural and economic vibrancy. This includes:

    (i) A consistent series of night-time events featuring diverse food and non-food offerings, engaging entertainment, and spaces for visitors to safely gather;

    (ii) Engaging an external event organiser through a competitive procurement process to deliver 10 markets from March to December 2026;

    (iii) Ensuring that night market offerings reflect local business feedback, stallholder insights, and visitor preferences;

    (iv) Ensuring a mix of food and non-food vendors that compliment and not compete with local business;

    (v) Actively engaging local businesses in night-time events through participation as stallholders, market promotions; and

    (vi) Vibrant night-time activations designed to attract both locals and visitors, positioning Hurstville as a key destination of choice within the South District.

Next Steps and Opportunities

27. Initiate a competitive procurement process to engage an external event organiser responsible for delivering a consistent, high-quality program of 10 monthly night markets.

28. Procurement process will include the need for a detailed event management, promotional plan and communication plan, with clear, continuous, and transparent feedback mechanisms between stallholders, visitors, local businesses.

29. Identify potential partnerships with local businesses, community groups, and sponsors to strengthen event offerings and ensure local economic participation.

Program Design and Delivery

30. Event organiser to integrate feedback from previous activations, specified in the procurement process, to refine operational planning for venue design, traffic, safety, waste and sound management, alongside vendor and entertainment options.
31. Event organiser to ensure quality and consistency of vendor products that compliments local business operations, specified in the procurement process.

Marketing and Communications

32. Specify a targeted marketing and communications plan within the procurement process to drive promotions through priority communication channels.
33. Operator led communication of events to celebrate local experiences and showcase Hurstville as a vibrant night-time destination of choice.
34. Council led promotion of the market series.

Monitoring and Evaluation

35. Establish clear performance indicators to measure visitation, economic impact, business participation, and community satisfaction through continuous visitor/stallholder feedback surveys.
36. The event organiser will conduct post-event evaluations after each market to inform future night-time economy strategies across the Georges River area.

FINANCIAL IMPLICATIONS

37. The above actions can be delivered within existing budgets across a number of Council teams.

RISK IMPLICATIONS

38. Council will mitigate reputational risk by securing an approved and qualified provider through a competitive procurement process.
39. Inactivity in the night-time economy space may result in Hurstville falling further behind comparable Councils as a destination of choice.

COMMUNITY ENGAGEMENT

40. Community engagement was conducted including:
    (i) Local business sentiment survey (January 2025, February 2025, October 2025);
    (ii) Night market visitor sentiment survey (January 2025, February 2025, October 2025); and
    (iii) Stallholder sentiment survey (October 2025)

FILE REFERENCE
D25/358730
ATTACHMENTS

Nil

NOTICES OF RESCISSION

NOTICES OF MOTION

Item: **NM100-25Parking Access Issues - Carlton**

Councillor: Councillor Gao

MOTION:

That Council:

(a) Notes the significant parking access issues outside the Carlton Day and Night Pharmacy and adjacent businesses on Saturday and Sunday, due to insufficient parking restrictions and low vehicle turnover on Princes Highway.

(b) Commences immediate collaboration with Transport for NSW (TfNSW) to identify and, implement changes to Saturday and Sunday parking restrictions on the Princes Highway to increase turnover and improve access to pharmacy services.

(c) Engages directly with the pharmacy and neighbouring businesses on proposed changes and communicates outcomes to the community.

(d) Reports back to Council within 6 months with progress, proposed signage changes, and any further recommendations.

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2025-2035:

- Pillar 3: Our Economy – *support local businesses to help project jobs and create employment opportunities.*
- Pillar 4: Our Built Environment – *plan for and manage collaboratively with the three spheres of government to improve community assets and facilities.*
- Pillar 5: Our Governance – *ensure all levels of government consult and engage the community on projects, initiatives and issues which have an impact on their lives.*

This Notice of Motion is very similar to NM104-24, from December 2024. NM104-24 states:

Parking Matters – Carlton Day night Pharmacy

(a) *Notes the significant challenges associated with parking outside the Carlton Day-night Pharmacy and adjacent businesses on weekends due to insufficient parking restrictions and vehicle turnover.*

(b) *Notes the desire from businesses to see expanded parking restrictions across the weekend to improve access to the vital services provided by the Pharmacy.*

(c) *Assesses the parking options on the Princes Highway outside the Carlton Day-night Pharmacy and adjacent businesses including consultation with affected businesses.*

(d) *In response to the consultation process, write to Transport for NSW to request that changes be made to the parking restrictions to increase vehicle turnover and make the Pharmacy services more accessible for the community across the weekend.*

It has been communicated to Cr Gao that the Princes Highway is a State road managed and controlled by Transport for NSW (TfNSW). Any parking changes on a State road must be undertaken by TfNSW.

Council Officers are actioning NM104-24 and this has included discussions with TfNSW on options to change the parking restrictions on weekends. These discussions are ongoing.

As part of NM104-24, Council surveyed residents in Francis Street, about changing the parking conditions. Six residents responded with 4 opposed to any changes. As a result, no changes were implemented.

Council Officers do not support this new Notice of Motion while they are actioning NM104-24.

FINANCIAL IMPLICATIONS

1. No financial/budget impact for this recommendation.

FILE REFERENCE

D25/352429

ATTACHMENTS

Nil

Item: **NM101-25Hogben Park Master Plan - Fencing Around Off-Leash Dog Area**

Councillor: Councillor Gao

MOTION:

That Council:

(a) Upon completion of the Hogben Park Master Plan, proceed to prepare and submit an application for funding under the NSW Community Building Partnerships Grant Program for the construction of fencing around the off-leash dog area in Hogben Park.

(b) Ensure that the location and design of the fencing are informed by community feedback and aligned with the Master Plan, with fencing to be installed in non-swampy, well-drained areas of the park as preferred by local residents.

(c) Genuinely engage with the community to confirm the preferred fencing location and ensure the design supports both amenity and safety for dogs and park users.

(d) Receive a further report following the outcome of the grant application to confirm funding status and next steps for delivery.

DIRECTOR'S COMMENT:

This Motion is considered to be premature and predetermining an outcome for the use of Hogben Park given that the Master Plan for Hogben Park is yet to commence as a budget for its delivery has not yet been allocated. Funding is being considered as part of the Q1 2025/2026 financial year budget adjustment to develop the Master Plan for Hogben Park.

The future Master Plan may or may not include an off-leash dog area which will be subject to the outcome of community consultation and a needs analysis based on the proximity of other similar facilities within the vicinity. The Master Planning process is considered the most effective means by which end uses of this open space is determined.

Funding options for the delivery of the Master Plan will be considered at the completion of the Master Planning process.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D25/353514

ATTACHMENTS

Nil

Item: NM102-25 Congratulations to St George Multicultural Network

Councillor: Councillor Mort

MOTION:

That Council:

(a) Formally congratulate the staff of Georges River Council, the St George Multicultural Network, and all community partners involved in organising and delivering the 2025 Migrant Information Day, on a very successful and well-attended event.

(b) Acknowledge the important contribution this event makes in supporting newly arrived migrants, refugees, and culturally diverse communities within the Georges River area by connecting them to vital local services, information, and opportunities for inclusion.

(c) Extend appreciation to Aunty Barb for her heartfelt Welcome to Country, and to the event sponsors, SBS and the AFL, for their generous support of this year's program.

(d) Recognise the dedication of the Community Capacity Building team, Communications and Engagement Team and all Council staff who contributed to planning, coordination, and community engagement to ensure the event's success.

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2025-2035:

- Pillar 1 – Our community - *Provide and support community events that connect people and reflect the diversity of our communities.*
- Pillar 1 – Our community - *Provide a range of accessible services, facilities and programs that respond to social issues and foster community wellbeing.*

The Motion is also consistent with Georges River Council's Social Justice Charter and Plan 2022-2026:

- Focus 1. Connected Communities - 1.1.1 *Deliver campaigns to foster social cohesion, respect and inclusivity in our community.*
- Focus 2. Safe Places and Space - 1.2.1 *Deliver and promote skills, knowledge and network opportunities through local initiatives.*

St George Migrant Information Day 2025 took place at the Marana Auditorium, Hurstville on Wednesday 5 November 2025. Migrant Information Day is a free annual event that supports new migrants and refugees settling into the Georges River and Bayside communities. The event has been a vital resource for new migrants and refugees for over two decades.

The event is initiated by the St George Multicultural Network and supported by Advance Diversity Services, Georges River Council, Bayside Council, Health NSW, and the Benevolent Society.

This year, over 250 attendees engaged with 38 stallholders from health, government, education, employment, youth, community, and CALD specific services. The event opened with a Welcome to Country from local Aboriginal elder, Aunty Barbara Simms, and speeches from Georges River Council Councillor Natalie Mort on behalf of the Mayor, and Bayside Council Councillor Soraya Kassim.

The event included outdoor activities such as an interactive recycling activity with Return n' Earn and the Bike n' Blend smoothie bikes. The SBS Media Hub greeted entrants to the Marana Auditorium with photo opportunities, and the inside stage hosted a performance from Mongolian performer, Suvdansodor Ganbold. SBS's involvement and participation brought strong brand alignment and enriched the experience for both providers and attendees by offering access to valuable resources and insightful information. The Civic Theatre hosted an Aboriginal Weaving Circle by Kamilaroi artist Amy Hill-Trindall, a Tai Chi class, and the Dress for Success styling session. Hurstville Museum & Gallery led guided tours of the Georges River Art Prize exhibition, conducted in both English and Mandarin. The event also included a complimentary lunch for all attendees, provided by OzHarvest.

The event's success highlights its role in easing the transition of new arrivals into the community and enhancing their understanding of available resources and services.

FINANCIAL IMPLICATIONS

Within existing budget allocation. Budgeted funds from cost centre number 460003 were used to support the event in 2025. Financial contributions also came from Advance Diversity Services, Bayside Council, NSW Health, the AFL, SBS, the Benevolent Society, and the New South Wales Ombudsman through sponsorship, and stallholder fees to participate in the event.

FILE REFERENCE

D25/353541

ATTACHMENTS

Nil

Item: **NM103-25English Street Kogarah Pedestrian Access**

Councillor: Councillor Gao

MOTION:

That Council:

(a) Recognises the poor pedestrian access along English Street, Kogarah, next to Jubilee Stadium, in the absence of a continuous pedestrian footpath.

(b) Notes that this creates safety risks and limits access for residents, and families attending the stadium and nearby facilities.

(c) Commits to funding the upgrade and completion of a continuous footpath along English Street as part of the current financial year's Footpath Capital Works Program.

(d) That the works are completed within 12 months.

DIRECTOR'S COMMENT:

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

- Pillar 1: Our Community – *provide programs, services and activities that address health and safety issues*.
- Pillar 4: Our Built Environment – *plan, maintain and improve safe and connected roads, footpaths and cycleways*.

The northern side of English Street Kogarah has a continuous footpath, opposite Jubilee Stadium. The footpath is well used and in good condition. There is also a footpath on the southern of the road that allows for access to Jubilee Stadium.

Council Officers have assessed that there are adequate cross overs available for pedestrians on English Street.

For the provision of new footpaths, Council generally prioritises streets without a footpath on either side of the road.

For this reason, English Street Kogarah is not a priority in the footpath program.

Funding for this footpath would require additional budget or the reprioritising the footpath program.

Council Officers do not support this Notice of Motion.

FINANCIAL IMPLICATIONS

1. If this Motion is supported, additional funding for the footpath program will be required or the footpath program would need to be reprioritised.

FILE REFERENCE

D25/353546

ATTACHMENTS

Nil

Item: NM104-25Ferry Avenue, Beverley Park - Traffic Safety Issues

Councillor: Councillor Gao

MOTION:

That Council:

(a) Acknowledges the significant speeding, hooning and traffic safety issues on Ferry Avenue, Beverley Park.

(b) Install speed humps outside Moore Park on Ferry Avenue.

(c) Installs a permanent solar-powered speed feedback sign on Ferry Avenue to alert drivers and deter speeding.

(d) Commits to completing these works within 12 months.

(e) Writes immediately to the St George Local Area Command to request regular targeted patrols and enforcement along Ferry Avenue, particularly during peak hooning times.

DIRECTOR'S COMMENT:

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

- Pillar 1: Our Community – *provide programs, services and activities that address health and safety issues.*
- Pillar 4: Our Built Environment – *plan for and manage collaboratively with the three spheres of government to improve community assets and facilities*.

Councillor Gao submitted a Councillor Request on November 4 seeking an update on speeding and hooning issues on Ferry Road. Council Officers responded on November 10.

Council Officers are currently actioning the request for safety interventions on Ferry Avenue and as a result do not support this Notice of Motion.

A Speed Radar Variable Message Sign (VMS) Board has been deployed adjacent to 34 Ferry Avenue from the end of October 2025 for a period of approximately 3 months. The Speed Radar VMS Board will inform motorists of their current speed and provide a warning message if the vehicle speed is above the posted speed limit.

Council collected speed data from Ferry Avenue in August 2024. It indicated an 85th percentile speed along Ferry Avenue of approximately 56km/h. The last five years crash data between 1 July 2019 and 30 June 2024 also indicates no recorded crashes on Ferry Avenue. Based on the current traffic condition, speed humps are not warranted along Ferry Avenue at this stage.

Council has raised anti-social and hooning issues on Ferry Avenue to St George Local Area Command for regular targeted patrols and enforcement.

Residents who witness such behaviour should report it to the St George Local Area Command immediately.

FINANCIAL IMPLICATIONS

1. No financial/budget impact for this recommendation.

FILE REFERENCE

D25/353551

ATTACHMENTS

Nil

QUESTIONS WITH NOTICE

Item: **QWN040-25 NSW Government's Planning Reforms**

Author: Councillor Liu

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

In my Notice of Motion adopted in August 2025, Council noted that the NSW State Government's planning reforms for the LMR & TOD have caused confusion and misunderstanding within local Culturally and Linguistically Diverse (CALD) communities, particularly among the Chinese community. A number of clarifications have also been adopted to help address these issues.

To further support community understanding, help residents better grasp these changes and their potential impacts on local neighbourhoods, can I propose that Council host a Community Information Session on LMR and TOD in both English and Chinese?

This session will provide accurate, easy-to-understand information and allow residents to ask questions directly. Through this initiative, Council is committed to ensuring that everyone in our community feels informed, included, and confident about the future of local planning.

OFFICER RESPONSE

The NSW State Government's Low and Mid-Rise Housing Policy (LMR) and Transport Oriented Development Program (TOD) are recent planning reform initiatives introduced by the Department of Planning, Housing and Infrastructure (DPHI) to increase housing supply. It is acknowledged that the NSW Planning System is complex, with legislation and policy at both the state and local level.

A community information session on the LMR and TOD planning reforms is an excellent suggestion. However, these planning reforms are DPHI initiatives and as such, Council cannot be a source of truth on the interpretation and application of these planning reforms. The provision of community information sessions on this legislative change would create a precedent for Council to provide further community information session on any subsequent legislative changes not initiated by Council. Further, there is no current funding allocation in Council's operational budget to hold such events.

Council can advocate to DPHI to better engage with Culturally and Linguistically Diverse (CALD) communities and request:

- DPHI's LMR and TOD websites are improved through the inclusion of community information sheets in multiple languages; and
- Community information sessions are organised by DPHI to provide an opportunity to ask questions and better understand the application of these planning reforms.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: **QWN041-25 Reconstruction of a New Aquatic Facility at Carss Park - Funding**

Author: Councillor Wang

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

In relation to Item CCL086-25, Reconstruction of a new Aquatic Facility at Carss Park, and the decision to fund the additional $5 million capital contribution for the Learn-to-Swim (LTS) facility by "borrowing from the Commercial Property Reserve", can the General Manager please advise:

1. Financial Logic of Repayment: The proposal relies on generating and earmarking "financial returns derived from the... property portfolio" to repay the $5 million to the Commercial Property Reserve (CPR). Given that the CPR's primary function is to finance the growth and stability of the commercial property portfolio itself: How does this internal debt mechanism prevent the strategic property revenue from being directly applied to the LTS facility cost, thereby avoiding the short-term reduction in the Reserve's capital base?
2. Impact on Capital Base and Capacity: As the CPR's ability to generate future returns is largely dependent on its current capital base: How does the Council ensure that the immediate removal of $5 million will not reduce the overall long-term capacity of the CPR, or negatively impact the profitability of the necessary property initiatives required for the repayment?
3. Governance and Formal Commitment: If the source of repayment (property returns) is already intended to grow the commercial portfolio (CPR), the transaction appears fiscally circular, simply creating an obligation for the CPR to generate income to pay back the General Fund's debt to itself. To ensure clear governance: Will the General Manager execute a formal document that specifically mandates the full $5 million repayment from non-CPR sources (e.g., the General Fund or dedicated capital-raising initiatives) back to the Reserve, and what is the estimated timeline for this full replenishment?

COUNCILLOR BACKGROUND

Nil

OFFICER RESPONSE

1. Revenue generated from Council’s strategic property portfolio is classified as General Revenue and directly supports the delivery of community services, the upkeep of essential infrastructure, and the renewal of vital assets. The $10 million contribution towards the construction of the Carss Park Aquatic, as resolved under Item CCL086-24, is being funded from General Revenue. The resolution for Item CCL086-25 authorises the borrowing of an additional $5 million from the Commercial Property Reserve (CPR) to fund the Learn-to-Swim facility component.
2. There is no immediate removal of funds occurring, they currently reside within the reserve until required to be paid, as per the milestones within the Project Agreement with NSW Office of Sport. The aim is to mitigate or eliminate the impact by progressing the sustainable management of Council’s property portfolio within the 2026/27 Budget.
3. The General Manager is obligated to carry out the actions associated with CCL086-25, specifically (b) and (c). No separate document will be prepared. As outlined in response to question 2, the estimated timeframe is to complete within the 2026/27 Budget cycle.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: **QWN042-25 Mandatory Planning Alignment**

Author: Councillor Wang

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

1. Does the Low and Mid-Rise Housing Policy (LMR), as a State Environmental Planning Policy (SEPP), override Georges River Local Environmental Plan 2021 (GRLEP) where local rules are stricter?
2. Does misalignment with the SEPP risk legal, financial, heritage, safety, and admin issues for Council, plus hinder infrastructure planning?
3. What plans are there to amend GRLEP Land Use Table for LMR housing types and standards to cut ambiguity and appeals?
4. What Development Control Plan (DCP)/internal process changes are available to shift compliant LMR to the CDC pathway and limit DA assessments to excluded sites?
5. Does the Long-Term Financial Plan (LTFP) flag growth/infrastructure gaps as key sustainability risks? What is the trigger for state funding or higher S7.11/7.12 contributions?
6. What is the status and funding for Heritage Building Grants Program in next year's budget?
7. Are there plans to update O'Brien's Estate/Heritage Conservation Area controls, to replace restrictions like 15m lot width, and review Clause 5.10 for heritage-LMR balance? Or align with the Gateway on Planning Proposal 2024/0002 (Biodiversity, Character and Foreshore Scenic Protection Area) and LMR Stage 2?
8. What is the status of aligning existing flood studies with LMR?
9. Is there a need for DCP updates for consistency with LMR parking minimums (0.5/terrace) with stronger traffic criteria?
10. Are there plans to introduce LMR-specific DCP standards for deep soil/landscaping/canopy via the Tree Canopy Guide?
11. What is the impact of the Moomba to Sydney Pipeline Hazard Analysis Report on LMR sites (e.g., Beverly Hills/Riverwood within 200m)? Are steps required to integrate restrictions on sensitive uses/densities into Activity Hazard Map/Clause 6.16, and effects on LMR housing?
12. Does the Planning Proposal 2024/0002 (Biodiversity, Character and Foreshore Scenic Protection Area) have any impact on LMR?

OFFICER RESPONSE

1. State Environmental Planning Policies (SEPPs) and Local Environmental Plans (LEPs) are both environmental planning instruments. SEPPs are policies prepared by the Department of Planning, Housing and Infrastructure (DPHI) and provide a legal framework in a state-wide context. LEPs provide local planning controls for developments that do not rely on state-wide planning controls in SEPPs. SEPPs override LEPs where there are competing and/or conflicting controls.
2. All LEPs inevitably contain controls which may conflict with SEPP provisions. This is partly due to SEPPs being able to be updated by the DPHI at any time without consultation while

any update to an LEP must follow a lengthy process as required by the *Environmental Planning & Assessment Act 1979* (EP&A Act) and its *Regulation 2021*. As outlined above, the NSW planning framework enables SEPPs to override LEPs. Therefore any 'misalignment' between the Georges River LEP and a SEPP is addressed and accounted for by the existing planning process. Updating the Georges River LEP to ensure perfect 'alignment' with all SEPPs requires overcoming significant legislative, practical and financial restrictions and is prohibited by the existing format of the Standard Instrument LEP.

3. Due to SEPPs overriding LEPs, councils are not required to duplicate SEPP provisions within their LEPs. It is good practice to ensure the local planning framework does not simply duplicate or conflict with matters that are addressed in other parts of the planning framework, in particular SEPPs.

4. The Georges River DCP 2021 has no ability to nominate the permissibility of the Complying Development Certificate (CDC) pathway. The permissibility of CDC as a development pathway is specified by the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* which is managed by the DPHI.

5. The LTFP does not acknowledge that unaddressed growth and infrastructure funding gaps are critical risks to Council's financial sustainability. The LTFP does identify that strategic management of asset renewal, including management of lifecycle costs together with capital investment in infrastructure are key to ensuring the financial sustainability of Georges River Council. To identify and quantify the infrastructure demand and funding required to deliver these items, a specialist study would need to be completed.

   The current GRC Local Infrastructure Contributions Plan 2021 (GRC Plan) levies new dwellings at the $20,000 cap for Section 7.11 contributions, which creates a funding gap for any dwellings which have reached the cap. Any further increase to the infrastructure required under the plan will increase the gap between the funds that will be collected and the funds that are required. Section 7.12 plans, even with higher rates, typically do not collect the same revenue as section 7.11 plans and would likely result in a larger funding gap. Council staff are currently progressing a review of the GRC Plan across the LGA. This review includes consideration of future development under the LMR and the infrastructure required to support this future population.

6. The Heritage Building Grants Program aims to encourage the retention and maintenance of properties that have heritage significance and promote and celebrate our community's local heritage. Council endorsed the provision of $25,000 in the FY2024/25 budget for the Program. The history of the Program since FY2018/19 is provided in Report ENV004-25 (dated 24 February 2025).

7. Heritage Conservation Areas (HCAs) are defined areas recognised and valued for the collective and/or cohesive nature of their heritage significance. Lot width controls play a vital role in defining the desired future character of our suburbs by regulating subdivision patterns and building widths to ensure development occurs on appropriately sized lots. This is especially crucial in HCAs to ensure new developments are compatible with the established heritage character. In relation to Clause 5.10 Heritage Conservation, this is a compulsory clause within the Standard Instrument LEP and cannot be amended by local councils.

   The Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal has been prepared to implement the *Georges River Biodiversity Study* and *Foreshore Scenic Character Study* in accordance with the approval conditions of the Local Housing Strategy. The subject Planning Proposal does not propose any changes to HCAs.

8. The Georges River LGA is located within two river catchments – the Georges River Catchment and the Cooks River Catchment. As previously outlined in Council Report ENV012-25 (dated 28 April 2025), probable maximum flood (PMF) affected land in the Georges River Catchment are excluded from the application of the LMR Policy. Six of the

seven LMR Housing Areas within the LGA are located within the Georges River Catchment where PMF-affected land will be excluded from the LMR Policy. The Beverly Hills LMR Housing Area is the only LMR precinct located within the Cooks River Catchment. In accordance with Council's resolution, the General Manager wrote to the Minister for Planning on 13 May 2025 seeking an exclusion from the LMR Policy for the PMF-affected land within the Beverly Hills LMR Housing Area.

9. The LMR Housing Areas within the Georges River LGA are centred around railway stations and therefore have reduced dependence on private vehicles. A significant portion of residential zoned land across the LGA have poor accessibility to railway stations and would be reliant on the usage of private cars. Existing car parking rates within the Georges River DCP 2021 have been informed by the *Georges River Car Parking Strategy (2020)* which is tailored to the Georges River LGA. Currently there are no immediate plans to amend the car parking rates within the Georges River DCP 2021.

10. The Georges River DCP 2021 currently contains extensive landscaping requirements, and these are proposed to be expanded through draft Amendment No.7 to support the Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal. The existing landscaping controls have been developed with specific consideration of this LGA's natural environment and local character. The DPHI's *Tree Canopy Guide for Low and Mid Rise Housing* has been developed to apply across the state of NSW. Accordingly, it is not recommended to duplicate the Tree Canopy Guide within the Georges River DCP 2021 due to the preference for tailored, local provisions instead of the blanket 'one-size-fits-all' approach.

11. The updated *Moomba to Sydney Pipeline Hazard Analysis Report* was reported to the Environment and Planning Committee at its meeting held on 10 November 2025 (refer ENV038-25). The Committee Report outcomes the proposed management of both residential intensification and sensitive land uses within proximity of the gas pipeline. It is noted that the application of the LMR provisions is restricted for development within 200m of the MSE Gas Pipeline as detailed in ENV012-25 (dated 28 April 2025).

12. The Biodiversity, Character and FSPA Planning Proposal has been prepared to implement the *Georges River Biodiversity Study* and *Foreshore Scenic Character Study* in accordance with the approval conditions of the Local Housing Strategy. The subject Planning Proposal has not been prepared to address the effects of the LMR Policy. SEPP provisions will continue to override LEP controls where there are discrepancies.

Answer published in the business paper.

ATTACHMENTS

Nil

QUESTIONS WITH NO NOTICE

Item: **QNN016-25 Overland Flow Floodplain Risk Management Study and Plan**

Author: Councillor Anzellotti

Directorate: Office of the General Manager

Matter Type: Questions with no Notice

COUNCILLOR QUESTION

NM097-25: What happens to older properties not connected to the stormwater network, when they are causing flooding issues downstream?

OFFICER RESPONSE

Some older properties may not have a formal stormwater drainage system, as historical stormwater management requirements differed from current standards.

For example, in the past single dwellings were permitted to discharge stormwater into rubble pits located at the rear of the property. However, when such properties are redeveloped, they become subject to new stormwater design requirements.

If a resident believes there is a downstream flooding issue, it is recommended that they first attempt to resolve the matter through a respectful discussion with the neighbour. If this approach is unsuccessful, they may lodge a compliance investigation request with Council.

Council will only take enforcement action where surface water from one property flows onto another and meets all the following criteria:

1. There is clear evidence that the surface water has caused, or is likely to cause, physical damage to land or buildings on the affected property.
2. The surface runoff is being concentrated into a specific area by a man-made structure or drainage system.
3. The runoff results from defective roof drainage from a structure such as a house, garage, shed, or other outbuilding.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: **QNN017-25 Request - Project at the Intersection at Carrington Avenue and Warwick Street Hurstville**

Author: Councillor Pun

Directorate: Office of the General Manager

Matter Type: Questions with no Notice

COUNCILLOR QUESTION

QNN015-25: Project at the Intersection at Carrington Avenue and Warwick Street Hurstville. Can Council please assist in providing community consultation for this project?

OFFICER RESPONSE

Council Officers have considered the feedback provided by Councillors at the workshop on October 20. A draft letter informing the community has been prepared by Council's Community Engagement Lead. Council Officers have consulted with Councillor Pun on the contents of the letter.

The letter will be sent to residents in the coming weeks.

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.

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