

# **AGENDA**

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## **Council Meeting**

**Monday, 08 December 2025**

**7:00 PM**

**Dragon Room**

**Civic Centre**

**Hurstville**



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

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

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

## **DISCLOSURES OF INTEREST**

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

## **COUNCIL MEETING**

### **ORDER OF BUSINESS**

#### **OPENING**

#### **ACKNOWLEDGEMENT OF COUNTRY**

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

#### **NATIONAL ANTHEM**

#### **PRAYER**

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

#### **NOTICE OF WEBCASTING**

#### **DISCLOSURES OF INTEREST**

#### **PUBLIC FORUM**

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

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**CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**Item:** CCL113-25 Confirmation of the Minutes of the Council Meeting held on 17 November 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 17 November 2025, be adopted.

**ATTACHMENTS**

Attachment [1](#) Minutes of the Council Meeting held on 17 November 2025



## MINUTES

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### Council Meeting

**Monday, 17 November 2025**

**7:00 PM**

**Dragon Room  
Civic Centre  
Hurstville**

UNCONFIRMED





## **PRESENT**

### **COUNCIL MEMBERS**

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

### **COUNCIL STAFF**

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

## **OPENING**

The Mayor, Councillor Borg, opened the meeting at 7:00pm.

## **ACKNOWLEDGEMENT OF COUNTRY**

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

## **ACKNOWLEDGEMENT OF REMEMBRANCE DAY**

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

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

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

*Lest We Forget.*

All present observed a moments silence.

## **NATIONAL ANTHEM**

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

## **PRAYER**

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

## **APOLOGIES/LEAVE OF ABSENCE**

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

**REQUEST TO ATTEND VIA AUDIO VISUAL LINK**

There were no requests to attend via Audio Visual Link.

**NOTICE OF WEBCASTING**

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

**CODE OF MEETING PRACTICE**

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

**DISCLOSURES OF INTEREST**

**Non-Significant, Non-Pecuniary Interest – Councillor Allison** disclosed a Non-Significant, Non-Pecuniary Interest in item CCL105-25 **(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 CCL105-25 **(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.

**Significant Non-Pecuniary Interest - Councillor Wang** disclosed a Significant Non - Pecuniary Interest in item **CCL112-25 – Feasibility Study – Hurstville Night Markets**, for the reason that he has been actively participating in the night market and has maintained a close working relationship with Georges River Association (though not a member), the main operator of the night market, over the past year. Councillor Wang, will not be present during the consideration of this item.

**Pecuniary Interest - Councillor Allison** disclosed a Pecuniary Interest in item **CCL111-25 – Tree Management and Associated Services**, for the reason that he contracts to Greater Sydney Landcare Network GSLN (Creating Canopies) who have partnered with GRC and he occasionally works for them in our LGA. He has no relationship with any of the tree services companies being considered for this current tender. Councillor Allison, will not be present during the consideration of this item.

Note: Mayor, Councillor Borg welcomed Bryce Spelta, Council's recently appointed Director of Assets and Infrastructure.

**PUBLIC FORUM**

|   | Name                          | Report No.          | Report Title  | For / Against |
|---|-------------------------------|---------------------|---|---------------|
| 1 | David Fletcher<br>(In person) | CCL104-25/ENV038-25 | Repurpose of Moomba to Sydney Ethane Pipeline Hazard analysis | Against       |
| 2 | Spiro Veldekis                | CCL104-25/ENV038-25 | Repurpose of Moomba to Sydney Ethane Pipeline Hazard          | Against       |

|           | (In person)  |                                      | analysis  |                    |
|-----------|--|--------------------------------------|---|--------------------|
| <b>3</b>  | Dr Ben Balzar<br>(In person)                       | CCL104-25/ENV038-25<br>And QWN042-25 | Repurpose of Moomba to<br>Sydney Ethane Pipeline Hazard<br>analysis<br>Mandatory Planning Alignment | Against<br><br>For |
| <b>4</b>  | Ruth Chou (Written<br>Submission)                  | NM101-25                             | Hogben Park Master Plan -<br>Fencing Around Off-Leash Dog<br>area                                   | For                |
| <b>5</b>  | Alicia Boyd<br>(Written submission)                | NM101-25                             | Hogben Park Master Plan -<br>Fencing Around Off-Leash Dog<br>area                                   | For                |
| <b>6</b>  | Anjali Bju<br>(Written submission)                 | NM101-25                             | Hogben Park Master Plan -<br>Fencing Around Off-Leash Dog<br>area                                   | For                |
| <b>7</b>  | Helen Soulos obo<br>Anastasia Simos<br>(In person) | NM104-25                             | Ferry Avenue Beverley Park<br>Traffic Safety  | Against            |
| <b>8</b>  | Akaash Goyal<br>(Written submission)               | QWN042-25                            | Mandatory Planning Alignment  | Against            |
| <b>9</b>  | Gavin Sharp<br>(In person)                         | QWN042-25                            | Mandatory Planning Alignment  | For                |
| <b>10</b> | Eddie Ren<br>(In person)                           | QNN016-25                            | Council Flood Report at<br>Beverley Hills   | Against            |

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

### CCL101-25 Confirmation of the Minutes of the Council Meeting held on 27 October 2025

(Report by Executive Services Officer)

**RESOLVED:** Councillor Liu, Councillor Jamieson

That the Minutes of the Council Meeting held on 27 October 2025, be adopted.

#### Record of Voting

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

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

## MAYORAL MINUTE

### MM022-25 Community Safety in Georges River (Report by The Mayor, Councillor Borg)

**RESOLVED:** The Mayor, Councillor Borg

That Council:

- Formally thank the St George Police Area Command, in particular Acting Superintendent David El-Badawi and Detective Inspector Michael Seckold, for their attendance and contribution at the recent Kogarah Bay Community Safety Meeting.
- Acknowledge the residents of Kogarah Bay who attended the meeting and expressed their concerns in a respectful and constructive manner.
- Work collaboratively with the St George Police Area Command to plan, host and promote a broader Community Safety Forum for Georges River residents, aimed at raising awareness, sharing crime prevention strategies, and strengthening community partnerships with local police as part of Council's Community Safety Education Program.

#### Record of Voting

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

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

## URGENCY MOTION

**RESOLVED:** Councillor Jamieson

That Council consider an Urgency Motion to alter the Council and Committee Meeting Schedule. The matter is considered urgent as a decision is required by the Council before the next scheduled Ordinary Council Meeting as the alteration refers to the December meetings of

Council.

### Record of Voting

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

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

**RESOLVED:** Councillor Jamieson, Councillor Mort

That Council:

- (a) Remove the Committee Meetings scheduled on 8 December 2025 from the Council and Committee Meetings Schedule and have all reports go directly to the Ordinary Council Meeting.
- (b) That the December Ordinary Council Meeting scheduled for 15 December 2025 be moved forward to 8 December 2025.

### Record of Voting

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

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

(Report by Executive Services Officer)

**RESOLVED:** Councillor Mort, Councillor Liu

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

### Record of Voting

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

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

**ASS038-25 FLOODPLAIN RISK MANAGEMENT COMMITTEE - UPDATED TERMS OF REFERENCE AND OUTCOME OF EOI - COMMUNITY REPRESENTATIVE**

## ROLE

(Report by Senior Assets Engineer - Stormwater)

- (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)

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

### LTF081-25 Kingsway and Maluka Place Intersection, Kingsgrove - Proposed traffic safety improvements

(Report by Senior Traffic and Transport Engineer)

- (a) That a 12m 'Double Dividing Line marking' be installed on the western side of Kingsway, Kingsgrove, as per the plan in the report.
- (b) That a 10m 'Double Dividing Line marking' be installed on the eastern side of Kingsway, Kingsgrove as per the plan in the report.
- (c) That a 10m 'Double Dividing Line marking' be installed on the southern side of Maluka Place, Kingsgrove as per the plan in the report.
- (d) 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.
- (e) 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)

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)

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, Beverley Park - Proposed changes to existing 'No Parking' restrictions.

(Report by Traffic Engineer)

That existing 'No Parking' restrictions 6am – 6pm Monday and Thursday be reduced from the property frontage to 12 metres and be installed on the northern side of Targo Road, Beverley Park as per the plan in the report.

### LTF085-25 Stanley Street, Kogarah - Proposed 'Works Zone'.

(Report by Traffic Engineer)



- (a) 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.
- (b) 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)

- (a) 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.
- (b) 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)

- (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.

**CCL103-25 Report of the Finance and Governance Committee meeting held on 10 November 2025**  
(Report by Executive Services Officer)

**RESOLVED:** Councillor Jamieson, Councillor Mort

That the Finance and Governance Committee recommendations for items FIN042-25 to FIN043-25 and FIN045-48 to FIN048-25 as detailed below, be adopted by Council.

**Record of Voting**

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

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

CARRIED.

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

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)

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

**FIN045-25 QUARTERLY COMMERCIAL PROPERTY PORTFOLIO REPORT FOR PERIOD ENDING 30 SEPTEMBER 2025**  
(Report by Senior Property Officer)

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

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

- (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)

- (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)



- (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.

**FIN044-25 QUARTERLY BUDGET REVIEW REPORT FOR PERIOD ENDING 30 SEPTEMBER 2025**

(Report by Head of Financial Planning and Analysis)

**RESOLVED:** Councillor Jamieson, Councillor Mort

- (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 attachments, with the following revisions:
  - (i) Retain Branch Libraries Compliance and Ongoing Renewals in the 2025/26 Capital Program.
  - (ii) Allocate \$500,000 in years 2, 3 and 4 of the Capital Program for implementation of the Sports Field Lighting Audit outcomes.

**Record of Voting**

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

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

**CCL104-25 Report of the Environment and Planning Committee meeting held on 10 November 2025**

(Report by Executive Services Officer)

**RESOLVED:** Councillor Allison, Councillor Jamieson

That the Environment and Planning Committee recommendations for items ENV037-25 and ENV039-25 to ENV041-25 as detailed below, be adopted by Council.

**Record of Voting**

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

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

**ENV037-25 DRAFT JUBILEE STADIUM PRECINCT PLAN OF MANAGEMENT FOR**

## **EXHIBITION - CHANGE TO CROWN LAND CATEGORISATION**

(Report by Strategic Planner)

- (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.

## **ENV039-25 DRAFT AFFORDABLE HOUSING CONTRIBUTION SCHEME**

(Report by Strategic Planner)

- (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)

- (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)

- (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.

#### **ENV038-25 REPURPOSE OF MOOMBA TO SYDNEY ETHANE PIPELINE HAZARD ANALYSIS**

(Report by Strategic Planner)

**MOTION:** Councillor Allison, Councillor Landsberry

- (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.
- (d) That Council provide clear and accessible communication to ensure the community receives accurate information about the Moomba pipeline and to correct any misunderstandings

**AMENDMENT:** Councillor Anzellotti, Councillor Wang

- (a) That Council notes:
  - (i) The revised Moomba to Sydney Ethane Pipeline Hazard Analysis Report
  - (ii) The revised Hazard Analysis Report will be considered in land use planning on land adjacent to the MSP, including the preparation of the Beverly Hills and Riverwood

### Master Plans.

- (b) 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.
- (c) That Council refer this matter to the NSW Department of Planning, Housing and Infrastructure for clarification and advice on the appropriateness of restricting sensitive development within 200 metres of Moomba to Sydney Ethane Pipeline, noting that the revised independent Hazard Analysis Report identifies no significant risk and confirms the assessed risk level is well below established State thresholds. Given the conflicting advice before Councillors and noting that other councils along the same pipeline have adopted risk-based, targeted planning controls rather than broad blanket restrictions, seeking guidance is necessary to ensure that any controls applied are evidence-based, proportionate, and consistent with State policy.
- (d) That Council defer point (b) of the committee recommendation, and other similar and related actions until communication with the Department has been completed.

### Record of Voting

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

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

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

**RESOLVED:** Councillor Allison, Councillor Landsberry

- (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.
- (d) That Council provide clear and accessible communication to ensure the community receives accurate information about the Moomba pipeline and to correct any misunderstandings

### Record of Voting

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

Against the Motion: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Hayes, Councillor Pun, Councillor Wang

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

**CCL105-25 Report of the Community and Culture Committee meeting held on 10 November 2025**

(Report by Executive Services Officer)

**RESOLVED:** Councillor Mort, Councillor Landsberry

That the Community and Culture Committee recommendations for items COM047-25 to COM052-25 as detailed below, be adopted by Council.

**Record of Voting**

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

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

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

(Report by Coordinator Community Property and Venues)

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)

- (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)

- (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)

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)

- (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)

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.

**FINANCE AND GOVERNANCE**

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

(Report by Senior Access to Information Officer)

**RESOLVED:** Councillor Jamieson, Councillor Liu

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

**Record of Voting**

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

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

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

(Report by Executive Services Officer)

Note: It was noted that Councillor Arthur left the Chambers at 08:22pm

**RESOLVED:** Councillor Jamieson, Councillor Mort



That the report be received and noted.

### Record of Voting

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

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

### CCL108-25 Application Pursuant to Councillor Ward Discretionary Fund Policy - November 2025

(Report by Executive Services Officer)

**RESOLVED:** Councillor Jamieson, Councillor Liu

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.

### Record of Voting

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

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

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

(Report by Chief Financial Officer)

**RESOLVED:** Councillor Jamieson, Councillor Mort

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.

### Record of Voting

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

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

### CCL110-25 Georges River Council Annual Report

(Report by Executive Services Officer)

**RESOLVED:** Councillor Jamieson, Councillor Landsberry

- (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.

**Record of Voting**

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

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

**ASSETS AND INFRASTRUCTURE**

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

(Report by Head of Procurement and Contracts)

Note: It was noted that Councillor Allison disclosed a pecuniary interest in this item and left the Chambers at 8:23pm

Note: It was noted that Councillor Arthur returned to the Chambers at 08:24pm

**RESOLVED:** Councillor Mort, Councillor Liu

- (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.

**Record of Voting**

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

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

**COMMUNITY AND CULTURE**

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

(Report by Executive Manager City Futures)

Note: It was noted that Councillor Wang disclosed a Significant Non-Pecuniary interest in this item and left the Chambers at 8:25pm



Note: It was noted that Councillor Allison returned to the Chambers 8:25pm

Note: It was noted that Councillor Pun left the Chambers at 08:28pm

**RESOLVED:** Councillor Landsberry, Councillor Pun

- (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.

**Record of Voting**

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

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

**NOTICES OF MOTION**

**NM100-25 Parking Access Issues - Carlton**  
(Report by Councillor Gao)

Note: It was noted that Councillor Wang returned to the Chambers 8:31pm

Note: It was noted that Councillor Pun returned to the Chambers at 08:32pm

**MOTION:** Councillor Gao, Councillor Anzellotti

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.

**Record of Voting**

For the Motion: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Hayes, Councillor Pun, Councillor Wang

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

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

**NM101-25 Hogben Park Master Plan - Fencing Around Off-Leash Dog Area**  
(Report by Councillor Gao)

**MOTION:** Councillor Gao, Councillor Hayes

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.

**Record of Voting**

For the Motion: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Hayes, Councillor Pun, Councillor Wang

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

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

**POINT OF ORDER**

Note: The Mayor upheld a Point of Order against Councillor Gao for breaching the Code of Meeting Practice (Clause 15.11(e) "says or does anything that is inconsistent with maintaining order at the meeting or is likely to bring the council or the committee into disrepute").

Note: It was noted that Councillor Pun returned to the Chambers at 11:03am

**MOTION OF DISSENT**

**RESOLVED:** Councillor Gao

That a Motion of Dissent be granted on the Mayor's ruling on a Point of Order against Councillor Gao.

**Record of Voting**

For the Motion: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Hayes, Councillor Pun, Councillor Wang

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

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

Note: Councillor Gao withdrew his comments, the subject of the Point of Order.

# **NM102-25 Congratulations to St George Multicultural Network**

(Report by Councillor Mort)

**RESOLVED:** Councillor Mort, Councillor Landsberry

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 Auntie 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.

## **Record of Voting**

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

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

# **NM103-25 English Street Kogarah Pedestrian Access**

(Report by Councillor Gao)

Note: It was noted that Councillor Pun left the Chambers at 09:25pm

**MOTION:** Councillor Gao, Councillor Pun

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.

## **Record of Voting**

For the Motion: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Hayes, Councillor Pun, Councillor Wang

Against the Motion: The Mayor, Councillor Borg, Councillor Allison, Councillor Dimoski, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor

Mort, Deputy Mayor, Councillor Stratikopoulos

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

**NM104-25 Ferry Avenue, Beverley Park - Traffic Safety Issues**  
(Report by Councillor Gao)

Note: Councillor Gao tabled a petition.

**MOTION:** Councillor Gao, Councillor Arthur

That Council:

- (a) Acknowledges the ongoing issues of speeding, hooning, and general traffic safety concerns on Ferry Avenue, Beverley Park, and recognises the petition being presented by local residents calling for action on this matter.
- (b) Notes that investigations into these issues are currently underway.
- (c) Installs an additional traffic counter outside Moore Park on Ferry Avenue to capture speeding activity, in line with residents' lived experiences, and to support the investigation with accurate data.
- (d) Undertakes consultation with local residents to determine the most appropriate location for a solar-powered speed feedback sign.
- (e) Installs a permanent solar-powered speed feedback sign on Ferry Avenue to alert drivers and deter speeding.
- (f) Considers installing a traffic calming device outside Moore Park and away from any households on Ferry Ave to deter hooning following the investigation.
- (g) Commits to completing these works within 12 months.
- (h) Writes immediately to the St George Local Area Command requesting regular, targeted patrols and enforcement along Ferry Avenue, particularly during known peak hooning periods.

**Record of Voting**

For the Motion: Councillor Anzellotti, Councillor Arthur, Councillor Gao, Councillor Hayes, Councillor Pun, Councillor Wang

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

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

**QUESTIONS WITH NOTICE**

**QWN040-25 NSW Government's Planning Reforms**  
(Report by Councillor Liu)

Answer published in the business paper.

**QWN041-25 Reconstruction of a New Aquatic Facility at Carss Park - Funding**  
(Report by Councillor Wang)

Answer published in the business paper.

**QWN042-25 Mandatory Planning Alignment**  
(Report by Councillor Wang)

Answer published in the business paper.

**QUESTIONS WITH NO NOTICE**

**QNN016-25 Overland Flow Floodplain Risk Management Study and Plan**  
(Report by Councillor Anzellotti)

Answer published in the business paper.

**QNN017-25 Request - Project at the Intersection at Carrington Avenue and Warwick Street Hurstville**  
(Report by Councillor Pun)

Answer published in the business paper.

**QUESTIONS WITH NO NOTICE TO BE ANSWERED IN THE NEXT COUNCIL BUSINESS PAPER**

**NM100-25 Parking Access Issues Carlton**  
(Report by Councillor Gao)

Question:

Have local businesses been consulted and if so, which individual properties have been notified in the consultation process?

**CCL104-25/ Moomba to Sydney Ethane Pipeline Hazard Analysis Report.**  
(Report by Strategic Planning)

**ENV038-25**

Questions:

1. Does or will Georges River Council have any restrictions in regards to new DA's for residential housing within the 200m pipeline. From Councillor Anzellotti's speech, she mentioned that Canterbury Bankstown Council have Fire Resistant Control and require a Fire Safety Management Plan.
2. Have there been any applications for sensitive uses in the restricted zone in the 200m radius area? Would it be expected that sensitive use area applying have to undertake their own risk assessment to determine if this risk would be acceptable to them?
3. Did Canterbury Bankstown Council use the same consulting firm as GRC for the report?
4. Are steps required to integrate restrictions on sensitive uses/densities into Activity Hazard Map/Clause 6.16, and effects on LMR housing?
5. Is LMR restricted or not?

## CONCLUSION

The Meeting was closed at 9:46pm

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Chairperson

UNCONFIRMED

**MAYORAL MINUTE**

**Item: MM023-25 Recognition of Councillor Kathryn Landsberry's 20 Years Service Award**

**Mayor:** The Mayor, Councillor Borg

**BACKGROUND**

At the 2025 Local Government NSW (LGNSW) Annual Conference, held at the Western Sydney Convention Centre in Penrith from 23–25 November 2025, Councillor Kathryn Landsberry was formally recognised for an extraordinary milestone. She was presented with a Certificate of Service by LGNSW President Phyllis Miller, acknowledging her remarkable 20 years of dedicated service to local government.

This honour reflects far more than longevity. It is a testament to two decades of commitment and service to the people of Georges River and, prior to amalgamation, Kogarah.

Cr Landsberry brings immense integrity and conviction to her role as Councillor. She makes decisions for one reason only: because they are in the best interests of the community. Never for popularity. Never for politics. Over the years she has earned a reputation for principled leadership, courage and a deep sense of responsibility in every matter before the chamber. When issues are complex or contentious, she is at her strongest: clear, determined and unafraid to stand firm for what is right.

Cr Landsberry was elected as Georges River Council's inaugural Deputy Mayor in 2017, and again in 2021 and 2022–2023. She currently serves as Chair of the Community and Culture Committee and is the councillor member of the Georges River Council Sports Advisory Committee.

Her service extends further back to her time at Kogarah Municipal Council from 2004 to 2016, including as Deputy Mayor from 2007 to 2008. During that period, she chaired numerous committees and participated in every Council working party, reflecting her strong work ethic and deep commitment to public service.

One of Kathryn's most significant and passionate contributions has been her leadership in the fight to rebuild Carss Park Pool at its current location following its closure in July 2019. Her persistence and determination to protect a treasured community asset have been instrumental in the position we are in today — now working in partnership with the NSW State Government as it prepares to seek tenders for the rebuild project.

Councillor Kathryn Landsberry's 20-year milestone represents an exemplary career defined by service, honesty, leadership, and an unshakeable commitment to the community she loves. Her contribution to local government has shaped our area for the better, and Georges River is stronger because of her work.

I extend my warmest congratulations and deepest appreciation to Cr Landsberry on this well-deserved honour.

**MOTION:**

That Council formally congratulates Councillor Kathryn Landsberry on receiving an LGNSW Service Award in recognition of her 20 years of exemplary service to local government and acknowledges her distinguished and enduring contribution to the residents of Georges River (and formerly Kogarah).

## ATTACHMENTS

Nil

MM023-25



**Item: MM024-25 Reflections on Our First Year and a New Way Forward****Mayor:** The Mayor, Councillor Borg**BACKGROUND**

As we come together for our final Council Meeting of 2025, I would like to reflect briefly on our first year of this Council term and set our sights firmly on the path ahead for 2026 and beyond.

One of the most important principles that has guided our work this year is the encouragement of genuine public participation in Council meetings. Public involvement is not simply a procedural requirement, it is a cornerstone of our democracy. When our residents speak, we listen, and our decision-making is stronger for it.

Before I had the honour of serving as a Councillor or as Mayor, I was, like many of you, a resident of the Georges River community who cared deeply about improving my local area. I was not a member of any political party; I was simply someone who wanted to make a difference. That perspective continues to shape the way I approach this role and informs my commitment to being a Mayor who works constructively with every Councillor in this chamber. Our community expects us to collaborate, to be strategic, and to deliver outcomes, and I remain dedicated to doing exactly that.

Tonight, we also mark an important milestone. As we enter 2026, we will be adopting a new Code of Meeting Practice, aligned with the changes introduced by the Minister for Local Government; an initiative that represents a significant reform to how our Council meetings operate. These changes will strengthen the effectiveness and transparency of our decision-making processes while continuing to uphold and encourage meaningful public participation in Council matters. This reform is an important step forward for our organisation and for the community we proudly serve.

I would also like to extend my sincere thanks to our Georges River Council executive team and all staff for their support, professionalism, and hard work throughout the past year. Our outdoor teams in particular, who are the everyday face of our organisation, continue to present our City with pride. Their efforts often go unnoticed, but they make an enormous difference to the quality of life in Georges River, and I want to acknowledge them formally this evening.

To our many community groups, organisations, and volunteers: thank you. You play an essential role in supporting our residents and strengthening the social fabric of our LGA. Council is proud to partner with you, and we deeply value the services, connection, and spirit you bring to our community.

Finally, to all residents of Georges River: I wish you a safe and Merry Christmas, and I hope you have the opportunity to enjoy a well-deserved break and precious time with family and friends over the summer period.

**I look forward to working alongside Councillors, staff, and our community in 2026 as we continue strengthening Georges River into a more connected and resilient city.**

**MOTION:**

That Council recognises the valuable contribution of all Georges River Council staff

throughout 2025, expresses its appreciation to the many community groups, organisations, and volunteers who support and strengthen our community, and extends warm wishes to all residents for a safe and Merry Christmas and an enjoyable summer period with family and friends.

## **ATTACHMENTS**

Nil

**Item: MM025-25 Tabling of the Kogarah War Memorial Pool Historical Report****Mayor:** The Mayor, Councillor Borg**BACKGROUND**

In 2021 Kogarah Bay Progress Association (KBPA), supported by the Kogarah RSL Sub-branch, successfully secured grant funding from the NSW Office of Veterans' Affairs Community War Memorials Grant Fund, to research and document the planning and building of the Kogarah War Memorial Pool (KWMP). The KBPA engaged eminent War Memorial Historian, Dr Darren Mitchell OAM M.Lcomos to study and document the historical and cultural significance of the KWMP, following its closure in July 2019.

In September 2022, Council resolved (NM086-22):

- (a) That Council notes that the first part of Dr Mitchell's report, "Kogarah War Memorial Pool: a grateful community remembers its past" has now been released and is available for viewing on the Kogarah Bay Progress Association's website;
- (b) That Council sincerely thanks Dr Mitchell for his comprehensive study and report and extends its thanks to the Kogarah Bay Progress Association and its members for their support to Dr Mitchell during his research on the history of the Kogarah War Memorial Pool;
- (c) That Council acknowledges the expertise and support of the Local Studies Team at the Clive James Library, Kogarah, and thanks them for providing Dr Mitchell access to the Library archives; and
- (d) Further that, Council requests that Kogarah Bay Progress Association provides copies of Dr Mitchell's final report for Council's library collection and records.

Dr Mitchell's report, "Kogarah War Memorial Pool: a grateful community remembers its past" has now been published and Councillor Mort has been provided with a copy by the Kogarah Bay Progress Association to table at tonight's Council meeting.

**MOTION:**

That Council:

- (a) Tables the book titled "Kogarah War Memorial Pool: a grateful community remembers its past" and adds the book to Council's Local Studies Room
- (b) Thanks Dr Darren Mitchell and Kogarah Bay Progress Association for the donation of the publication.

**ATTACHMENTS**

Nil

**MM025-25**

**COMMITTEE REPORTS**

**Item:** CCL118-25 Report of the Local Transport Forum meeting held on 3 December 2025

**Author:** Executive Services Officer

**Directorate:** Office of the General Manager

**Matter Type:** Committee Reports

CCL118-25

**RECOMMENDATION:**

That the Local Transport Forum recommendations for items TAC054-25 to LTF101-25 as detailed below, be adopted by Council.

**EXECUTIVE SUMMARY**

The following Committee recommendations for items TAC054-25 to LTF101-25 are submitted to Council for determination.

The recommendations were made by the Local Transport Forum at its meeting on 3 December 2025.

**COMMITTEE RECOMMENDATIONS**

**TAC054-25 TOORONGA TERRACE, BEVERLY HILLS - PROPOSED CHANGES TO PARKING RESTRICTIONS**

(Report by Senior Traffic and Transport Engineer)

**RECOMMENDATION**

- (a) That a 28m '2P 90-degree angle parking' area be converted into a '1P 90-degree angle parking' area during Mon-Fri 8:30am – 6pm and Sat 8:30am – 12:30pm at the northern side of Tooronga Terrace between Wyanga Lane and Warrawee Place, Beverly Hills as per the plan in the report.
- (b) That a 42m 'Unrestricted 90-degree angle parking' area be converted into a '3P 90-degree angle parking' area during Mon-Fri 8:30am – 6pm and Sat 8:30am – 12:30pm at the southern side of Tooronga Terrace opposite Warrawee Place, Beverly Hills as per the plan in the report.
- (c) In Beverly Hills area, parking restrictions are provided during Monday-Saturday only. Introduction of 7 days parking restrictions for 1P area at the northern side of Tooronga Terrace between Wyanga Lane and Warrawee Place will be confusing and inconsistent, therefore it is not recommended.

No comments.

**LTF090-25 CAR SHARE SPACES AT VARIOUS LOCATIONS**

(Report by Senior Traffic and Transport Engineer)

**RECOMMENDATION**

- (a) That "No Parking, GoGet Car Share Vehicles Excepted" restrictions be installed at the proposed four locations as per the plans in the report:
  - Oxford, Street. Mortdale
  - Lancelot Street, Allawah

- English Street, Kogarah
  - Stanley Street, Kogarah
- (b) That pavement markings be installed at each location as per AS2890.5 and the Car Share parking technical direction (TTD 2018/001).

### Comments

Mr J Tran asked whether Council had considered the offset of parking loss and noted that this car space is located within close vicinity to the shops. He questioned whether this space should be for GoGet patrons only because it stops the general public using it in a high turnover area.

Mr F Rios confirmed that this space would only be for those who are utilising the GoGet vehicle.

Mr L Crompton asked whether there is a demand for GoGet, as loss of parking applies to the Kogarah area as well.

Mr F Rios confirmed that this parking space is for common use of GoGet vehicles, particularly for residents nearby who do not own a car. For example, one shared vehicle can be used by many residents as opposed to just one. He also confirmed that GoGet completed a survey and consultation for Council. It was noted there was little negative feedback from residents.

Mr J Tran asked whether all residents were surveyed.

Mr F Rios confirmed that the survey details and results can be found in the report, on Page 21 of the agenda.

Mr L Crompton asked whether there would be an opportunity in the future to review this matter.

Mr F Rios confirmed that after 12 months, the usage of GoGet vehicles and parking spots can be reviewed and in turn, removed if required.

Mr J Tran would like to note the concerns of the office of the Member for Oatley about this proposal and the loss of parking that will occur in Mortdale.

## **LTF091-25      LOUIS TERRACE, HURSTVILLE - TRAFFIC SAFETY ISSUE** (Report by Senior Traffic and Transport Engineer)

### **RECOMMENDATION**

That the request to install traffic calming devices on Louis Terrace, Hurstville is not warranted at this time.

### Comments

Councillor N Liu noted that after this report and agenda was published, she received an email from a resident and forwarded it to Executive Manager City Futures, Kent Stroud.

Mr K Stroud commented that there was a request from the resident for further information about the data that was provided in the report. He noted that the data presented by Council officers was based on the average 85<sup>th</sup> percentile speed and daily volume traffic. The resident has requested a breakdown of the specific data. Once extracted from the report, this information can be provided to the resident.

Councillor N Liu questioned whether a site visit would be possible.

Mr K Stroud confirmed that Council will correspond with the resident and provide the requested information, and if they would like Council officers to attend onsite, this can be arranged.

**LTF092-25      LYNWOOD STREET AND WARATAH STREET, BLAKEHURST -  
PROPOSED TRAFFIC SAFETY IMPROVEMENTS.**

(Report by Traffic Engineer)

**RECOMMENDATION**

- (a) That the faded 'Line markings' be refreshed and new 'Yellow Line markings' be installed along Lynwood Street and Waratah Street, Blakehurst as per the plan in the report.
- (b) That the request to install additional safety and traffic calming devices on Lynwood Street and Waratah Street is assessed after the speed and volume data is analysed.
- (c) That residents would be informed about any proposed changes.

Comments

Councillor Mort thanked Council staff for their cooperation on this matter and mentioned that a resident meeting was had with Councillor O Dimoski. She raised that pedestrian safety and car hooning is another issue, as there is no footpath there.

Councillor N Liu thanked Councillor Mort for attending site with the residents.

Mr K Stroud mentioned that when Council officers met onsite with Councillor O Dimoski, the specific concerns that were discussed were traffic matters. However, now that this footpath issue has been brought to light, he confirmed that Council will investigate this along with the other works that are occurring along the street.

**LTF093-25      DEPOT ROAD, MORTDALE - PROPOSED TEMPORARY CHANGES TO  
PARKING RESTRICTIONS**

(Report by Traffic Engineer)

**RECOMMENDATION:**

- (a) That a temporary 'No Parking' restriction be installed on Depot Road, Mortdale, as per the plan in the report, during the following periods to facilitate waste drop-off events:
  - Friday 6 February 2026 to Monday 9 February 2026
  - Friday 13 March 2026 to Monday 16 March 2026
  - Friday 15 May 2026 to Monday 18 May 2026
  - Friday 7 August 2026 to Monday 10 August 2026
  - Friday 27 November 2026 to Monday 30 November 2026
- (b) That the 'No Parking' restriction and associated signage be removed between each waste drop-off event.

No comments.

**LTF094-25      OATLEY AVENUE, OATLEY - PROPOSED 'MOBILITY PARKING' SPACE**

(Report by Traffic Engineer)

### **RECOMMENDATION**

That a 7.8m 'Mobility Parking' zone be installed on the eastern side of Oatley Avenue, specifically near the intersection with Neville Street in Oatley, as per the plan in the report.

No comments.

#### **LTF095-25      STUART STREET AND VAUGHAN STREET, BLAKEHURST - PROPOSED CHANGES TO TRAFFIC AND PARKING CONDITIONS**

(Report by Traffic Engineer)

### **RECOMMENDATION**

- (a) That a 15m 'Double Dividing Line marking' be installed on the western side of Stuart Street, Blakehurst, as per the plan in the report.
- (b) That a 10m 'Double Dividing Line marking' be installed on the eastern side of Stuart Street, Blakehurst, as per the plan in the report.
- (c) That a Give-way restriction signage be installed on the approach to Vaughan Street at the intersection with Stuart Street, as per the plan in the report.
- (d) That the existing 'No Parking' restriction on the northern side of Stuart Street be extended 9m further west, as per the plan in the report.

No comments.

#### **LTF096-25      DEWRANG STREET, CARSS PARK - PROPOSED CHANGES TO PARKING RESTRICTIONS**

(Report by Traffic Engineer)

### **RECOMMENDATION**

That 'No Parking, 8:00am-9:30am & 2:30pm-4:00pm, School Days' restrictions be installed on the eastern side and western side of Dewrang Street, Carss Park, specifically at the curved road section, as per the plan in the report.

No comments.

#### **LTF097-25      GREENCARE ROAD, SOUTH HURSTVILLE - PROPOSED CHANGES TO PARKING RESTRICTIONS**

(Report by Traffic Engineer)

### **RECOMMENDATION**

That '1P, 8:30am-6pm, Mon-Fri & 8:30am-12:30pm, Sat' parking restriction be installed on the western side of Greencare Road, South Hurstville, specifically near the intersection with King Georges Road, as per the plan in the report.

No comments.

#### **LTF098-25      PROPOSED 'BUS ZONE' RELOCATIONS AND REMOVALS AT VARIOUS LOCATIONS**

(Report by Traffic Engineer)

### **RECOMMENDATION**

- (a) That ten new 'Bus Zone' restrictions to be installed at various location within Georges River LGA.
- (b) That three 'Bus Zone' restrictions to be removed at various location within Georges River LGA.

#### Comments

Mr S Braunig noted that there are some bus zones listed in the report that are already existing bus zones, for example, Forest Road opposite Cambridge Street and Forest Road after Penshurst Street. He noted that those bus zones have not been getting used but that they will be activated by Transport for NSW once the services changes come into effect.

#### **LTF099-25      99 REGENT STREET, KOGARAH - PROPOSED 'WORKS ZONE'** (Report by Traffic Engineer)

#### **RECOMMENDATION**

- (a) That a 25m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 99 Regent Street, Kogarah, be installed for a duration of 72 weeks commencing Mid - January 2026, as per the plan in the report.
- (b) That the original parking restrictions be reinstated at the completion of the 'Works Zone' period

No comments.

#### **LTF100-25      ROWE STREET AND CONNELLS POINT ROAD, SOUTH HURSTVILLE - PROPOSED 'BUSES PROHIBITED' RESTRICTIONS** (Report by Traffic Engineer)

#### **RECOMMENDATION**

That the 'Buses Prohibited' (R6-10-1) restrictions signage be installed at the intersection of Rowe Street and Connells Point Road, South Hurstville as per the plan in the report.

#### Comments

Mr J Tran noted that the office of the Member for Oatley has raised this matter with Council before, and have received correspondence from Council stating that these restrictions been declined. He asked what advice had changed.

Mr F Rios commented that Council had managed to receive support from the school, and that with the new process, Council can progress items through the Local Transport Forum and do not require Transport for NSW approval anymore. He stated that Transport for NSW had to consult further and that Transport for NSW supported Council's proposal this time around despite not supporting it previously.

Mr S Braunig stated that U-Go Mobility as the local bus operator, do not use that road and that it is just being used by private busses for the school.

Mr J Tran asked whether the sign is enforceable or symbolic.

Mr F Rios confirmed that it is a regulatory sign.

Mr H Bongers confirmed that it is an police enforceable sign, not a Council enforceable sign. He noted that if there are any complaints on this matter, it will need to be forwarded to the police.

Councillor Mort supported this recommendation.



**LTF101-25      61-63 LAWRENCE STREET, PEAKHURST - PROPOSED 'WORKS ZONE'.**  
(Report by Traffic Engineer)

**RECOMMENDATION**

- (a) That a 30m 'Works Zone, 7am – 5pm, Monday – Saturday' be installed fronting No. 61-63 Lawrence Street, Peakhurst, for a duration of 78 weeks commencing mid-December 2025, as per the plan in the report.
- (b) That the original parking restrictions be reinstated upon the completion of the Works Zone period.

No comments.

**FILE REFERENCE**

D25/380872

**ATTACHMENTS**

Attachment [↓](#)1      Minutes of the Local Transport Forum meeting held on 3 December 2025



## MINUTES

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### Local Transport Forum

Wednesday, 03 December 2025

10:00 PM

Dragon Room  
Civic Centre  
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

## **PRESENT**

Councillor Nancy Liu (Chairperson)  
Councillor Natalie Mort - Online  
Mr J Tran (Representing Member for Oatley)  
Mr L Crompton (Representing Member for Kogarah)  
Mr S Kshitij (Representing Transport for NSW) - Online  
Mr S Braunig (Representing U-Go Mobility)  
Mr G Wong (Representing St George Cabs) - Online

## **GEORGES RIVER COUNCIL STAFF**

Mr B Spelta (Director Assets & Infrastructure)  
Mr K Stroud (Executive Manager City Futures)  
Mr F Rios (Acting Senior Traffic Engineer)  
Mr S Chhoun (Traffic Engineer)  
Mr T Chen (Traffic Engineer)  
Mr A Deng (Traffic Engineer)  
Ms N Paraskevopoulos (Executive Services Officer)  
Ms S Liu (PA to Executive Manager City Futures – Minutes)  
Ms D Berro (Administration and Correspondence Officer)  
Mr H Bongers (Coordinator Parking and Rangers)  
Mr M Tadros (Head of Information Technology)  
Mr J Nguyen (Senior Assets Engineer - Open Space Assets)

## **ABSENT**

Ms S Ortado (Representing Member for Rockdale, Steve Kamper MP)  
Ms G Sheng (Road Safety Officer)  
Mr Muhammad Mahmud (Acting Coordinator Traffic and Transport) – Apology  
Snr Constable F Xu (Representing St George Local Area Command)

## **FORUM MEMBERS**

Councillor Nancy Liu (Chairperson)  
Mr M Coure (MP State Member for Oatley)  
Ms S Ortado (Representing Member for Rockdale)  
Mr L Crompton (Representing Member for Kogarah)  
Mr S Kshitij (Transport for NSW)  
Snr Constable F Xu (St George Local Area Command)  
Mr A Pritchard (Transit Systems)  
Mr H Fraser (Punchbowl Bus Company)

Mr R Primerano (U-GO Mobility Bus Company)

Mr G Wong (St George Cabs)

## OPENING

Councillor Nancy Liu, opened the meeting at 10:05am.

## ACKNOWLEDGEMENT OF COUNTRY

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

## APOLOGIES/LEAVE OF ABSENCE

Mr Muhammad Mahmud (GRC, Acting Coordinator Traffic and Transport)

## NOTICE OF WEBCASTING

Councillor Nancy Liu advised staff and the public that the meeting is being recorded for minute-taking purposes only.

## DISCLOSURES OF INTEREST

There were no disclosures of interest made.

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**LTF088-25 Confirmation of the Minutes of the Local Transport Forum Meeting held on 5 November 2025**  
(Report by Senior Traffic and Transport Engineer)

## RECOMMENDATION:

That the Minutes of the Local Transport Forum Meeting held on 5 November 2025, be confirmed.

No comments.

## COMMITTEE REPORTS

**TAC054-25 Tooronga Terrace, Beverly Hills - Proposed changes to parking restrictions**  
(Report by Senior Traffic and Transport Engineer)

## RECOMMENDATION

- That a 28m '2P 90-degree angle parking' area be converted into a '1P 90-degree angle parking' area during Mon-Fri 8:30am – 6pm and Sat 8:30am – 12:30pm at the northern side of Tooronga Terrace between Wyanga Lane and Warrawee Place, Beverly Hills as per the plan in the report.
- That a 42m 'Unrestricted 90-degree angle parking' area be converted into a '3P 90-degree angle parking' area during Mon-Fri 8:30am – 6pm and Sat 8:30am – 12:30pm at the southern side of Tooronga Terrace opposite Warrawee Place, Beverly Hills as per the plan in the report.
- In Beverly Hills area, parking restrictions are provided during Monday-Saturday only. Introduction of 7 days parking restrictions for 1P area at the northern side of Tooronga Terrace between Wyanga Lane and Warrawee Place will be confusing and inconsistent,

therefore it is not recommended.

No comments.

**LTF089-25 Carrington Avenue and Warwick Street, Hurstville - Proposed Intersection Safety Improvement**

(Report by Senior Traffic and Transport Engineer)

**RECOMMENDATION**

That this agenda item be deferred pending an on-site meeting with concerned residents to be held on 3 December 2025 and further consideration of any issues raised at that meeting.

Comments

Mr L Crompton mentioned that videos of accidents at this intersection had been viewed by their office and that it is one of the busiest in the area - noting that other roundabouts exist along Carrington Avenue. He then asked how many parking spots would be removed if a roundabout was considered.

Mr F Rios confirmed that the number of parking spots removed would be ten (10), as per the report.

Mr B Spelta proposed that this agenda item be deferred until the next Georges River Local Transport Forum in February 2026 as Council officers and himself will be meeting onsite with residents on Wednesday 3 December to discuss.

Mr L Crompton suggested that Council apply for a state government grant.

Mr B Spelta confirmed that Council had already submitted a grant application, however, it was rejected by Transport for NSW. Despite this, Council has allocated funding available to upgrade this intersection to improve safety. He reiterated that following consultation with residents, Council will continue investigating options before raising this at the next Local Transport Forum in February 2026.

**LTF090-25 Car Share Spaces at various locations**

(Report by Senior Traffic and Transport Engineer)

**RECOMMENDATION**

(a) That "No Parking, GoGet Car Share Vehicles Excepted" restrictions be installed at the proposed four locations as per the plans in the report:

- Oxford Street, Mortdale
- Lancelot Street, Allawah
- English Street, Kogarah
- Stanley Street, Kogarah

(b) That pavement markings be installed at each location as per AS2890.5 and the Car Share parking technical direction (TTD 2018/001).

Comments

Mr J Tran asked whether Council had considered the offset of parking loss and noted that this car space is located within close vicinity to the shops. He questioned whether this space should be for GoGet patrons only because it stops the general public using it in a high turnover area.

Mr F Rios confirmed that this space would only be for those who are utilising the GoGet vehicle.

Mr L Crompton asked whether there is a demand for GoGet, as loss of parking applies to the Kogarah area as well.

Mr F Rios confirmed that this parking space is for common use of GoGet vehicles, particularly for residents nearby who do not own a car. For example, one shared vehicle can be used by many residents as opposed to just one. He also confirmed that GoGet completed a survey and consultation for Council. It was noted there was little negative feedback from residents.

Mr J Tran asked whether all residents were surveyed.

Mr F Rios confirmed that the survey details and results can be found in the report, on Page 21 of the agenda.

Mr L Crompton asked whether there would be an opportunity in the future to review this matter.

Mr F Rios confirmed that after 12 months, the usage of GoGet vehicles and parking spots can be reviewed and in turn, removed if required.

Mr J Tran would like to note the concerns of the office of the Member for Oatley about this proposal and the loss of parking that will occur in Mortdale.

**LTF091-25 Louis Terrace, Hurstville - Traffic Safety Issue**  
(Report by Senior Traffic and Transport Engineer)

**RECOMMENDATION**

That the request to install traffic calming devices on Louis Terrace, Hurstville is not warranted at this time.

Comments

Councillor N Liu noted that after this report and agenda was published, she received an email from a resident and forwarded it to Executive Manager City Futures, Kent Stroud.

Mr K Stroud commented that there was a request from the resident for further information about the data that was provided in the report. He noted that the data presented by Council officers was based on the average 85<sup>th</sup> percentile speed and daily volume traffic. The resident has requested a breakdown of the specific data. Once extracted from the report, this information can be provided to the resident.

Councillor N Liu questioned whether a site visit would be possible.

Mr K Stroud confirmed that Council will correspond with the resident and provide the requested information, and if they would like Council officers to attend onsite, this can be arranged.

**LTF092-25 Lynwood Street and Waratah Street, Blakehurst - Proposed Traffic Safety improvements.**  
(Report by Traffic Engineer)

**RECOMMENDATION**

- (a) That the faded 'Line markings' be refreshed and new 'Yellow Line markings' be installed along Lynwood Street and Waratah Street, Blakehurst as per the plan in the report.
- (b) That the request to install additional safety and traffic calming devices on Lynwood Street and Waratah Street is assessed after the speed and volume data is analysed.
- (c) That residents would be informed about any proposed changes.

### Comments

Councillor Mort thanked Council staff for their cooperation on this matter and mentioned that a resident meeting was had with Councillor O Dimoski. She raised that pedestrian safety and car hooning is another issue, as there is no footpath there.

Councillor N Liu thanked Councillor Mort for attending site with the residents.

Mr K Stroud mentioned that when Council officers met onsite with Councillor O Dimoski, the specific concerns that were discussed were traffic matters. However, now that this footpath issue has been brought to light, he confirmed that Council will investigate this along with the other works that are occurring along the street.

#### **LTF093-25 Depot Road, Mortdale - Proposed Temporary Changes to Parking Restrictions**

(Report by Traffic Engineer)

#### **RECOMMENDATION:**

- (a) That a temporary 'No Parking' restriction be installed on Depot Road, Mortdale, as per the plan in the report, during the following periods to facilitate waste drop-off events:
- Friday 6 February 2026 to Monday 9 February 2026
  - Friday 13 March 2026 to Monday 16 March 2026
  - Friday 15 May 2026 to Monday 18 May 2026
  - Friday 7 August 2026 to Monday 10 August 2026
  - Friday 27 November 2026 to Monday 30 November 2026
- (b) That the 'No Parking' restriction and associated signage be removed between each waste drop-off event.

No comments.

#### **LTF094-25 Oatley Avenue, Oatley - Proposed 'Mobility Parking' Space**

(Report by Traffic Engineer)

#### **RECOMMENDATION**

That a 7.8m 'Mobility Parking' zone be installed on the eastern side of Oatley Avenue, specifically near the intersection with Neville Street in Oatley, as per the plan in the report.

No comments.

#### **LTF095-25 Stuart Street and Vaughan Street, Blakehurst - Proposed Changes to Traffic and Parking Conditions**

(Report by Traffic Engineer)

#### **RECOMMENDATION**

- (a) That a 15m 'Double Dividing Line marking' be installed on the western side of Stuart Street, Blakehurst, as per the plan in the report.
- (b) That a 10m 'Double Dividing Line marking' be installed on the eastern side of Stuart Street, Blakehurst, as per the plan in the report.

- (c) That a Give-way restriction signage be installed on the approach to Vaughan Street at the intersection with Stuart Street, as per the plan in the report.
- (d) That the existing 'No Parking' restriction on the northern side of Stuart Street be extended 9m further west, as per the plan in the report.

No comments.

**LTF096-25 Dewrang Street, Carss Park - Proposed Changes to Parking Restrictions**  
(Report by Traffic Engineer)

**RECOMMENDATION**

That 'No Parking, 8:00am-9:30am & 2:30pm-4:00pm, School Days' restrictions be installed on the eastern side and western side of Dewrang Street, Carss Park, specifically at the curved road section, as per the plan in the report.

No comments.

**LTF097-25 Greencare Road, South Hurstville - Proposed Changes to Parking Restrictions**  
(Report by Traffic Engineer)

**RECOMMENDATION**

That '1P, 8:30am-6pm, Mon-Fri & 8:30am-12:30pm, Sat' parking restriction be installed on the western side of Greencare Road, South Hurstville, specifically near the intersection with King Georges Road, as per the plan in the report.

No comments.

**LTF098-25 Proposed 'Bus Zone' relocations and removals at various locations**  
(Report by Traffic Engineer)

**RECOMMENDATION**

- (a) That ten new 'Bus Zone' restrictions to be installed at various location within Georges River LGA.
- (b) That three 'Bus Zone' restrictions to be removed at various location within Georges River LGA.

Comments

Mr S Braunig noted that there are some bus zones listed in the report that are already existing bus zones, for example, Forest Road opposite Cambridge Street and Forest Road after Penshurst Street. He noted that those bus zones have not been getting used but that they will be activated by Transport for NSW once the services changes come into effect.

**LTF099-25 99 Regent Street, Kogarah - Proposed 'Works Zone'**  
(Report by Traffic Engineer)

**RECOMMENDATION**

- (a) That a 25m "Works Zone, 7am – 5pm Mon – Sat" fronting No. 99 Regent Street, Kogarah, be installed for a duration of 72 weeks commencing Mid - January 2026, as per the plan in the report.
- (b) That the original parking restrictions be reinstated at the completion of the 'Works Zone'



period

No comments.

**LTF100-25 Rowe Street and Connells Point Road, South Hurstville - Proposed 'Buses Prohibited' restrictions**  
(Report by Traffic Engineer)

**RECOMMENDATION**

That the 'Buses Prohibited' (R6-10-1) restrictions signage be installed at the intersection of Rowe Street and Connells Point Road, South Hurstville as per the plan in the report.

Comments

Mr J Tran noted that the office of the Member for Oatley has raised this matter with Council before, and have received correspondence from Council stating that these restrictions been declined. He asked what advice had changed.

Mr F Rios commented that Council had managed to receive support from the school, and that with the new process, Council can progress items through the Local Transport Forum and do not require Transport for NSW approval anymore. He stated that Transport for NSW had to consult further and that Transport for NSW supported Council's proposal this time around despite not supporting it previously.

Mr S Braunig stated that U-Go Mobility as the local bus operator, do not use that road and that it is just being used by private busses for the school.

Mr J Tran asked whether the sign is enforceable or symbolic.

Mr F Rios confirmed that it is a regulatory sign.

Mr H Bongers confirmed that it is an police enforceable sign, not a Council enforceable sign. He noted that if there are any complaints on this matter, it will need to be forwarded to the police.

Councillor Mort supported this recommendation.

**LTF101-25 61-63 Lawrence Street, Peakhurst - Proposed 'Works Zone'.**  
(Report by Traffic Engineer)

**RECOMMENDATION**

- (a) That a 30m 'Works Zone, 7am – 5pm, Monday – Saturday' be installed fronting No. 61-63 Lawrence Street, Peakhurst, for a duration of 78 weeks commencing mid-December 2025, as per the plan in the report.
- (b) That the original parking restrictions be reinstated upon the completion of the Works Zone period.

No comments.

**CONCLUSION**

The Meeting was closed at 10:32am.

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Chairperson

**Item:** CCL119-25 Report of the Georges River Council Sports Advisory Committee meeting held on 13 November 2025

**Author:** Executive Services Officer

**Directorate:** Office of the General Manager

**Matter Type:** Committee Reports

**RECOMMENDATION:**

That the Georges River Council Sports Advisory Committee recommendations for items SAC018-25 to SAC020-25 as detailed below, be adopted by Council.

**EXECUTIVE SUMMARY**

The following Committee recommendations for items SAC018-25 to SAC020-25 are submitted to Council for determination.

The recommendations were made by the Georges River Council Sports Advisory Committee at its meeting on 13 November 2025.

**COMMITTEE RECOMMENDATIONS**

**SAC018-25 CARSS PARK POOL UPDATE**  
(Report by Executive Manager City Futures)

**RECOMMENDATION:** Councillor Mort, Member Smerdely.

That the Georges River Council Sports Advisory Committee receive and note the update provided by the Office of Sport regarding the Carss Park Pool (formerly known as the Carss Park Aquatic Centre) project, including the current status, confirmed project scope, and timeline.

**SAC019-25 SPORT, COMMUNITY FACILITIES AND EVENTS UPDATE**  
(Report by Manager Sport, Community Facilities and Events)

**RECOMMENDATION:** Councillor Landsberry, Member Widders.

That the Georges River Council Sports Advisory Committee receive and note the presentation from the Manager Sport, Community Facilities and Events and the Executive Manager City Presentation & Operations outlining an overview of Sport and Recreation facilities across the local government area.

**SAC020-25 SPORTING INFRASTRUCTURE CAPITAL WORKS UPDATE**  
(Report by Manager City Technical Services)

**RECOMMENDATION:** Member Smerdely, Member Widders.

That the Georges River Council Sports Advisory Committee receive and note the presentation from the Manager City Technical Services providing an update on Sporting Infrastructure Projects within Council's Capital Works Program 2025/26.

## FILE REFERENCE

D25/380881

## ATTACHMENTS

Attachment [↓](#) 1 Minutes of the Georges River Council Sports Advisory Committee meeting held on 13 November 2025



CCL119-25

## MINUTES

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### Georges River Council Sports Advisory Committee

Thursday, 13 November 2025

6:00 PM

Dragon Room  
Georges River Civic Centre  
Hurstville



**GEORGES RIVER COUNCIL**

## ATTENDANCE

### COUNCILLOR MEMBERSHIP

Councillor Oliver Dimoski (Chairperson)  
Councillor Natalie Mort  
Councillor Kathryn Landsberry.

### COMMUNITY MEMBERSHIP

Ray Barbi – St George Basketball Association  
Jeffrey Barrett – St George Cycling Club  
Ross Bernays – Oatley Rugby and Sporting Club (Apology)  
Sean Brohier – Football de Brazil  
Warren Driscoll – St George Rugby League Football Club  
Julian Finch – Connells Point Netball (Apology)  
Kevin Greene – Cricket NSW (Apology)  
Scott Henderson – St George Touch Association  
Scot Holmes – St George OZTAG, (Apology)  
Darryl Lane – St George Little Athletics Club (Apology)  
Nicholas Smerdely – Football St George  
Mark Smith – Swimming Metro South East (Apology)  
Tanya Smith – Golf NSW (Apology)  
Sal Torrisi – St George City  
Dale Widders – St George Australian Football Club.

### GEORGES RIVER COUNCIL STAFF

David Tuxford – General Manager  
Kristie Dodd – Director Community and Culture  
Bryce Spelta – Director Assets and Infrastructure  
Tom Heath – Manager City Technical Services  
Greg Knight – Executive Manager City Presentation and Operations  
Peter Gray – Head of City Sport Maintenance  
Kent Stroud – Executive Manager City Futures  
Margaret Le – Manager Sport, Community Facilities and Events  
Luke Galle – Coordinator Sport and Recreation  
Andrew Williams – Coordinator Community Property and Venues  
Melinda Gray-Schwarz, Senior Venue and Recreation Officer  
Ben Taylor – Acting Coordinator Community Capacity Building  
Mark Tadros – Team Leader Technology Business Support  
Shannon Tomarchio – Personal Assistant to Manager Sport, Community Facilities and Events  
Marisa Severino – Executive Services Officer.

### COUNCILLOR ATTENDANCE

The Mayor, Councillor Elise Borg  
Councillor Oliver Dimoski (Chairperson)  
Councillor Kathryn Landsberry  
Councillor Natalie Mort.

### EXTERNAL PRESENTERS

Carolyn Duggan – Office of Sport  
James Punch – Office of Sport  
Jeff Apitz – Office of Sport.

## OPENING

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

## ACKNOWLEDGEMENT OF COUNTRY

The Chairperson, Councillor Dimoski acknowledged the Bidjigal people of the Eora Nation, who are the Traditional Custodians of all lands, waters and sky in the Georges River area. He paid his 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.

## WELCOME

Councillor Dimoski introduced himself, noting it was his first time chairing the meeting and welcomed the Mayor, Councillor Elise Borg to the meeting and external presenters from the Office of Sport.

## APOLOGIES/LEAVE OF ABSENCE

**MOTION:** Councillor Mort, Councillor Landsberry.

That apologies on behalf of Ross Bernays, Scott Holmes, Julian Finch, Kevin Greene, Darryl Lane, Mark Smith and Tanya Smith be accepted and a leave of absence be granted.

## Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Mort, Member Barbi - St George Basketball Association, Member Barrett - St George Cycling Club, Member Brohier - Football de Brazil, Member Widders - St George Australian Football Club, Member Smerdely - Football St George, Member Driscoll – St George Junior Rugby League, Member Torrisi - Director of St George City, Chair Dimoski

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

## NOTICE OF WEBCASTING

The Chairperson, Councillor Dimoski 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.

## CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**SAC017-25 Confirmation of the Minutes of the Georges River Council Sports Advisory Committee Meeting held on 14 August 2025**  
(Report by Personal Assistant to Manger Sport, Community Facilities and Events)

**RECOMMENDATION:** Member Widders, Councillor Mort.

That the Minutes of the Georges River Council Sports Advisory Committee Meeting held on 14 August 2025, be confirmed.

## Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Mort,

Member Barbi - St George Basketball Association, Member Barrett - St George Cycling Club, Member Brohier - Football de Brazil, Member Widders - St George Australian Football Club, Member Smerdely - Football St George, Member Driscoll – St George Junior Rugby League, Member Torrisi - Director of St George City, Chair Dimoski

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

### COMMITTEE REPORTS

#### SAC018-25 Carss Park Pool Update

(Report by Executive Manager City Futures)

**RECOMMENDATION:** Councillor Mort, Member Smerdely.

That the Georges River Council Sports Advisory Committee receive and note the update provided by the Office of Sport regarding the Carss Park Pool (formerly known as the Carss Park Aquatic Centre) project, including the current status, confirmed project scope, and timeline.

#### Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Mort, Member Barbi - St George Basketball Association, Member Barrett - St George Cycling Club, Member Brohier - Football de Brazil, Member Widders - St George Australian Football Club, Member Smerdely - Football St George, Member Driscoll – St George Junior Rugby League, Member Torrisi - Director of St George City, Chair Dimoski

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

#### SAC019-25 Sport, Community Facilities and Events Update

(Report by Manager Sport, Community Facilities and Events)

**RECOMMENDATION:** Councillor Landsberry, Member Widders.

That the Georges River Council Sports Advisory Committee receive and note the presentation from the Manager Sport, Community Facilities and Events and the Executive Manager City Presentation & Operations outlining an overview of Sport and Recreation facilities across the local government area.

#### Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Mort, Member Barbi - St George Basketball Association, Member Barrett - St George Cycling Club, Member Brohier - Football de Brazil, Member Widders - St George Australian Football Club, Member Smerdely - Football St George, Member Driscoll – St George Junior Rugby League, Member Torrisi - Director of St George City, Chair Dimoski

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

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**SAC020-25 Sporting Infrastructure Capital Works Update**  
(Report by Acting Director Assets and Infrastructure)

**RECOMMENDATION:** Member Smerdely, Member Widders.

That the Georges River Council Sports Advisory Committee receive and note the presentation from the Manager City Technical Services providing an update on Sporting Infrastructure Projects within Council's Capital Works Program 2025/26.

**Record of Voting**

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Mort, Member Barbi - St George Basketball Association, Member Barrett - St George Cycling Club, Member Brohier - Football de Brazil, Member Widders - St George Australian Football Club, Member Smerdely - Football St George, Member Driscoll – St George Junior Rugby League, Member Torrisi - Director of St George City, Chair Dimoski

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

**CONCLUSION**

The Meeting was closed at 7.08pm

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Chairperson



**Item:** CCL120-25 Report of the Beverley Park Steering Committee meeting held on 3 December 2025

**Author:** Executive Services Officer

**Directorate:** Office of the General Manager

**Matter Type:** Committee Reports

**RECOMMENDATION:**

That the Beverley Park Steering Committee recommendations for items BPSCC013-25 to BPSCC015-25 as detailed below, be adopted by Council.

**EXECUTIVE SUMMARY**

The following Committee recommendations for items BPSCC013-25 to BPSCC015-25 are submitted to Council for determination.

The recommendations were made by the Beverley Park Steering Committee at its meeting on 3 December 2025.

**COMMITTEE RECOMMENDATIONS****BPSCC013-25 BEVERLEY PARK GOLF CLUB FINANCE REPORT**

(Report by Manager Sport, Community Facilities and Events)

**RECOMMENDATION:**

That the Committee receive and note the finance report to October 2025 for Beverley Park Golf Club.

***Accepted.***

**BPSCC014-25 PUBLIC ROUNDS REPORT**

(Report by Manager Sport, Community Facilities and Events)

**RECOMMENDATION:**

That the Committee receive and note the public rounds report from November 2024 to October 2025.

***Accepted.***

**BPSCC015-25 BEVERLEY PARK GOLF COURSE PLAN OF MANAGEMENT UPDATE**

(Report by Manager Sport, Community Facilities and Events)

**RECOMMENDATION:**

That the Committee receive and note the update on the progress and timeline for the Plan of Management for Beverley Park Golf Course.

***Accepted.***

## FILE REFERENCE

D25/380883

## ATTACHMENTS

Attachment [↓](#) 1 Minutes of the Beverley Park Steering Committee meeting held on 3 December 2025



CCL120-25

## MINUTES

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### Beverley Park Steering Committee

Wednesday, 03 December 2025

12:00 PM

TEAMS Meeting

UNCONFIRMED



## **PRESENT**

### **MEMBERS**

Mayor, Councillor Elise Borg (Chair)

Councillor Thomas Gao (not present)

Deputy Mayor, Councillor Sam Stratikopoulos (not present)

Kristie Dodd – Director, Community and Culture

Danielle Parker – Director Business and Corporate Services (Apology)

Bryce Spelta – Director Assets and Infrastructure (Apology)

Margaret Le – Manager Sport Community Facilities & Events

Shaun Smith – General Manager, BPGC

Joe Bondin – President, BPGC

Peter Thomas – Treasurer, BPGC

### **GEORGES RIVER COUNCILSTAFF**

David Tuxford – General Manager

Naomi Bryant – Head of Operations

Luke Galle – Coordinator Stadium, Sport and Recreation (Apology)

Luke Oste – Acting Manager Strategic Planning

Shannon Tomarchio – Personal Assistant Sport Community Facilities & Events

## **OPENING**

The Chairperson, the Mayor, Councillor Borg, opened the meeting at 12.01 pm.

## **ACKNOWLEDGEMENT OF COUNTRY**

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

## **APOLOGIES/LEAVE OF ABSENCE**

There were apologies for Danielle Parker, Director Business and Corporate Services, Bryce Spelta, Director Assets and Infrastructure and Luke Galle Coordinator Stadium, Sport and Recreation. It was noted that Danielle Metcalfe, Course Superintendent is no longer employed by Beverley Park Golf Course.

## **ATTENDANCE VIA AUDIO VISUAL LINK**

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

### CODE OF MEETING PRACTICE

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

### DISCLOSURES OF INTEREST

**The Mayor, Councillor Borg** disclosed a Non-Significant, Non-Pecuniary interest in all items **BPSCC0012-25 to BPSCC015-25**, for the reason that she lives in Beverley Park nearby the Beverley Park Golf Course. The Mayor, Councillor Borg will remain in the meeting and take part in the considerations on these items.

Naomi Bryant declared Non Pecuniary Non-Significant Interest having previously worked with Joe Bondin.

### CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**BPSCC012-25 Confirmation of the Minutes of the Beverley Park Steering Committee Meeting held on 3 September 2025**  
(Report by Personal Assistant to Manager Sport, Community Facilities and Events)

#### RECOMMENDATION:

That the Minutes of the Beverley Park Steering Committee Meeting held on 3 September 2025, be confirmed.

**Accepted.**

### COMMITTEE REPORTS

**BPSCC013-25 Beverley Park Golf Club Finance Report**  
(Report by Manager Sport, Community Facilities and Events)

#### RECOMMENDATION:

That the Committee receive and note the finance report to October 2025 for Beverley Park Golf Club.

**Accepted.**

**BPSCC014-25 Public Rounds Report**  
(Report by Manager Sport, Community Facilities and Events)

#### RECOMMENDATION:

That the Committee receive and note the public rounds report from November 2024 to October 2025.

**Accepted.**

**BPSCC015-25 Beverley Park Golf Course Plan of Management Update**  
(Report by Manager Sport, Community Facilities and Events)

#### RECOMMENDATION:

That the Committee receive and note the update on the progress and timeline for the Plan of

Management for Beverley Park Golf Course.

***Accepted.***

**GENERAL BUSINESS**

1. 12<sup>th</sup> hole strategy to improve safety

**Action: Manager Sport, Community Facilities and Events to send Community Asset Upgrade Form to club.**

2. Pro-Am Golf Tournament Feedback
3. John Easton commencing employment 8 December as Course Superintendent

**CONCLUSION**

The Meeting was closed at 12.49 pm.

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Chairperson

UNCONFIRMED

**ENVIRONMENT AND PLANNING****Item:** CCL121-25 Development and Building Q1 Metrics Report**Author:** Manager Development and Building**Directorate:** Environment and Planning**Matter Type:** Environment and Planning

CCL121-25

**RECOMMENDATION:**

That Council note the Quarterly Development and Building Team Functions and Services Metrics Report for the period July to September 2025.

**EXECUTIVE SUMMARY**

1. This report provides an overview of the Development and Building Team Services Metrics for Q1 of the 2025/2026 financial year being July to September 2025. The data previously reported for the 2024/2025 Financial Year is also provided for comparison.
2. In the Q1 2025/2026 quarter a total of 134 applications were lodged, while 133 were determined.
3. The total number of applications determined remained consistent from Q4 to Q1 from 137 applications to 136 applications (including DA's, modifications and reviews).
4. The Minister's Statement of Expectation required Council to determine development applications (DAs) within 115 days up to 30 June of the last financial year. From 1 July (Q1), this target was tightened to 105 days. Despite this more stringent benchmark, our performance has continued to improve. The proportion of DAs determined within the previous 115-day timeframe increased from 12% in March, to 32% in September as measured against the new 105-day standard. It is also worth noting that 49% of all applications (including DAs, modifications, and reviews) were determined within 105 days or less in Q1 2025/2026, demonstrating a clear improvement under the shorter expectation.
5. The average determination time for all applications (including DA's, Modifications and Reviews) in Q1 2025/2026 was 161 days, a decrease of approximately 16% from the previous quarter's 191 days.
6. For development applications only, the average determination timeframe improved from 222 days in Q4 to 164 days in Q1, a reduction of approximately 26%.

**REPORT BACKGROUND**

7. The Minister for Planning and Public Spaces contacted Council on 6 March 2025 to discuss Council's performance against the criteria set out to reduce Development Application assessment timeframes and gave Georges River Council 28 days to provide a written response and Action Plan endorsed by the elected Council.
8. Council endorsed the response to the Minister with an Action Plan as part of a program to swiftly improve performance at its meeting on 24 March 2025.

9. The Minister's request aligned effectively with the improvement work already initiated by the Council. The Action Plan details a program of work and actions designed to improve average determination timeframes, ensuring high standard of customer service in the long term.
10. The planning expert has completed the review, providing it to the Department for finalisation in August 2025.

## **DEVELOPMENT APPLICATIONS, MODIFICATIONS AND REVIEWS**

11. The introduction of the Development Acceleration Panel (DAP) has been instrumental in accelerating decision making and supporting staff to meet the minister's expectations. Operating as a structured internal advisory panel, the DAP brings together senior staff, and technical specialists to provide clear guidance on applications experiencing delays, facing complex issues or at risk of exceeding target determination timeframes.
12. Through weekly meetings, early identification of stalled or ageing applications, and a consistent process for presenting key issues, the DAP has strengthened decision pathways and removed blockages that previously slowed application progression. Its collaborative approach, supported by documented actions and agreed timeframes, enables officers to resolve minor delays within a week and establish clear strategies for advancing more complex applications.
13. This framework has supported staff confidence, clarified the critical matters that must be addressed for progression, and ensured applications move through the assessment process more efficiently. The impact is evident in the reduced age of older matters, increased determination volumes and more timely decisions overall, aligning strongly with the Minister's expectations for improved DA performance.
14. Best practice processes are used when making a determination. Council uses a peer review process which ensures that all recommendations made by our assessment officers are reviewed by a senior officer who are delegated to determine the application. This ensures transparency and consistency within the recommendations and decisions made by our staff.
15. Where Council staff are not delegated to determine the application, the report is reviewed by a senior officer within the team and the application is submitted to the determining authority. In most cases these authorities are the Georges River Local Planning Panel or the Sydney South Planning Panel.

### **All Applications (DAs, Modifications and Reviews)**

16. Metrics associated with the processing of Development Applications, Modification Applications and Review Applications is detailed in Tables 1, 2 and 3 which provide a monthly breakdown in the previous and current financial years:

| <b>FY23/24</b> | <b>DA<br/>Lodged</b> | <b>DA<br/>Determined</b> | <b>MOD<br/>Lodged</b> | <b>MOD<br/>Determined</b> | <b>REV<br/>Lodged</b> | <b>REV<br/>Determined</b> | <b>TOTAL<br/>Lodged</b> | <b>TOTAL<br/>Determined</b> |
|----------------|----------------------|--------------------------|-----------------------|---------------------------|-----------------------|---------------------------|-------------------------|-----------------------------|
| July           | 31                   | 41                       | 7                     | 17                        | 0                     | 1                         | 38                      | 59                          |
| August         | 24                   | 46                       | 7                     | 3                         | 2                     | 0                         | 33                      | 49                          |



| FY23/24   | DA Lodged | DA Determined | MOD Lodged | MOD Determined | REV Lodged | REV Determined | TOTAL Lodged | TOTAL Determined |
|-----------|-----------|---------------|------------|----------------|------------|----------------|--------------|------------------|
| September | 14        | 34            | 2          | 12             | 1          | 1              | 17           | 47               |
| October   | 44        | 28            | 6          | 10             | 0          | 3              | 50           | 41               |
| November  | 27        | 36            | 6          | 9              | 1          | 1              | 34           | 46               |
| December  | 21        | 48            | 7          | 10             | 1          | 2              | 29           | 60               |
| January   | 15        | 25            | 6          | 11             | 0          | 0              | 21           | 36               |
| February  | 19        | 21            | 6          | 15             | 0          | 2              | 25           | 38               |
| March     | 24        | 42            | 5          | 10             | 1          | 3              | 30           | 55               |
| April     | 24        | 29            | 5          | 8              | 1          | 2              | 30           | 39               |
| May       | 27        | 26            | 1          | 10             | 1          | 0              | 29           | 36               |
| June      | 20        | 25            | 7          | 9              | 2          | 1              | 29           | 35               |

Table 1 – 2023/2024 financial year applications lodged and determined (Q1-Q1)

| FY24/25   | DA Lodged | DA Determined | MOD Lodged | MOD Determined | REV Lodged | REV Determined | TOTAL Lodged | TOTAL Determined |
|-----------|-----------|---------------|------------|----------------|------------|----------------|--------------|------------------|
| July      | 28        | 36            | 8          | 10             | 0          | 4              | 36           | 50               |
| August    | 15        | 18            | 4          | 5              | 3          | 0              | 22           | 23               |
| September | 20        | 28            | 3          | 7              | 1          | 4              | 24           | 39               |
| October   | 32        | 28            | 4          | 14             | 1          | 1              | 37           | 43               |
| November  | 28        | 16            | 10         | 6              | 0          | 1              | 38           | 23               |
| December  | 15        | 23            | 8          | 8              | 2          | 2              | 25           | 33               |
| January   | 19        | 18            | 4          | 4              | 0          | 1              | 23           | 23               |
| February  | 14        | 24            | 3          | 9              | 0          | 0              | 17           | 33               |
| March     | 24        | 27            | 10         | 5              | 1          | 3              | 35           | 35               |
| April     | 22        | 40            | 4          | 17             | 0          | 1              | 26           | 58               |
| May       | 23        | 40            | 1          | 11             | 0          | 0              | 24           | 51               |
| June      | 26        | 26            | 7          | 10             | 1          | 1              | 34           | 37               |

Table 2 – 2024/2025 financial year applications lodged and determined (Q1-Q1)

| FY25/26   | DA Lodged | DA Determined | MOD Lodged | MOD Determined | REV Lodged | REV Determined | TOTAL Lodged | TOTAL Determined |
|-----------|-----------|---------------|------------|----------------|------------|----------------|--------------|------------------|
| July      | 34        | 26            | 15         | 10             | 0          | 0              | 49           | 40               |
| August    | 41        | 26            | 12         | 13             | 5          | 1              | 58           | 40               |
| September | 29        | 56            | 12         | 8              | 0          | 1              | 29           | 56               |

Table 3 – 2025/2026 financial year applications lodged and determined (Q1)

17. In the Q1 2025/2026 quarter a total of 134 applications were lodged, while 133 were determined.
18. Of the 133 applications determined in Q1, 9 were determined by the Georges River Local Planning Panel. The remaining 124 were determined by Council staff under officer delegation.

### Development Applications

19. The Minister's expected average assessment time for development applications across NSW, for this financial year is now 105 (calendar) days and the Department of Planning have released an interactive report available to the public which outlines the performance of all Councils across NSW. This table is publicly known as the Council League Table. The statistics produced do not include Modification or Review applications, do not account for applications with a deemed refusal appeal to the Land and Environment Court (i.e., where the application has not been determined) and do not factor in any requests for further information that stop the assessment clock under planning legislation.
20. Table 3 below provides a snapshot of the NSW Government's League Table for Q1 of the 2024/2025 financial year for development applications only (excluding modifications and reviews). For comparison, Table 4 provides the corresponding snapshot for Q1 of the 2025/2026 financial year, also limited to development applications only.

**Q1 2024/2025 Development Applications only (not including Modifications or Reviews)**

|                                 |     |
|---------------------------------|-----|
| Average days - Determination    | 229 |
| Average days - Portal Lodgement | 7   |
| Number of DAs lodged            | 81  |
| Number of DAs submitted         | 178 |
| Number of DAs determined        | 74  |

Table 3 – Q1 2024/2025 FY– DAs only NSW Planning Portal League Table Data

**Q1 2025/2026 Development Applications only (not including Modifications or Reviews)**

|                                 |     |
|---------------------------------|-----|
| Average days - Determination    | 164 |
| Average days - Portal Lodgement | 15  |
| Number of DAs lodged            | 92  |
| Number of DAs submitted         | 133 |
| Number of DAs determined        | 103 |

Table 4 – Q1 2025/2026 FY - DAs only NSW Planning Portal League Table Data

21. Table 5 provides a snapshot of all applications (development applications, modifications and reviews) for Q1 of the 2024/2025 financial year, and Table 6 provides the corresponding snapshot for Q1 of the 2025/2026 financial year. Together, these tables show a clear upward trend in overall determinations, with the average determination timeframe decreasing from 200 days to 161 days, a reduction of approximately 20%.

**Q1 2024/2025 All applications (including DA's, Modifications and Reviews)**

|                                   |     |
|-----------------------------------|-----|
| Average days - Determination      | 200 |
| Average days - Portal Lodgement   | 8   |
| Number of applications lodged     | 111 |
| Number of applications submitted  | 224 |
| Number of applications determined | 100 |

Table 5 – Q1 2024/2025 FY All applications (including DA's, Modifications and Reviews) NSW Planning Portal League Table Data

**Q1 2025/2026 All applications (including DA's, Modifications and Reviews)**

|                                   |     |
|-----------------------------------|-----|
| Average days - Determination      | 161 |
| Average days - Portal Lodgement   | 14  |
| Number of applications lodged     | 236 |
| Number of applications submitted  | 181 |
| Number of applications determined | 136 |

Table 6 – Q1 2025/2026 FY All applications (including DA's, Modifications and Reviews) NSW Planning Portal League Table Data

## Improvements and Recruitment

22. The Development Assessment Service Review was finalised in July 2025, At the time of the Service Review taking place, the DPHI issued a direction to council to develop an Action Plan to improve DA processing times, the action plan was to be endorsed by Georges River Councillors and formally identified as the Ministerial Statement of Expectations Order.
23. The status of the Council Developed Action plan remains finalised, subject to further feedback from the DPHI.
24. At its meeting on 16 September 2025, ET resolved to defer the identification of Development Assessment service review recommendations to be tracked in Pulse to align with the finalised actions and outcomes of the Action Plan.
25. The service review has strengthened the Development Assessment team, with resourcing now stabilising and capability expanding across key roles. A targeted recruitment campaign, delivered through a specialist agency, successfully filled three senior positions early in the financial year, including the Manager Building and Development in July, followed by the Coordinator Development Assessment and Principal Planner in August. Momentum continued with the appointment of a second Coordinator Development Assessment and a Senior Assessment Officer commencing in October.
26. Recruitment for an additional Development Assessment Officer is nearing completion, with several strong candidates identified, and further recruitment for a Principal Planner and a Student Planner is well underway. Collectively, these appointments have significantly reinforced the team's depth, expertise and capacity, positioning us to deliver even stronger performance outcomes moving forward.

## Determinations

27. The Minister's Statement of Expectation required Council to determine development applications (DAs) within 115 days up to 30 June of the last financial year. From 1 July (Q1), this target was tightened to 105 days. Despite this more stringent benchmark, our performance has continued to improve. The proportion of DAs determined within the previous 115-day timeframe increased from 12% in March, to 32% in September as measured against the new 105-day standard. It is also worth noting that 49% of all applications (including DAs, modifications, and reviews) were determined within 105 days or less in Q1 2025/2026, demonstrating a clear improvement under the shorter expectation.

## Assessment Timeframe Development Applications (not including Modifications and Reviews)

28. The average determination timeframe has decreased 27% since July 2024, from 227 days (Q1 FY24/25) to 164 days (Q1 FY25/26).

|                               | Q1<br>FY24/25 | Q2<br>FY24/25 | Q3<br>FY24/25 | Q4 FY<br>24/25 | FY24/25    | Q1 FY25/26 |
|-------------------------------|---------------|---------------|---------------|----------------|------------|------------|
| <b>Avg Determination Time</b> | <b>227</b>    | <b>219</b>    | <b>197</b>    | <b>188</b>     | <b>208</b> | <b>164</b> |

Table 7 – Average Determination Time by Quarter (FY24/25)

Source: NSW Planning Portal League Table

The monthly breakdown of average determination times is:

|                         | Oct<br>24 | Nov<br>24 | Dec<br>24 | Jan<br>25 | Feb<br>25 | Mar<br>25 | Apr<br>25 | May<br>25 | Jun<br>25 | FY 24/25   | Jul<br>25 | Aug<br>25 | Sep<br>25 |
|-------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------------|-----------|-----------|-----------|
| <b>All applications</b> | 158       | 263       | 238       | 205       | 147       | 195       | 204       | 209       | 144       | <b>189</b> | 127       | 197       | 159       |
| <b>DAs only</b>         | 159       | 201       | 269       | 253       | 218       | 261       | 242       | 224       | 144       | <b>219</b> | 136       | 243       | 138       |

Table 8 – Average Determination Time by Month

Source: NSW Planning Portal League Table

## Q2 25/26 Predictions

29. The finalisation of older applications will continue to influence average determination times in Q2. However, early Q2 data indicates that overall application numbers - including those older than 180 days, are continuing to decline and the average age of these older matters is also reducing. This trend reflects a sustained increase in determinations and demonstrates that the backlog is being steadily reduced, despite the ongoing legacy impact of aged applications.
30. Initiative 3(c) of the Action Plan requires the determination of the oldest applications in the system.
31. The number of applications more than 180 days old has decreased by 23 during the Q1 period. There are currently 19 applications under 180 days old under assessment by staff.
32. The average age of DAs older than 180 days continues to show strong improvement, reducing steadily from 308 days in July to 298 days in August and 293 days in September. This consistent downward trend reflects faster progression of aged matters and more targeted management of the backlog.
33. Improvements in assessment timeframes are evident and will become more sustainable when the Action Plan initiatives are in effect and additional vacancies are filled. This is anticipated to occur in Q2 of FY25/26.

## Housing Delivery

34. On the current list of applications under assessment, of which there were 152 applications on hand (including Modifications and Reviews), of which 115 were development applications (as at 30 September 2025). Around 24 of these applications (approximately 20%) relate to developments that would deliver additional housing – comprising 7

residential flat building, multi-dwelling or mixed-use projects, and 17 dual occupancies and/or secondary dwellings.

35. Table 9 outlines the number of pre-lodgements received and completed within Q1 of this financial year:

| <b>FY2024/2025</b> | <b>PRE DA (Received)</b> | <b>PRE DA (Completed)</b> |
|--------------------|--------------------------|---------------------------|
| July               | 7                        | 4                         |
| August             | 7                        | 6                         |
| September          | 5                        | 3                         |
| October            | 5                        | 3                         |
| November           | 3                        | 2                         |
| December           | 7                        | 3                         |
| January            | 1                        | 2                         |
| February           | 2                        | 7                         |
| March              | 0                        | 6                         |
| April              | 5                        | 0                         |
| May                | 2                        | 1                         |
| June               | 7                        | 2                         |
| <b>FY2025/2026</b> | <b>PRE DA (Received)</b> | <b>PRE DA (Completed)</b> |
| July               | 4                        | 1                         |
| August             | 9                        | 2                         |
| September          | 4                        | 0                         |

Table 9 – 2024/2025 and 2025/2026 financial year Pre-lodgements received and completed (Q1)

## BUILDING CERTIFICATION WORK

36. Information metrics on processing Complying Development Certificates (CDC) and Construction Certificates (CC) is detailed in Table 10:

### Complying Development Certificates

| <b>FY2024/2025</b> | <b>Private Certifier<br/>CDC<br/>(following<br/>determination)</b> | <b>Council<br/>CDC<br/>(lodged)</b> | <b>Council<br/>CDC<br/>(determined)</b> | <b>% Council<br/>Market Share</b> |
|--------------------|--|-------------------------------------|---|-----------------------------------|
| July               | 47   | 1                                   | 0                                       | 0.0                               |
| August             | 54   | 0                                   | 0                                       | 0.0                               |
| September          | 47   | 3                                   | 2                                       | 4.2                               |
| October            | 49   | 1                                   | 1                                       | 2.0                               |
| November           | 44   | 0                                   | 0                                       | 0.0                               |
| December           | 33   | 1                                   | 0                                       | 0.0                               |
| January            | 48   | 1                                   | 1                                       | 2.0                               |
| February           | 51   | 0                                   | 0                                       | 0.0                               |
| March              | 56   | 0                                   | 0                                       | 0.0                               |
| April              | 35   | 2                                   | 2                                       | 5.7                               |
| May                | 60   | 1                                   | 1                                       | 1.6                               |
| June               | 34   | 0                                   | 2                                       | 0.0                               |
| July               | 36   | 1                                   | 0                                       | 1.0                               |
| August             | 55   | 0                                   | 0                                       | 0.00                              |
| September          | 53   | 0                                   | 1                                       | 0.00                              |

Table 10 – 2024/2025 financial year Private vs Council CDC assessment and market share (Q1 – Q1)

### Construction Certificates

37. Information on the lodgement and determination of Construction Certificates for Q1 2025/2026 is provided in Table 11.

| <b>FY2024/2025</b> | <b>Private<br/>Certifier CC<br/>(once issued)</b> | <b>Council<br/>CC<br/>(Lodged)</b> | <b>Council CC<br/>(Issued)</b> | <b>% Council<br/>Market Share</b> |
|--------------------|---|------------------------------------|--------------------------------|-----------------------------------|
| July               | 17  | 0                                  | 1                              | 5.9                               |
| August             | 16  | 2                                  | 1                              | 6.3                               |
| September          | 11  | 3                                  | 1                              | 8.3                               |
| October            | 9   | 0                                  | 0                              | 0.0                               |
| November           | 10  | 0                                  | 1                              | 0.0                               |
| December           | 19  | 1                                  | 1                              | 5.0                               |
| January            | 10  | 0                                  | 0                              | 0.0                               |
| February           | 14  | 2                                  | 0                              | 0.0                               |
| March              | 16  | 3                                  | 0                              | 0.0                               |
| April              | 15  | 1                                  | 2                              | 11.8                              |
| May                | 15  | 0                                  | 3                              | 16.7                              |
| June               | 10  | 0                                  | 1                              | 9.0                               |
| July               | 30  | 0                                  | 0                              | 0.0                               |
| August             | 7   | 5                                  | 2                              | 2.3                               |
| September          | 17  | 2                                  | 1                              | 5.9                               |

Table 9 – 2024/2025 financial year Construction Certificates - lodged and determined – broken down by Council and Private issued, and market share (Q1-Q1)

38. There are currently 8 Construction Certificates under assessment by Council.

## CONCLUSION

39. Ongoing improvement will rely on sustaining appropriate staffing levels, filling current vacancies, and embedding process enhancements that complement and strengthen our existing practices. Work in all these areas is already progressing, and further gains in Development Application processing times are expected as these initiatives take full effect.

## FINANCIAL IMPLICATIONS

40. Within budget allocation.

## RISK IMPLICATIONS

41. **038-2025:** Negligence, fraud or corruption in relation to planning/development including: Fraud, corruption or inadequate due diligence in the assessment and determinations of development applications and certification or regulatory functions. (Moderate)
42. **045-2025:** Failure to provide assessment and certification services in a timely and comprehensive manner. (Moderate)

## FILE REFERENCE

D25/353424

## ATTACHMENTS

Nil

**Item:** CCL122-25 Public Exhibition of Amendment No.7 to the Georges River DCP - Biodiversity and Foreshore Planning Controls

**Author:** Principal Strategic Planner

**Directorate:** Environment and Planning

**Matter Type:** Environment and Planning

CCL122-25

#### RECOMMENDATION:

- (a) That Council note the Gateway Determination issued by the Department of Planning, Housing and Infrastructure (DPHI) for the Biodiversity, Character and FSPA Planning Proposal (PP2024/0002), and that the public exhibition process of the Planning Proposal will be carried out in accordance with the relevant Gateway Conditions.
- (b) That Council endorse the public exhibition of draft Amendment No.7 to the *Georges River Development Control Plan 2021* (GRDCP), comprising of amendments relating to biodiversity and foreshore planning controls within the following Parts of the GRDCP:
  - (i) GRDCP Part 1 – Introduction
  - (ii) GRDCP Part 3 – General Planning Considerations
  - (iii) GRDCP Part 6.5 – Foreshore Locality Controls
  - (iv) Glossary
  - (v) Appendix 1
- (c) That Council endorse the public exhibition of draft Amendment No.7 to the GRDCP concurrently with the Planning Proposal commencing in February 2026. Public exhibition is to be carried out in accordance with Council's *Community Engagement Strategy*, the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2021*.
- (d) That Council delegate to the Director, Planning and Environment to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in preparation for the public exhibition.
- (e) That a further report be submitted to Council following the public exhibition period.

#### EXECUTIVE SUMMARY

1. Council resolved on 25 March 2024 to prepare the Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal, which seeks to amend the *Georges River Local Environmental Plan 2021* (GRLEP) to strengthen the protection of the LGA's terrestrial biodiversity, character and FSPA.
2. The Gateway Determination for the Planning Proposal was issued by the Department of Planning, Housing and Infrastructure (DPHI) on 9 October 2025, see **Attachment 1**. This allows the Planning Proposal to be placed on public exhibition.
3. To support the Planning Proposal, an amendment to the *Georges River Development Control Plan 2021* (GRDCP) has been prepared, known as Amendment No.7 comprising of the following key changes:
  - Introduce detailed biodiversity controls to clearly outline the requirements for development on land identified within the GRLEP Terrestrial Biodiversity areas,



- Replace the existing Green Web control with a LGA-wide network of Green Corridors to protect existing habitat corridors and facilitate more opportunities for connectivity where there is little existing vegetation,
  - Introduce new provisions and revise existing controls to better enhance the protection of the foreshore scenic character, including the introduction of detailed character statements for the foreshore localities, and
  - Refine existing Views Impacts controls to better manage the impacts of large-scale developments (such as residential flat buildings) on public views and visual amenity in general.
4. This report seeks Council's endorsement to publicly exhibit the draft Amendment No.7 to the GRDCP alongside the Planning Proposal to ensure the full suite of proposed biodiversity and foreshore LEP and DCP controls are consulted at the same time with the community.

## BACKGROUND

5. The *Georges River Development Control Plan (GRDCP) 2021* applies to all land within the Georges River local government area (LGA). The GRDCP provides detailed planning and design guidelines to support the planning controls in the *Georges River Local Environmental Plan (GRLEP) 2021*.
6. Council resolved on 25 March 2024 (refer **ENV008-24**) to prepare the Biodiversity, Character and Foreshore Scenic Protection Area (FSPA) Planning Proposal for the purpose of implementing the recommendations of the *Georges River Biodiversity Study 2021* (Biodiversity Study) and the *Foreshore Scenic Character Study 2021* (Foreshore Study) in accordance with the approval conditions of the *Local Housing Strategy*.
7. Subsequently, Council at its Meeting held 22 July 2024 resolved to forward Planning Proposal 2024/0002 (Biodiversity, Character and FSPA) to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the EP&A Act.
8. In November 2024, the subject Planning Proposal (Part A) was consolidated with the Additional and Diverse Housing Planning Proposal (Part B). A Gateway Determination with Conditions was issued for the consolidated planning proposal, known as the Integrated Planning Proposal, on 24 March 2025. The key changes made by the Conditions in relation to the subject Planning Proposal included:
- Introduction of Unique Character Areas (UCAs) in the GRLEP is not supported, and
  - Exclusion of the FSPA and proposed UCAs from the Low-Rise Housing Diversity Code is not supported.
9. Council at its meeting held 28 April 2025 considered the Gateway Determination and resolved in part to seek an Alteration to the Gateway Determination to progress Part A only (refer **CCL028-25**).
10. An Alteration to Gateway was submitted to the DPHI. Since then, Council had resolved to withdraw the Integrated Planning Proposal and Alteration to Gateway request at the meeting held 26 May 2025, and resubmit the subject Biodiversity, Character and FSPA Planning Proposal as a standalone proposal (refer **CCL040-25**).
11. The resubmitted Planning Proposal has been updated in accordance with the previous Gateway Determination by removing the introduction of UCAs and removing the proposed exclusion of the FSPA and UCAs from the Low-Rise Housing Diversity Code.
12. In summary, the updated Biodiversity, Character and FSPA Planning Proposal comprises of the following components:

- Biodiversity: Introduce new biodiversity objectives, planning provision and mapping overlay to preserve and protect areas of moderate and high biodiversity value across the LGA as identified by the *Biodiversity Study*,
- Local Character: Amend the zone objective relating to local character in the R2 Low Density Residential and R3 Medium Density Residential zones to ensure a high standard of urban design and built form is promoted.
- Foreshore Scenic Protection Area (FSPA): Replace the existing FSPA planning provision and amend the mapped extent to ensure the role of the FSPA focuses on foreshore scenic character as identified by the *Foreshore Study*,
- Design Excellence: Amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character,
- Lot Size:
  - Retain existing lot size requirements within areas proposed to be removed from the existing FSPA as follows:
    - Subdivision lot size: 700sqm
    - Dual occupancy lot size: 1,000sqm
  - Increase lot size requirements as follows for areas located within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*.
    - Increase subdivision lot size from 450sqm to 700sqm
    - Increase dual occupancy lot size from 650sqm to 1,000sqm
  - Insert objectives to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas of high terrestrial biodiversity value,
- Floor Space Ratio: Reduce the maximum permissible Floor Space Ratio (FSR) for R2 Low Density Residential zoned land from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies for land located within the existing FSPA and within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*,
- Landscaping:
  - Amend the landscaped area planning provisions through the insertion of new objectives to:
    - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the Local Government Area (LGA),
    - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA,
    - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
  - Increase the minimum landscaped area requirement for dwelling houses and dual occupancies to 30% and 35% respectively for land zoned R2 Low Density Residential located within the existing FSPA and within the local character areas

of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*, and

- Introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses across the LGA in response to the NSW Government's *Low and Mid-Rise Housing Policy*.
13. The Gateway Determination for the Biodiversity, Character and FSPA Planning Proposal has been issued by the DPHI on 9 October 2025 with Conditions, see **Attachment 1**.
  14. A number of Conditions are required to be addressed and approved by the DPHI prior to public exhibition. These are broadly summarised as follows:
    - Update the objectives and intended outcomes sections to align with revisions as required by the Gateway Determination,
    - Further evaluate the development standards for areas removed the existing FSPA and near existing train stations (e.g. Oatley Station) to consider their suitability and potential for additional housing in alignment with the Low and Mid-Rise Housing Policy,
    - Provide further details of the study findings that support increased minimum lot sizes for dual occupancies in the Garden Suburban Naturalistic and Bush Suburban character typologies,
    - Clarify the term "high terrestrial biodiversity value" and whether it relates to land identified by the NSW *Biodiversity Conservation Regulation 2017*, and
    - Address consistency with Ministerial Direction 5.1 Integrating Land Use and Transport and Direction 6.1 Residential Zones regarding the areas near Oatley Station where development potential is proposed to be reduced.
  15. Responses to the above Conditions have been prepared by Council officers and are currently under review by the DPHI. The Planning Proposal will be placed on public exhibition once approval is issued by the DPHI.

## GEORGES RIVER DEVELOPMENT CONTROL PLAN AMENDMENT NO.7

### Purpose of Amendment

16. To support the changes to the GRLEP proposed by the Planning Proposal, an amendment to the GRDCP has been prepared (known as draft Amendment No.7).
17. The proposed GRDCP provisions are informed by the recommendations of the Biodiversity and Foreshore Studies and the supporting reviews of environmental planning provisions, see Attachments 9 and 10 to the Planning Proposal on [Council's website](#).
18. The draft GRDCP amendment is comprised of the following key changes:
  - Introduce detailed biodiversity controls to clearly outline the requirements for development on land identified within the GRLEP Terrestrial Biodiversity areas,
  - Replace the existing Green Web control with a LGA-wide network of Green Corridors to protect existing habitat corridors and facilitate more opportunities for connectivity where there is little existing vegetation,
  - Introduce new provisions and revise existing controls to better enhance the protection of the foreshore scenic character, including the introduction of detailed character statements for the foreshore localities, and
  - Refine existing Views Impacts controls to better manage the impacts of large-scale developments (such as residential flat buildings) on public views and visual amenity in general.

19. It should be noted the Foreshore Study provides detailed local character provisions for a total of 15 character typologies inclusive of residential, business and public open space zones. However, the proposed GRDCP amendment only includes detailed local character provisions for the three (3) residential-zoned foreshore localities:
- River Edge Naturalistic
  - River Edge Semi Naturalistic
  - River Edge Contemporary
20. A separate amendment to the GRDCP is currently being considered to apply detailed local character provisions across all residential-zoned land within the Georges River LGA. This work is not essential for the implementation of the Biodiversity, Character and FSPA Planning Proposal and therefore will be the subject of a future Council report.

### Overview of Proposed GRDCP Amendments

21. Amendment No.7 to the GRDCP comprises of amendments to the following Parts of the GRDCP. A tracked changes version of each chapter is provided in the Attachments:
- GRDCP Part 1 – Introduction (refer Attachment 2)
  - GRDCP Part 3 – General Planning Considerations (refer Attachment 3)
  - GRDCP Part 6.5 – Foreshore Locality Controls (refer Attachment 4)
  - Glossary (refer Attachment 5)
  - Appendix 1 (refer Attachment 6)
22. The proposed amendments to Part 1 and Glossary are administrative changes only. Appendix 1 involves the replacement of the existing Green Web Map with the proposed Green Corridor Map to support new controls within Part 3 of the GRDCP.
23. For ease of reference, the proposed amendments to Part 3 and Part 6.5 of the GRDCP are tabulated in **Table 1** and **Table 2** below respectively.

**Table 1 – Part 3 General Planning Considerations – Proposed Amendments**

| Description of Amendment  | Extract of Amendment  |
|---|---|
| <p><b>3.2.2 <del>Green Web</del> Terrestrial Biodiversity</b></p> <p>Replace existing “Green Web” section which only applies to the former Kogarah LGA with the new “Terrestrial Biodiversity” section which applies across the whole of the Georges River LGA.</p> <p>Several existing DCP controls are retained. Controls in relation to bushfire management are relocated to section 3.4 Bushfire Prone Land.</p> <p>The new Terrestrial Biodiversity section specifies different controls for the 3 levels of mapped areas:</p> <ol style="list-style-type: none"> <li><u>Core terrestrial biodiversity</u> (mapped as green on the GRLEP map) –</li> </ol> | <p>Deletions shown in <b>red text</b> and insertions shown in <b>green text</b> below:</p> <p><b>Introduction</b></p> <p><del>The Green Web seeks to conserve and enhance Georges River's bushland and biodiversity by identifying and appropriately managing key areas of bushland habitat and establishing and maintaining interconnecting linkages and corridors.</del></p> <p><del>The Green Web is mapped to include:</del></p> <ul style="list-style-type: none"> <li><del>Habitat Corridor</del></li> <li><del>Habitat Reinforcement Corridor</del></li> </ul> <p>This part of the DCP applies to land identified on the <b>Terrestrial Biodiversity Map</b> as per Clause 6.19 Terrestrial Biodiversity of the Georges River LEP 2021 as containing:</p> <ul style="list-style-type: none"> <li>Core areas of Terrestrial Biodiversity (high biodiversity significance),</li> </ul> |

| Description of Amendment   | Extract of Amendment  |
|--|---|
| <p>protects areas of moderate to high local biodiversity significance. Development proposing tree works or the removal native vegetation will trigger the requirement for a Flora and Fauna Assessment (see further explanation below). Approx. 4,740 residential properties are mapped within the 'core terrestrial biodiversity' areas, representing approx. 8% of the LGA's total dwelling stock.</p> <p>2. <u>40m buffer areas to core terrestrial biodiversity</u> (mapped as yellow on the GRLEP map) – offers protection from edge effects to the areas with core terrestrial biodiversity. New plantings are to be endemic to the local vegetation community to facilitate expansion of the core terrestrial biodiversity areas. Approx. 1,930 residential properties are mapped within the 'buffer areas', representing approx. 3% of the LGA's total dwelling stock.</p> <p>3. <u>Green corridor</u> (mapped as a DCP map, see Figure 1 of this report) – creates vegetated corridors linking areas of habitat across the LGA. Half of new plantings in these areas are to be native vegetation species so vegetated linkages can be established for habitat corridors.</p> <p>A Flora and Fauna Assessment (FFA) is required to be prepared by a qualified ecologist when tree works and removal of native vegetation are proposed on land identified as 'core terrestrial biodiversity' on the GRLEP map. This will ensure the presence, distribution and ecological significance of native flora and fauna are identified and adequately considered and protected during the development process. The FFA must include an assessment of both direct and indirect impacts of the development on the natural environment. The FFA should prioritise design responses that to avoid impacts as far as possible.</p> <p>Further details on the requirements of a FFA will be provided in the DA Guide on Council's website once Amendment</p> | <ul style="list-style-type: none"> <li>• Buffer areas measuring 40m from core areas of Terrestrial Biodiversity, and</li> <li>• Land identified on the <b>Green Corridor Map</b>, refer to <b>Appendix 1</b> of this DCP.</li> </ul> <p>The objectives and controls in this chapter will affect the siting of development on parcels of land; determine what vegetation is retained; and how the proposed landscape elements are integrated with new development.</p> <p><b>Objectives</b></p> <p><u>Core areas of Terrestrial Biodiversity</u></p> <p>a) Minimise the adverse impacts of development in areas of high terrestrial biodiversity value.</p> <p><u>Land within 40m buffer to Terrestrial Biodiversity</u></p> <p>b) Prevent degradation of areas of high terrestrial biodiversity value through management of edge effects including weed invasion and spread.</p> <p>c) Encourage strengthening of areas of high terrestrial biodiversity value through supplementary landscaping.</p> <p>d) Provide trees and landscaping in a form and configuration that enhances core habitat and vegetated linkages.</p> <p><u>Green Corridor areas</u></p> <p>e) <del>Minimise weed invasion and spread within Green Web areas.</del> Prevent direct loss of habitat in and adjoining Green <b>Web Corridors</b> and enhance <b>their</b> long term sustainability.</p> <p>f) Prevent fragmentation of bushland.</p> <p>g) <del>Enhance vegetation corridors in urban areas.</del> Enhance biodiversity and ensure ecological resilience through greater connectivity of bushland areas.</p> <p>h) Improve the function of riparian zones and foreshores to provide linkages and corridors between areas of habitat.</p> <p>i) <del>Re-establish corridors in urban areas.</del> Protect, strengthen and create continuous treed corridors, in particular those that connect large areas of biodiversity value.</p> <p>j) Revegetate habitat to compensate for detrimental impacts accruing from the development of land.</p> <p><b>Controls</b></p> <p><u>All Green Web Areas</u></p> <p><del>1. Green Web areas are those areas mapped on the maps contained within Appendix 1.</del></p> <p><del>2. Green Web areas are to be landscaped with species indigenous to the Georges River Council area, listed in</del></p> |

| Description of Amendment             | Extract of Amendment  |
|--------------------------------------|---|
| No.7 to the GRDCP comes into effect. | <p><del>Council's Backyard Biodiversity Guide on Council's website and Council's Tree Management Policy (and its Appendix 1—Tree Planting). Trees and landscaping should be provided in a form and configuration that maintains and enhances the core habitat and vegetated linkages.</del></p> <p><del>3. Development should contribute to the maintenance of local habitats and connectivity between bushland remnants.</del></p> <p><u>All land identified on the Terrestrial Biodiversity Map and Green Corridor Map</u></p> <ol style="list-style-type: none"> <li>1. Development retains environmental features of the site including: <ol style="list-style-type: none"> <li>i. Rock outcrops;</li> <li>ii. Wetlands and the like;</li> <li>iii. Watercourses, drainage lines and riparian land;</li> <li>iv. Groups of significant trees and vegetation; and</li> <li>v. Mature trees with hollows and other fauna habitat features on the site.</li> </ol> </li> <li>2. Infrastructure is sited and designed to facilitate the growth and maintenance of trees, and in particular their canopy.</li> <li>3. A physical delineation (e.g. boundary fence) must be provided on property boundaries which adjoin public reserves for the purpose of managing edge effects.</li> <li>4. Clearing or planting into adjacent bushland is strictly prohibited.</li> <li>5. Development should, through its siting, design and landscape treatment, maximise habitat values and minimise disruption to connectivity through: <ol style="list-style-type: none"> <li>i. Allocating one boundary of the site to planting of endemic vegetation of a mix of canopy species (over 3m height at maturity) and understorey species (less than 3m height at maturity, or</li> <li>ii. Retention and revegetation of remnant bushland elements.</li> </ol> <p><u>Note:</u> The required treatment will depend upon the scale of the bushland remnants linked by the land or the quality of the remnants to be retained on site.</p> <p><del>Note: No Green Web mapping was previously undertaken for the former Hurstville LGA. As such additional mapping will be required for the entire Georges River LGA.</del></p> <p><del>5. Bushfire asset protection zones must not be in identified area of key habitat and corridors, except in the case of development or redevelopment of single dwellings and secondary dwellings on existing lots or alterations and</del></p> </li> </ol> |



| Description of Amendment | Extract of Amendment  |
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|                          | <p><del>additions to existing dwellings.</del></p> <p><u><del>Controls for Green Web Habitat Corridor Areas</del></u></p> <p><u>Core areas of Terrestrial Biodiversity</u></p> <p>6. Development <del>should</del> maintains habitats in a size and configuration that ensures their ongoing viability and sustainability.</p> <p>7. For development on land identified as containing core areas of Terrestrial Biodiversity, a <b>Flora and Fauna Assessment</b> is to be provided when the development includes:</p> <ul style="list-style-type: none"> <li>i. Works to any part of a tree that require Council approval as outlined in <b>3.2.1 Trees &amp; Vegetation</b>; or</li> <li>ii. The removal of native vegetation.</li> </ul> <p><del>8. Development should ensure connectivity between bushland remnants. To achieve this, corridors should be of a scale commensurate with the habitats they connect.</del></p> <p>8. Informed by the Flora and Fauna Assessment, development is to facilitate the safe movement of native animals through the layering of new plantings, including canopy, understorey and ground cover.</p> <p><u><del>Controls for Green Web Habitat Reinforcement Corridor Areas</del></u></p> <p><u>Land within 40m buffer to Terrestrial Biodiversity</u></p> <p>9. Development ensures that off-site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants.</p> <p>10. Development is to provide:</p> <ul style="list-style-type: none"> <li>i. A continuous tree canopy comprising of a minimum four (4) trees along the site boundary or boundaries most consistent with the biodiversity corridor, and</li> <li>ii. A minimum of 10% of the site is to be provided as deep soil area to enable canopy tree planting.</li> </ul> <p>11. All new plantings (with the exception of turf) are endemic to the local vegetation community.</p> <p><u>Note: recommended planting species are available on Council's website.</u></p> <p><u>Green Corridor areas</u></p> <p>12. Trees and landscaping are provided in a form and configuration that maintains and enhances core habitat and vegetated linkages.</p> <p>13. A minimum of 50% of new plantings (with the exception of turf) are native vegetation species.</p> <p><u>Note: recommended planting species are available on</u></p> |

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| <p><b>3.3 Landscaping</b></p> <p>Remove existing objectives that duplicate objectives in Sections <b>3.2.1 Trees &amp; Vegetation</b> and <b>3.2.2 Terrestrial Biodiversity</b> of this DCP.</p>   | <p><i>Council's website.</i></p> <p>Amendments shown in <b>red text</b> below:</p> <p><b>Objectives</b></p> <ul style="list-style-type: none"> <li>a) Contribute to the creation of a distinct landscape character for the Georges River LGA.</li> <li><del>b) Protect existing significant trees and vegetation as outlined in Council's Tree Management Policy and Appendices.</del></li> <li><del>c) Promote healthy growth of canopy trees.</del></li> <li>d) Reduce the visual and environmental impact of buildings, structures and hardstand.</li> <li>e) Create attractive, comfortable, functional and safe streets, public domain and private domain.</li> <li>f) Complement and enhance the function of communal open space, private open space and setback areas.</li> <li><del>g) Provide habitat corridors for local wildlife species.</del></li> <li>h) Encourage infiltration of rainwater to the water table.</li> <li>i) Reduce urban heat.</li> <li>j) Protect existing natural rock outcrops.</li> </ul> |
| <p><b>3.3 Landscaping</b><br/>(continued)</p> <p>Remove references to the recommended tree planting list in Appendix 1 of the Tree Management Policy as this was removed by the revised Tree Management Policy adopted by Council on 27 May 2024.</p> <p>Recommended planting species will be relocated to Council's website for wider accessibility so that all residents can access the list and not only the landowners who are lodging a DA.</p> | <p>Deletions shown in <b>red text</b> and insertions shown in <b>green text</b> below:</p> <p><b>Controls</b></p> <p>3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed in <del>GRDCP 2021 and Council's Tree Management Policy (and its Appendix 1 Tree Planting)</del> <i>the Backyard Biodiversity Guide and on Council's website.</i></p>   |
| <p><b>3.3 Landscaping</b><br/>(continued)</p> <p>Remove duplicate control relating to hydrological issues as this is already captured in Section <b>3.2.1 Trees &amp; Vegetation</b> via the previous amendment to the GRDCP (known as Amd No.6).</p>  | <p>Amendments shown in <b>red text</b> below:</p> <p><b>Controls</b></p> <p><del>4. Hydrological issues should be considered at the early stages of design for development around and close to trees on development sites.</del></p>   |
| <p><b>3.3 Landscaping</b><br/>(continued)</p>  | <p>Deletions shown in <b>red text</b> and insertions shown in <b>green text</b> below:</p>   |



| Description of Amendment   | Extract of Amendment   |
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| References to outdated street tree master plan documents are updated.  | <p><b>Controls</b></p> <p>5. Public domain works including street tree planting <del>should</del> <b>must</b> comply with Council's relevant policies including:</p> <ul style="list-style-type: none"> <li>i. Kogarah North Public Domain Plan;</li> <li>ii. <del>Kogarah Street Tree Masterplan 2009</del> <b>Georges River Street Tree Masterplan 2024;</b></li> <li>iii. <del>Hurstville Street Tree Management Study 2015</del> <b>Georges River Tree Planting Specification 2022;</b> and</li> <li>iv. Georges River Public Domain Streetscape works specifications 2019.</li> </ul>   |
| <p><b>3.4 Bushfire Prone Land</b></p> <p>Relocate existing control for bushfire asset protection zones from Section <b>3.2.2 Green Web</b> to ensure bushfire provisions are consolidated.</p>   | <p>Relocated control:</p> <p>3. For development proposed on land <u>identified on the Terrestrial Biodiversity Map and Green Corridor Map</u>, bushfire asset protection zones (APZ) must not be in identified area of key habitat and corridors, except in the case of development or redevelopment of single dwellings and secondary dwellings on existing lots or alterations and additions to existing dwellings.</p>  |
| <p><b>3.8 Views Impacts</b></p> <p>Existing objectives are refined in accordance with the recommendations of the Foreshore Study to strengthen the assessment of the impact of development on views and visual amenity obtained from both the private and public domains.</p> <p>To support the new objectives, the controls are separated into "impact on private views" and "impact on public views" so the Tenacity Principles are retained for the assessment of views from the private domain while a Visual Impact Assessment is required for appropriate assessment of impacts on public views.</p> <p>'Tenacity Principles' have been established by the Land and Environment Court to a clear, four-step test for dealing with view-related development impacts. These principles ensure assessments are fair, consistent, and firmly grounded in planning regulations.</p> | <p>Deletions shown in <b>red text</b> and insertions shown in <b>green text</b> below:</p> <p><b>Objectives</b></p> <p><del>a) Protect vistas and public views from streets and public places.</del></p> <p><del>b) Ensure views to and from the site are considered at the site analysis stage.</del></p> <p><del>c) Recognise the value of views from private dwellings and encourage view sharing based on the Tenacity Planning Principle.</del></p> <p><del>d) Recognise the value of view sharing whilst not restricting the reasonable development potential of the site.</del></p> <p>a) Recognise the value of trees and vegetation in improving or framing views.</p> <p>b) <b>Development is to provide for the reasonable sharing of views with other properties in the private domain, in particular views of the Georges River.</b></p> <p>c) <b>Development is not to cause significant, adverse and unacceptable visual impacts on the public domain.</b></p> <p><b>Controls</b></p> |

| Description of Amendment | Extract of Amendment  |
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|                          | <p><u>Impact on private views</u></p> <p><del>1. Development shall provide for the reasonable sharing of views.</del></p> <p>1. View pruning is to comply with Council's Tree Management Policy.</p> <p><del>Note:</del> 2. Where a proposal is likely to adversely affect views from <del>either adjoining properties in the private domain or public land</del>, assessment <del>of applications will refer to</del> will be undertaken against the Planning Principle established by the Land and Environment Court in Tenacity Consulting vs Warringah Council (2004) NSWLEC140.</p> <p><i>Note: The Planning Principle is available to view on the Land and Environment Court's website at <a href="http://lec.nsw.gov.au">lec.nsw.gov.au</a></i></p> <p><u>Impact on public views and visual amenity</u></p> <p>3. Where involving the following types of development, Council may request a <b>Visual Impact Assessment</b> to be prepared and submitted as part of a DA:</p> <ul style="list-style-type: none"> <li>i. Of considerable scale such as a residential flat building or new or significantly expanded marina; or</li> <li>ii. Of scale in a highly sensitive location such as the escarpment west of the Como Bridge; or</li> <li>iii. That is seeking to exceed building height and FSR controls in the <i>Georges River Local Environmental Plan 2021</i>; or</li> <li>iv. In the opinion of Council is likely to block or occlude a significant view.</li> </ul> <p><i>Note: Viewpoints are to be agreed with Council. The Visual Impact Assessment should be undertaken generally in accordance with an international standard such as the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute and IEMA, requirements are detailed in the DA Guide.</i></p> |

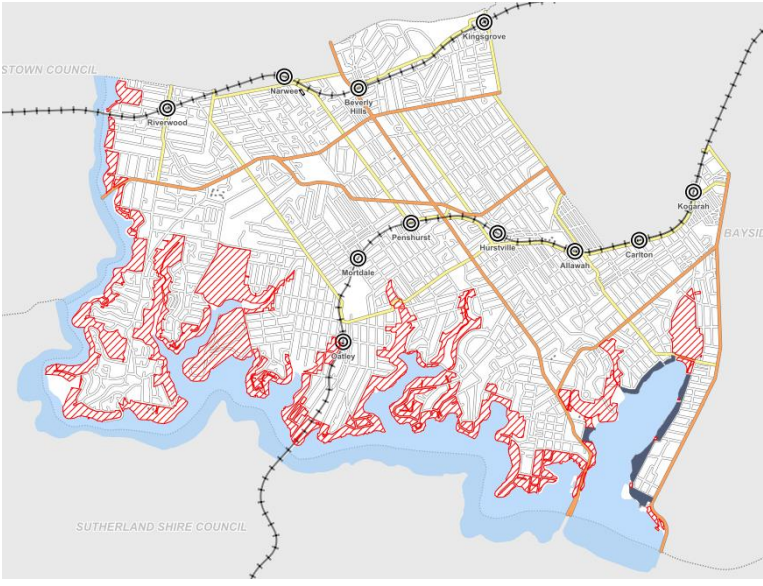
**Figure 1 – Proposed Green Corridor Map**



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**Table 2 – Part 6.5 Foreshore Locality Controls – Proposed Amendments**

| Description of Amendment   | Extract of Amendment  |
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| <p><b>6.5.1 Foreshore Scenic Protection Area &amp; River Edge Contemporary Character Area</b></p> <p>Include “River Edge Contemporary Character Area” in this section of the DCP in response to the reduction of the existing FSPA proposed by the Planning Proposal. The “River Edge Contemporary Character Area” is located to the east of Tom Ugly’s Bridge and is not located within from the proposed FSPA. Notwithstanding its exclusion from the FSPA, foreshore locality considerations continue to apply to these properties due to their location on the Kogarah Bay waterfront.</p> | <p>Insertions shown in <b>green text</b> below:</p> <p><b>6.5.1 Foreshore Scenic Protection Area &amp; River Edge Contemporary Character Area</b></p> <p>This part of the DCP applies to land within the “Foreshore Scenic Protection Area” as per Clause 6.6 of the Georges River LEP 2021 <b>the River Edge Contemporary character area as shown on Figure 1.</b></p> |

| Description of Amendment   | Extract of Amendment  |
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|  |  <p><b>Figure 1: Location of the FSPA and River Edge Contemporary Character Area</b></p>  |
| <p><b>6.5.1 Foreshore Scenic Protection Area &amp; River Edge Contemporary Character Area</b></p> <p><i>(continued)</i></p> <p>Replace existing objectives with new objectives tailored to each of the character area along the foreshore of the Georges River in accordance with the recommendations of the Foreshore Study.</p> <p>The new objectives are structured based on location as follows:</p> <ul style="list-style-type: none"> <li>• General objectives applying to all land within the FSPA and River Edge Contemporary Character Area,</li> <li>• Additional objectives for land located west of Como Bridge, which applies to the highly naturalistic river edge along Salt Pan Creek, Great Moon Bay, Edith Bay, Lime Kiln Bay, Jew Fish Bay and Gungah Bay,</li> <li>• Additional objectives for land located between the Como Bridge and Tom Ugly's Bridge, which applies to the semi-naturalistic river edge along Neverfail Bay, Oatley Bay, Connells Bay, Kyle Bay and Shipwrights Bay,</li> <li>• Additional objectives for land located East of Tom Ugly's Bridge, which applies to the urbanised river edge of Kogarah Bay, and</li> <li>• RE1 zoned land which are located on the waterfront.</li> </ul> | <p>New objectives below:</p> <p><b>Objectives</b></p> <p><u>All land located in the FSPA and River Edge Contemporary Character Area</u></p> <ol style="list-style-type: none"> <li>Protect and strengthen the scenic character of the Georges River foreshore, comprising of:             <ol style="list-style-type: none"> <li>A visual dominance of water,</li> <li>The land and water interface,</li> <li>Land rising naturally from the land, and</li> <li>The water interface and sky.</li> </ol> </li> <li>Retain and protect existing natural landscape features.</li> <li>Avoid adverse impact on views obtained from the public domain.</li> <li>Enable reasonable sharing of views obtained from the private domain.</li> </ol> <p><u>West of Como Bridge</u></p> <ol style="list-style-type: none"> <li>Protect and strengthen the scenic character of the naturalistic foreshore that comprises:             <ol style="list-style-type: none"> <li>A complex coastline of headlands, peninsulas and bays,</li> <li>Undulating landform,</li> <li>A narrow escarpment sloping steeply upwards from the river,</li> <li>Extensive tree canopy in particular at the land and water interface, and</li> </ol> </li> </ol> |



| Description of Amendment  | Extract of Amendment  |
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|   | <p>v. Visual dominance of natural elements over built elements, with built form generally well setback from the river,</p> <p><u>Between the Como Bridge and Tom Ugly's Bridge</u></p> <p>f) Protect and enhance the scenic character of the semi-naturalistic foreshore that comprises:</p> <ul style="list-style-type: none"> <li>i. A complex coastline of headlands, peninsulas and bays,</li> <li>ii. Undulating landform,</li> <li>iii. A narrow escarpment sloping upwards from the river,</li> <li>iv. Extensive tree canopy in particular at the land and water interface, and</li> <li>v. Low density, suburban residential environment contained in a bushland setting,</li> </ul> <p><u>East of Tom Ugly's Bridge</u></p> <p>g) Enhance the scenic character of the urban foreshore that comprises:</p> <ul style="list-style-type: none"> <li>i. Simpler, largely modified coastline,</li> <li>ii. A gently sloping or level landform,</li> <li>iii. A continuous corridor of private open space separating the river from dwelling houses,</li> <li>iv. Small, domestic and ancillary maritime and recreation structures including jetties, pontoons, revetment walls, swimming pools and other structures between the river and built form, and</li> <li>v. A low density, suburban residential environment with a varied built form,</li> </ul> <p><u>Public reserves</u></p> <p>h) Where land is included in a recreation zone, protect and strengthen the visual dominance of natural elements.</p> |
| <p><b>6.5.1 Foreshore Scenic Protection Area &amp; River Edge Contemporary Character Area</b></p> <p><i>(continued)</i></p> <p>Restructure existing controls under clear, logical headings as follows:</p> <ul style="list-style-type: none"> <li>• <u>Local Character</u> – introduce new control which references the new section 6.5.3 Local Character Statements.</li> <li>• <u>Trees and Vegetation</u> – strengthen existing controls with additional consideration for vegetation that contribute to scenic character. Consolidate all existing landscaping</li> </ul> | <p>Deletions shown in <b>red text</b> and insertions shown in <b>green text</b> below:</p> <p><b>Controls</b></p> <p><u>Local Character</u></p> <ol style="list-style-type: none"> <li>1. <del>Development applications are supported by a site analysis and design response demonstrating how the relevant provisions of the LEP and the objectives of this part of the DCP have been addressed.</del> In addition to the controls in this section, development is to be consistent with the Local Character Statement located in 6.5.3 Local Character Statement of this DCP.</li> </ol> <p><u>Trees and Vegetation</u></p>   |

| Description of Amendment   | Extract of Amendment  |
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| <p>related controls.</p> <ul style="list-style-type: none"> <li>• <u>Natural Features</u> – reword existing controls using stronger and consistent language and introduce new control relating to the protection of the health and function of natural waterways.</li> <li>• <u>Building Scale</u> – simplify and remove overly prescriptive controls to facilitate the simplification of DA assessment and potentially assessment timeframes.</li> <li>• <u>Detailed Building Design</u> – simplify existing control in relation to building colour by specifying colours that blend into the landscape.</li> <li>• <u>Ancillary Buildings and Structures</u> – insert new control to ensure ancillary buildings are located close to the main dwelling to minimise site coverage, and new control to mitigate light pollution such as light spill onto the water.</li> <li>• <u>Vehicle Access, Maneuvering and Parking</u> – insert new controls to ensure driveways are located close to the main dwelling to minimise site coverage.</li> <li>• <u>Retaining Walls</u> – relocate controls relating to landscaping works in between the foreshore building line (FBL) and the mean high water mark (MHWM) to section 6.5.2 Development in the Foreshore Area, and remove controls relating to fencing to prevent duplication of new controls introduced by the Design Guidelines within the new section 6.5.3 Local Character Statements.</li> <li>• <u>View Corridors</u> – no changes.</li> </ul> | <p>2. Removal of existing native vegetation is minimised to that which is reasonably required to site and construct a building. Where applicable, development is required to comply with 3.2.2 Terrestrial Biodiversity of this DCP.</p> <p>3. Development retains and protects existing vegetation that contributes to scenic character, in particular:</p> <ol style="list-style-type: none"> <li>Large mature trees,</li> <li>Groupings of two or more trees, or</li> <li>Trees and vegetation located on ridgelines and slopes.</li> </ol> <p>4. The integrity of the existing edge of bushland closest to the Georges River is retained.</p> <p>5. <del>Vegetation along ridgelines and on hillsides is retained and supplemented to provide a backdrop to the waterway.</del> Development maintains the visual dominance and integrity of the escarpment as a steep, narrow area of densely vegetated land.</p> <p>6. For development located to the west of Tom Ugly's Bridge, landscaping is provided along the side boundaries where adjoining the main dwelling.</p> <p>7. New, complementary planting and landscaping is encouraged.</p> <p>8. <del>Where on a steep site,</del> Vegetation is used to screen large-scale built elements <del>the impact of support structures</del> such as:</p> <ol style="list-style-type: none"> <li>Blank walls,</li> <li>Piers and other support structures, and</li> <li>Undercroft areas.</li> </ol> <p>9. Landscaped areas below the Foreshore Building Line (FBL) <del>are to should maximise the use of indigenous plant material and preferably use exclusively use native species indigenous plants. and avoid usage of turf. should be limited in this area. Details of planting are to be indicated on any landscape plan submitted to Council.</del></p> <p><del>8. A landscape plan is to be submitted for any development between the FBL and Mean High Water Mark (MHWM). The level of detail required will depend on the level of works being undertaken. Where a landscape plan is submitted it should indicate the existing and proposed changes in contours, existing trees/vegetation to be retained and removed, measures to protect vegetation during construction and proposed planting, including species and common names.</del></p> <p><u>Natural Features</u></p> <p>10. Development is sited to retain natural rock formations, including cliffs, ledges and outcrops. <del>Natural features that make a contribution to the environmental qualities</del></p> |

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|                          | <p><del>and scenic landscape values of the foreshore, including mature native tree and sandstone rock outcrops, platforms and low cliffs, are retained.</del></p> <p>11. Development integrates with natural topography and minimises <del>having regard to building size, height, bulk, siting, external materials and colours and the extent of cut and fill. Flat roofs are to be minimised.</del></p> <p>12. Development protects the health, stability and ecological functions of natural waterways by managing stormwater runoff and not obstructing natural flow paths.</p> <p><u>Building Scale</u></p> <p>13. Buildings are located below the prevailing tree canopy height of surrounding mature trees. <del>Buildings should be sited on the block to retain existing ridgeline vegetation, where possible. Siting buildings on existing building footprints or reducing building footprints to retain vegetation is highly recommended.</del></p> <p><del>12. Where on a steep site, buildings are sited to sit discretely within the landscape using hillsides as a backdrop and below the tree canopy. The building footprint is to result in the following:</del></p> <ul style="list-style-type: none"> <li><del>i. The preservation of topographic features of the site, including rock shelves and cliff faces;</del></li> <li><del>ii. The retention of significant trees and vegetation, particularly in areas where the loss of this vegetation would result in the visual scarring of the landscape, when viewed from the water, and</del></li> <li><del>iii. Minimised site disturbance through cutting and/or filling of the site.</del></li> </ul> <p>14. Buildings limit the amount of façade facing the Georges River to limit visual bulk and impact. <del>Facades and rooflines of dwellings facing the water are to be broken up into smaller elements with a balance of solid walls to glazed areas. Rectangular or boxy shaped dwellings with large expanses of glazing and reflective materials are not acceptable. In this regard, the maximum amount of glazed area to solid area for façades facing the foreshore is to be 50%-50%.</del></p> <p><u>Detailed Building Design</u></p> <p>15. Buildings fronting the waterway must have a compatible presence when viewed from the waterway and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.</p> <p>16. Blank walls facing the waterfront shall not be permitted. In this regard, walls are to be articulated and should incorporate design features, such as:</p> |

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|                          | <p>i. Awnings or other features over windows;</p> <p>ii. Recessing or projecting architectural elements; or</p> <p>iii. Open, deep verandas.</p> <p><del>17. Adequate landscaping shall be provided to screen undercroft areas and reduce their impact when viewed from the water.</del></p> <p>17. Buildings have external finishes that are non-reflective and coloured in natural, neutral or recessive colours such as browns, greys and greens to blend with the surrounding landscape. Colours that harmonise with and recede into the background landscape are to be used. In this regard, dark and earthy tones are recommended and white and light coloured roofs and walls are not permitted. To ensure that colours are appropriate, a schedule of proposed colours is to be submitted with the Development Application and will be enforced as a condition of consent.</p> <p><u>Ancillary Buildings and Structures</u></p> <p>18. Ancillary buildings and structures such as garages, carports, sheds and swimming pools are located close to the main dwelling.</p> <p>19. The extent of associated paved surfaces is minimised to that which provides essential site access and reasonable private open space.</p> <p>20. Swimming pools and surrounds should be sited in areas that minimise the removal of trees and limit impact on natural landform features (rock shelves and platforms).</p> <p>21. Lighting is visually unobtrusive and must avoid light spill into natural waterways or illuminating water surfaces.</p> <p><del>21. Fences are low in profile and are at least 50% transparent.</del></p> <p><u>Vehicle Access, Maneuvering and Parking</u></p> <p>22. Vehicle access, maneuvering and parking is located as close as is reasonable to the main dwelling.</p> <p>23. The dimensions (including length and width) of vehicle access, maneuvering and parking is minimised.</p> <p>24. Driveways and other forms of vehicular access are as close as practical to running parallel with contours.</p> <p><u>Retaining Walls</u></p> <p>25. The natural landform is to be retained and the use of retaining walls and terracing is discouraged.</p> <p>26. Retaining walls are not to be located:</p> <ul style="list-style-type: none"> <li>• Between the FBL and MHW</li> <li>• Within 40m of MHW</li> </ul> <p><del>25. Landscaping works and other structures including retaining walls, stairs, paths and driveways are not permitted below the deemed MHW except where</del></p> |



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|  | <p><del>approved by NSW Maritime.</del></p> <p>27. <del>Where retaining walls are constructed in other areas, materials and colours that blend with the character and landscape of the area are used.</del> Where retaining walls face the foreshore, they are to:</p> <ol style="list-style-type: none"> <li><del>are to be no higher than</del> Have a maximum height above ground level of 600mm, and</li> <li>Be constructed of coarse, rock faced stone or a stone facing <del>Under no circumstances will Council permit a</del> (i.e. <del>not constructed of</del> masonry facing) <del>retaining wall facing the foreshore.</del></li> </ol> <p><u>View Corridors</u></p> <p>28. Development provides opportunities to create view corridors from the public domain to the Georges River.</p> |
| <p><b>6.5.2 Development in the Foreshore Area</b></p> <p>Relocate existing landscape controls from section 6.5.1 above.</p>  | <p>Relocated controls with no changes to existing wording shown below:</p> <ol style="list-style-type: none"> <li>Landscaping works and other structures including retaining walls, stairs, paths and driveways are not permitted below the deemed MHWL except where approved by NSW Maritime.</li> <li>A landscape plan is to be submitted for any development between the FBL and Mean High Water Mark (MHWL). The level of detail required will depend on the level of works being undertaken. Where a landscape plan is submitted it should indicate the existing and proposed changes in contours, existing trees/vegetation to be retained and removed, measures to protect vegetation during construction and proposed planting, including species and common names.</li> </ol>                 |
| <p><b>New section:</b></p> <p><b>6.5.3 Local Character Statement</b></p> <p>Introduce a new section to provide character-specific development controls for the three (3) waterfront local character areas in accordance with the recommendations of the Foreshore Study:</p> <ul style="list-style-type: none"> <li>River Edge Naturalistic</li> <li>River Edge Semi Naturalistic</li> <li>River Edge Contemporary</li> </ul> <p>Any development for new dwellings and/or works that alter the external building envelope will be required to address all aspects of the Design Guidelines and how the proposal is consistent with the prescribed Design Response.</p> <p>The proposed DCP provisions for each local character area follows the same</p> | <p>Refer to <b>Attachment 4</b> for new section <b>6.5.3 Local Character Statement</b>.</p> <p>The locations of the applicable local character areas are provided in <b>Figures 2-4</b> below:</p> <p><b>Figure 2 – Location of River Edge Naturalistic character area</b></p>   |

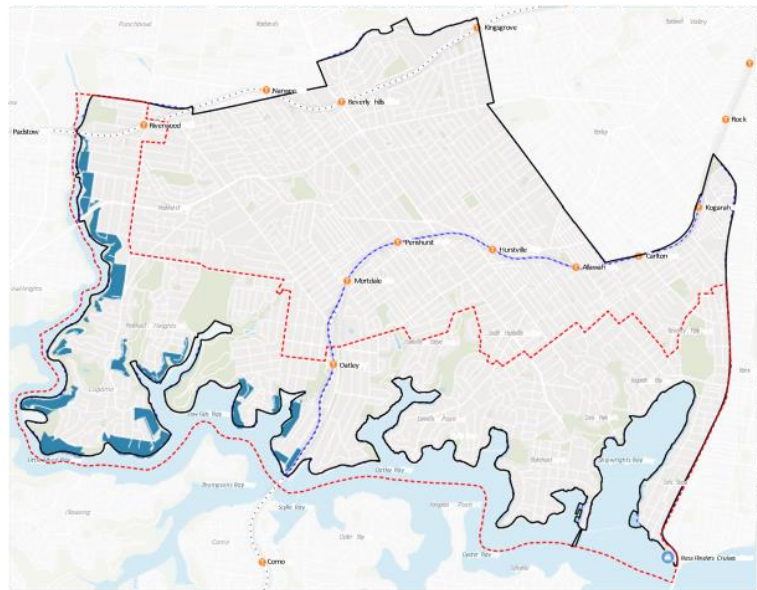
**Description of Amendment**

format comprising of a description of the existing character, a statement of preferred future character and a set of design guidelines which prescribe tailored controls for developments within the respective local character area.

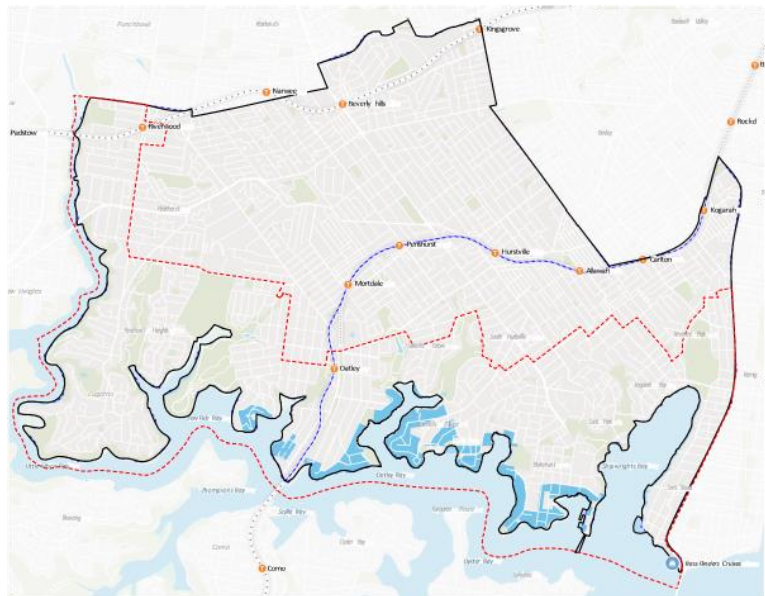
The design guidelines are categorised into the following elements:

- Building height and form
- Gardens and landscaping
- Siting and setbacks
- Front fencing

Where design guidelines conflict with other Parts of the GRDCP, for example Part 6.1 Low Density Residential, the design guidelines within this section will prevail.

**Extract of Amendment**

**Figure 3 – Location of River Edge Semi Naturalistic character area**



**Figure 4 – Location of River Edge Contemporary character area**









30. Amendment No.7 to the GRDCP represents a significant step in strengthening Council's planning framework to address biodiversity protection, foreshore scenic character, and climate resilience.
31. The proposed changes are informed by the robust evidence-base provided by the Biodiversity and Foreshore Studies and align with Council's strategic objectives including mitigating the risks associated with climate change.
32. Public exhibition of Amendment No.7 to the GRDCP alongside the Biodiversity, Character and FSPA Planning Proposal will ensure a coordinated and transparent consultation process.

CCL122-25

**FILE REFERENCE**

D25/343535

**ATTACHMENTS**

- Attachment 1  Gateway Determination with Conditions - Gateway Determination for Biodiversity, Character & FSPA Planning Proposal - *published in separate document*
- Attachment 2  Draft Amd 7 - GRDCP Part 1 Introduction (for exhibition) - *published in separate document*
- Attachment 3  Draft Amd 7 - GRDCP Part 3 General Planning Considerations (for exhibition) - *published in separate document*
- Attachment 4  Draft Amd 7 - GRDCP Part 6.5 Foreshore Locality Controls (for exhibition) - *published in separate document*
- Attachment 5  Draft Amd 7 - GRDCP Glossary (for exhibition) - *published in separate document*
- Attachment 6  Draft Amd 7 - GRDCP Appendix 1 Green Corridor Map (for exhibition) - *published in separate document*

**Item:** CCL123-25 Public Exhibition of Generic Plans of Management - Amendment No.2 (Hurstville Golf Course Clubhouse)

**Author:** Senior Strategic Planner

**Directorate:** Environment and Planning

**Matter Type:** Environment and Planning

CCL123-25

#### RECOMMENDATION:

- (a) That Council amends its Generic Plans of Management for Sportsgrounds, Parks, Natural Areas and General Community Use to:
  - (i) Alter the land category of the Hurstville Golf Course Clubhouse at 57 Lorraine Street, Mortdale (part Lot 1 of DP 176469) from 'Sportsgrounds' to 'General Community Use'.
  - (ii) Identify the additional permitted land use of a function centre as development permitted with Council consent.
- (b) That Council endorses draft Amendment No.2 to the Generic Plans of Management for public exhibition commencing in February 2026, for a period of no less than 28 days in accordance with section 38 of the Local Government Act 1993.
- (c) That Council hold a public hearing under section 40A of the Local Government Act 1993 for the change in land category for Hurstville Golf Course Clubhouse at 57 Lorraine St, Mortdale (part Lot 1 of DP176469).

#### EXECUTIVE SUMMARY

1. At its meeting on 28 July 2025, Council considered a report on a Planning Proposal to include 'function centre' as an additional permitted land use on the site of the clubhouse building of Hurstville Golf Course (57 Lorraine St, Mortdale) and resolved to forward the Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
2. A Gateway Determination was received on 12 September 2025. Several gateway conditions were imposed including a minimum exhibition period of 20 working days. The Planning Proposal is awaiting DPHI's confirmation to proceed to public exhibition.
3. An amendment to the Generic Plans of Management for Sportsgrounds, Parks, Natural Areas and General Community Use has been prepared to reflect the additional permitted land use for Hurstville Golf Course Clubhouse (Part Lot 1 of DP176469).
4. Hurstville Golf Course is currently categorised as 'Sportsground' in the Generic Plans of Management land category. The draft amendment seeks:
  - (a) to categorise the clubhouse building and immediate surrounds as 'General Community Use', and
  - (b) to identify the additional permitted land use of a function centre as development permitted with Council consent.
5. It is recommended that Council endorse to publicly exhibit draft Amendment No.2 to the Generic Plans of Management in accordance with the requirements of the Local

Government Act 1993 (LG Act). The subject lot is community land in Council ownership and does not require consent from Crown Lands to exhibit.

6. It is intended to exhibit the Planning Proposal and the draft Amendment No.2 to the Generic Plans of Management concurrently for a period of no less than 28 days in accordance with the gateway conditions of the Planning Proposal and Section 38 of the LG Act.
7. Section 40A of the LG Act requires a public hearing to alter the categorisation of community land. Accordingly, a public hearing is required to be held.
8. A further report will be submitted to Council on the outcomes of the community consultation and public hearing.

## BACKGROUND

9. The Hurstville Golf Course is located at 57 Lorraine Street, Mortdale and is legally identified as Lot 1 in DP 176469, Lot 1 DP33385 and Lot 7054 DP1127614 and Lot 3 DP522691 (57A Lorraine Street). The Clubhouse is sited on Lot 1 of DP176469. Refer to **Figure 1** and **Table 1** below.

**Table 1 – List of Lot and DP for Hurstville Golf Course**

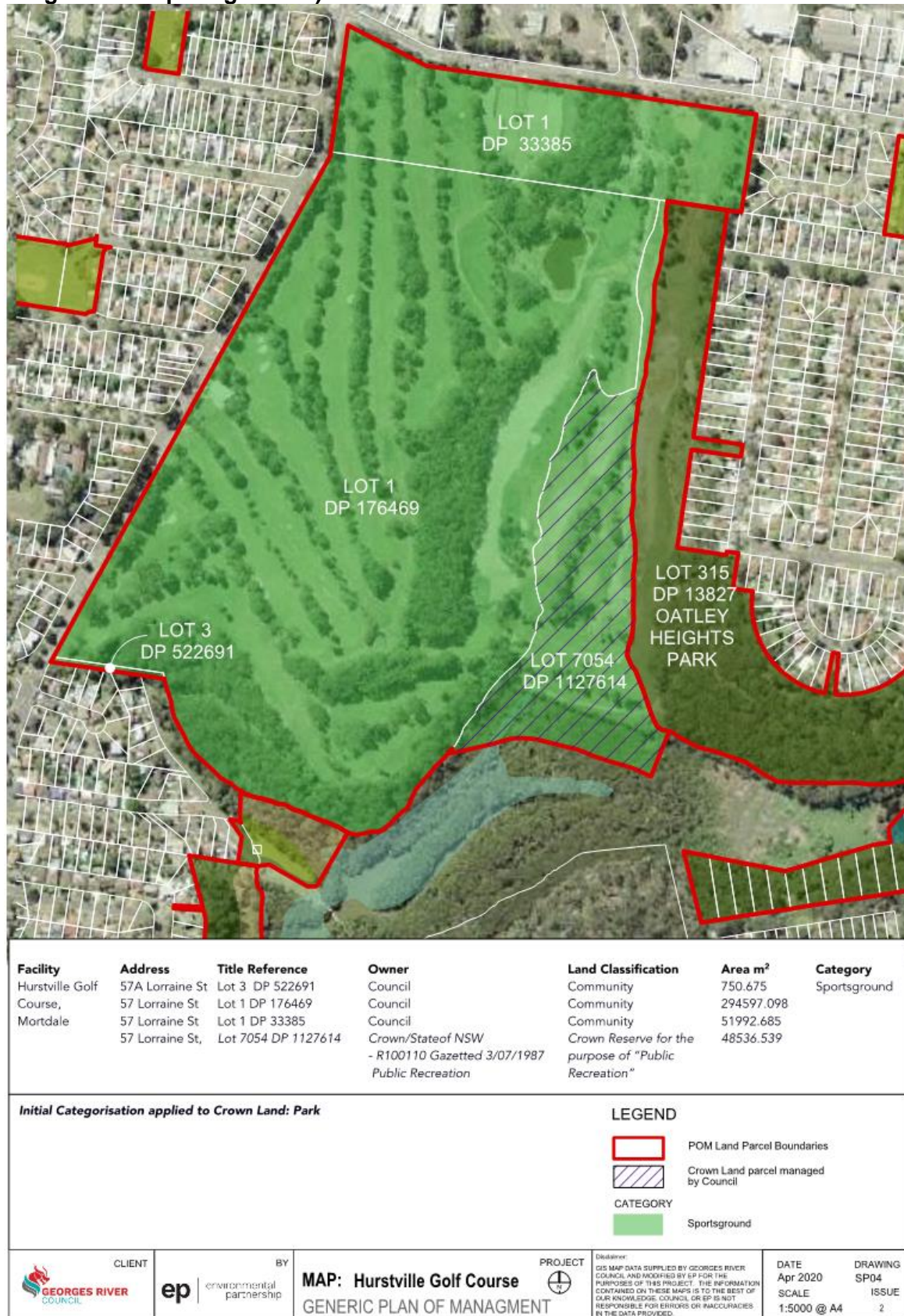
| Address             | Lot/DP             | Ownership  | Classification under Local Government Act 1993 |
|---------------------|--------------------|--|--|
| 57A Lorraine Street | Lot 3 DP522691     | Council  | Community Land                                 |
| 57 Lorraine Street  | Lot 1 DP176469     | Council  | Community Land                                 |
| 57 Lorraine Street  | Lot 1 DP33385      | Council  | Community Land                                 |
| 57 Lorraine Street  | Lot 7054 DP1127614 | State of NSW<br>R100110, gazetted<br>3/7/1987 – Public<br>recreation | Community Land                                 |

10. The construction and use of the new Clubhouse building at Hurstville Golf Course was approved in December 2020 (DA2020/0115). The consent restricts the use of the Clubhouse as ancillary to the Hurstville Golf Course, making it unavailable for hire or use by a third party for events and functions.
11. At its meeting on 28 July 2025, Council considered a report on a Planning Proposal to include 'function centre' as an additional permitted land use on the site of the clubhouse building of Hurstville Golf Course (57 Lorraine St, Mortdale). Council resolved:
  - (a) That Council forward Planning Proposal No.2025/0003 (Hurstville Golf Course Clubhouse) to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
  - (b) That Council publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure.
12. The intended outcomes of the Planning Proposal are to:
  - allow the use of the Clubhouse to be used as a function centre by the wider community,
  - support the long-term viability of the facility as multi-purpose venue, and
  - implement the recommendations of the Council's Community Access and Facility Use Plan.



13. A draft amendment to the Generic Plans of Management has been prepared to recategorise the Clubhouse site to reflect the current use of the clubhouse and the additional permitted land use proposed by the Planning Proposal.

**Figure 1. Map showing land category of Hurstville Golf Course (from Generic Plans of Management – Sportsgrounds)**



**AMENDMENT NO.2 GENERIC PLANS OF MANAGEMENT**

14. Section 36(4) of the LG Act 1993 requires that community land be categorised according to the five categories of sportsground, park, area of cultural significance, natural area or general community use. The natural area category is further divided into five subcategories –bushland, wetland, escarpment, watercourse or foreshore.
15. Council adopted its Generic Plans of Management for Sportsgrounds, Parks, Natural Areas and General Community Use on 28 November 2022, and subsequent Amendment No.1 on 25 November 2024.
16. Hurstville Golf Course is currently categorised as 'Sportsgrounds' in the Generic Plans of Management. Refer to Figure 1 above.
17. Draft amendment No.2 seeks:
  - (a) to categorise the clubhouse building and immediate surrounds as 'General Community Use', and
  - (b) to identify the additional permitted land use of a function centre as development permitted with Council consent.
18. It is proposed to alter the category of Part Lot 1 of DP 176469, being the subject lot of the clubhouse building, to 'General Community Use' to reflect the current use as a clubhouse building and the proposed additional permitted land use of a function centre. The remainder of the lot will remain in the 'Sportsground' category. The proposed land categorisation is shown in Figure 2.
19. Council's community buildings which are located within parks and reserves are generally categorised as 'General Community Use'. Within the Beverley Park Golf Course Plan of Management, the clubhouse and immediate surrounds are categorised as 'General Community Use' while the golf course is categorised as 'Sportsground'.
20. The inclusion of the additional use as a function centre will ensure that the clubhouse building can be used by the wider community for events, functions, conferences, and receptions.



**Figure 2. Map showing proposed land category of Hurstville Golf Course.**

CCL123-25

21. Draft Amendment No.2 to Generic Plans of Management – Sportsgrounds and General Community Use is attached to this report (Attachments 1 and 2). The following table provides an overview of the proposed changes in the Plans.

| <b>Generic Plans of Management - Sportsgrounds</b>               |  |  |
|--|--|--|
| <b>Page No.</b>  | <b>Figure, Table or Text</b>   | <b>Proposed Change</b>   |
| 8  | Figure 1.1 Open spaces covered by Generic Plans of Management – by categorisation        | Amended map reflects clubhouse change from 'Sportsground' to 'General Community Use' land category                               |
| 40   | Figure 3.3 Sportsgrounds covered by the Generic Plan of Management                       | Amended map reflects clubhouse change from 'Sportsground' to 'General Community Use' land category                               |
| 43   | Table 2 – Detailed description of sportsgrounds in this plan of management               | Amended table under 'Hurstville Golf Course' reflects inclusion of 'part general community use' land use category                |
| 98   | 5.1 Appendix A: Category mapping for sportsgrounds                                       | Amended 'Map: Hurstville Golf Course' reflects clubhouse change from 'Sportsground' to 'General community use' land use category |
| <b>Generic Plans of Management - General Community Use (GCU)</b> |  |  |
| 6  | Table 1 summary description of GCU sites in this plan of management                      | Insert Hurstville Golf Course details  |
| 8  | Figure 1.1 Open spaces covered by Generic Plans of Management – by categorisation        | Amended map reflects clubhouse change from "Sportsground" to "General Community Use" land category                               |
| 21   | 2.1.2 Statutory Requirements – Georges River Local Environmental Plan                    | Insert paragraph to reflect proposed additional permitted use of a function centre to Schedule 1 of GRLEP 2021.                  |
| 40   | Figure 3.1 General Community Use areas in Georges River                                  | Amended map reflects clubhouse change from "Sportsground" to "General Community Use" land category                               |
| 42   | Table 2 – Detailed description of general community use areas in this plan of management | Insert "Hurstville Golf Course" details  |
| 84   | 5.1 Appendix A: GCU areas on Crown Land or with multiple categorisations                 | Insert "Map: Hurstville Golf Course" reflects clubhouse change from "sportsground" to "general community use" land use category  |

## NEXT STEPS

22. If Council resolves to endorse Draft Amendment No. 2 to the Generic Plans of Management – Sportsgrounds and General Community Use for public exhibition, the amendment will be exhibited concurrently with the planning proposal for the Hurstville Golf Course Clubhouse. A public hearing will be held during the exhibition period.
23. A revised Generic Plans of Management - Sportsgrounds and General Community Use will be prepared to incorporate feedback received during the public exhibition. The updated Plan will then be reported to Council for adoption.
24. If the Planning Proposal and Amendment No.2 to the Generic Plans of Management are made. A development application would be required to seek consent for the use of the clubhouse as a function centre.

## FINANCIAL IMPLICATIONS

25. Additional non-budgeted funds of approximately \$5,000 are required for the public hearing. These costs can be covered by the existing Strategic Planning Operating Budget 2025/26 under Project Number 250022.

## RISK IMPLICATIONS

26. Strategic Risk 1 – Financial Sustainability: The expansion of the permitted uses of the clubhouse will increase revenue for the club and ultimately Council.
27. Strategic Risk 3 – Assets and Infrastructure: The Hurstville Golf Clubhouse is restricted via the consent granted under DA2020/0115 to its use being associated with the golf course. The consent also states that the premises shall not be available for hire or use by a third party for events and functions without prior consent. The inclusion of additional uses will ensure that the clubhouse building can be used by the wider community and not just the Golf Club. The clubhouse will be able to be used for events, functions, conferences, and reception centres.
28. Strategic Risk 6 – Reputation: The clubhouse was built at a cost of \$3.3m from grants. Use of the clubhouse by the wider community will positively impact the Council's identify. Its limited use may impact negatively on Council's reputation given it was built by grants.



## COMMUNITY ENGAGEMENT

29. Should draft Amendment No.2 to the Generic Plans of Management – Sportsgrounds and General Community Use be supported, it will be exhibited for a period of no less than 28 days in accordance with Section 38 of the LG Act. Submissions will be received up 42 days after the commencement of the public exhibition.
30. Section 40A of the LG Act requires a public hearing to alter the categorisation of community land. Accordingly, a public hearing is required to be held and will be scheduled during the public exhibition period.
31. Notification of the public exhibition and the public hearing will be through:
  - Newspaper advertisement in the St George and Sutherland Shire Leader;
  - Addressed notification letters to residents and landowners adjoining Hurstville Golf Course;
  - Council's Your Say website; and
  - Exhibition material displayed at Council's Georges River Customer Service Centre in Hurstville, and Clive James (Kogarah) Library.

## FILE REFERENCE

D25/341396

## ATTACHMENTS

- Attachment 1  Draft Amendment No.2 - Generic Plan of Management - Sportsgrounds - *published in separate document*
- Attachment 2  Draft Amendment No.2 - Generic Plan of Management - General Community Use - *published in separate document*



**Item:** CCL124-25 Public Exhibition of Draft Georges River Planning Agreements Policy 2025

**Author:** Executive Strategic Planner

**Directorate:** Environment and Planning

**Matter Type:** Environment and Planning

CCL124-25

#### RECOMMENDATION:

- (a) That Council endorse the public exhibition of the *Draft Georges River Planning Agreements Policy 2025* commencing in February 2026 for not less than 28 days. Public exhibition is to be carried out in accordance with *Council's Community Engagement Strategy 2023-2033*, the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2021*.
- (b) That, if no objections are received during the public exhibition period, that Council provide delegation to the General Manager to finalise and adopt the *Draft Georges River Planning Agreements Policy 2025* and to rescind the existing *Georges River Planning Agreements Policy 2016*.
- (c) That, if objections are received during the public exhibition period, that the *Draft Georges River Planning Agreements Policy 2025* be reported back to Council following public exhibition.
- (d) That Council delegate to the Director Environment and Planning to make minor modifications to any numerical, typographical, interpretation and formatting errors, if required, in preparation for the public exhibition and finalisation of the Draft Policy.

#### EXECUTIVE SUMMARY

1. Planning agreements are a voluntary agreement between a planning authority and a developer that relate to a planning proposal or development application (DA). They are one of the mechanisms under the *Environmental Planning & Assessment Act* (EP&A Act) that councils use to deliver local infrastructure and public facilities.
2. The Department of Planning, Housing and Infrastructure (DPHI) has released a new *Practice Note on Planning Agreements 2025* (Practice Note). This Practice Note sets out the principles underpinning planning agreements and the process for negotiating, preparing and entering into an agreement. Councils are strongly encouraged to publish a planning agreements policy and procedures.
3. A comprehensive review of Council's existing *Planning Agreements Policy 2016* (Existing VPA Policy) (refer to **Attachment 1**) has been undertaken to ensure Council's policy is consistent with the new Practice Note, current legislation, the *Environmental Planning and Assessment (Planning Agreements) Direction 2019* (Ministerial Direction), ICAC and Council audit recommendations as well as best practice. The review was conducted by Council's solicitor (Lindsay Taylor Lawyers), economic consultants (Hill PDA Consulting) and Council staff, building on earlier work and reviews.
4. This report summarises the key changes and new provisions in the *Draft Georges River Planning Agreements Policy 2025* (Draft VPA Policy) (refer to **Attachment 2**), including:
  - introduces development feasibility analysis to guide the contribution value for the required infrastructure in a proposed planning agreement. This is to ensure the overall contribution value is reasonable and fair as well as providing transparency and consistency in the process. This replaces the land value capture methodology in the



Existing VPA Policy, as the new Practice Note states that value capture should not be the primary purpose of a planning agreement,

- provides clear provisions for the timing of monetary contributions, the dedication of land and delivery of works,
  - details the types of security (including bank guarantees, bonds, registration of the agreement on the title of the land) that will be accepted for enforcing planning agreements,
  - provides guidance on affordable housing contributions for planning proposals as well as development applications, in accordance with the Ministerial Direction, and
  - introduces procedures for Council owned land to enable community benefits to be provided in a timely and efficient manner.
5. This report seeks Council's endorsement to publicly exhibit the *Draft Georges River Planning Agreements Policy 2025* for a period of not less than 28 days.
  6. If no objections are received during the public exhibition period, this report recommends that Council provide delegation to the General Manager to finalise and adopt the Draft VPA Policy and rescind the Existing VPA Policy. If objections are received during the public exhibition period, this report recommends that the Draft VPA Policy be reported back to Council.

## BACKGROUND

### Planning Agreements

7. There are three mechanisms available under the EP&A Act that allow councils to require contributions towards local infrastructure. These include:
  - section 7.11 contributions,
  - section 7.12 levies, and
  - planning agreements.
8. A planning agreement is a voluntary agreement between a planning authority and a developer that relates to a planning proposal or development application that is seeking exceptions to the density development standards such as building height and floorspace.
9. Under a planning agreement a developer can provide:
  - a monetary contribution,
  - dedicate land free of cost, or
  - provide a material public benefit to be used towards a public purpose.
10. A public purpose may include the provision of public amenities or public services, affordable housing, transport or other infrastructure, funding the recurrent expenditure for the public purpose, monitoring the planning impacts of development, and conservation or enhancement of the natural environment.
11. The primary objective of using planning agreements is to address the demands and impacts created by a development on public infrastructure and services and to provide a public benefit.
12. The additional development density proposed by some planning proposals and development applications, and the demand for additional public facilities are beyond the predictions and funding outcomes of the Council's *Local Infrastructure Contributions Plan 2021*.

13. Planning agreements may be used instead of or in addition to section 7.11 contributions or section 7.12 levies for a development. Planning agreements provide further flexibility in comparison to contributions in relation to what infrastructure they can deliver and/or fund.
14. All planning agreements must comply with the legislation, Practice Note and Ministerial Direction, Council's VPA Policy and must satisfy an acceptability test, including:
  - Are directed towards legitimate planning purposes, which can be identified in the statutory planning controls and other adopted planning strategies and policies applying to development.
  - Provide for the delivery of infrastructure or public benefits that are not wholly unrelated to the development.
  - Produce outcomes that meet the general values and expectations of the public and protect the overall public interest.
  - Provide for reasonable means of achieving the desired outcomes and securing the infrastructure and public benefits.
  - Protect the community against adverse planning decisions.
  - Will the planning agreement be registered on title and, if not, has the developer provided alternative satisfactory security in lieu of registration.
  - Are there any relevant circumstances that may operate to preclude the Council from negotiating or entering into the proposed planning agreement.
15. A register of Council's planning agreements is available on Council's website and the Planning Portal.

### **Legislation and Practice Notes**

16. The use of planning agreements is governed by the:
  - *Environmental Planning and Assessment Act 1979*,
  - *Environmental Planning and Assessment Regulation 2021*,
  - *Planning Agreements Practice Note 2025*, and
  - *Environmental Planning and Assessment (Planning Agreements) Direction 2019*.
17. The Regulation requires councils to consider any practice note when negotiating or entering into a planning agreement.
18. The new Practice Note, released by the DPHI in June 2025, covers the principles underpinning planning agreements and the process of negotiating and entering into planning agreements.
19. In summary, the Practice Notes outlines the matters to be considered in a council planning agreements policy, including:
  - the governance and probity measures to protect the public interest and prevent misuse of planning agreements,
  - how council will determine the acceptability of an agreement, including the acceptability test,
  - councils use of planning agreements and how they align with any relevant strategic plans and policies, and
  - councils' negotiation procedures, public participation and administration process.

### **Review of the Existing VPA Policy**

20. Council's solicitors (Lindsay Taylor Lawyers), economic consultants (Hill PDA Consulting) and Council staff have undertaken a comprehensive review of the Existing VPA Policy.
21. The purpose of the review is to ensure that Council's policy is consistent with the current legislation, the new Practice Note, Ministerial Direction, Council audit and ICAC recommendations and best practice.
22. The review process has been extensive and undertaken over a period of time. The initial review commenced in 2019 to address Notices of Motion and Council audit recommendations. A draft policy was prepared and endorsed by Council for public exhibition on 20 April 2020 (refer ENV007-20). However, adoption of the draft policy was deferred by Council on 28 September 2020 for further review (refer ENV036-20).
23. The release of a new Practice Note in 2021 subsequently required a full review of the draft policy. An updated version was completed in 2023, with a Councillor briefing provided on 19 June 2023. Following this, finalisation of the policy was again deferred due to the release of a Draft Practice Note in 2023. After significant delay, the new Practice Note was issued by the DPHI in June 2025.
24. The review process has also considered and addressed Council audit recommendations and some of the recommendations from the ICAC Operation Galley report (August 2023). Whilst the ICAC recommendations and actions are directed to the DPHI, they relate to establishing guidelines for council processes, amendments to the Model Code of Conduct and legislation for planning agreements.

#### **DRAFT GEORGES RIVER PLANNING AGREEMENTS POLICY**

25. The review process has strengthened the provisions and procedures for negotiating, preparing, enforcing and monitoring planning agreements. The structure and format of the Draft VPA Policy has been revised, and it is proposed that the Draft VPA Policy replace the Existing Policy.
26. The key changes and new provisions in the Draft VPA Policy are outlined below.

#### **Affordable Housing provisions (clauses 15.16 – 15.19)**

27. Planning agreements may be used to provide affordable housing contributions. The *Environmental Planning and Assessment (Planning Agreements) Direction 2019* requires all councils to consider a series of matters when negotiating a planning agreement in connection with a development application.
28. The Draft VPA Policy has been updated to refer to the Ministerial Direction. It also states that Council may consider affordable housing contributions in connection with planning proposals as well as development applications and that Council will consider the matters specified in the Direction, as are of relevance to a particular planning proposal.

#### **Development feasibility (clause 26)**

29. The Practice Note states that planning agreements should not be used primarily for value capture (i.e. to capture the land value uplift resulting from a rezoning or variations to planning controls). It also states that councils should implement predictable, transparent and accountable negotiation systems. The Existing VPA Policy has land value capture as one of the mechanisms Council may use to calculate contributions.
30. The peer review undertaken by Council's economic consultants recommends using development feasibility as the methodology to determine if the contributions in a proposed planning agreement are fair and reasonable, as well as ensuring that development remains viable. Development feasibility provides a transparent and consistent process for both the developer and Council.



31. The Draft VPA Policy outlines the role of development feasibility in negotiating the value of contributions and how the land value will be assessed to ensure reasonableness and consistency
32. The Draft VPA Policy requires the developer to provide development feasibility workings and supporting documentation to assist in the assessment of the proposed planning agreement. Council may seek an independent peer review of the development feasibility documentation. The cost of this review or any other professional services required is to be paid by the Developer.
33. Development feasibility analysis is currently used by Council in the review of any offers to enter into planning agreements.

**Enforcement of VPAs (clauses 33, 34 and 35)**

34. The EP&A Act requires a planning agreement to provide for the enforcement of the agreement by a suitable means, such as the provision of a bond or guarantee, in the event of a breach of the agreement by the developer.
35. The Draft VPA Policy strengthens the provisions relating to the types and timing of security that Council may consider for a planning agreement. The types of security include:
  - registration of the planning agreement on title,
  - bank guarantees, cash bonds or insurance bonds,
  - payment of contributions, dedication of land or delivery of works prior to the issuing of Part 6 certificates (i.e. construction, subdivision and/or occupation certificates),
  - for planning proposals, payment of contributions prior to or in conjunction with the taking effect of the LEP amendment,
  - granting of a charge and registration of a caveat on the title of the land, and
  - provision for the compulsory acquisition of land, in the case of an obligation to dedicate land or floorspace or creation of easements.
36. The most suitable means of enforcement may depend on the circumstances of the planning agreement, the nature and extent of the developer's obligations under the planning agreement, and Council's reasonable assessment of the risk and consequences of non-performance.
37. The security is required to be provided on and from the date of execution of the planning agreement.
38. The Draft VPA Policy also requires monetary contributions, bank guarantees and bonds to be indexed to reflect increases in the consumer price index between the execution date of the agreement and timing of payment/s.

**Procedures for Council owned land (clause 47)**

39. Provisions relating to Council owned land were reviewed by Council's solicitors in response to the Notice of Motion NM069-19, "that during the current review of the Georges River Planning Agreements Policy 2016, the General Manager review the existing provisions relating to the entering into of planning agreement for Council-owned lands to enable community benefits to be provided in a timely and efficient manner".
40. Clause 47 of the Draft VPA Policy provides procedures for Council owned land and states:

*"This policy is intended to apply as far as practicable to planning proposals relating to Council-owned or controlled land, and to development by or on behalf of the Council on Council owned or controlled land, in the same way as it applies to other land."*

*In such circumstances, the Council will seek to provide a public benefit in accordance with this policy by one of the following means:*

- (i) *registering a covenant on title under s88D of the Conveyancing Act 1919,*
- (ii) *entering into a planning agreement via a deed poll and registering the agreement on title, or*
- (iii) *making provision in the relevant local environmental plan to require provision of the public benefit in respect of the development of the land.*

*The Council will generally prefer to register a covenant on title as described above. However, if that is not practicable, the Council will provide for the public benefit by one of the other specified means.*

### **Negotiation process and procedures (Appendix 2 and clauses 44-46)**

- 41. The process and procedures for negotiating and entering into a VPA have been updated in the Draft VPA Policy to reflect the Practice Note and best practice.
- 42. Appendix 2 of the Draft VPA Policy provides a flow chart of the indicative process and steps for a planning agreement.
- 43. Council's current process and procedures in assessing any offers to enter into a planning agreement are consistent with the Practice Note.

### **Probity and governance (clauses 11 and 44)**

- 44. The Draft VPA Policy includes principles, processes and procedures that are intended to safeguard the public interest and integrity of the planning process and will govern the Council's use of planning agreements.
- 45. The Draft VPA Policy outlines the governance and probity measures Council will implement to protect the public interest. This includes the role and responsibilities of Council staff and Councillors in the planning agreement process, including:
  - Council will nominate a VPA Officer to be the representative of the Council in the negotiation of any proposed planning agreement,
  - Council will ensure the separation of roles and that the Council staff responsible for assessing and determining a development application or planning proposal, to which a planning agreement relates, do not have a role in negotiating or assessing the terms of the planning agreement, and
  - Councillors will not be involved in the negotiation of the planning agreement. All planning agreements will be reported to Council for review and an ultimate decision on whether to accept to enter into that particular planning agreement.

### **Other updates and provisions**

- 46. Council's template Planning Agreement has been reviewed and updated by Council's solicitors. The template Planning Agreement provides standard clauses for an agreement and includes an Explanatory Note. The template is to be made available on Council's website when the Draft VPA Policy is adopted.
- 47. Costs (clause 43) - the Draft VPA Policy has been updated to reflect current practice to state that the Council requires a developer to be responsible for all costs and expenses related to a planning agreement, this includes the assessment, preparing, negotiating, executing, registering, monitoring and administering the planning agreement.
- 48. Monitoring and performance reporting (clause 38) – the Draft VPA Policy strengthens the provisions for monitoring planning agreements and requires the developer to provide periodic performance reports to enable Council to monitor the developer's obligations.

## FINANCIAL IMPLICATIONS

49. The preparation and public exhibition of the Draft VPA Policy will be undertaken within the budget allocation.

## RISK IMPLICATIONS

50. Strategic Risk 1: Financial Sustainability. Planning agreements are one of the mechanisms Council may use to deliver local infrastructure and public facilities that address the impact of development. The Draft VPA Policy sets out Council's processes and procedures for the use of planning agreements and the types of contributions may consider, including monetary contributions, dedication of land free of cost and works in kind.
51. Strategic Risk 3: Assets and Infrastructure. The Draft VPA Policy ensures planning agreements consider and align with Council's strategic plans and policies and provide for public infrastructure and services consistent with these plans.
52. Strategic Risk 7: Ineffective governance. The Draft VPA Policy has been prepared to reflect current legislation, the Ministerial Direction, the Practice Note and best practice. It establishes the governance and probity measures council will implement to protect the public interest and prevent misuse of planning agreements.

## COMMUNITY ENGAGEMENT

53. The Draft VPA Policy is proposed to be publicly exhibited for a minimum period of 28 days in accordance with the requirements of the EP&A Act, the EP&A Regulation and *Council's Community Engagement Strategy 2023-2033*, if endorsed by Council.
54. Exhibition material will include the Draft VPA Policy, the Existing VPA Policy, plain English explanatory information and links to the relevant legislation and Practice Notes.
55. The exhibition material will be available on Council's website and hard copies at Council's Customer Service Centre in Hurstville, and the Hurstville and Clive James (Kogarah) Libraries.
56. Notification of the public exhibition will be through:
- Newspaper advertisement in The Leader,
  - Exhibition notice on Council's website, and
  - Project webpage on Council's Your Say webpage.



## CONCLUSION

57. The Draft VPA Policy is the result of a comprehensive and extensive review undertaken by Council's solicitors, economic consultants and staff. The policy ensures that the Council's process and procedures for negotiating, preparing and enforcing planning agreements is open and transparent and provides the governance and probity framework to ensure the agreements are in the public interest.
58. The Draft VPA Policy reflects the requirements of the current legislation, new *Practice Note on Planning Agreements 2025*, Ministerial Directions and addresses Council audit and ICAC recommendations and best practice principles.
59. Public exhibition of the Draft VPA Policy is required under the EP&A Act and will ensure an open and transparent process

## FILE REFERENCE

D25/367828

## ATTACHMENTS

- Attachment 1  GRC Planning Agreements Policy 2016 - *published in separate document*
- Attachment 2  Draft GRC Planning Agreements Policy 2025 - *published in separate document*

**FINANCE AND GOVERNANCE**

**Item:** CCL125-25 Adoption of Georges River Council's Code of Meeting Practice 2025

**Author:** Manager Office of the General Manager

**Directorate:** Office of the General Manager

**Matter Type:** Finance and Governance

CCL125-25

**RECOMMENDATION:**

That Council:

- (a) Note the submissions received during the public exhibition of the Draft Code of Meeting Practice 2025 (Attachment 1).
- (b) Adopt the Draft Code of Meeting Practice 2025 (Attachment 2) for a six (6) month trial period, noting the below overview of a number of recommended amendments:
  - (i) Clause 3.7 The business paper of the Ordinary Council Meeting will be published at least eleven (11) days prior to the Ordinary Council Meeting being held.
  - (ii) Clause 3.10 Councillors are required to give notice of any business they wish to be considered by the Council at an Ordinary Council Meeting by 5:00pm, fourteen (14) business days before the meeting is held by Council (6 business days prior to publishing the business paper).
  - (iii) Clause 3.41-3.42 A Councillor may submit questions on an item of business at an Ordinary Council Meeting by 5.00pm the day after the public forum. (Note: this does not limit Councillors' ability to submit questions prior to this once the agenda has been published or ask questions on items during the meeting).
  - (iv) Clause 3.43 A supplementary business paper to be published by 5.00pm on the day of an Ordinary Council Meeting containing the Councillor questions and Council officer responses.
  - (v) As per the Model Code, a council may determine the rules under which public forums are to be conducted and when they are to be held, the following revisions have been made:
    - a) Clause 4.2 Council will conduct its public forum commencing at 6.00pm seven (7) days prior to an Ordinary Council Meeting for the purpose of hearing oral submissions from members of the public.
    - b) Clause 4.3 The Mayor, Deputy Mayor or their nominee will preside as chairperson at the forum with all Councillors invited to attend. In the absence of the Mayor or Councillors, the General Manager will preside as chairperson.
    - c) Clause 4.5 To speak at a public forum, applications must be received by 10.00am on the day on which the meeting is being held.
    - d) Clause 4.15 Speakers at public forums must declare if they have an interest, state the nature of the interest and whether personal or business related, on any item they apply to speak on.
    - e) Clause 4.18 A public forum should not be used to raise questions or

complaints. Such matters should be forwarded in writing to the council where they will be responded to by appropriate council officers.

- (vi) Clause 18.1 Meetings of the Council and Committees of the Council are to conclude no later than 10.30pm to support the health and safety of Councillors and Council staff.
- (vii) Removed reference to a cap on Notice of Motions, Questions with Notice.
- (c) Adopt the proposed Council and Committee Meeting Schedule 2026 (Attachment 3).
- (d) Council adopt the revised Committee Meeting Terms of Reference (Attachment 4) for the:
  - (i) Assets and Infrastructure Committee Meeting
  - (ii) Community and Culture Committee Meeting
  - (iii) Environment and Planning Committee Meeting
  - (iv) Finance and Governance Committee Meeting
- (e) Note the membership of Council's Committee Meetings to include all Councillors and meetings will be held consecutively on the second Monday of the month with the first meeting commencing at 6.00pm Monday 9 February 2025.
- (f) Note the current Chairpersons of Council's Committee Meetings will remain in place until September 2026 as per Council Resolution CCL077-25.
- (g) The General Manager submit a report to Council in July 2026 evaluating the outcomes of the new Code of Meeting Practice after a 6 month trial period.

## EXECUTIVE SUMMARY

1. The NSW Government released a new Model Code of Meeting Practice in September 2025 which includes mandatory and non-mandatory provisions for all NSW councils.
2. Council is obligated to implement a new Code of Meeting Practice which includes the mandatory provisions of the new Model Code of Meeting Practice by 31 December 2025.
3. Council was required to place its draft Code of Meeting Practice on public exhibition prior to its adoption for a period of 42 days with the outcome reported to Council.
4. The NSW Government's changes to the Model Code of Meeting Practice has brought about some changes to how Georges River Council meetings are conducted, most notably changing the provisions for public forums.
5. Other changes relate to the prohibition of pre-meeting briefing sessions for business listed on the agenda, new provisions for the chairperson to deal with acts of disorder, removing restrictions for Mayoral Minutes and adjusting rules for Councillors participating in meetings via audio-visual link.
6. This report also seeks Council's endorsement of the proposed Council and Committee Meeting Schedule 2025/26. In accordance with Chapter 12, Part 2, Section 365 of the *Local Government Act 1993*, the Council is required to meet at least 10 times per year (financial year), each time in a different month. The proposed Meeting Schedule (Attachment 3) achieves this minimum requirement.

## BACKGROUND

7. The Model Code of Meeting Practice for Local Councils in NSW prescribes a set of uniform meeting rules for councils across NSW to ensure meetings of councils and committees of councils comprising only of councillors are open, accessible, orderly, effective and efficient.

8. In accordance with section 360 of the *Local Government Act 1993*, councils are required to review and adopt a Code of Meeting Practice which is consistent with the Model Code of Meeting Practice issued by the NSW Government.
9. As part of a tranche of reforms to the Councillor Conduct Framework, the NSW Government released a revised Model Code of Meeting Practice in September 2025 with the aim of ensuring meetings are conducted in a dignified and orderly way befitting to a chamber of democracy and to promote community confidence in councils and their decisions.
10. Council's draft Code of Meeting Practice was publicly exhibited for a period of 42 days (23 September to 5 November 2025). Council received 6 submissions (5 anonymous and 1 Councillor submission).
11. The main topics contained in the submissions cover the following:
  - (a) Minor formatting issues within the document (2 submissions)
  - (b) Disagreement with Clause 15.20(b) restricting members of the public to carry flags/banners (1 submission)
  - (c) Clarification on clauses within the document
  - (d) Meeting duration – remove the ability of meeting time to be extended – 10.30pm finish time (3 submissions)
  - (e) Councillors should not be permitted to go over comments already made (1 submission)
  - (f) Encouraging public participation (1 submission)
  - (g) Public forum scheduling (1 submission)
  - (h) Freedom of debate – no restriction on number of Notices of Motion (NoMs) to be submitted, NoMs must not direct the operations of Council and if implemented must not result in Council breaching an adopted policy or code (1 submission).
  - (i) Clarifying common misunderstandings – explanatory notes should be provided (1 submission).

## FINANCIAL IMPLICATIONS

12. No budget impact for this report.

## RISK IMPLICATIONS

13. Strategic Risk/s - 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 which is not being monitored across the organisation. Council's Code of Meeting Practice is required to incorporate the mandatory provisions of the Model Code. The draft Code of Meeting Practice 2025 complies with these requirements.

## COMMUNITY ENGAGEMENT

14. This report includes submissions received as a result of the Draft Code of Meeting Practice 2025 being on public exhibition from 23 September to 5 November 2025.

## FILE REFERENCE

D25/359557

## ATTACHMENTS

Attachment 1  Attachment to Report - Code of Meeting Practice Submissions Register -



*published in separate document*

Attachment 2 

Attachment to Report - DRAFT GRC Code of Meeting Practice 2025 - marked up version - *published in separate document*

Attachment 3 

Proposed Council and Committee Schedule 2025 26 - *published in separate document*

Attachment 4 

Revised Committee Meetings Terms of Reference - *published in separate document*

**Item:** CCL126-25 Investment Report as at 31 October 2025

**Author:** Senior Financial Accountant - Reporting

**Directorate:** Business and Corporate Services

**Matter Type:** Finance and Governance

CCL126-25

### RECOMMENDATION:

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

### EXECUTIVE SUMMARY

1. This report details Council's performance of its investment portfolio as at 31 October 2025 and compares its performance against key benchmarks.
2. This report also includes the estimated market valuation of Council's investment portfolio, loan liabilities and any required update on Council's legal action against various parties.
3. Council's annualised rate of return as at 31 October 2025 is 4.98% which is 0.87% above benchmark with income from interest on investments totalling \$4,506,000 which is \$985,000 higher than the year-to-date adopted budget of \$3,521,000.

### BACKGROUND

4. Council's Responsible Accounting Officer is required to report monthly on Council's investment portfolio and certify that the investments are held in accordance with Council's Investment Policy, section 625 of the Local Government Act 1993 and Local Government (General) Regulation 2021.

### INVESTMENT PERFORMANCE COMMENTARY

5. Council's performance against the benchmark for returns of its investment portfolio for October 2025, are as follows:

|                       | 1 Month | 3 Month | 12 Month |
|-----------------------|---------|---------|----------|
| Portfolio Performance | 0.390%  | 1.182%  | 4.98%    |
| Performance Index     | 0.296%  | 0.912%  | 4.11%    |
| Excess Performance    | 0.093%  | 0.270%  | 0.87%    |

Notes:

- (a) Portfolio performance is the rate of return of the portfolio over the specified period.
- (b) The Performance Index is the Bloomberg Ausbond Bank Bill Index.
- (c) Excess performance is the rate of return of the portfolio in excess of the (b) Performance Index.

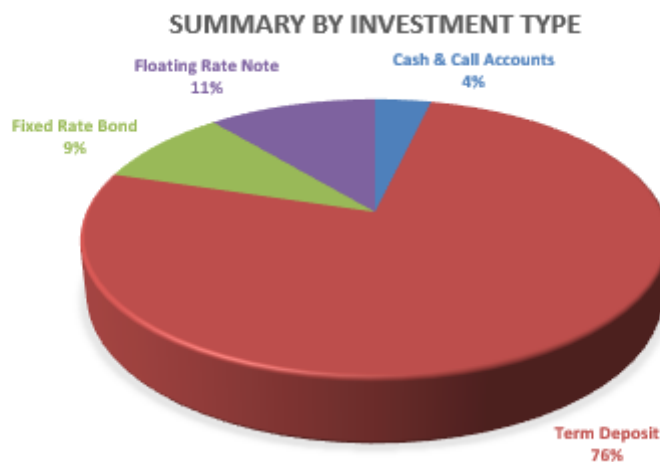
6. Council's investment portfolio as at the end of October 2025 was as follows:

| Security Type          | Market Value \$000's | % Total Value |
|------------------------|----------------------|---------------|
| At Call Deposit        | 6,325                | 2.23%         |
| Consolidated Cash Fund | 4,156                | 1.47%         |

|                        |                |             |
|------------------------|----------------|-------------|
| Term Deposit           | 215,400        | 76.06%      |
| Fixed Rate Bond        | 25,900         | 9.15%       |
| Floating Rate Note     | 31,414         | 11.09%      |
| <b>Portfolio Total</b> | <b>283,195</b> | <b>100%</b> |

7. At the end of October 2025, total cash and investments were \$283 million, which was a \$7 million decrease from the previous month (September 2025: \$290 million).
8. Council continues to utilise the Federal Government's current guarantee (\$250,000) investing in term deposits with a range of Authorised Deposit Taking Institutions (ADI's).

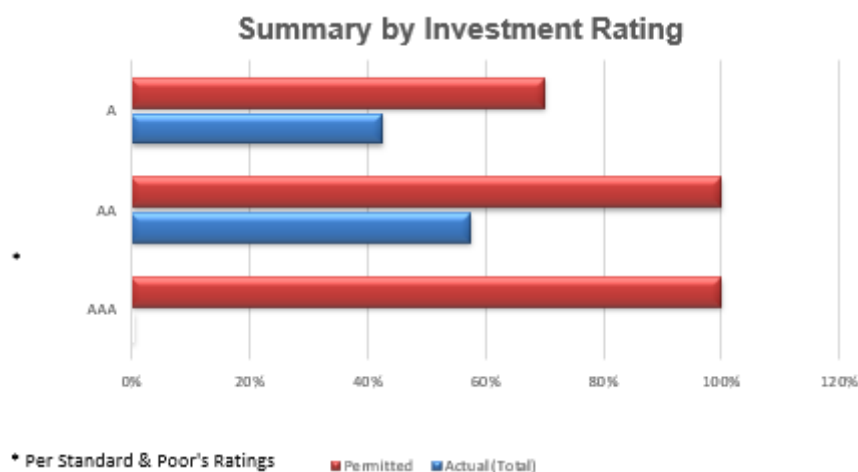
## TYPE OF INVESTMENTS



9. The majority of Council's investment portfolio is made up of term deposits, which account for approximately 76% of total investments.
10. Floating Rate Notes (FRN) can offer liquidity and a higher rate of income accrual, which is highly recommended by our Investment Advisors (CPG Research & Advisory).
11. The following are the types of investments held by Council:
  - (a) Cash and Call Accounts refer to funds held at a financial institution and can be recalled by Council either same day or on an overnight basis.
  - (b) A Floating Rate Note (FRN) is a debt security issued by a company with a variable interest rate. This can either be issued as Certificates of Deposit (CD) or as Medium-Term Notes (MTN). The interest rate is floating, where the adjustments to the interest rate are usually made quarterly and are tied to a certain money market index such as the Bank Bill Swap Rate.
  - (c) A Term Deposit is a debt security issued by a company with a fixed or floating interest rate over the term of the deposit, where the adjustments to the interest rate are usually made quarterly and are tied to a certain money market index such as the Bank Bill Swap Rate.
  - (d) A Fixed Rate Bond is a debt security can be issued by a company or government in a form of fixed rate of interest at a specified time.

## POLICY LIMITS

12. The graph below shows the investment rating limits, as a percentage of total cash investments, which are allowed under Council's Investment Policy. All funds invested are within the limits set in the Investment Policy.



## INVESTMENT INCOME

13. Income from interest on investments totals \$4,506,000 which is \$985,000 higher than the year-to-date adopted budget of \$3,521,000.
14. Investments have been made in accordance with the Local Government Act 1993, Minister's Guidelines, Regulations and Council's Investment Policy.

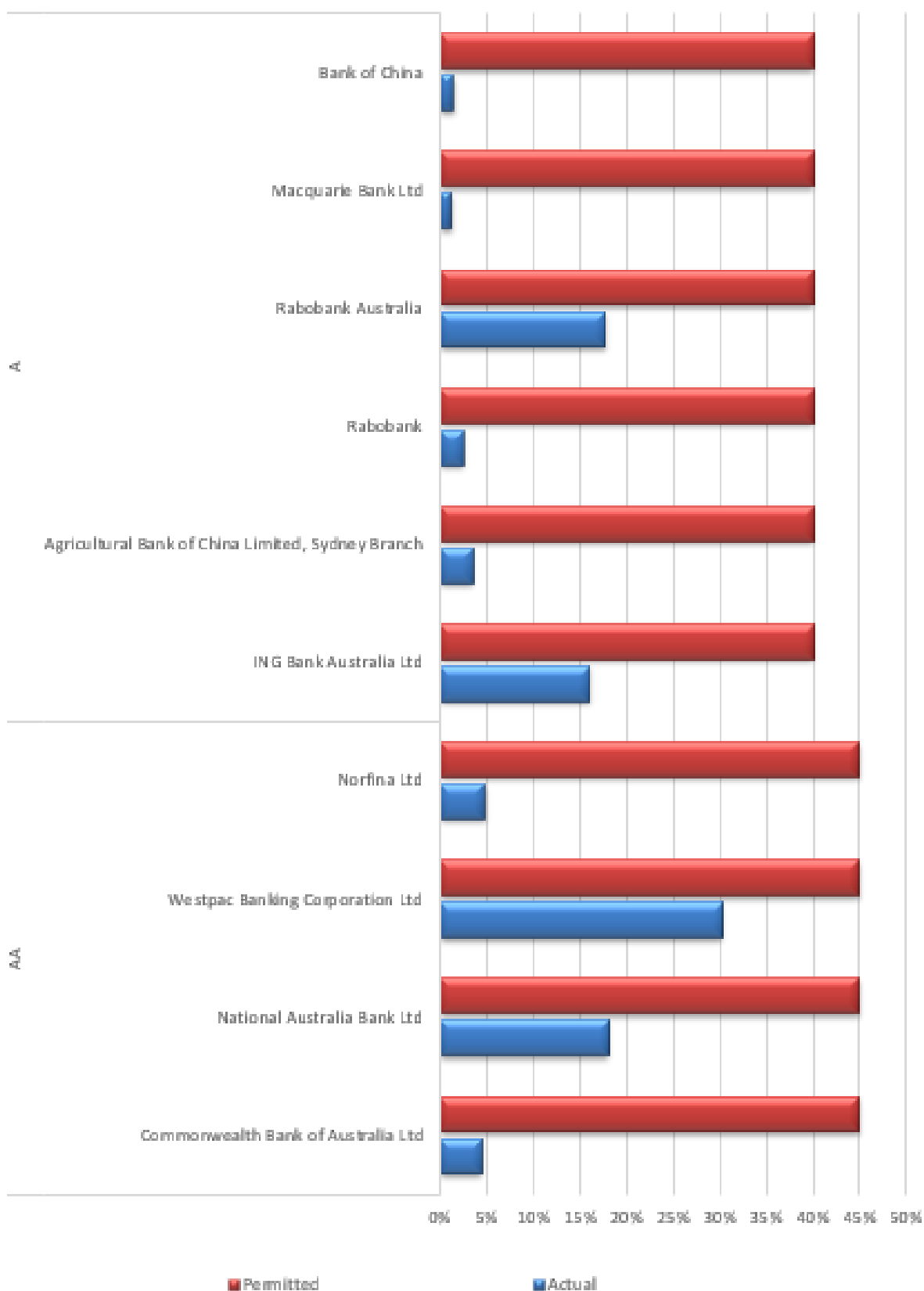
## ANALYSIS OF INVESTMENTS

15. Investment Duration

| Investment Term        | Market Value \$000's | % Total Value | Policy Limits % |
|------------------------|----------------------|---------------|-----------------|
| 0 to < 1 Year          | 125,665              | 44.37%        | 100%            |
| 1 to < 3 Years         | 83,908               | 29.63%        | 60%             |
| 3 to < 5 Years         | 73,622               | 26.00%        | 40%             |
| <b>Portfolio Total</b> | <b>283,195</b>       | <b>100%</b>   |                 |

16. Council's portfolio is moderately liquid, with 44% of assets maturing within 12 months. FRNs, At-Call Funds and Fixed Rate Bonds also provide additional liquidity in an emergency.
17. The following graph shows the analysis of the total cash investment by institution as at 31 October 2025.

## Investment by Institution



CCL126-25

## CREDIT RATING

18. Credit ratings are generally a statement as to an institution's credit quality. Council's investment advisors (CPG Research & Advisory) use standard & poor's credit ratings to classify the investments held by Council. Ratings ranging from AAA to A are considered investment grade.
19. A general guide for the meaning of each credit rating that Council deals with is as follows:
  - AAA: The highest possible quality. An obligor's capacity to meet its financial commitments on the obligation is extremely strong.
  - AA: The best quality companies, reliable and stable. An obligor's capacity to meet its financial commitments on the obligation is very strong.
  - A: The obligor's capacity to meet its financial commitments on the obligation is still strong but is somewhat more susceptible to the adverse effects of changes in circumstances and economic conditions.
20. The credit quality of Council's portfolio is high with 100% of assets rated 'A' or higher.

## COUNCIL'S INVESTMENT POWERS

21. Council's investment powers are regulated by Section 625 of the Local Government Act 1993, which states:
  - A council may invest money that is not, for the time being, required by the council for any other purpose.
  - Money may be invested only in a form of investment notified by order of the Minister published in the Gazette.
  - An order of the Minister notifying a form of investment for the purposes of this section must not be made without the approval of the Treasurer.
  - The acquisition, in accordance with Section 358, of a controlling interest in a corporation or an entity within the meaning of that section is not an investment for the purposes of this section.
22. Council's Investment Policy and strategy requires that all investments are to be made in accordance with:
  - *Local Government Act 1993 - Section 625*
  - *Local Government Act 1993 - Order (of the Minister) dated 12 January 2011*
  - *The Trustee Amendment (Discretionary Investments) Act 1997 - Sections 14A (2), 14C (1) & (2)*
  - *Local Government (General) Regulations 2021*
  - *Investment guidelines issued by the Department of Local Government*

## LEGAL MATTERS

23. Since January 2019 Georges River Council has been participating in a Group Class Action against Fitch Ratings Inc and Fitch Ratings Ltd (collectively Fitch), in respect to losses suffered in relation to products Council acquired which were rated by Fitch, specifically the Corsair (Cayman Islands) No.4 Ltd Series 6 Kakadu Collateralised Debt Obligation (CDO)

notes (rated AA by Fitch but estimated in fact BB). Council suffered a capital loss of \$215,000 on these investments dating back to December 2006 and will seek damages of the capital loss including lost interest, as part of the action.

24. As a Group Member, Council will not incur any legal costs or disbursements or be liable for any adverse costs order that the Court may make in the proceedings. The Banton Group Pty Ltd (Banton) is the legal firm acting for Council in relation to the class action proceedings against Fitch, engaged on November 2020. Banton has been working on the matter and conferring with consultant experts on a new potential fraud issue within Fitch's ratings methodology. The latest quarterly correspondence on this matter was in early September 2025. Following the case management hearing on 14 August 2025, the Court issued orders setting out a detailed timetable for discovery, evidence exchange, and expert reporting, culminating in a six-week trial commencing on 3 May 2027. Key milestones include respondents' first tranche discovery by 4 September 2025, applicants' discovery by 30 September 2025, lay and expert evidence exchanges through to April 2026, and a joint experts report due by 15 May 2026.

## FINANCIAL IMPLICATIONS

25. Income from interest on investments totals \$4,506,000 which is \$985,000 higher than the year-to-date adopted budget of \$3,521,000.
26. The majority of Council's cash is restricted for specific purposes, with approximately 17% available as unrestricted operating cash, which is a funding source for ongoing service provision, capital renewal and unforeseen events. Around 53% of the cash is externally restricted by legislation or formal agreements, mainly involving developer contributions, domestic waste, and unspent grants. Internally restricted cash, approximately 30% of the funds, are reserved for governance and sustainability to support funding strategies and asset management. This financial structure highlights the need for effective management of these restricted funds to ensure the Council's financial health and operational requirements.

## RISK IMPLICATIONS

27. 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.
28. The risk has been managed by Council's management of investments in accordance with the relevant Act and Regulations, along with Council's adopted Investment Policy. To further minimise the risk, Council is progressively moving towards the placement of investments only in investments rated A or above.


## COMMUNITY ENGAGEMENT

29. No community consultation is required.

## FILE REFERENCE

D25/352365

## ATTACHMENTS

Attachment 1  P04. Investment Portfolio as at 31 Oct 2025 - *published in separate document*



**Item:** CCL127-25 Property Matter - Easement to Drain Water - Pearce Avenue Reserve, Peakhurst

**Author:** Strategic Property Officer

**Directorate:** Business and Corporate Services

**Matter Type:** Finance and Governance

CCL127-25

**RECOMMENDATION:**

- (a) That an Easement for Drainage be granted in Pearce Avenue Reserve, Peakhurst (Lot J in Deposited Plan 36537) in favour of Lot 289, 290 and 291 in Deposited Plan 36537 (18-20 Peake Parade, Peakhurst and 2 Pearce Avenue, Peakhurst).
- (b) That the General Manager be authorised to execute the Section 88B or Transfer Granting Easement and all associated documentation to create the easement.
- (c) That all costs associated with the proposed stormwater infrastructure, makegood and subsequent granting of the easement, be met by the applicant.

**EXECUTIVE SUMMARY**

1. As part of the conditions of MOD2024/0119, the owner of 18-20 Peake Parade & 2 Pearce Avenue, Peakhurst is required to construct a new stormwater pipe and head wall in Pearce Avenue Reserve.
2. The owner is also required to obtain an easement to drain water over part of the reserve. The easement must allow for a piped, gravity fed system of stormwater from the subject site with direct underground connection to the stormwater system within the adjoining Council owned land described as Lot J in DP 36537 and known as Pearce Avenue Reserve, Peakhurst.
3. The purpose of this report is to seek approval to grant the proposed easement over the reserve. The easement will be granted at market value, with the applicant responsible for all associated costs of creating the easement.

**BACKGROUND**

4. Georges River Council is the owner of a public reserve known as Pearce Avenue Reserve, Peakhurst. The reserve is located at 20 Pearce Avenue, Peakhurst and is legally described as Lot J in DP 36537. The reserve is classified as 'Community' land under the community provisions of the Local Government Act 1993. A location plan is annexed to this report as Attachment 1.
5. In furtherance of a condition in Development Consent – Modification of Determination MOD2024/0119, Council has received a request from the owner of the development site for an Easement to Drain Water from their property to the stormwater pit (to be constructed in accordance with Council's requirements) located within the adjoining reserve. The proposed easement is 1 metre wide and approximately 4.2m long (4.7 metres on one side and 3.7 metres on the other). Details of the easement can be viewed on the Location Plan in Attachment 1.
6. The provisions of the Local Government Act 1993, permit Council to grant easements for drainage over community classified land to allow connection into existing public drainage infrastructure within that land. The required section 88B or Transfer Granting Easement and associated documentation will be executed after the proposed stormwater pit has been established.

7. The proposal does not change or reduce the existing flood risk. Water will be directed to its natural discharge point, with stormwater continuing to flow into the same catchment or sub-catchment as it currently does, following the natural land slope toward the rear of the site.

## FINANCIAL IMPLICATIONS

8. In exchange for granting the proposed easement, the applicant will be required to pay market value consideration for encumbering Council's land. The summary market value Determination is annexed to this report as (confidential) Attachment 2.
9. The applicant/owner has agreed to pay the lower figure of the valuation range provided by Council's consultant property valuer (figure provided on page 11 of 14 within confidential Attachment 2).
10. In addition to the determined market value, the applicant has agreed to pay incurred valuation, legal, survey, lodgement, and registration costs, as well as all costs for the required infrastructure upgrade works to the existing Council stormwater system within the reserve.

## RISK IMPLICATIONS

11. No risks identified.

## COMMUNITY ENGAGEMENT

12. Public Notification of the proposed easement will be undertaken in accordance with Section 46 of the Local Government Act 1993.

## FILE REFERENCE

D25/369615

## ATTACHMENTS

Attachment [↓](#)1 Location Plan - Easement to Drain Water - Pearce Avenue Reserve



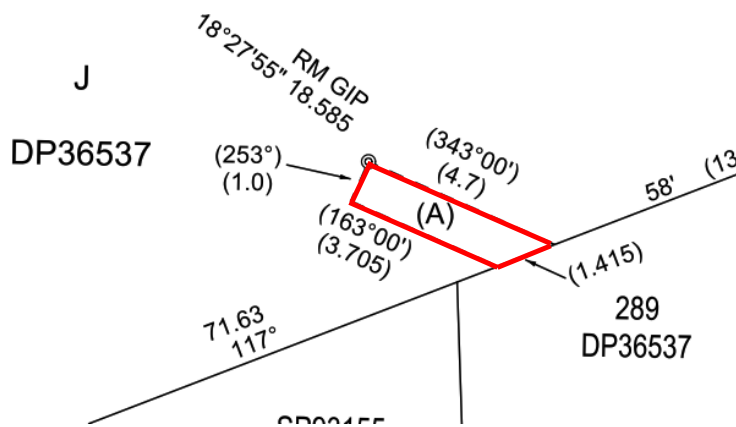
Attachment 2 Valuation Summary - *published in separate document* (Confidential)

## Location Plan



Easement route edged yellow

## Easement Plan



Easement outlined in red

**Item:** CCL128-25 Application Pursuant to Councillor Ward Discretionary Fund Policy - December 2025

**Author:** Executive Services Officer

**Directorate:** Office of the General Manager

**Matter Type:** Finance and Governance

CCL128-25

**RECOMMENDATION:**

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

CWF10/25-26 – Application submitted by Councillor Dimoski on behalf of Kogarah Historical Society Inc. 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<br>(\$2,500/Councillor) | Funds<br>Allocated to<br>date including<br>this report | Remaining<br>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

D25/371887

## ATTACHMENTS

Attachment [1](#) Councillor Ward Discretionary Funds Attachment 1



Attachment [2](#) Attachment 2 - ABN numbers Councillor Ward Discretionary Funds December 2025



| Form Code  | Claim-How Items requesting funding | Date of application      | Legal name                     | Trading name               | ABN        | ABN Registered | Incorporated Entity | Registered for GST | Intended purpose of funding   | Event project date | Amount of funding requested | Declaration of conflict of interest | Community Scope  | Does the recipient meet the eligibility requirements   | History of previous applications               |
|------------|------------------------------------|--------------------------|--------------------------------|----------------------------|------------|----------------|---------------------|--------------------|---|--------------------|-----------------------------|-------------------------------------|--|--|--|
| CWF1028-30 | Other Discrete                     | Individual (Mar 31,2025) | Kogarah Historical Society Inc | Kogarah Historical Society | 2836622045 | Yes            | 1270468             | No                 | Kogarah Historical Society, now in its 100th year, was founded in 1925 to encourage the study of Australian history and promote awareness of the history of the Kogarah Municipality. Their motto is "Preserving the Past for the Future". The Society is run by volunteers, all women. They are part of the Senior Reference group of CRC, and care for Centennial College Museum for the community. The Local History prize calls for essays up to 5000 words, on any aspect of CRC, such as environmental heritage, bush, heritage, events, organisations, and personalities. Entries close on 12 Dec 2025, and winners are announced in Feb 2026. | 12/12/2025         | \$50                        | No conflict of interest             | The Kogarah Historical Society, now in its 100th year, was founded in 1925 to encourage the study of Australian history and promote awareness of the history of the Kogarah Municipality. Our motto is "Preserving the Past for the Future". | 1.1.1. Further to define and support inclusive and accessible events that meet community aspirations and connect people, communities and diverse groups. | 23/9/2025, 24/3/2025, 24/3/2025, and 22/9/2025 |

## **Nickie Paraskevopoulos**

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**From:** eForms  
**Sent:** Tuesday, 25 November 2025 9:12 PM  
**To:** Claudine Pfeiffer; Jodie Cassidy; Marisa Severino; Nickie Paraskevopoulos; Sue Matthew; Vicki McKinley; Georges River Council Mail  
**Subject:** Councillor Ward Discretionary Fund - Oliver Dimoski

Hi Office of General Manager,

Councillor Ward Discretionary Fund you submitted was successfully sent for review.

Details of the Fund is shown as below.

1. **Code: CWF 10/25-26**
2. **Name of Councillor Requesting funding: Oliver Dimoski**
3. **Name of Councillors in support of Ward funding (if applicable):**  
NA
4. **Class of application: Community Group (Max \$2,000)**
5. **Legal Name: Kogarah Historical Society Inc**
6. **Trading name: Kogarah Historical Society Inc**
7. **Registered for GST: No**
8. **ACNC Registered: Yes**
9. **ABN: 28596235945**
10. **Incorporated Entity: 1215404**
11. **Intended purpose of funding: Contributing towards The Local History prize- It calls for essays up to 5000 words, on any aspect of GRC area, such as environmental heritage, built heritage, events, organisations, and personalities. Entries close on 12 Dec 2025, and winners are announced in Feb 2026. Entries close on 12 Dec 2025, and winners are announced in Feb 2026.**
12. **Event/project date: 12-12-2025**
13. **Amount of funding requested (Max \$2,000): 500**
14. **Contact Name: Ghilian Whan**
15. **Phone number: 95467314**
16. **Mobile: 61439667843**
17. **Email: gillwhan33@gmail.com**



18. Website: <https://kogarah.historicalsociety.com.au/>

19. Street: Carss Cottage, Carss Park New South Wales 2221

20. Suburb: Carss Park

21. State: New South Wales

22. Postcode: 2221

23. Please enter Postal address: Kogarah Historical Society Inc, PO Box 367, Kogarah NSW 1485

24. Declaration of conflict of interest: No conflict of interest

25. Community Group: Kogarah Historical Society, now in its 56th year, was founded in 1970 to encourage the study of Australian History and promote awareness of the history of the Kogarah Municipality. Their motto is "Preserving the Past for the Future". The Society is run by volunteers, all seniors. They are part of the Seniors Reference group of GRC., and care for Carss Cottage Museum for the community. The Local History prize calls for essays up to 5000 words, on any aspect of GRC area, such as environmental heritage, built heritage, events, organisations, and personalities. Entries close on 12 Dec 2025, and winners are announced in Feb 2026.



## ABN Lookup

There is scheduled system maintenance occurring from 9:00PM Friday, 7 November 2025 to 8:00AM Monday, 10 November 2025 (AEDT). During these times, the ABN refresh service will be unavailable, and users may experience delays with their ABNs appearing on the Lookup services.

## Current details for ABN 28 596 235 945

### ABN details

|                             |                                  |
|-----------------------------|----------------------------------|
| Entity name:                | KOGARAH HISTORICAL SOCIETY INC   |
| ABN status:                 | Active from 12 May 2000          |
| Entity type:                | Other Incorporated Entity        |
| Goods & Services Tax (GST): | Not currently registered for GST |
| Main business location:     | NSW 1485                         |

### Australian Charities and Not-for-profits Commission (ACNC)

KOGARAH HISTORICAL SOCIETY INC is registered with the Australian Charities and Not-for-profits Commission (ACNC) [as follows](#):

|  |             |
|--|-------------|
| ACNC registration  | From        |
| Registered as a charity <a href="#">view ACNC registration</a> | 03 Dec 2012 |

### Trading name(s)

The ABR stopped collecting and updating trading names in May 2012. Businesses now register their business name on the national Business Names Register. To learn more visit the [ASIC Website](#).

|                                |             |
|--------------------------------|-------------|
| Trading name                   | From        |
| KOGARAH HISTORICAL SOCIETY INC | 12 May 2000 |

### Charity tax concession status

KOGARAH HISTORICAL SOCIETY INC is a Charity endorsed to access the following tax concessions:

|                      |             |
|----------------------|-------------|
| Tax concession       | From        |
| GST Concession       | 01 Jul 2005 |
| FBT Rebate           | 01 Jul 2005 |
| Income Tax Exemption | 01 Jul 2000 |

### Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 09 Apr 2019

Record extracted: 04 Nov 2025

# Kogarah Historical Society Inc

✓ Charity is registered.

✓ Charity reporting is up to date.

## Charity details

**ABN:**

[28596235945](#)

**Address:**

Po Box 367  
Kogarah  
NSW, 1485, Australia

**Email:**

[info@kogarah.historicalsociety.com.au](mailto:info@kogarah.historicalsociety.com.au)

**Address For Service email:**

[info@kogarah.historicalsociety.com.au](mailto:info@kogarah.historicalsociety.com.au)

**Website:**

<http://www.kogarah.historicalsociety.com.au>

**Charity Size:**

Small

**Who the charity helps:**

Adults - aged 25 to under 65  
Adults - aged 65 and over  
Children - aged 6 to under 15  
Families  
Females  
Males  
Youth - 15 to under 25

**Date established:**

31 December 1969

**Last reported:**

25 April 2025

**Next report due:**

31 July 2026

**Financial year end:**

31/01

## Summary of activities

We hold monthly meetings with speakers and operate an historic house which is regularly open. The historic house also holds exhibitions which are changed periodically. Quarterly talks are also held there. We also have excursions to historic places.

## Charity programs

Operation of Carss Cottage Museum  
History museums

Monthly meetings with speaker & quarterly talks at Museum  
Heritage and history

## Using the information on the Register

Information on the Charity Register has been provided to the ACNC by charities. If information is not shown, this may be because it has not yet been provided. The ACNC may also approve information be withheld from the Charity Register in certain circumstances. [Read more about information on the Charity Register.](#)

## People

### Responsible People

The role of a 'Responsible Person' is an important one for registered charities. Generally, a charity's Responsible People are its board or committee members, or trustees.

**Adele Ryan**

**Role:** Vice-president

Associated charities

**Anne Williams**

**Role:** Treasurer

Associated charities

**Beverley Earnshaw**

**Role:** Committee Member

Associated charities

**Glynn Pulling**

**Role:** Committee Member

Associated charities

**Helen Gould**

**Role:** Committee Member

Associated charities

**Laurel Horton**

**Role:** Committee Member

Associated charities

**Patricia Young**

**Role:** Committee Member

Associated charities

**Phillip Scott**

**Role:** President

Associated charities

**Robert McGarn**

**Role:** Public Officer

**Role:** Committee Member






















Associated charities



**Wendy Agzarian****Role:** Committee Member[Associated charities](#) →**Whan Gillian****Role:** Secretary[Associated charities](#) →

## Documents

### Annual reporting

| Title                             | Due date       | Date received     | Download   |
|-----------------------------------|----------------|-------------------|--|
| Annual Information Statement 2026 | 31 July 2027   | Not yet submitted | —  |
| Financial Report 2026             | 31 July 2027   | Pending           | —  |
| Annual Information Statement 2025 | 31 July 2026   | Not yet submitted | —  |
| Financial Report 2025             | 31 July 2026   | Pending           | —  |
| Annual Information Statement 2024 | 31 July 2025   | 25 April 2025     |  <a href="#">View AIS</a>   |
| Financial Report 2024             | 31 July 2025   | 25 April 2025     |  <a href="#">Download</a> |
| Annual Information Statement 2023 | 31 July 2024   | 3 May 2024        |  <a href="#">View AIS</a> |
| Financial Report 2023             | 31 July 2024   | 3 May 2024        |  <a href="#">Download</a> |
| Annual Information Statement 2022 | 31 July 2023   | 22 June 2023      |  <a href="#">View AIS</a> |
| Financial Report 2022             | 31 July 2023   | 22 June 2023      |  <a href="#">Download</a> |
| Annual Information Statement 2021 | 31 July 2022   | 28 August 2022    |  <a href="#">View AIS</a> |
| Financial Report 2021             | 31 July 2022   | 28 August 2022    |  <a href="#">Download</a> |
| Annual Information Statement 2020 | 31 July 2021   | 15 October 2021   |  <a href="#">View AIS</a> |
| Financial Report 2020             | 31 July 2021   | 15 October 2021   |  <a href="#">Download</a> |
| Annual Information Statement 2019 | 31 August 2020 | 4 October 2020    |  <a href="#">View AIS</a> |
| Financial Report 2019             | 31 August 2020 | 4 October 2020    |  <a href="#">Download</a> |
| Annual Information Statement 2018 | 31 July 2019   | 27 June 2019      |  <a href="#">View AIS</a> |
| Financial Report 2018             | 31 July 2019   | 27 June 2019      |  <a href="#">Download</a> |
| Annual Information Statement 2017 | 31 July 2018   | 26 June 2018      |  <a href="#">View AIS</a> |
| Financial Report 2017             | No due date    | Not required      | —  |
| Annual Information Statement 2016 | 31 July 2017   | 27 April 2017     |  <a href="#">View AIS</a> |
| Financial Report 2016             | No due date    | Not required      | —  |
| Annual Information Statement 2015 | 31 July 2016   | 27 April 2017     |  <a href="#">View AIS</a> |
| Financial Report 2015             | No due date    | Not required      | —  |
| Annual Information Statement 2014 | 31 July 2015   | 27 August 2015    |  <a href="#">View AIS</a> |
| Financial Report 2014             | No due date    | 27 August 2015    |  <a href="#">Download</a> |
| Annual Information Statement 2013 | 31 July 2014   | 27 August 2015    |  <a href="#">View AIS</a> |
| Financial Report 2013             | No due date    | 27 August 2015    |  <a href="#">Download</a> |

## Documents

| Title              | Date           | Reporting year | Download                 |
|--------------------|----------------|----------------|--------------------------|
| Governing Document | 17 June 2023   | —              | <a href="#">Download</a> |
| Annual Report      | 4 October 2020 | 2019           | <a href="#">Download</a> |
| Annual Report      | 27 June 2019   | 2018           | <a href="#">Download</a> |

## History

### The charity's subtype history

| Purpose  | Start date      |
|--|-----------------|
| Purposes beneficial to the general public that may reasonably be regarded as analogous to, or within the spirit of, any of the other charitable purposes | 1 January 2014  |
| 2012 Another purpose beneficial to the community   | 3 December 2012 |

### Registration status history

| Effective date  | Status     |
|-----------------|------------|
| 3 December 2012 | Registered |

**Item:** CCL129-25 Audit, Risk and Improvement Committee - Minutes of Meetings held 4 September 2025 (Confirmed) and 27 November 2025 (Unconfirmed)

**Author:** Chief Audit Executive

**Directorate:** Office of the General Manager

**Matter Type:** Finance and Governance

CCL129-25

#### **RECOMMENDATION:**

- (a) That the confirmed Minutes of the Audit, Risk and Improvement Committee meeting held on 4 September 2025 be received and noted by Council.
- (b) That the unconfirmed Minutes of the Audit, Risk and Improvement Committee meeting held on 27 November 2025 be received and noted by Council.

#### **EXECUTIVE SUMMARY**

1. Council's Audit, Risk and Improvement Committee Model Terms of Reference provides for the reporting of Audit, Risk and Improvement Committee (ARIC) Minutes to the Council, as per the assurance reporting requirements, section 5.
2. The Minutes of the ARIC meeting held on the 4 September 2025 were confirmed by the ARIC at its 27 November 2025 meeting and are now submitted for Council's information.
3. The Minutes of the ARIC meeting held on the 27 November 2025 are unconfirmed. They will be confirmed at the next normal ARIC meeting to be held on 5 March 2026.

#### **BACKGROUND**

4. The attached Minutes relate to the ARIC meetings held on 4 September 2025 and 27 November 2025 respectively.
5. The Minutes are also available to Councillors on the ARIC HUB accessible via the Councillor HUB.

#### **FINANCIAL IMPLICATIONS**

6. No budget impact for this report.

#### **RISK IMPLICATIONS**

7. Ineffective Governance - Strategic Risk 7: 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. In NSW, the Office of Local Government mandates all councils establish an ARIC and establish an internal audit function.

#### **COMMUNITY ENGAGEMENT**

8. Community engagement was not required for this report.


#### **FILE REFERENCE**

D25/378304

#### **ATTACHMENTS**

Attachment 1  ARIC 4 September 2025 Meeting Minutes (Confirmed) - *published in*



Attachment 2  *separate document*  
ARIC 27 November 2025 Meeting Minutes (Unconfirmed) - *published in*  
*separate document*

**ASSETS AND INFRASTRUCTURE****Item:** CCL130-25 Olds Park Roof Replacement Construction - Budget Update**Author:** Manager City Technical Services**Directorate:** Assets and Infrastructure**Matter Type:** Assets and Infrastructure

CCL130-25

**RECOMMENDATION:**

- (a) That Council approve the non-budgeted capital expenditure, as outlined in the confidential attachment, to proceed with the Olds Park Roof Replacement construction project.
- (b) That the additional budget expenditure is funded, as outlined in the confidential attachment.

**EXECUTIVE SUMMARY**

1. Budget was allocated during the 2024/25 financial year to investigate and design remedial actions for water ingress and related structural issues affecting the roof of the western Olds Park sporting amenity.
2. A suitably qualified consulting team has completed the rectification design and costings, enabling the progression of this project to execute the roof rectification works, following the provision of appropriate budget.

**BACKGROUND**

3. Following a significant storm event in January/February 2025, a section of the western Olds Park Football amenity experienced substantial water ingress, which exposed underlying structural concerns with the roof. As a result of these impacts, the facility's usability and overall amenity was reduced, limiting availability of this section for community sport and associated activities.
4. To address structural concerns and restore functionality, budget was allocated during the 2024/25 financial year to investigate the extent of the damage and design appropriate remedial actions. This work aimed to ensure the long-term resilience of the structure and prevent future disruptions caused by similar events.
5. A Request for Quotation (RFQ) was released in April 2025 to seek professional services for the detailed design of the roof reconstruction. The scope included the following:
  - (a) to undertake all required site inspections and investigations by suitably qualified specialists/consultants to inform the design.
  - (b) to provide an assessment of what has occurred and led to the failure, and recommend appropriate rectification works to be designed in later stages.
  - (c) to liaise and collaborate with Council's Project Engineering, Strategic Placemaking, and Maintenance teams in preparing and finalising the design, ensuring expectations are met.
  - (d) to deliver all required detailed design documentation, recommendation and engineering certification, to inform construction.
  - (e) to ensure the site demonstrates compliance with all applicable Australian Standards, codes and best practice guidelines.

- (f) to deliver a detailed cost estimate outlining the anticipated costs to undertake the identified works. Costings should be provided by a suitably qualified quantity surveyor.
6. The detailed design and cost estimate has been completed, enabling the progression of this project to rectify the roof structure.

### **FINANCIAL IMPLICATIONS**

- 7. The construction works associated with the rectification of the roof are unbudgeted.
- 8. Table 1 in the confidential attachment identifies the proposed funding and budget revision for this project.
- 9. In line with the Sustainable Procurement Policy, budget must be adopted prior to engagement and award of contracts. As such, the budget adjustment is required to progress this project.

### **RISK IMPLICATIONS**

- 10. The execution of roof rectification works will negate the current roof structural failure issue.

### **COMMUNITY ENGAGEMENT**

- 11. The community, including sporting amenity users, will be notified prior to the commencement of construction works, in line with City Technical Services' Community Engagement Guidelines.
- 12. Sporting amenity users include Football (soccer), Aussie Rules, Little Athletics and Netball.
- 13. This project has been identified as part of Council's Sports Advisory Committee, Capital Works update, with updates continuing until project completion.

### **FILE REFERENCE**

D25/345124

### **ATTACHMENTS**

Attachment 1      Olds Park Roof Replacement Construction - Budget Update - *published in separate document* (Confidential)

**Item:** CCL131-25 T25/014 Riverwood Park Sporting Field Design and Construction

**Author:** Senior Procurement and Contracts Business Partner and Manager City Technical Services

**Directorate:** Business and Corporate Services

**Matter Type:** Assets and Infrastructure

CCL131-25

**RECOMMENDATION:**

- (a) That in accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accepts the Tender that is recommended for T25/014 Riverwood Park Sporting Field Design and Construction, as outlined in the confidential attachments.
- (b) That the General Manager be authorised to execute the Contract with the successful Contractor on behalf of Council, subject to a satisfactory financial assessment.
- (c) That Council inform the unsuccessful Tenderers of the resolution.
- (d) That the Council adopt the revised budget as contained in the confidential attachment.

**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 T25/014 Riverwood Park Sporting Field Design and Construction.
2. This report provides the background information for Council to enter into a contract with the entity recommended as the Principal Contractor. The report details the Request for Tender process undertaken with the confidential matters outlined in the confidential attachments.

**BACKGROUND**

3. Riverwood Park Sports field is a highly utilised open space located at Riverwood Park, covering approximately 36,000 m<sup>2</sup>. The site includes three full-size rugby fields and one junior field. The sports fields are actively used by a wide range of sporting groups, with primary users including rugby league, rugby union and cricket. In addition, various local schools rely on the facility throughout the year for school sports programs, carnivals, and events.
4. Due to heavy year-round usage across multiple sporting codes, the existing field has suffered from severe compaction, turf stress, and differential settlement, resulting in poor surface condition at the end of each season. The proposed works under this Tender aim to fully reconstruct the field to provide a safe, durable, and high-performing playing surface. It is anticipated that all areas will require stripping of the remaining grass/weed cover, significant regrading to ensure optimal playability and performance, and include the introduction of improved growing medium, returfing and establishment.
5. At present, the field does not contain a functional irrigation or subsurface drainage system. Therefore, the design and installation of a new irrigation system and subsurface drainage network across the entire playing field is required as part of the base scope of works.

6. It is believed that the reserve was subject to historic uncontrolled filling, prior to the development of the sports field, which has led to ongoing subsidence in the western modified field. It is anticipated that surface levels will need to be significantly raised to achieve compliant grades and avoid excavation into potentially contaminated soil. The design needs to consider potential retaining structures to manage this level change. This change will also impact the current lighting infrastructure. As such, the design and construction of a new sports field lighting system is to be included.
7. Councils' open space assets hold high strategic importance to Council and the community as per Councils Delivery Program 2025-2029 and Operational Plan 2025-2026- Pillar 4 – Our Built Environment (Strategy 4.5.1 Provide new and upgraded community assets and services to the LGA).
8. To ensure Council's commitment as a leading people-focused organisation delivering outstanding results for our community and city, it is vital that Councils open space assets are always safe, functional and compliant to the appropriate Australian Standards.
9. Therefore, it was determined that a Request for Tender (RFT) process would be undertaken seeking a suitably qualified and experienced contractor to undertake the detailed design and reconstruction of the natural turf sports fields at Riverwood Park, Riverwood.
10. Accordingly, 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:
  - Company profile and relevant experience
  - Program of works
  - Methodology
  - Value for money
  - Quality Assurance
  - WHS
  - Environmental Practices
11. The RFT was advertised via the VendorPanel e-Tendering platform on Tuesday 30 September 2025 and closed on Tuesday 04 November 2025 at 2.00pm. There were six (6) submissions received with no late submissions.
12. Submissions were received from the following organisations:
  - Ford Civil Contracting Pty Ltd
  - Neverstop Water Group
  - Polytan Asia Pacific Pty Ltd
  - Solutions Plus Built Pty Ltd
  - Statewide Civil Pty Ltd
  - WEM Civil

13. The Evaluation Panel commenced evaluation of all Tender submissions and the Panel's recommendation is outlined in this report.

### **FINANCIAL IMPLICATIONS**

14. The tender outcome has resulted in a proposed reduction to the budget. Refer to Confidential Attachment 1 for detailed information

### **RISK IMPLICATIONS**

15. 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**

D25/372394

### **ATTACHMENTS**

- Attachment 1 Confidential Attachment 1 -T25 014 Riverwood Park Sporting Field Design and Construction - *published in separate document* (Confidential)
- Attachment 2 Confidential Attachment 2 -T25/014 Riverwood Park Sporting Field Design and Construction - *published in separate document* (Confidential)

**Item:** CCL132-25 T25/001 Olds Park Premium Sporting and Community Facility Construction

**Author:** Senior Procurement and Contracts Business Partner and Manager City Technical Services

**Directorate:** Business and Corporate Services

**Matter Type:** Assets and Infrastructure

CCL132-25

**RECOMMENDATION:**

- (a) That in accordance with Section 178(1)(a) of the Local Government (General) Regulation 2021, Council accepts the Tender that is recommended for T25/001 Olds Park Premium Sporting and Community Facility Construction, as outlined in the confidential attachments.
- (b) That the General Manager be authorised to execute the Contract with the successful Contractor on behalf of Council, subject to a satisfactory financial assessment.
- (c) That Council inform the unsuccessful Tenderers of the resolution.
- (d) That the Council endorse the revised Budget for the project to proceed, as contained in the confidential attachment.

**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 T25/001 Olds Park Premium Sporting and Community Facility Construction.
2. This report provides the background information for Council to enter into a contract with the entity recommended as the Principal Contractor. The report details the Request for Tender process undertaken with the confidential matters outlined in the confidential attachments.

**BACKGROUND**

3. Olds Park is a regionally significant facility situated in Penshurst with multiple facilities utilised by various users. Two ovals sit within a larger sporting precinct which also supports soccer, AFL, netball and skating. The broader parkland also has additional sports fields, a shared path circuit, a skate park, multi-use courts and carparking. The proposed new premium sporting and community centre is surrounded by several existing facilities, including a sporting facility, public amenities, playing field (Oval 1), library building, walking track and public car park.
4. The public amenities and sporting facility (separate buildings) are in a state of disrepair and do not meet accessibility standards. The existing facilities sit on the embankment above Oval 1 and are the main facilities for servicing sporting groups and the public utilising Oval 1.
5. Council identified that the existing infrastructure does not meet the expectations to support a dual oval precinct, nor does it serve the significantly growing number of female participants. The existing facilities are at end of life and require renewal from an asset management perspective.
6. Council wishes to increase the capacity to appropriately cater to all users through constructing an innovative and inclusive piece of infrastructure to support the vision of a

modern and versatile facility that reflects the surrounding urban and naturalised environment.

7. Councils' open space assets hold high strategic importance to Council and the community as per Councils Delivery Program 2025-2029 and Operational Plan 2025-2026- Pillar 4 – Our Built Environment (Strategy 4.5 D: Maintain Council's building to be functional and safe.). To ensure Council's commitment as a leading people-focused organization delivering outstanding results for our community and city, it is vital that Councils open space assets are always safe, functional and compliant to the appropriate Australian Standards.
8. This change in site condition resulted in an expansion of project scope to meet lighting requirements for the full extent of sporting use. Council approved a budget increase utilising Local Roads Community Infrastructure grant funding at the December 2023 Council Meeting.
9. Delivery of this project is as per Councils Delivery Program 2022-2026 and Operational Plan 2023-2024, and in accordance with Councils Strategic Plan (Strategy 4.4.1: Ensure public parks, open space and Council buildings are accessible, well maintained and Managed).
10. In January 2024 it was determined that a tender process would be undertaken to engage a suitably qualified and experienced contractor to undertake the works as required.
11. Accordingly, 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:
  - Company profile and relevant experience
  - Program of works
  - Methodology
  - Value for money
  - Quality Assurance
  - WHS
  - Environmental Practices
12. The Request for Tender (RFT) was advertised via VendorPanel on Tuesday 9 September 2025 and closed on Tuesday 21 October 2025 at 2.00pm. There were Eleven (11) submissions received with no late submissions. Submissions were received from the following organisations in alphabetical order:
  - 2020 Projects Pty Ltd
  - Ally Infrastructure Pty Ltd
  - Arenco (Nsw) Pty Limited
  - Dalski Pty Ltd
  - Degnan (Qld) Pty Ltd
  - Mansfield Corporation Pty Limited



- Momentum Built Pty Ltd
- Reld Group Pty Ltd
- Structen Pty Ltd
- Sydbuilt Projects Pty Ltd
- Windarra Co Pty Limited

13. The Evaluation Panel commenced evaluation of all Tender submissions and the Panel's recommendation is outlined in this report.

### **FINANCIAL IMPLICATIONS**

14. The tender outcome has resulted in a proposed increase to the budget. Refer to Confidential Attachment 1 for detailed information

### **RISK IMPLICATIONS**

15. 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**

D25/373665

### **ATTACHMENTS**

- |              |  |
|--------------|--|
| Attachment 1 | Confidential Attachment 1 - T25 001 Olds Park Premium Sporting and Community Facility Construction - <i>published in separate document</i><br>(Confidential) |
| Attachment 2 | Confidential Attachment 2 - T25/001 Olds Park Premium Sporting and Community Facility Construction - <i>published in separate document</i><br>(Confidential) |

**COMMUNITY AND CULTURE****Item:** CCL133-25 Place Naming Proposal - New Facility in Peakhurst Park**Author:** Coordinator Library Operations**Directorate:** Community and Culture**Matter Type:** Community and Culture

CCL133-25

**RECOMMENDATION:**

- (a) That Council endorse the proposed name 'Peakhurst Park Community Centre' for the new multi-purpose community facility which will be built at 7A Hedley Street, Riverwood (Lot 2/DP1143770) in the Peakhurst Park precinct.
- (b) That the proposed name 'Peakhurst Park Community Centre' be placed on public exhibition for community feedback for a period of 60 days to account for the Christmas and New Year holiday period.
- (c) That Council receive a further report to present the results of the community feedback.

**EXECUTIVE SUMMARY**

1. A project to build a new multi-purpose community centre at 7A Hedley Street, Riverwood (Lot 2/DP1143770) in the Peakhurst Park precinct, is currently in progress and will be completed in April 2026.
2. The proposed name 'Peakhurst Park Community Centre' is consistent with the principles and priorities of the Georges River Council Place Naming Policy (the Policy), as it unambiguously represents the location and intended purpose of the new facility.

**BACKGROUND**

3. Peakhurst Park is a Council-owned reserve comprised of Lots 1, 2, 3, 4 and 5 in DP1143770. A project to build a new multi-purpose community centre in Lot 2/DP1143770 is currently in progress with completion scheduled in April 2026. In accordance with the Council resolution of 27 July 2020, the new facility will provide a multi-purpose hub for local community groups and allow shared usage between multiple stakeholder groups (NM058-20). In accordance with the Council resolution of 27 March 2023, the new facility will also include a self-contained area which will be occupied by the Nepalese Australian Association (NAA) under a ten-year licence agreement (CCL011A-23).



Figure 1: Peakhurst Park, highlighting Lot 2/DP1143770 which includes 7a Hedley Street, Riverwood

CCL133-25

### Georges River Council Place Naming Policy Requirements

4. Section 1 of the Policy contains the general principle of place naming to provide a consistent naming convention for all Council assets, including buildings, to provide the following benefits:
  - (a) *Efficient response to emergency situations by emergency services and other public services;*
  - (b) *Clear way-finding for the public when moving around the Georges River Local Government Area;*
  - (c) *Improved commercial activities by assisting efficient delivery of goods and services; and*
  - (d) *Recognition of the history and culture of Georges River.*
5. Section 2 of the Policy contains the general priorities for place names as follows:
  - (a) *Aboriginal history, heritage and culture;*
  - (b) *Early settlers;*
  - (c) *Historically significant people, activities and industries;*
  - (d) *War veterans; and*
  - (e) *Gender diversity.*
6. Section 7 of the Policy contains the requirements for naming Council facilities. In addition to the general priorities contained in Section 2 of the Policy, Section 7.3.1 contains the following specific principles for the naming of facilities:
  - (a) *Functional names;*
  - (b) *Non-functional names, including naming after a person, group or event;*
  - (c) *Local names;*
  - (d) *Commemorative names; or*
  - (e) *A combination of any two of the above.*

### Name Options for the New Community Centre

7. The preferred name option is 'Peakhurst Park Community Centre'. This option is recommended because it is closely aligned with the requirements of the Policy. The name:

- (a) Includes the location of the facility and will enhance clear wayfinding, in accordance with Section 1 of the Policy;
  - (b) Reflects the history of the region, being derived from the original subdivision of land called the 'Peakhurst Park Estate' in 1885 as well as early settler John Robert Peake who the suburb Peakhurst is named after, in accordance with Section 1 and 5 of the Policy;
  - (c) Provides a functional name which will help people understand the intended multi-purpose community use of the facility, in accordance with Section 1 and 7 of the Policy;
  - (d) Conforms with the common naming convention used by Council for community centres, which prioritise functional and location-based names (for example PJ Ferry Reserve Community Hall, Kingsgrove Community Centre, Mortdale Community Centre), in accordance with Section 1 and 7 of the Policy; and
  - (e) Provides continuity of the temporary unofficial name 'Peakhurst Park Community Centre' which has been used by Council since 2022 in Council reports, advertised expressions of interest and community notices.
8. An alternative name option 'Ellen Anderson Community Centre' reflects the Aboriginal history of the area in accordance with Section 2 of the Policy. This name option is not recommended because it is only partially aligned with the Policy and is not aligned with cultural best practice. Key considerations are as follows:
- (a) Ellen Anderson was a Dharawal activist who was the daughter of Biddy Giles and the mother of Joe Anderson, also known as King Burruga. Each were important figures in the history of the area. The name option is consistent with the gender diversity priority in Section 2 and the commemorative name requirements in Section 7.3 of the Policy;
  - (b) Ellen Anderson's most significant contribution to the heritage of the area was not at Peakhurst Park but elsewhere, notably on the land she owned at Salt Pan Creek, located near present day Charm Place, Peakhurst. The Salt Pan Creek Community specifically became an area of political activism and knowledge sharing associated with Ellen Anderson and her family;
  - (c) Following an invitation to Council's Aboriginal and Torres Strait Islander Advisory Committee to provide suggestions for the place naming opportunity, no suggestions were received. The name option 'Ellen Anderson Community Centre' was separately identified by historical research by council officers;
  - (d) The name option derived from Ellen Anderson would be better suited to a cultural placemaking initiative in the Salt Pan Creek area, consistent with Goal 1.6 of the Aboriginal and Torres Strait Islander Strategy, rather than the facility at 7A Hedley Street, Riverwood which is not a dedicated cultural centre and is intended for mixed use; and
  - (e) The name option will not enhance clear wayfinding outcomes or help people understand the purpose of the facility.
9. Alternative name options 'John Peake Community Centre' or 'Isaac Peake Community Centre', reflect the history of early settlement in the region, in accordance with Section 2 of the Policy. However, these name options are not recommended because they are only partially aligned with the Policy. Key considerations are as follows:
- (a) In 1838 John Robert Peak acquired 10 acres of land in the present-day location of Peakhurst Park and in 1894 his son Isaac Peake was appointed as one of trustees to

the land. The option for a commemorative name is consistent with Section 7.3 of the policy;

- (b) In accordance with Section 4.1.3 of the Policy, 'ownership of land is not in itself sufficient grounds for a naming request';
  - (c) Isaac Peake's most significant contribution to the heritage of the area was not at Peakhurst Park but elsewhere, at his homestead located at present day Olds Park, Peakhurst;
  - (d) The 'Peake' name and heritage is already reflected in the in the suburb name 'Peakhurst' and reserve name 'Peakhurst Park'; and
  - (e) The name option will not enhance clear wayfinding outcomes or help people understand the purpose of the facility.
10. A name option derived from the long use of the building, which was previously located at 7A Hedley Street, by Scouts Australia from 1974 to 2021, was not considered for the following reasons:
- (a) Council is allowed to change the name of the building because it reached end of life and is being replaced by a new facility, in accordance with Section 7 of the Policy;
  - (b) A name derived from the historic use of the location by Scouts is likely to cause confusion because the new facility is not a Scout Hall and is intended for multi-purpose use. This would be inconsistent with the clear wayfinding requirements of Section 1 of the Policy; and
  - (c) Council's Historical Markers Program provides an alternative option for the recognition of the contributions made by community organisations to particular places.
11. The name option 'Herne Bay Community Centre', to reflect the historic name of the suburb Riverwood, was not considered because it is inconsistent with the Policy for the following reasons. The suburb name 'Herne Bay' was changed to 'Riverwood' in March 1958 and no longer represents the identity of the Riverwood community. The option would also be inconsistent with Section 1 of the Policy which requires a consistent naming convention (in this case the suburb name) as well as clear wayfinding outcomes.
12. The name option 'Riverwood Community Centre', to reflect the suburb where 7A Hedley Street is located, was not considered because it is inconsistent with the Policy. There is already a facility with the name 'Riverwood Community Centre' at 151 Belmore Road North, Riverwood and the Policy does not allow duplication of names as they cause confusion.
13. The name option 'Peakhurst Community Centre', to reflect the general vicinity of the facility, was not considered because it is inconsistent with the Policy. The name does not assist clear wayfinding and is likely to cause confusion as the facility address is in Riverwood and is within the reserve called 'Peakhurst Park'.
14. Accordingly, the proposed name 'Peakhurst Park Community Centre' is recommended for the new multi-purpose community facility located in Peakhurst Park.

## FINANCIAL IMPLICATIONS

15. No budget impact for this report. The cost of signs with the name of the community centre is within the capital works budget for the facility.

## RISK IMPLICATIONS

16. Strategic Risk 6: Reputation:

If a formal name is not assigned to the new community centre, there is a risk to Council's reputation due to potential confusion, and a perception of inconsistency in decision-making. Proceeding with a clear, policy-aligned name such as 'Peakhurst Park Community Centre' reinforces the area's identity as well as Council's credibility. The recommended name supports general wayfinding and improves potential emergency response outcomes.

17. Strategic Risk 7: Ineffective Governance:

The adoption of names that do not comply with the Policy or broader regulatory requirements, increases Council's risk of ineffective governance. Inconsistent application of policies and procedures can undermine Council's governance framework and expose the organisation to non-compliance. The recommendations of this report are in accordance with Council's Policy and the decision-making framework for place naming, which aligns with the requirements of the NSW Geographical Names Board, thereby demonstrating sound governance and adherence to legislative standards. The proposed name is consistent with the Policy as well as the proposed requirements of the revised draft Place Naming Policy which is currently on public exhibition but not yet approved by Council.

## COMMUNITY ENGAGEMENT

18. During October 2025, Council's Aboriginal and Torres Strait Islander Advisory Committee was invited to identify potential names for the new community centre at 7A Hedley Street, but no name options were identified.
19. Should Council endorse the recommended name for the new community centre, the proposal will be put on public exhibition on Council's Your Say platform for a period of 60 days to account for the Christmas and New Year holiday period.
20. Residents living in the vicinity of the community centre will be issued with letters informing them about the proposal and the opportunity to provide feedback.

## FILE REFERENCE

D25/362707

## ATTACHMENTS

Nil

**Item:** CCL134-25 Event Grant - Greek Epiphany Festival 2026

**Author:** Coordinator Events and Sponsorship

**Directorate:** Community and Culture

**Matter Type:** Community and Culture

CCL134-25

#### RECOMMENDATION:

That Council approves the event grant request of \$19,970 (\$16,060 financial and \$3,910 in kind value) to support the 'Epiphany Greek Festival' on Sunday 11 January 2026.

#### EXECUTIVE SUMMARY

1. This report seeks Council approval for an event grant application totalling \$19,970 (\$16,060.00 financial and \$3,910.00 in kind value) to support Greek Orthodox Archdiocese of Australia, *Epiphany Festival*.
2. This application has been assessed in accordance with Council's Grants and Donations Policy and is recommended for approval.

#### BACKGROUND

3. Georges River Council receives requests from community organisations seeking support for community events and initiatives. In accordance with the Georges River Council Grants and Donations Policy (2025), each application is assessed, and recommendations are presented to Council for consideration.
4. On Monday 3 November 2025, Council received correspondence from Greek Orthodox Archdiocese of Australia requesting an event grant of \$19,970 (\$16,060 financial and \$3,910 in kind value) in relation to their event application to host The Epiphany Festival event. This event will be held on Sunday 11 January 2026 at Carss Bush Park with an expected attendance of 30,000 attendees:

|                                    |  |
|------------------------------------|--|
| <b>Organisation</b>                | Greek Orthodox Archdiocese of Australia  |
| <b>Description of organisation</b> | The Greek Orthodox Archdiocese of Australia is not for profit governing body for the Greek Orthodox Church in Australia.   |
| <b>Event Description</b>           | The Epiphany Festival is an annual major religious and cultural celebration that strengthens community ties and preserves Orthodox traditions. It provides an inclusive platform for cultural exchange, education, and engagement, while showcasing Greek heritage through ceremonies, performances, and authentic culinary experiences. |
| <b>Community Benefit</b>           | <ul style="list-style-type: none"> <li>• Social and cultural awareness</li> <li>• Economic development</li> <li>• Local area promotion</li> </ul>  |
| <b>Use of Grant</b>                | <ul style="list-style-type: none"> <li>• Traffic management</li> </ul>   |

5. This application was assessed against a range of criteria included in the Event Grant Guidelines 2025-2026, such as:
  - Promote social and cultural awareness;
  - Supports economic development of the local government area; and
  - Promotes the local government area.
6. This event is in accordance with Council's Community Strategic Plan 2025-2035:
  - Pillar 1: Our Community, specifically addressing strategies;
    - (i) Provide and support community events that connect people and reflect the diversity of our communities;
    - (ii) Provide a range of accessible services, facilities and programs that respond to social issues and foster community wellbeing;
    - (iii) Provide a range of services, programs and facilities that address the needs of local people of all ages, and through all stages of life;
    - (iv) Provide programs, services and activities that support knowledge sharing and lifelong learning; and
    - (v) Provide programs and events that promote, support and celebrate local heritage and history.
7. Specifically, the event grants are recommended for approval by Council due to alignment with the Georges River Council's Events and Festival's Charter:

| Event             | Key Features   | Alignment with Charter   |
|-------------------|--|--|
| Epiphany Festival | <ul style="list-style-type: none"> <li>• Celebrates Greek heritage and traditions through iconic customs such as the Blessing of the Waters, complemented by cultural performances, music, and storytelling.</li> <li>• Offers a vibrant cultural experience with international entertainment, children's activities, and food and product stalls, attracting a diverse audience.</li> </ul> | <ul style="list-style-type: none"> <li>• Promotes cultural diversity and inclusion by celebrating Greek heritage while welcoming all community members, fostering social cohesion and respect for multiculturalism.</li> <li>• Supports local economic development through partnerships with local businesses, food vendors, and event service providers, creating opportunities for growth and community engagement.</li> </ul> |

## FINANCIAL IMPLICATIONS

8. The total amount for Council's approval is \$19,970 consisting of:
  - Total financial value: \$16,060; and
  - Total in-kind value: \$3,910.
9. A breakdown of the event grant application received for this event is outlined in table 1 as follows:



**Table 1. Event Grant Application – November 2025**

| Event             | Event Date | Requested Amount | Recommended Financial | Recommended In-kind | Recommended Total |
|-------------------|------------|------------------|-----------------------|---------------------|-------------------|
| Epiphany Festival | 11/01/26   | \$19,970         | \$16,060              | \$3,910             | \$19,970          |

**RISK IMPLICATIONS**

10. *Strategic Risk 6: Reputation* - Poor event management or non-compliance with event permit conditions could negatively impact Council's reputation and community trust. To mitigate reputational risk:
  - (a) Council officers review and verify compliance through submitted documentation such as the Waste Management Strategy and site plans before issuing the event permit.
11. *Strategic Risk 7: Ineffective Governance* – There is a risk that this event could be funded outside of Council, or that funds may not be used appropriately. To mitigate compliance and governance risks, the:
  - (a) Assessment and recommendations of event grant applications are in line with the Event Grant Guidelines and the Georges River Council Grants and Donations Policy (2025); and
  - (b) Grant recipients are required to adhere to the Event Grant Guidelines and the Georges River Council Grants and Donations Policy (2025).
12. *Strategic Risk 7: Ineffective Governance* – There is a risk that this event may not comply with Council's governance and compliance frameworks, leading to potential breaches of policy or legislative requirements. To mitigate this:
  - (a) The Event Organiser must comply with the Georges River Council Event Guide and Toolkit, including mandatory notification requirements to residents and businesses impacted by the event.
  - (b) Council officers review and verify compliance through submitted documentation such as the Traffic Management Plan assessed by the Local Transport Forum.
  - (c) Permit conditions will enforce additional requirements when necessary, including prohibition of advertising signage on Ausgrid poles.
13. *Strategic Risk 8: Social Cohesion* – There is a risk to social cohesion if Council does not support this event grant, as community events play a key role in fostering connection, enhancing individual wellbeing, and contributing to local economic productivity. By supporting local initiatives, Council ensures that funded events deliver maximum community benefit and respond directly to community needs.

**COMMUNITY ENGAGEMENT**

14. Community engagement was undertaken in the development of the Grants and Donations Policy (2025) and Sponsorship Policy (2023) prior to adoption by Council.

**FILE REFERENCE**

D25/357559

**ATTACHMENTS**

Nil

**Item:** CCL135-25 Closed Circuit Television in Georges River

**Author:** Coordinator Community Capacity Building

**Directorate:** Community and Culture

**Matter Type:** Community and Culture

CCL135-25

#### **RECOMMENDATION:**

That Council:

- (a) Receive and note the suite of community safety initiatives, including the Community Safety Education Program, environmental design and Closed-Circuit Television (CCTV), that are ongoing and responsive to evolving community needs, enhancing actual and perceived sense of safety in the community.
- (b) Maintain, but not increase, the existing provision of CCTV in Mortdale, Narwee, Penshurst and Oatley Park, based on local crime data and consultation with St George Police Area Command (PAC), and in response to NM095-22 and NM021-24.
- (c) Endorse the CCTV Assessment Tool (Attachment 2) for the evaluation of future requests for CCTV in public spaces.
- (d) Note that if funding became available for additional CCTV, Hurstville and Kogarah City Centres should be prioritised based on the CCTV Assessment Tool.
- (e) Note that new and upgraded CCTV infrastructure requires funding sought through operational budget bids or grant applications, covering initial asset purchase and installation costs, ongoing maintenance costs, and replacement or upgrade of CCTV assets at end of life.

#### **EXECUTIVE SUMMARY**

1. Council resolutions NM095-22 and NM021-24, QWN034-25 and community interest initiated an investigation into additional CCTV cameras to prevent and detect illegal activities occurring in shopping areas, residential areas, open spaces and Council-owned assets, to enhance community safety in the Local Government Area (LGA).
2. Council's approach to community safety encompasses:
  - (a) Implementation of Crime Prevention Through Environmental Design (CPTED) measures that create safe, crime-deterrent public spaces. CCTV is one component of CPTED primarily utilised to enhance monitoring, reporting and prosecution of property damage and vehicle crimes.
  - (b) Implementation of Council's Community Safety Education Program (CSEP), which provides education and statistics on key crime areas, primary prevention recommendations, and awareness-raising activities.
  - (c) Partnerships with key stakeholders, including NSW Police, further support the effective response to and investigation of crime in the area.
3. Local crime data and feedback from St George Police Area Command indicate that Hurstville and Kogarah City Centres should be the top priority for additional CCTV, due to higher crime rates, population density, night-time activity, and frequent incidents. Expansion of CCTV beyond could only be considered with the support of extensive resources and investment.

4. Council has developed a CCTV Assessment Tool (Attachment 2) for the evaluation of future requests for CCTV in public spaces. The tool prioritises requests based on several factors, including local crime data, consultation with key stakeholders, existing coverage and the feasibility of installation.

## BACKGROUND

5. On 5 December 2022, Council resolved (NM095-22) to investigate the feasibility and suitability for CCTV cameras to be installed in Mortdale, Narwee and Penshurst shopping areas.
6. On 25 March 2024, Council resolved (NM021-24) to report on the cost and feasibility of implementing additional security measures at the entrances to, and within, Oatley Park, including the installation of CCTV cameras to prevent and detect illegal activities occurring in the precinct, considering the likely impact of those activities on the safety of Council assets and the community, in consultation with St George PAC.
7. On 22 September 2025, a Question with Notice (QWN034-25) was submitted enquiring:
  - What governance, monitoring or enforcement measures are currently in place or planned to ensure the protection and respectful use of war memorials in our LGA?
  - Additionally, are there any strategies being considered to increase public awareness and deter such behaviours in the future?
8. Council also receives correspondence directly from the community and through local Members of Parliament (MPs) requesting CCTV installation to address instances of illegal dumping, vandalism, car accidents, and other anti-social behaviour.
9. Considering the intersections of NM095-22, NM021-24, QWN034-25 and community interest, this report addresses the greater role of CCTV in Georges River.

## Strategic Context

10. Council demonstrates its commitment to fostering a safe and socially cohesive community through the Georges River Council Community Strategic Plan 2025-2035 and the Social Justice Charter 2022-2026.
11. This report aligns with the Georges River Council Community Strategic Plan 2025-2035 priority of providing stability and security for all members of Georges River. This report is consistent with the following pillars:
  - Pillar 1 – Our Community
    - *Provide a range of accessible services, facilities and programs that respond to social issues and foster community wellbeing.*
  - Pillar 3 – Our Economy
    - *Maintain local town centres and public spaces to ensure they are clean, attractive and safe for local communities and visitors.*
  - Pillar 4 – Our Built Environment
    - *Prioritise investment in infrastructure.*
12. This report also aligns with the Georges River Council Social Justice Charter 2022-2026:
  - Focus 2 – Safe Places and Spaces. Objective 1: People in Georges River feel safe, accepted and included.
    - *Action 1: Provide opportunities for community-consultative placemaking to shape inclusive, safe and accessible physical and online spaces.*

- *Action 3: Amplify resources and provide training to increase physical and online safety.*

### **CPTED Measures in Georges River LGA**

13. Throughout the Georges River LGA, crime impacts shopping areas, residential neighbourhoods, open spaces, and Council-owned assets. Beyond the direct impact of crime, these incidents can have a negative impact on the community's actual and perceived sense of safety, according to the Australian Institute of Health and Welfare.
14. CPTED is a proactive approach to designing spaces utilising visibility, bright lighting, secure fencing, anti-graffiti coatings, and tamper-proof materials to deter crime. CCTV is one element of CPTED, primarily utilised to enhance monitoring, reporting and prosecution of property damage and vehicle crimes. Its effectiveness relies on active monitoring, timely response to incidents, including prompt removal or repair of vandalism to prevent recurrence, and integration with broader community safety strategies. The Australian Institute of Criminology identifies that a multi-pronged approach, combining CPTED and community education, is most effective in preventing crime and anti-social behaviour.
15. To maximise the effectiveness of CCTV, camera placement considerations should prioritise high-activity and high-risk locations, in consultation with the St George PAC. Cameras are predominantly installed where higher levels of crime and anti-social behaviour have been reported, and are most useful for deterring property damage, theft, and other opportunistic crimes in high-risk public areas.
16. CCTV can provide an increased sense of safety to community members if proactively monitored and if alerts are sent to emergency responders.

### *Regulation of CCTV*

17. Relevant legislation and policy frameworks outlining the use of CCTV are:
  - *Privacy and Personal Information Act 1998* - Establishes Information Protection Principles for NSW public sector agencies regarding personal information.
  - *Government Information (Public Access) Act 2009* - Governs public access to government information in NSW and outlines the process for accessing this information.
  - *Surveillance Devices Act 2007* - Regulates the installation, use, maintenance, retrieval, compliance and monitoring of surveillance devices in NSW.
  - *Workplace Surveillance Act 2005* - Regulates surveillance (camera, computer, tracking) by employers in NSW workplaces.
  - *Local Government Act 1993* - Governs the functions and powers of local councils in NSW, including their use of CCTV.
  - *NSW Government Policy Statement and Guidelines for the Establishment and Implementation of CCTV in Public Places 1994* - A policy framework to assist councils and organisations considering CCTV for community safety.
18. However, there is currently no regulating body or legislation to protect against artificial intelligence (AI) misuse in CCTV. According to Australian Cyber Security Centre, AI can use sensitive personal data for system training, resulting in users outside the organisation potentially accessing sensitive personal information.
19. Councils in NSW utilise AI in CCTV systems for parking infringements by using number plate recognition, traffic studies, and people counting. Ultimate Security, Council's external security management contractor, emphasises AI use in CCTV systems is prohibited to store facial recognition and other personal data.

20. Existing Australian laws about intellectual property and privacy apply to AI use and storage. Council's Privacy Management Plan outlines Council will only collect personal information for lawful purpose and will store and dispose of records appropriately.
21. Georges River Council CCTV cameras do not currently utilise AI; however they do have the capability to be upgraded to identify specific crime such as illegal dumping. This can be done through a change in the software and requires additional labour expenses and potential upgrades to hardware to leverage these features. A trial needs to be conducted to assess effectiveness and financial impact.
22. AI misuse poses a risk to Council's reputation, and liability claims if community members' personal data is misused.

#### *CCTV Lifespan and System Performance*

23. Cost of CCTV installations vary from \$8,000 - \$16,000 depending on:
  - The condition of existing infrastructure at the time of the installation.
  - The complexity of the installation and labour required.
  - The view covered by the CCTV – 180 degrees or 360 degrees.
  - The requirement for CCTV storage and communication links (if located in a public area).
24. At end of life, CCTV assets must be replaced, which requires additional funding.
25. As presented in Table 1, Council initiated Planned Proactive Maintenance (PPM) Works with an external contractor to proactively maintain external and internal CCTV assets, resulting in extension of the lifespan and performance of systems, as well as reduce maintenance costs.

*Table 1. CCTV PPM Works costs.*

| Scheduled Annual Maintenance | External CCTV Cameras – completed biannually | Internal CCTV Cameras – completed annually | Total       |
|------------------------------|--|--|-------------|
|                              | Total Price Inc GST                          | Total Price Inc GST                        |             |
| 2023                         | \$25,344.00                                  | \$5,632.00                                 | \$30,976.00 |
| 2024                         | \$26,104.32                                  | \$5,800.96                                 | \$31,905.28 |
| 2025                         | \$26,887.44                                  | \$5,974.84                                 | \$32,862.28 |

27. Some of the latest CCTV cameras installed in Georges River LGA feature a 360 degree view, replacing multiple cameras previously needed to capture intended vantage points. New models of CCTV can produce enhanced quality of recordings, require lower data to operate, and reduce number of repairs required.
28. However, installing newer models of CCTV can create a disparity in Council CCTV assets, and output quality. Older models of CCTV assets can become outdated and less reliable, requiring further technical repairs and therefore increasing ongoing maintenance costs.

#### **Community Safety Measures in Georges River LGA**

29. Georges River Council recognises that a combination of strategies, including CPTED measures and collaborative measures, is required to address community safety concerns. While CPTED measures work to create spaces in the community that deter crime,

collaborative measures work with community members to enhance both actual and perceived safety.

30. Established by Council in December 2023 (CCL112-23), the CSEP is integral to improving community members' actual and perceived safety. The CSEP provides education and statistics on key crime areas, primary prevention recommendations, awareness raising activities, and aims to ensure Georges River feels safe in addition to being safe.
31. Perceptions of crime shape the sense of security, safety, and wellbeing of an area, and are not always linked to the actual rate of crime. The misconception of an area having a higher level of criminal activity may impact people's activity, movements, and participation in community life.
32. The CSEP focuses on five targeted areas based on BOCSAR crime statistics, consultation from Police and community. The five target areas have been consistent since 2023 and are outlined in Table 2.

*Table 2. CSEP five target areas*

| Targeted Area                                     | Program Initiatives   | Partners  |
|---|---|---|
| Domestic and family violence                      | <ul style="list-style-type: none"> <li>DV Walk, DV Vigil, creation and promotion of resources, 16 Days of Activism campaign, advocacy, training and events, as well as other awareness raising activities.</li> </ul>   | <ul style="list-style-type: none"> <li>St George Domestic Violence Committee – Council holds co-chair position.</li> </ul>  |
| Fraud and online safety                           | <ul style="list-style-type: none"> <li>No Phishing in Georges River Cyber Security project promoting and upskilling community in cyber safety through workshops, information sessions, and resource promotion.</li> <li>Scams Awareness Week, information sessions, promotion of resources including in community languages.</li> </ul> | <ul style="list-style-type: none"> <li>Department of Home Affairs (No Phishing Grant)</li> <li>St George PAC</li> <li>ESafety Commissioner</li> <li>Australian Competition and Consumer Commission</li> </ul> |
| Steal from a retail store                         | <ul style="list-style-type: none"> <li>Collaboration with key stakeholders in supporting disengaged young people.</li> <li>Information provided to local businesses on theft protection.</li> </ul>   | <ul style="list-style-type: none"> <li>St George PAC</li> <li>Westfield Hurstville</li> <li>St George Chamber of Commerce</li> </ul>  |
| Malicious damage to property (including graffiti) | <ul style="list-style-type: none"> <li>Graffiti kits for local businesses</li> <li>Prevention information to local businesses</li> </ul>  | <ul style="list-style-type: none"> <li>St George PAC</li> <li>St George Chamber of Commerce</li> </ul>  |
| Community Engagement / Miscellaneous              | <ul style="list-style-type: none"> <li>Gambling harm reduction campaigns and advocacy</li> <li>Log It/Fix It education campaign</li> <li>Health and Safety website review</li> <li>Community information on crimes of opportunity and how to prevent them</li> <li>Community Safety Forum</li> </ul>                                    | <ul style="list-style-type: none"> <li>GambleAware NSW</li> <li>St George PAC</li> <li>Council's Advisory Committees and Reference Groups</li> </ul>  |

33. Table 3 provides an overview of a suite of measures delivered by Council to support safety in Georges River LGA.

*Table 3. A suite of measures delivered by Council to support safety in Georges River LGA.*

| Approach                           | Purpose   | Current Initiatives   |
|------------------------------------|---|---|
| <b>Environmental Design</b>        |   |   |
| Alarm System and Security Shutters | <ul style="list-style-type: none"> <li>Security infrastructure installed at key Council facilities to protect assets.</li> </ul>  | <ul style="list-style-type: none"> <li>Example: security shutters and/or alarms at identified Council facilities.</li> </ul>  |
| CCTV                               | <ul style="list-style-type: none"> <li>Assists in the identification of offenders.</li> <li>Used to provide evidence to authorities after an incident.</li> <li>Used as a crime deterrent.</li> </ul>   | <ul style="list-style-type: none"> <li>Installed in high-risk areas, including city centres, parks, sporting fields, Council assets, and residential spaces across the LGA.</li> </ul>  |
| Graffiti Management and Prevention | <ul style="list-style-type: none"> <li><i>Graffiti and Posters Policy 2025</i> formalises:               <ol style="list-style-type: none"> <li>Council's response to graffiti.</li> <li>Collaboration with NSW Police to track and prosecute offenders.</li> <li>Encourages community-led prevention.</li> </ol> </li> <li>Used as a crime deterrent.</li> </ul> | <ul style="list-style-type: none"> <li>Rapid graffiti removal within 24–48 hours, preventing repeat vandalism and restoring property appearance.</li> </ul>   |
| Kerbside Clean-up                  | <ul style="list-style-type: none"> <li>Improves amenity and public health.</li> </ul>   | <ul style="list-style-type: none"> <li>Biannual service reduces illegal dumping.</li> </ul>   |
| Lighting                           | <ul style="list-style-type: none"> <li>Upgrades increase visibility, passive surveillance, and pedestrian safety and activity.</li> </ul>   | <ul style="list-style-type: none"> <li>Recent and planned works include:               <ol style="list-style-type: none"> <li>Olds Park skatepark lighting upgrade completed 2024.</li> <li>Olds Park footpath lighting upgrade due 2026.</li> <li>Consultation on Hogben Park lighting late 2025.</li> <li>Eight new streetlights planned FY25/26.</li> </ol> </li> </ul>            |
| Maintenance                        | <ul style="list-style-type: none"> <li>Repairs to damaged assets and infrastructure.</li> <li>Reduces hazards and maintains safety.</li> </ul>  | <ul style="list-style-type: none"> <li>Ongoing repair and upkeep of parks and playgrounds.</li> <li>Cleaning of city centres and key public infrastructure.</li> </ul>  |
| Public Art                         | <ul style="list-style-type: none"> <li>Promotes activation and enhances perceptions of safety.</li> <li>Reduces vandalism and antisocial behaviour.</li> </ul>  | <ul style="list-style-type: none"> <li>Examples:               <ul style="list-style-type: none"> <li>Ormonde Parade light installation, Hurstville.</li> <li>Claydon Reserve Bus Shelter, Sans Souci and Tom Ugly's Point Reserve, Blakehurst colourful art installations funded through NSW Government's Graffiti Management Grant (Western Sydney) program.</li> </ul> </li> </ul> |
| Roads and Footpaths                | <ul style="list-style-type: none"> <li>Continued support for physical safety of pedestrians and road-users.</li> <li>Repairs prioritised that reduce</li> </ul>   | <ul style="list-style-type: none"> <li>Regular surveys to identify and address safety hazards.</li> <li>Monitored closely with \$500,000 annual footpath renewal program.</li> </ul>  |

|   |   |   |
|---|---|---|
|   | injury risk and improve accessibility.  |   |
| <b>Collaborative Measures</b>             |   |   |
| Community Safety Education Program (CSEP) | <ul style="list-style-type: none"> <li>Delivers campaigns and events to promote awareness, improve community safety, and prevent violence.</li> </ul>       | <ul style="list-style-type: none"> <li>Example: Say No to Domestic Violence Walk, 16 Days of Activism Campaign, Safer Internet Day, Cyber Security Project No Phishing in Georges River, Wesley Mission's Put Pokies in Their Place Campaign.</li> </ul>  |
| NSW Police Partnership                    | <ul style="list-style-type: none"> <li>Provides local crime data, statistics, and information on emerging issues in the Georges River community.</li> </ul> | <ul style="list-style-type: none"> <li>Collaboration with St George PAC through their membership on Councils Multicultural Advisory Committee, involvement in St George Domestic Violence Committee (SGDVC), and through consultation on emerging issues as needed.</li> <li>Attendance at Precinct Meetings.</li> <li>Joint response to community safety concerns and emerging issues.</li> <li>Community Safety Forum.</li> </ul> |
| Youth Engagement                          | <ul style="list-style-type: none"> <li>Aims to reduce youth crime and increase participation in positive activities.</li> </ul>                             | <ul style="list-style-type: none"> <li>Partnerships with community organisations and advisory committees to support disengaged young people.</li> </ul>   |

CCL135-25

### **Data on Crime in Georges River**

34. Crime data received from St George PAC between 1 January 2023 and 20 October 2025, and BOCSAR data indicated the following:
  - (a) Only one reported case of criminal behaviour in Oatley Park.
  - (b) No reported crimes recorded at Hurstville War Memorial, Kogarah War Memorial and Penshurst War Memorial.
  - (c) Hurstville and Kogarah consistently experience the highest levels of crime, particularly theft and malicious damage to property.
35. Anecdotal feedback from St George PAC suggests that, if funding were not a constraint, Council could consider installing CCTV in any location with strong community interest or demonstrated need, including war memorials or Oatley Park. However, their recommendation indicates that where resources are limited, investment should be prioritised in the Hurstville and Kogarah City Centres. These precincts are considered the highest priority due to their scale, population density, night-time activity and the frequency of reported incidents.
36. In line with this guidance, and to ensure that Council's assessment is comprehensive, crime data for the Hurstville and Kogarah City Centres has been incorporated into this analysis alongside the areas identified through Council resolutions.
37. BOCSAR data from July 2024 to June 2025 was analysed to provide a comparative view across the relevant locations:
  - (a) Mortdale, Narwee and Penshurst, in relation to NM095-22.
  - (b) Oatley Park, in relation to NM021-24.
  - (c) Hurstville and Kogarah City Centres, based on anecdotal feedback from St George PAC.



38. Research from the Australian Institute of Criminology identifies property damage, theft and burglary as the crime types most likely to involve Police requests for CCTV footage, with these types of incidents demonstrating higher clearance rates compared to other crimes. Accordingly, analysis focused on “theft” and “vandalism” to determine where demand for CCTV infrastructure is likely to be greatest.
39. As presented in Table 4, Hurstville and Kogarah consistently record the highest rates of theft. Between June 2024 and June 2025, theft in Hurstville increased from 825 to 930 incidents (rate per 100,000 population: 2,813.7), and in Kogarah from 302 to 311 incidents (1,758.1 per 100,000). Data has been arranged in *Table 4* and *Table 5* to represent most incidence of reported crime to least, for Year to June 2025, reflecting the suburbs identified in this report.

*Table 4. Theft in Georges River LGA*

| Theft      | Year to June 2024 |                             | Year to June 2025 |                             |
|------------|-------------------|-----------------------------|-------------------|-----------------------------|
|            | Count             | Rate per 100,000 population | Count             | Rate per 100,000 population |
| Hurstville | 825               | 2496.1                      | 930               | 2813.7                      |
| Kogarah    | 302               | 1707.2                      | 311               | 1758.1                      |
| Penshurst  | 128               | 995.0                       | 132               | 1026.1                      |
| Mortdale   | 102               | 930.8                       | 116               | 1058.6                      |
| Oatley     | 58                | 533.8                       | 72                | 662.6                       |
| Narwee     | 70                | 1290.8                      | 63                | 1161.7                      |
| NSW        | 194165            | 2327.5                      | 181943            | 2181.0                      |

37. As presented in Table 5, damage to property follows a similar pattern. Hurstville and Kogarah record the highest incidents, while Oatley, Narwee, Mortdale, and Penshurst remain comparatively low or stable.

*Table 5. Property Damage in Georges River LGA*

| Malicious damage to property | Year to June 2024 |                             | Year to June 2025 |                             |
|------------------------------|-------------------|-----------------------------|-------------------|-----------------------------|
|                              | Count             | Rate per 100,000 population | Count             | Rate per 100,000 population |
| Hurstville                   | 119               | 360.0                       | 160               | 484.1                       |
| Kogarah                      | 67                | 378.7                       | 56                | 316.6                       |
| Mortdale                     | 37                | 337.7                       | 48                | 438.0                       |
| Narwee                       | 22                | 405.7                       | 28                | 516.3                       |
| Penshurst                    | 23                | 178.8                       | 28                | 217.7                       |
| Oatley                       | 23                | 211.7                       | 25                | 230.1                       |

|     |       |       |       |       |
|-----|-------|-------|-------|-------|
| NSW | 600.8 | 47082 | 564.4 | 50120 |
|-----|-------|-------|-------|-------|

38. Attachment 1 includes the data relating to theft and malicious damage to property for all suburbs in Georges River LGA.
39. Reports collated from Georges River Council Request Management System from 1 January 2023 to 20 October 2025 indicate that, of the 27,673 service requests that pertained to community safety, the top three categories reported by percentage include illegal dumping (23%), abandoned vehicles (21%), and pothole or similar damage (14%). Categories analysed included graffiti removal, park lighting, sweeping and cleansing, as well as other maintenance and community safety-related requests.
40. Crime statistics and the above Request Management System reports indicate minimal reports of vandalism and anti-social behaviour at Oatley Park, in contrast to community perception. Between 1 January 2023 to 20 October 2025, Council received 461 service requests for this area. Of these requests, 21% represented abandoned vehicles, 16% playground maintenance and 14% related to park fencing issues. Reports of graffiti accounted for only 2% of total requests, indicating that deliberate property damage or vandalism is not a significant issue in this location. These figures suggest that, despite occasional perceptions of crime, Oatley Park remains a low-risk area for anti-social behaviour, compared to other suburbs in the LGA.
41. In 2024, Council installed CCTV camera signage and CCTV cameras in Oatley Park. In addition, Council introduced nightly patrols of Oatley Park by external security contractors. These measures were implemented to proactively monitor and deter any anti-social behaviour following previous incidents of malicious damage and unauthorised entry.
42. Overall, the LGA performs strongly in terms of community safety. MicroMex most recently conducted research with a sample population in April 2023 for Georges River Council, identifying:
  - (a) 96% of residents rate their quality of life as 'good' to 'excellent' in the Georges River Council area. Further, 85% of residents identified Georges River LGA as a safe place to live, up 14% compared to the Metro benchmark.
  - (b) Measuring community satisfaction for graffiti control, cleanliness of city centres and public spaces, Hurstville and Kogarah City Centres were highly rated, achieving satisfaction levels of 80% or higher, for "good performance".
43. Levels of crime are varied across the Georges River LGA. Community safety interventions, such as CCTV, targeted policing, and public education campaigns, can be most effectively prioritised when reflecting crime statistics and internal reporting systems. This approach underscores the importance of distinguishing between actual crime levels and perceived safety, as residents in lower-crime areas may still report concerns not reflected in the overall data.

### **Response to Current CCTV Requests**

44. Council's CCTV Operations Policy (2017) (the CCTV Policy) establishes a framework for how CCTV cameras managed by Council will be operated.
45. The CCTV Policy governs the use of CCTV cameras in internal and external spaces and is used in conjunction with the Georges River Council Workplace Surveillance Policy (2017) to ensure correct processes and procedures are implemented.
46. Council assesses CCTV requests as outlined in the CCTV Policy: 3.2. *Prior to the installation of any CCTV, Council will undertake an evaluation to determine if CCTV is an effective strategy to respond to identified issues.*

47. Council will continue to manage crime incidents through the CPTED framework, which remains the most cost-effective, feasible, and appropriate approach for Georges River LGA. These measures reassure the community, address safety concerns, and implement preventative strategies tailored to both high- and low-risk locations, supporting evidence-based community safety planning.
48. In the Georges River LGA, analysis of crime and statistics demonstrates Hurstville City Centre and Kogarah City Centre experience higher rates of crime and anti-social behaviour. Strategic placement in these areas is more likely to assist police investigations, deter offending, and enhance overall public safety outcomes.
49. In response to NM095-22, data analysis indicates that while the Mortdale, Narwee, and Penshurst shopping areas experience occasional incidents of crime, the overall level and pattern of offending does not justify the installation of additional CCTV cameras. These shopping precincts are dispersed and feature multiple entry points, which would require a large number of cameras to achieve adequate coverage. The significant costs and ongoing operational requirements for monitoring and maintenance would outweigh the likely benefits, as cameras may still not capture all relevant activity.
50. In response to NM021-24, data analysis indicates that Oatley experiences very low levels of crime, with very few incidents reported within or near Oatley Park. Installing additional CCTV cameras at the entrances to, and within, the park would be an overly targeted measure because the level of crime does not justify the significant costs associated with purchase, installation, monitoring, and ongoing maintenance of the cameras.
51. In response to QWN034-25, no reported crimes have been recorded at Hurstville War Memorial or Kogarah War Memorial. There are also no recorded incidents at Penshurst War Memorial.
52. War Memorial sites in the Georges River LGA are low-risk locations that are well-maintained, highly visible, and visited primarily during daylight hours. Hurstville War Memorial has CCTV coverage. The primary objective at these sites is to ensure respectful use and preserve their heritage value, which is more effectively achieved through ongoing governance, regular inspections, and community awareness initiatives. Given the low-risk nature of the sites and the effectiveness of existing management and enforcement measures, there is currently no justification for additional CCTV at war memorials within the Georges River LGA.

### **Assessment of Future CCTV Requests to Council**

53. To support 3.2 of the CCTV Policy, Council has developed a CCTV Assessment Tool (Attachment 2) for the evaluation of CCTV requests in public spaces.
54. Evaluation will consider a range of factors, including:
  - (a) Local crime data, including BOCSAR data and St George PAC data
  - (b) Consultation with St George PAC
  - (c) Internal service requests
  - (d) Existing CCTV coverage in the requested area
  - (e) Consultation with security contractors
  - (f) Feasibility of the proposed site
  - (g) Financial implications
  - (h) Community interest, as reflected in the CCTV Installation Request Register
55. Through a weighted scoring matrix, the CCTV Assessment Tool will categorise requests as high, medium or low priority.

## FINANCIAL IMPLICATIONS

56. Community safety initiatives are funded through Community Capacity Building team's operational budget. Environmental design measures are funded through Assets and Infrastructure and Environment and Planning directorate budgets.
57. New and upgraded CCTV infrastructure requires funding sought through operational budget bids or grant applications, covering initial asset purchase and installation costs, ongoing maintenance costs, and replacement or upgrade of CCTV assets at end of life. A budget bid will be submitted for FY27/28 for priority installation sites as determined by the CCTV Assessment Tool.
58. Should other non-budgeted funds be required to fund evolving community safety needs, additional funds will be sought through partnerships, grant funding and operational budget bids.

## RISK IMPLICATIONS

59. *Strategic Risk 3: Assets and Infrastructure* - Without the implementation of targeted safety and prevention measures, Council assets such as park facilities remain vulnerable to ongoing vandalism and damage. This not only reduces the useability and appeal of public spaces but also imposes additional financial burdens on Council for repairs and ongoing maintenance. Proactive investment in safety initiatives is essential to protect infrastructure and ensure long-term asset sustainability. Additionally, investment in CCTV infrastructure is costly and exposure to weather conditions shortens the lifespan. Expanding Council's approach to strengthening community safety is recommended to include other measures alongside CCTV.
60. *Strategic Risk 6: Reputation* – Council risks its reputation if the community does not feel safe to participate in civic life. Council has a responsibility to ensure safe access to different parts of the community, in partnership with key stakeholders such as St George PAC. Additionally, Council's role in maintaining the appearance, visibility and access to Council owned facilities enhances community safety.
61. *Strategic Risk 8: Social Cohesion* - Council faces social cohesion risks by not advocating for and supporting vulnerable and marginalised groups within the community. Installation of additional CCTV can hinder trust constituents feel for Council if they feel they are over-surveilled.
62. *Strategic Risk 11: Liability Claims* - Unaddressed or reoccurring vandalism and unsafe conditions may result in injury or property damage, exposing Council to potential liability claims. Community safety must be a core consideration in this proposal. By implementing preventative strategies and maintaining safe public spaces, Council upholds its duty of care and reduces the risk of legal and financial consequences. The CSEP supports this by empowering residents with knowledge and resources to identify and mitigate risks, contributing to a safer and more resilient community.

## COMMUNITY ENGAGEMENT

63. Council receives correspondence directly from community and through local Members of Parliament (MPs) requesting CCTV cameras to improve actual and perceived sense of safety. Council records community requests on a register which is ongoing and referred to when consulting with St George PAC on CCTV installation.
64. Council receives correspondence directly from community and through local Members of Parliament (MPs) requesting CCTV installation to address instances of illegal dumping, vandalism, car accidents, and other anti-social behaviour. This is recorded and assessed alongside NSW Police data and feedback.

65. Council continuously consults with St George PAC to access crime data and statistics. For the purpose of this report, data was requested for a number of city centres, parks, and residential areas to assess reported crime. This assisted in comparing multiple data sources in assessing report crime, service requests reported to Council, and recorded community concern.

**FILE REFERENCE**

D24/285586

**ATTACHMENTS**Attachment [↓1](#) Attachment 1 - CCTV Report Crime Data, all suburbsAttachment [↓2](#) Attachment 2 - CCTV Assessment Tool

Table 2. Theft in Georges River LGA

| Theft            | Year to June 2024 |                             | Year to June 2025 |                             |
|------------------|-------------------|-----------------------------|-------------------|-----------------------------|
|                  | Count             | Rate per 100,000 population | Count             | Rate per 100,000 population |
| Hurstville       | 825               | 2496.1                      | 930               | 2813.7                      |
| Riverwood*       | 330               | 2509.7                      | 336               | 2555.3                      |
| Kogarah*         | 302               | 1707.2                      | 311               | 1758.1                      |
| Kingsgrove*      | 200               | 1525.6                      | 213               | 1624.7                      |
| Peakhurst        | 135               | 1117.1                      | 148               | 1189.4                      |
| Beverly Hills*   | 130               | 1230.2                      | 134               | 1268.1                      |
| Penshurst        | 128               | 995.0                       | 132               | 1026.1                      |
| Mortdale         | 102               | 930.8                       | 116               | 1058.6                      |
| Sans Souci*      | 140               | 1291.8                      | 109               | 1005.7                      |
| Blakehurst       | 115               | 1660.6                      | 96                | 1386.3                      |
| South Hurstville | 92                | 1647.6                      | 96                | 1719.2                      |
| Carlton*         | 87                | 798.2                       | 91                | 834.9                       |
| Oatley           | 58                | 533.8                       | 72                | 662.6                       |
| Narwee*          | 70                | 1290.8                      | 63                | 1161.7                      |
| Lugarno          | 35                | 585.1                       | 45                | 752.3                       |
| Carss Park       | 15                | n.c.                        | 23                | n.c.                        |
| Allawah          | 31                | 560.0                       | 20                | 361.3                       |
| Beverley Park    | 28                | 986.6                       | 20                | 704.7                       |
| Hurstville Grove | 26                | 1007.4                      | 18                | 697.4                       |
| Ramsgate*        | 17                | n.c.                        | 17                | n.c.                        |
| Connells Point   | 24                | 804.8                       | 15                | 503.0                       |
| Kogarah Bay      | 23                | 1041.2                      | 15                | 679.0                       |

|                   |        |        |        |        |
|-------------------|--------|--------|--------|--------|
| Kyle Bay          | 16     | n.c.   | 14     | n.c.   |
| Peakhurst Heights | 7      | 275.4  | 9      | 354.1  |
| NSW               | 194165 | 2327.5 | 181943 | 2181.0 |

*n.c. – not counted*

*\* - suburbs that extend into a neighbouring LGA*

*Table 3. Property Damage in Georges River LGA*

| Theft            | Year to June 2024 |                             | Year to June 2025 |                             |
|------------------|-------------------|-----------------------------|-------------------|-----------------------------|
|                  | Count             | Rate per 100,000 population | Count             | Rate per 100,000 population |
| Hurstville       | 119               | 360.0                       | 160               | 484.1                       |
| Riverwood*       | 99                | 752.9                       | 90                | 684.5                       |
| Kogarah*         | 67                | 378.7                       | 56                | 316.6                       |
| Kingsgrove*      | 72                | 549.2                       | 45                | 343.2                       |
| Sans Souci*      | 23                | 212.2                       | 36                | 332.2                       |
| Peakhurst        | 38                | 305.4                       | 58                | 466.1                       |
| Beverly Hills*   | 38                | 359.6                       | 37                | 350.1                       |
| Mortdale         | 37                | 337.7                       | 48                | 438.0                       |
| Carlton*         | 24                | 220.2                       | 33                | 302.8                       |
| Narwee*          | 22                | 405.7                       | 28                | 516.3                       |
| Penshurst        | 23                | 178.8                       | 28                | 217.7                       |
| Oatley           | 23                | 211.7                       | 25                | 230.1                       |
| South Hurstville | 20                | 358.2                       | 16                | 286.5                       |
| Blakehurst       | 19                | 274.4                       | 11                | 158.8                       |
| Lugarno          | 12                | 200.6                       | 8                 | 133.7                       |
| Beverley Park*   | 4                 | 140.9                       | 8                 | 281.9                       |
| Allawah          | 7                 | 126.4                       | 6                 | 108.4                       |

|                   |       |       |       |       |
|-------------------|-------|-------|-------|-------|
| Hurstville Grove  | 5     | 193.7 | 6     | 232.5 |
| Kogarah Bay       | 1     | 45.3  | 8     | 362.2 |
| Ramsgate*         | 2     | n.c.  | 4     | n.c.  |
| Kyle Bay          | 2     | n.c.  | 3     | n.c.  |
| Peakhurst Heights | 3     | 118.0 | 2     | 78.7  |
| Carss Park        | 12    | n.c.  | 2     | n.c.  |
| Connells Point    | 1     | 33.5  | 1     | 33.5  |
| NSW               | 600.8 | 47082 | 564.4 | 50120 |

*n.c. – not counted*

*\* - suburbs that extend into a neighbouring LGA*



CCTV Matrix

Criteria Definitions:

Local Crime Data: from BOCSAR and local Police Area Command where available

Police Consultation: precinct safety meetings, nuanced observations

Internal Service Requests: Log It/Fix It submissions relating to anti-social behaviour (graffiti, illegal dumping, abandoned vehicles)

Existing CCTV Coverage: CCTV cameras in the immediate vicinity of site of interest

Security Contractor Consultation: insights from patrols, neighbouring areas, subject matter expertise

Feasibility of Site: existing infrastructure, visibility/obstructions (bushland, buildings)

Financial Implications: asset purchase, installation and maintenance

Community Interest: documented requests in CCTV Installation Request Register D21/60548

| Location    | Criteria                         | Weight (%) | Score (1-5) | Weighted Score |
|-------------|----------------------------------|------------|-------------|----------------|
| Site A      | Local Crime Data                 | 20         | 2           | 8              |
|             | Police Consultation              | 20         | 4           | 16             |
|             | Internal Service Requests        | 15         | 2           | 6              |
|             | Existing CCTV Coverage           | 10         | 5           | 10             |
|             | Security Contractor Consultation | 10         | 2           | 4              |
|             | Feasibility of Site              | 10         | 4           | 8              |
|             | Financial Impact                 | 10         | 5           | 10             |
|             | Community Interest               | 5          | 3           | 3              |
| TOTAL SCORE |                                  |            |             | 65             |
|             |                                  |            |             | MEDIUM         |

Rating (Score)

High Priority = 75 - 100

Medium Priority = 50 - 74

Low Priority = less than 49

Scoring Matrix

Lower crime data

Fewer instances observed by security contractor

Fewer internal requests (Service Now)

Existing CCTV in immediate vicinity (300m radius)

Low feasibility (limited infrastructure and suitability)

Fewer community requests

1

2

3

4

5

Significant crime data

Significant instances observed by security contractor

Significant internal requests (Service Now)

No existing CCTV

High feasibility

Significant community requests

Instructions for Use:

1. Score each criterion (1-5):

2. Weighted Score: Automatically calculates how much that criterion contributes to total.

3. Total Score: Sum of all weighted scores.

4. Priority Level: Automatically categorises into High, Medium, Low.

5. Record: site location and rating in the CCTV register D21/60548.

Rating

High Priority = 75 - 100

Medium Priority = 50 - 74

Low Priority = less than 49

CCL135-25 Attachment 2

## **NOTICES OF RESCISSION**

**NOTICES OF MOTION**

**Item: NM105-25 Off-Leash Dog Park Investigation within Mortdale Ward and Adjacent Localities**

**Councillor:** Councillor Liu

**NM105-25**

**MOTION:**

That Council:

- (a) Acknowledge that this motion arises as a result of the Council-endorsed closure of the dog park at Merv Lynch Reserve and seeks to address the resulting service gap for local residents.
- (b) Investigate the feasibility of identifying a suitable site within Mortdale Ward and adjacent localities for the establishment of a new off-leash dog park.
- (c) Engage with local residents, park users and dog owners as part of the feasibility assessment to ensure the proposed location meets community needs and maintains appropriate buffers to nearby properties.
- (d) Receive a report on the outcomes of the investigation, including:
  - (i) Preliminary or trial location assessments; and
  - (ii) Amendments required to existing Plans of Management to facilitate the preferred site.

**DIRECTOR'S COMMENT:**

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

- Pillar 1: Our Community:
  - *Provide a range of accessible services, facilities and programs that respond to social issues and foster community wellbeing, and*
  - *Provide programs, services and activities that address health and safety issues.*
- Pillar 4: Our Built Environment – *Plan, maintain and manage public parks, facilities and open spaces to provide diverse active and passive recreation options*

Council acknowledges the community value of dog parks within the Georges River Local Government Area (LGA).

Council currently provides eight designated off-leash dog areas across the LGA. Each Council Ward, except for Mortdale Ward, has two off-leash dog areas.

The Generic Plan of Management – Parks Use states:

"The Companion Animals Act recognises the importance of domestic pets and service animals in the community. Open space plays a key role in supporting shared exercise and recreation for community members and their pets."

The Plan of Management Action Plan, Strategy 5.7 identifies the provision of off-leash dog parks within the LGA as a moderate priority and recommends reviewing Council's off-leash provisions and developing a coordinated strategic approach to the distribution and facilities for off-leash dog use.

To address the issue of no off-leash dog parks in the Mortdale Ward, a feasibility study will be undertaken by Council officers to identify potential suitable locations. The study will consider factors such as accessibility, parking, safety, noise, and privacy.

A report will be provided back to Council identifying potential locations for an off-leash dog park in the Mortdale Ward, and the recommended steps moving forward, including community consultation.

### **FINANCIAL IMPLICATIONS**

A feasibility study to assess options for a dog park in the Mortdale Ward can be delivered within existing budget allocation.

### **FILE REFERENCE**

D25/369833

### **ATTACHMENTS**

Nil

**Item: NM106-25LGNSW Conference Motions****Councillor:** Councillor Jamieson**MOTION:**

That Council:

- (a) Notes that Councillors and staff represented Georges River Council at the 2025 Local Government NSW (LGNSW) Annual Conference, held at the Western Sydney Convention Centre in Penrith from 23–25 November 2025.
- (b) Acknowledges that the two motions submitted by Georges River Council were carried unanimously at the Conference, namely:
  - (i) A motion calling for greater transparency and accountability within the private certification industry, noting that Strathfield Council and the City of Canterbury-Bankstown submitted similar motions; and
  - (ii) A motion seeking stronger council powers to address unattended items in public places, noting that Narrabri Shire Council submitted a similar motion.
- (c) Welcomes the strengthened advocacy to the NSW Government through the united voice of LGNSW to progress necessary policy and legislative reforms in these areas.

**DIRECTOR'S COMMENT:**

No comment is required for this motion.

**FINANCIAL IMPLICATIONS**

No financial/budget impact for this recommendation.

**FILE REFERENCE**

D25/373773

**ATTACHMENTS**

Nil

**QUESTIONS WITH NOTICE**

**Item:** QWN043-25 Kempt Field Remediation Project – Implementation of NM084-24

**Author:** Councillor Liu

**Directorate:** Office of the General Manager

**Matter Type:** Questions with Notice

QWN043-25

**COUNCILLOR QUESTION**

1. What is the current status and stage of progress of the Kempt Field remediation project? How soon will the project be finished as planned?
2. How will the initiatives identified in NM084-24, specifically the inclusion of soft-fall surfacing, enhanced community amenities, and improved collaboration with the NSW Government, be incorporated into the delivery phase of the project?

**OFFICER RESPONSE**

1. The Department of Planning, Housing, and Infrastructure (DPHI) is planning to complete the remediation project by April 2026. The revised timeline reflects delays caused by significant rainfall during the project, which created unsafe site conditions and required temporary suspension of activities to ensure the work, health and safety of DPHI staff and its contractors.
2. The current project scope being completed by DPHI relates to the remediation of contamination only. Upon completion, the area will be grassed and include planting and landscaping consistent with remediation requirements. Essential access pathways will also be provided to enable passive recreation.

Any additional recreational embellishments or enhanced community amenities will be considered following provision of the Long-Term Environmental Management Plan and once the future management and maintenance of the site is understood.

Answer published in the business paper.

**ATTACHMENTS**

Nil

**Item:** QWN044-25 Marana Auditorium

**Author:** Councillor Liu

**Directorate:** Office of the General Manager

**Matter Type:** Questions with Notice

### COUNCILLOR QUESTION

Regarding the facility upgrades to the Marana Auditorium, please provide advice on the following matters:

1. Scope of Works: Could staff please provide the detailed scope of the proposed upgrades to the Marana Auditorium, including all structural, lighting, audiovisual, accessibility and amenity improvements?
2. LED Procurement Status: Council previously resolved, based on my last QWN031-23 re the procurement of LED equipment for the Hurstville Entertainment Centre. Could staff confirm the current status of that procurement?
3. Project Timeline: Could staff please advise:
  - (a) the anticipated commencement date of the upgrade works, The expected completion date; and
  - (b) the estimated duration of any required closure of the facility
4. Community Notification: Given the high community use of the Marana Auditorium, could staff outline the proposed approach to notifying the public and regular hirers about any temporary closure?
  - (a) Will this include direct communication with user groups, website updates, social media notifications and on-site signage?
  - (b) When is this communication expected to commence?

### OFFICER RESPONSE

Scope of the Hurstville Entertainment Centre Floor Replacement project includes:

- Removal of existing Marana Auditorium main hall and stage flooring and components, including appropriate disposal of all materials;
- Installation of new sprung floor including new sub floor framing along the full extent of the Marana Auditorium main hall flooring;
- Installation of new stage flooring along the full extent of the Marana Auditorium stage;
- Extension of the Marana Auditorium stage over the top of existing orchestra pit including associated framing;
- Installation of new stair(s) in accordance with BCA/NCC standards at both sides of the stage, including Installation of a new wheelchair access foldable lift;
- Installation of tactile indicators along both approaches of stage stairs and new DDA compliant ramp(s);
- Installation of a DDA compliant ramp(s) along the back of stage to accommodate for disabled access to back of house.

In October 2021, Council Officers applied for funding for a permanent LED screen at the Hurstville Entertainment Centre (HEC) through the NSW Government's "Creative Capital – Minor Works and Equipment Grant" Scheme, however Council was unsuccessful with this

application. In addition, officers submitted a further funding request in April 2022 through Section 7.11 contributions; however, this request was also unsuccessful.

A Project Proposal for the procurement of an LED Screen for the HEC was submitted as part of the 2023/2024 and 2024/2025 Capital Expenditure Review process, however, was deferred due to other high priority projects.

Council officers continue to seek suitable grant funding to acquire and install an LED screen, however, currently facilitate the hire of an LED screen for event hirers at the Hurstville Entertainment Centre, with costs provided on a price-on-application basis.

Consideration for the installation of a permanent LED screen will form part of the audio-visual upgrade components for the Marana Auditorium in future stages of the venue's refurbishment program, subject to budget availability.

The Hurstville Entertainment Centre has been scheduled for closure between January 2026 and March 2026 to facilitate the delivery of the works. This period was strategically selected during the lowest utilisation period of the venue.

Induction of the successful contractor is currently underway, with construction commencement and completion dates to be finalised. All works will be undertaken within the designated closure period, with the venue scheduled to reopen in April 2026.

Community notification regarding the Marana Auditorium refurbishment began many months ago, including the following measures:

- i. Information provided through Council's online booking system;
- ii. Direct email communication to past and current hirers of Council venues;

A formal communications plan has commenced in December 2025 with the following measures:

- i. Updates on Council's website;
- ii. Notifications via Council's social media channels; and
- iii. Signage displayed at the venue.

Additionally, hirers with bookings affected by the refurbishment period have been given priority, with the option to reschedule their event or, where a suitable alternative date cannot be arranged, to receive a refund.

Answer published in the business paper.

## ATTACHMENTS

Nil



**Item:** QWN045-25 2016 Flood Study

**Author:** Councillor Wang

**Directorate:** Office of the General Manager

**Matter Type:** Questions with Notice

## COUNCILLOR QUESTION

### 1. Regarding Notification Criteria and Historical Data:

- (a) What is the rationale for excluding properties tagged as PMF in the 2016 Flood Study from the 2023 notification round?
- (b) Does Council acknowledge that by not re-notifying these residents, current owners (who may have purchased since 2016) or owners who did not retain 2016 correspondence may be unaware of their continued PMF status under the new study?
- (c) Were notifications sent to properties that were *removed* from flood tagging in the 2023 study to inform them that their property is no longer classified as flood-prone? If not, how are these owners made aware of the positive change?

### 2. Regarding Communication with Strata Owners:

- (a) Why are flood notification letters addressed solely to Strata Managers/Owners Corporations rather than individual ratepayers/lot owners?
- (b) Given that Strata Managers may not reliably pass this critical information to individual landlords or owner-occupiers, will Council commit to updating its notification protocol to ensure future correspondence is sent directly to the mailing address of the ratepayer listed on the Rates Notice?

### 3. Regarding the Process for Removal of Flood Tagging:

- (a) Can the General Manager detail the official pathway for a resident to apply to have a PMF or flood tag reviewed or removed from their property record?
- (b) Does Council acknowledge that placing the onus entirely on the resident to commission a site-specific flood study creates a significant financial and technical barrier for many ratepayers seeking to correct potential inaccuracies in the Council's model?
- (c) In the interest of transparency and providing certainty to affected residents, can the General Manager detail the applicable administrative fees and the standard service level agreement (timeframe) for Council officers to review such studies, accept findings, and update the Section 10.7 Planning Certificate?

## OFFICER RESPONSE

### 1. Notification and historical data

- (a) Council notified newly affected PMF-tagged lots only, as these properties will be subject to new flood-related development controls for sensitive and critical land uses. Flood controls for existing PMF affected lots had no tagging changes.

Existing PMF affected lots had the opportunity to raise concerns during the 2016 Flood Study consultation.

- (b) People who purchased properties after 2016 would have received a Planning Certificate at the time of purchase. Council's online mapping tool provides up-to-date flood tagging information for prospective buyers.

- (c) Notification to residents included consultation through Councils 'Your Say' community engagement page, newspaper articles and social media. There was no mail notifications issued at this time.

## 2. Communication with Strata Owners

- (a) To engage residents in Unit complexes, Council uses the Strata Manager or Owner Corporations. This streamlines the communication and information sharing and reduces mailing costs. Strata Managers are responsible for disseminating information to all owners.

For the Blakehurst and Kogarah Bay study areas, Council undertook additional consultation to all property owners as these areas had no prior flood study. Council will aim to undertake similar consultation for future studies.

- (b) For future consultations, Council will notify all affected properties, including individual strata lot owners, where flood tagging is retained or newly applied.

## 3. Process for Removal of Flood Tagging

- (a) The official pathway for a resident to apply to have a PMF or flood tag reviewed or removed from their property record, requires the applicant to commission a site-specific flood study using the best available data, including climate change considerations. Council engineers will review the study before making any amendments to flood tagging.

Additionally, any landholder has the right to challenge the notations on a 10.7 certificate (including flooding information) in the Land and Environment Court. This court routinely considers reports prepared on behalf of owners challenging notations or planning controls.

- (b) Council acknowledges that a site-specific flood study is an onerous process for applying to have a flood tag reviewed, however there is no other avenue to challenge or reassess the merits of an existing flood study. Council conducts LGA-wide flood studies to avoid the need for individual properties to do their own studies.
- (c) Large scale flood studies such as the Blakehurst and Kogarah Bay study cost approximately \$300,000. Council reviews flood studies every 5-10 years in accordance with the NSW Flood Risk Management Manual. Funding for flood studies is provided by the Department of Climate Change, Energy, Environment and Water on a 2:1 ratio. This funding does not cover project management, staff, or administrative costs.

10.7 Planning certificates are updated (with final wording) after the adoption of a flood study. It is noted that a draft notation is included in a planning certificate during the community consultation of a flood study.

Answer published in the business paper.

## ATTACHMENTS

Nil

**QUESTIONS WITH NO NOTICE**

**Item:** QNN018-25 Parking Access Issues - Carlton

**Author:** Councillor Gao

**Directorate:** Office of the General Manager

**Matter Type:** Questions with no Notice

**COUNCILLOR QUESTION**

NM100-25 Parking Access Issues – Carlton.

Have local businesses been consulted and, if so, which individual properties have been notified in the consultation process?

**OFFICER RESPONSE**

All local businesses on the western side of the Prince Highway, Carlton between Westbourne Street and Francis Street were consulted. The individual property addresses notified included:

297-303 Princes Hwy, Carlton

305 Princes Hwy, Carlton

307 Princes Hwy, Carlton

309 Princes Hwy, Carlton

311 Princes Hwy, Carlton

On the south side properties between and including numbers 65 – 71 Francis Avenue, Carlton

On the north side properties between and including numbers 66 – 74 Francis Avenue, Carlton

Answer published in the business paper.

**ATTACHMENTS**

Nil

**Item:** QNN019-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis

**Author:** Councillor Jamieson

**Directorate:** Office of the General Manager

**Matter Type:** Questions with no Notice

### COUNCILLOR QUESTION

ENV038-25: Moomba to Sydney Ethane Pipeline Hazard Analysis Report.

1. Does or will Georges River Council have any restrictions in regard to new DA's for residential housing within the 200m pipeline.
2. Have there been any applications for sensitive uses in the restricted zone in the 200m radius area? Would it be expected that sensitive use area applying have to undertake their own risk assessment to determine if this risk would be acceptable to them?

### OFFICER RESPONSE

1. Georges River Council does not currently impose any restrictions on residential development within 200 metres of the Gas Pipeline. Council has proposed the precautionary measure of limiting sensitive uses within 200m of the pipeline. As stated in the revised hazard analysis Report prepared by Arriscar:

*"This recommendation is based upon the first of the qualitative criteria in HIPAP 10, "All 'avoidable' risks should be avoided". Placing vulnerable individuals in close proximity to the pipeline could be avoided and warrant precautionary land use controls."*

2. Council has not identified any recent development applications for sensitive uses within the 200m zone. There will be no need for individual risk assessments for development, unless *"the future population density within the measurement length of 200 m from the pipeline to an average density of 65,000 persons/km<sup>2</sup>, with the peak density not exceeding 135,000 persons/km<sup>2</sup>, to ensure compliance with societal risk criteria."*

This level of density is highly unlikely. For context's sake, Hurstville City Centre has a population density of approximately 20,000 persons/km<sup>2</sup>.

Answer published in the business paper.

### ATTACHMENTS

Nil

QNN019-25

**Item:** QNN020-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis

**Author:** Councillor Anzellotti

**Directorate:** Office of the General Manager

**Matter Type:** Questions with no Notice

### **COUNCILLOR QUESTION**

ENV038-25: Moomba to Sydney Ethane Pipeline Hazard Analysis Report.

Did Canterbury Bankstown Council use the same consulting firm as GRC for the report?

### **OFFICER RESPONSE**

Yes, Arriscar prepared the hazard analysis for Canterbury Bankstown Council.

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| Answer published in the business paper. |
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### **ATTACHMENTS**

Nil

QNN020-25

**Item:** QNN021-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis

**Author:** Councillor Wang

**Directorate:** Office of the General Manager

**Matter Type:** Questions with no Notice

### COUNCILLOR QUESTION

ENV038-25: Moomba to Sydney Ethane Pipeline Hazard Analysis Report.

What is the impact of the Moomba to Sydney Pipeline Hazard Analysis Report on LMR Sites (e.g. Beverly Hills/Riverwood within 200m)?

1. Are steps required to integrate restrictions on sensitive uses/densities into Activity Hazard Map/Clause 6.16, and effects on LMR housing?
2. Is LMR restricted or not?

### OFFICER RESPONSE

1. Last month's Council Report **ENV038-25** proposes an amendment to existing Clause 6.16 of the Georges River LEP 2021 to restrict new developments proposing sensitive land uses within 200m of the pipeline. No restriction on residential density is proposed to be introduced within the Georges River LEP 2021.
2. As previously outlined in Council Report **ENV012-25** (dated 28 April 2025), land within 200m of a licensed pipeline are excluded from the application of the LMR. The subject Moomba to Sydney pipeline is a licensed pipeline under the *Pipelines Act 1967* and therefore the LMR does not apply to properties within 200m of the pipeline.

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**