

AGENDA

Assets and Infrastructure Committee

Monday, 09 February 2026

Committee Meetings commence at 6.00pm and run consecutively

**Dragon Room
Georges River Civic Centre
Hurstville**



OATH OF OFFICE OR AFFIRMATION OF OFFICE

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

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

DISCLOSURES OF INTEREST

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

ASSETS AND INFRASTRUCTURE COMMITTEE MEETING

ORDER OF BUSINESS

OPENING

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES / LEAVE OF ABSENCE

REQUEST TO JOIN VIA AUDIO VISUAL LINK

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

PUBLIC FORUM

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ASS001-26 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 10 November 2025

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

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

ATTACHMENTS

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

ASS001-26

MINUTES

Assets and Infrastructure Committee

Monday, 10 November 2025

7:00 PM

Waratah Room

Georges River Civic Centre
Hurstville

UNCONFIRMED



PRESENT

COUNCIL MEMBERS

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

COUNCIL STAFF

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

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

MOTION: Councillor Wang, Councillor Pun

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

Record of Voting

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

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

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

PUBLIC FORUM

There were no registered speakers.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**ASS037-25 Confirmation of the Minutes of the Assets and Infrastructure Committee
Meeting held on 13 October 2025**
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Dimoski

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

Record of Voting

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

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

COMMITTEE REPORTS

**ASS038-25 Floodplain Risk Management Committee - Updated Terms of Reference
and Outcome of EOI - Community Representative Role**
(Report by Senior Assets Engineer - Stormwater)

COMMITTEE RECOMMENDATION: Deputy Mayor, Councillor Stratikopoulos, Councillor Liu

- (a) That Council endorses the updated Draft Terms of Reference for the Floodplain Risk Management Committee.
- (b) That upon endorsement of the Draft Terms of Reference for the Floodplain Risk Management Committee, Council appoints two additional Councillors for this committee.
- (c) That upon endorsement of the Draft Terms of Reference for the Floodplain Risk Management Committee, Council appoints four new community representatives.

Record of Voting

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

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

ASS039-25 Report of the Local Transport Forum meeting held on 5 November 2025
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Dimoski

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

Record of Voting

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

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

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

RECOMMENDATION

- (d) That a 12m 'Double Dividing Line marking' be installed on the western side of Kingsway, Kingsgrove, as per the plan in the report.
- (e) That a 10m 'Double Dividing Line marking' be installed on the eastern side of Kingsway, Kingsgrove as per the plan in the report.
- (f) That a 10m 'Double Dividing Line marking' be installed on the southern side of Maluka Place, Kingsgrove as per the plan in the report.
- (g) That a 12m 'Double Dividing Line marking' be installed on the northern side of New England Drive, Kingsgrove as per the plan in the report.
- (h) That 'Chevron Line marking' be installed on the northern side of New England Drive, Kingsgrove as per the plan in the report.

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

RECOMMENDATION

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

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

RECOMMENDATION

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

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

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

RECOMMENDATION

- (i) That a 66m 'Works Zone, 7am – 5pm, Monday – Saturday' be installed fronting No. 1-5 Stanley Street, Kogarah, for a duration of 52 weeks commencing mid-February 2026, as per the plan in the report.
- (j) That the original parking restrictions -2P 6am-6pm – Monday to Friday – PERMIT HOLDERS EXCEPTED – AREA 1 be reinstated upon the completion of the Works Zone period.

LTF086-25 PARK ROAD AND THE AVENUE, HURSTVILLE - DANE BANK AUTUMN FAIR 2026

(Report by Traffic Engineer)

RECOMMENDATION

- (k) Council approves temporary changes to on-street parking along Park Road and The Avenue, Hurstville, adjoining Danebank School to '90 degree angle parking', on Saturday 9 May 2026 to facilitate the School's Autumn Fair.
- (l) To support the parking changes outlined in part a, barricades are erected on Friday 8 May 2026 from 8.30pm and removed on Saturday 9 May 2026 at 6.00pm.

LTF087-25 CARSS PARK - GREEK EPIPHANY FESTIVAL 2026

(Report by Senior Traffic and Transport Engineer)

RECOMMENDATION

- (a) That the request from St Basil's NSW/ACT to temporarily close Carss Bush Park between 11.00am and 8.00pm on Sunday 11 January 2026 to allow off-street parking for 'Greek Epiphany Festival' event to be approved.
- (b) That approval be granted for the road closure of Carwar Avenue entry to Carss Bush Park car park, Carlton Crescent entry and egress to Carss Park Flats, and Bonyala Street entry and egress to Todd Park car park, between 6.00am and 10.00pm on Sunday 11 January 2026 for 'Greek Epiphany Festival' event.
- (c) That approval be granted to place three VMS boards, one on the corner of Princes Highway and Carwar Avenue, one on Carlton Crescent and one on Carwar Avenue two days prior to the event.
- (d) That the event is categorised as a 'Class 3' Event.

CONCLUSION

The Meeting was closed at 7.13pm

Chairperson

COMMITTEE REPORTS

Item: ASS002-26 T25/013 Tom Ugly's Point Reserve Construction

Author: Manager City Technical Services and Procurement and Contracts Partner

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

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 T25/013 Tom Ugly's Point Reserve 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.

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 T25/013 Tom Ugly's Reserve 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. Tom Ugly's Point Reserve is a popular foreshore destination along Georges River that includes a sandstone block revetment and fishing platform. The reserve is well-used for fishing, walking, and passive recreation, complemented by its proximity to the Tom Ugly's Bridge. Existing features include a fishing platform, a sandstone seawall, concrete footpaths, car parking and public toilets.
4. Council commissioned asset condition assessments in 2023 which identified significant deterioration across the seawall and platform, including settlement of the sandstone riprap, voids between blocks, embankment erosion, and structural defects to the viewing platform. Sections of the seawall were assessed as being in poor condition, with the south-east corner of the reserve restricted due to safety risks.
5. To address these issues, Council commissioned the development of a detailed design for the renewal of the revetment, seawall and fishing platform. The design process considered coastal protection, environmental values, accessibility, and community amenity. To inform the design, investigations were carried out, including a REF, geotechnical assessments, acid sulphate soil testing, and underground services surveys. The outcome is a detailed design package that provides a sustainable, cost-effective, and compliant solution for renewal of the seawall and expansion of two (2) fishing platform.
6. It was determined that a Request for Tender (RFT) process would be undertaken to seek a suitably qualified and experienced contractor to undertake the construction of foreshore upgrade works at Tom Ugly's Point Reserve, Blakehurst. The project comprises

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of the demolition and removal of existing marine structures, followed by the construction of new fishing platforms, a sandstone seawall, a revetment wall, and associated features designed to enhance both community amenity and ecological value.

7. 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
 - Specific experience and expertise in similar type of project
 - Team composition and project team experience including staff and sub-contractor
 - Resources and current commitments
- Program of works
 - Realistic and implementable with identified time saving opportunities
 - Details of task required to achieve deliverables including hold points and allowance for 20 inclement wet weather days
- Methodology
 - Understanding of objectives and addressing RFQ criteria and demonstrating understanding of Acid Sulphate Soil (ASS) Management with detailed methodology demonstrating an understanding of scope, detailed quality, environmental and WHS management Plan.
 - Sequencing of work to optimise delivery program and identification of innovative construction methods
 - Site-specific access, traffic, and pedestrian management, including proposed site set-up
- Price
- Quality Assurance
- WHS
- Environmental Practices
- Modern Slavery
- Local Economic Development

8. The Request for Tender (RFT) was advertised via VendorPanel on Tuesday 11 November 2025 and closed on Tuesday 9 December 2025 at 2.00pm. There were three (3) submissions received with no late submissions. Submissions were received from the following organisations in alphabetical order:

- Civil Works (NSW) Pty Ltd
- GPM Marine Constructions Pty Ltd
- Land & Marine Ocean Engineering Pty Ltd

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

FINANCIAL IMPLICATIONS

10. Refer to Confidential Attachment 1 for detailed information.

RISK IMPLICATIONS

11. 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.
12. Strategic Risk 3: Asset and Infrastructure: The risk that council may not meet the evolving needs or expectations of the community, particularly in terms of quality, capacity, and resilience. This includes failure to develop and maintain infrastructure that considers the impacts of climate change and severe weather events.

FILE REFERENCE

D26/20192

ATTACHMENTS

Attachment 1 Confidential Attachment 1 - T25 013 Tom Ugly's Point Reserve Construction - *published in separate document* (Confidential)

Attachment 2 Confidential Attachment 2 - T25 013 Tom Ugly's Point Reserve Construction - *published in separate document* (Confidential)

Item: ASS003-26 Embankment Reconstruction - Bridge Street, Penshurst - Budget Update

Author: Manager City Technical Services

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

RECOMMENDATION:

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

EXECUTIVE SUMMARY

1. An existing 60-metre sandstone retaining wall and embankment along Bridge Street, Penshurst was assessed as being in poor structural condition and posing a risk to public safety in December 2024.
2. A consultant was engaged in June 2025 to undertake detailed structural and geotechnical investigations, risk assessment, and design, with 100% detailed design documentation for the reconstruction completed in December 2025.
3. A Quantity Surveyor's construction cost estimate for the final design exceeds the budget currently allocated in the 2025/26 Capital Works Program, noting that the original construction budget was based on a limited understanding of scope prior to completion of detailed investigations.
4. This report seeks approval for additional budget to enable engagement of a contractor and timely progression of construction works.

BACKGROUND

5. The 60-metre long retaining wall and associated embankment are located along Bridge Street, Penshurst. The site is bounded by Penshurst Lane to the north, and Bridge Street to the south (Figure 1).

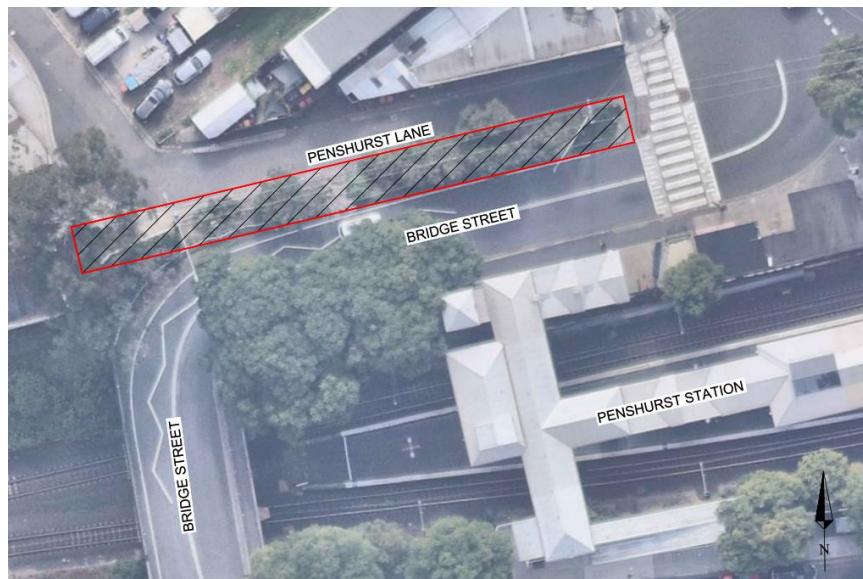


Figure 1. Site location

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6. The retaining wall is predominantly sandstone and is a supporting structure for the Bridge Street safety guard rail and road embankment. A number of trees and plants are currently located along the embankment (Figure 2.).



Figure 2. Typical retaining wall condition

7. Concerns were raised regarding the condition of the wall by community members, and an engineering consultant was subsequently engaging in December 2024 to undertake a structural integrity report to assess the retaining wall and provide a risk assessment.
8. The report identified that the retaining wall is in poor structural condition and posed a 'moderate' risk. The report recommended that further geotechnical and structural investigations were undertaken to enable the detailed design and subsequent reconstruction of the wall to commence within eight (8) months of the report.
9. The scope associated with this recommendation included the following:
 - (a) undertake a literature review of all previous reports, site inspections and risk assessments related to the embankment.
 - (b) undertake all investigations, including structural and geotechnical, of the existing embankment to inform risk and design stages.
 - (c) provide an updated comprehensive risk assessment based on the outcomes of the investigations.
 - (d) identify a rectification solution and deliver full detailed design documentation, and
 - (e) deliver a detailed cost estimate outlining the anticipated costs to undertake the identified works.
10. A suitably qualified consultant was engaged in June 2025 to undertake the scope outlined above.
11. The consultant undertook an inspection of the existing retaining wall structure to inform the preparation of a risk assessment report. The assessment identified that both the existing traffic barrier and retaining wall structures were in a state of disrepair and required remedial works. The report recommended that construction works to remediate the site occur no later than April 2026.
12. Following further site investigations and preparation of the concept design, a 100% detailed design package was delivered in December 2025. The construction designs

specify the installation of concrete piles and soil nails, and construction of a new traffic safety barrier and sections of retaining wall to meet current standards. This work will ensure structural integrity and community safety of Council's asset.

13. The 100% detailed design package included the provision of a construction cost estimate, prepared by a suitably qualified Quantity Surveyor. The estimate exceeds the available budget included in the 2025/26 Capital Works Program for embankment reconstruction.
14. This report seeks additional budget to enable the procurement and engagement of a suitably qualified contractor to execute the detailed designs and mitigate current structural risks.

FINANCIAL IMPLICATIONS

15. Following the provision of the initial structural integrity report, budget was allocated in the adopted four-year capital works program to commence detailed design in 2024/25 and undertake construction in 2025/26.
16. The detailed design for the embankment reconstruction was completed in December 2025 and was delivered within the allocated budget.
17. The construction budget was a preliminary estimate developed with limited scope and design information and was contingent on completing detailed designs and a corresponding cost estimate prepared by a qualified Quantity Surveyor before progressing to construction.
18. The Quantity Surveyor costing of the final construction documentation indicates that the existing construction budget is insufficient to proceed with reconstruction of the embankment.
19. In accordance with the Sustainable Procurement Policy, the required budget must be adopted prior to engaging and awarding construction works contracts.
20. Table 1 in the confidential attachment identifies the proposed budget revisions for this project to enable construction progression.

RISK IMPLICATIONS

21. If this report and the associated request for additional budget is not approved, reconstruction of the embankment will not proceed. Council may consequently be exposed to Strategic Risk 1 (Financial Sustainability), Strategic Risk 3 (Assets and Infrastructure), Strategic Risk 6 (Reputation), and Strategic Risk 11 (Liability Claims) given:
 - (a) further deterioration or potential failure of the retaining wall, embankment, and traffic safety barrier, posing an increased public safety risk to road users, pedestrians, and adjacent properties.
 - (b) increased liability to Council should an incident occur, given that existing knowledge of the asset's poor condition and the risk assessments recommendation to undertake works by April 2026.

COMMUNITY ENGAGEMENT

22. As this project is associated with the renewal of a failed asset, to mitigate current safety concerns, with limited to change to form and function, community engagement for this project is limited to construction notification. In accordance with City Technical Services' Community Engagement Guidelines, work notification signage and direct correspondence to adjacent businesses and residents will be issued two (2) weeks prior to the commencement of construction works. This notification will include information on changed traffic conditions, during construction.

FILE REFERENCE

D26/21895

ATTACHMENTS

Attachment 1 Confidential Attachment - Embankment Reconstruction - Bridge Street, Penshurst - Budget Update (Confidential)

ASS003-26

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.