

AGENDA

Council Meeting

Monday, 23 February 2026

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

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Nil

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: CCL001-26 Confirmation of the Minutes of the Council Meeting held on 8 December 2025

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Council Meeting held on 8 December 2025, be adopted.

ATTACHMENTS

Attachment [1](#) Minutes of the Council Meeting held on 8 December 2025

CCL001-26

MINUTES

Council Meeting

Monday, 8 December 2025

7:00 PM

Dragon Room
Civic Centre
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

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 Peter Mahoney, 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, Acting Manager Strategic Planning - Luke Oste, 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, Head of Technology – Garuthman De Silva and Technology Service Desk Technician - Arun Job.

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.

NATIONAL ANTHEM

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

PRAYER

Dr George Foster from Southern Sydney Synagogue offered a prayer to the meeting.

APOLOGIES/LEAVE OF ABSENCE

That an apology be accepted for Councillor Mahoney.

RESOLVED: Councillor Mort and Councillor Jamieson

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.

Note: Councillor Mahoney joined the meeting by audio visual link at 7:48pm

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

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.

Non-Significant, Non-Pecuniary Interest – Councillor Mahoney disclosed a Non-Significant, Non-Pecuniary Interest in item **MM025-25 Tabling of the Kogarah War Memorial Pool Historical Report** for the reason he is a member of the Kogarah Bay Progress Association. **Councillor Mahoney** will remain in the meeting and take part in the consideration of this item.

Special Interest Disclosure - Councillor Mahoney submitted a Special Disclosure of Pecuniary Interest in item **CCL122-25 Public Exhibition of Amendment No 7 to the Georges River DCP – Biodiversity and Foreshore Planning Controls** for the reason that the Councillor has an interest in the land (e.g is the owner or has another interest arising out of a mortgage, lease, trust, option or contract, or otherwise). **Councillor Mahoney** will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non-Significant, Non-Pecuniary Interest – Mayor Councillor Borg disclosed a Non-Significant, Non-Pecuniary Interest in item **MM025-25 Tabling of the Kogarah War Memorial Pool Historical Report** for the reason she is a member of the Kogarah Bay Progress Association and she is thanked in the report. **Mayor Councillor Borg** 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 **MM025-25 Tabling of the Kogarah War Memorial Pool Historical Report** for the reason he is a member of the Kogarah Bay Progress Association (KBPA). **Councillor Allison** will remain in the meeting and take part in the consideration of this item.

Non-Significant, Non-Pecuniary Interest - Councillor Allison Non-Significant Non-Pecuniary in item **CCL122-25 Public Exhibition of Amendment No 7 to the Georges River DCP – Biodiversity and Foreshore Planning Controls** for the reason that his family's place of residence lies within the FSPA in Oatley. **Councillor Allison** will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

Non-Significant, Non-Pecuniary Interest – Councillor Wang disclosed a Non-Significant, Non-Pecuniary Interest in item **QWN045-25 2016 Flood Study** for the reason that he owns properties (principal Place of Resident and investment) subject to flood controls, he is participating under the provisions of Clause 5.9(f) of the Code of Conduct. His interest is shared with a broader class of people—specifically the wider ratepayer base affected by these notification protocols—and he is seeking clarity on public policy rather than a specific private benefit. **Councillor Wang** will remain in the meeting and take part in the consideration of this item.

Non-Significant Non-Pecuniary Interest - Councillor Mort disclosed a Non-Significant, Non-Pecuniary interest in item **MM025-25 Tabling of Kogarah War Memorial Pool Historical Report** for the reason she is a member of Kogarah Bay Progress Association. Councillor Mort will remain in the meeting and take part in the consideration of this item

Significant Non-Pecuniary Interest – Deputy Mayor Councillor Stratikopoulos disclosed a Significant, Non-Pecuniary interest in item **CCL134-25 Event Grant - Greek Epiphany Festival 2026** for the reason he serves on the Executive Committee of the Greek Orthodox Parish of Kogarah which has an association with the Greek Orthodox Archdiocese of Australia who is the grant recipient. Deputy Mayor Councillor Stratikopoulos will not remain in the meeting and will not take part in the consideration of this item.

Special Interest Disclosure - Councillor Wang submitted a Special Disclosure of Pecuniary Interest in item **CCL122-25 Public Exhibition of Amendment No 7 to the Georges River DCP – Biodiversity and Foreshore Planning Controls** for the reason that he has a residential property that could be within the foreshore protection area and could be affected financially. Councillor Wang will partake in any deliberations on this matter and will remain in the meeting and participate in the consideration and voting on this item.

PUBLIC FORUM

	Name	Report No.	Report Title	For / Against
1	Don Smith (In person)	MM023-25	Mayoral Minute Recognition of Councillor Kathryn Landsberry's 20 year service award	For
2	Michelle Ford (Remotely)	MM023-25	Mayoral Minute Recognition of Councillor Kathryn Landsberry's 20 year service award	For
3	Jeff Powys (In person)	MM025-25	Tabling of Kogarah War Memorial Pool Historical Report	For
4	Dr Darren Mitchell (Written submission)	MM025-25	Tabling of Kogarah War Memorial Pool Historical Report	For
5	Kim Wagstaff (Written submission)	CCL122-25	Public Exhibition of amendment no.7 to the Georges River DCP- Biodiversity and Foreshore controls	For
6	Dr Ben Balzar (In person)	CCL125-25	Adoption of Georges River Councils Code of meeting practice 2025	Against
7	Dale Widders (In person)	CCL132-25 T25/001	Olds Park Premium Sporting Facility Construction	For
8	Kaitlyn Eisenhuth (In person)	CCL132-25 T25/001	Olds Park Premium Sporting Facility Construction	For

9	Nick Baglin (In person)	CCL132-25 T25/001	Olds Park Premium Sporting and Community Facility Construction	For
10	Joyce Teng (Written submission)	NM105-25	Investigation of a replacement Off Leash Dog park for the Former Merv Lynch Reserve	Against
11	Katrina Malyn (In person)	NM105-25	Investigation of a replacement Off Leash Dog park for the Former Merv Lynch Reserve	For
12	Archy Kalogeropoulos (In person)	NM105-25	Investigation of a replacement Off Leash Dog park for the Former Merv Lynch Reserve	For
13	Imelda Low (In person)	NM105-25	Investigation of a replacement Off Leash Dog park for the Former Merv Lynch Reserve	For
14	Barbara Udvari (Written Submission)	NM105-25	Investigation of a replacement Off Leash Dog park for the Former Merv Lynch Reserve	Against
15	David Fletcher (In person)	QNN021-25	Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis	Against

Note: It was noted that Councillor Dimoski left the Chambers at 07:48pm

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

RESOLVED: Councillor Mort, Councillor Jamieson

That a request from Councillor Mahoney to attend the meeting remotely via audio visual link be accepted.

Record of Voting

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

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

CCL113-25 Confirmation of the Minutes of the Council Meeting held on 17 November 2025

(Report by Executive Services Officer)

RESOLVED: Councillor Jamieson, Councillor Liu

That the Minutes of the Council Meeting held on 17 November 2025, be adopted.

Record of Voting

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

MM023-25 Recognition of Councillor Kathryn Landsberry's 20 Years Service Award (Report by The Mayor, Councillor Borg)

Note: It was noted that Councillor Dimoski returned to the Chambers at 07:50pm

RESOLVED: The Mayor, Councillor Borg

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).

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 Mahoney, 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.

SUSPENSION OF STANDING ORDERS

RESOLVED: The Mayor, Councillor Borg

That standing orders be suspended the time being 8:07pm.

RESUMPTION OF STANDING ORDERS

RESOLVED: The Mayor, Councillor Borg

That standing orders be resumed the time being 8:09 pm.

MM024-25 Reflections on Our First Year and a New Way Forward (Report by The Mayor, Councillor Borg)

RESOLVED: The Mayor, Councillor Borg

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.

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 Mahoney, 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.

MM025-25 **Tabling of the Kogarah War Memorial Pool Historical Report** (Report by The Mayor, Councillor Borg)

Note: Councillor Mort tabled the publication "Kogarah War Memorial Pool: a grateful community remembers its past"

RESOLVED: The Mayor, Councillor Borg

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.

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 Mahoney, 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.

CONDOLENCES

Councillor Liu offered her condolences on the passing to the families who have lost loved ones, those who remain unaccounted for, and all who are suffering in the aftermath of this unprecedented disaster fire at Long Fuk Court in Tai Po, Hong Kong.

I rise this evening with profound sadness to move a Condolence motion on behalf of Georges River residents, particularly our large Cantonese-speaking and Chinese community, following the tragic fire at Long Fuk Court in Tai Po, Hong Kong.

The devastating blaze, which claimed more than a hundred lives and left many more injured or displaced, has caused deep grief not only in Hong Kong but across global Chinese and Cantonese communities, including right here in our local LGA. Many residents have family, friends or personal connections to Hong Kong, and this tragedy has brought tremendous sorrow and shock.

On behalf of Georges River Council, I wish to extend our heartfelt condolences to the families who have lost loved ones, those who remain unaccounted for, and all who are suffering in the

aftermath of this unprecedented disaster. We also acknowledge the bravery of emergency responders and volunteers who worked under extremely dangerous conditions.

As a community that values compassion, multicultural harmony and support for one another, Georges River stands in solidarity with the people of Hong Kong during this very difficult time.

I ask that Council observe a moment of silence for the victims of the Long Fuk Court fire, and that we send an official letter of condolence be sent to the Hong Kong SAR Government and the Tai Po District representatives via the Hong Kong Economic and Trade Office (HKETO) in Sydney, and that a copy of this letter also be provided to the Consulate-General of the People's Republic of China in Sydney in recognition that Hong Kong is part of China”

Mayor, Councillor Borg offered her condolences on the passing of Councillor Mort's sister Roberta Richardson who passed away.

As some of you know - Natalie is one of 14 children who grew up in Dublin; 9 girls and 5 boys. A very working class upbringing that by its very nature resulted in a close family with all of the children required to assist each other and their parents wherever possible including finding a job and working from their early teenage years. Life was very different from what we enjoy today.

Sadly in recent years 3 of those siblings have passed away - and last Friday afternoon a 4th did as well.

Natalie's sister Roberta, after a short fight with cancer died at the age of 72. Roberta I'm told was a beautiful soul who married and moved to Denver Colorado with her American husband Charlie many years ago.

She leaves behind two children and three grandchildren. Natalie I'm sure I speak for all Councillors when I say we're thinking of you and your family at this difficult time and wish you well.

Mayor, Councillor Borg offered her condolences on the passing of Jan ford.

It is with profound sadness that I acknowledge the passing of Mrs Jan Ford, who died on Monday, 1 December 2025, only months after the loss of her beloved husband, Dr Francis Ian Ford. Jan's passing marks the end of an extraordinary chapter in the life of a family that has contributed so much to the Georges River community over more than six decades.

Jan remained remarkably fit, active, and independent right up until she suffered a fall earlier this year. Well into her late eighties, she continued to swim every morning and was known to many of us through her dedication to swimming at both Sans Souci and Carss Park Pools. She was often seen gliding through the water with a beautifully executed butterfly stroke that many half her age would envy. She was also a familiar sight walking through the local area, committed to maintaining her health and vitality. Her energy, discipline, and positive outlook were admired by all who knew her.

Jan was a physiotherapist by profession, practising in Hurstville, and her lifelong commitment to health, movement, and wellbeing was reflected not only in her career but in the active lifestyle she maintained throughout her life—and encouraged in all of her children.

Along with her husband Ian, Jan held the lease for Carss Park Pool from 1971 and later secured the lease for the Sans Souci Pool, offering countless local families places to learn to swim and enjoy the water. Jan cared deeply about the pools that formed such a significant part of her family's legacy, and she took great pride in being part of the campaign to rebuild Carss Park Pool for future generations.

Jan was a devoted wife, mother, and grandmother. She is lovingly remembered by her children—Suzanne, Michelle, Richard, and William—and her many grandchildren.

Jan didn't just support her children—she was the driving force behind their achievements and success. Most notably, she was at the heart of the years in which her daughter, Olympic champion Michelle Ford, rose to international sporting success. While Ian may have often been the public face of the family's enterprises, it was Jan who ensured the hard yards were done, getting the children to countless sporting commitments, managing school routines, helping operate the pools and kiosks, keeping the boats running, and holding the family together so that Ian's dreams—and their shared ventures—could be realised.

Her children have reflected that one of their mother's greatest achievements was the values she instilled in each of them. As Suzanne so beautifully said last week: *"We just keep turning up—that's what we all do. It's who we are."*

This steadfastness, humility, and quiet strength shaped not only who Jan was, but who her children became. Her tenacity and resilience, offered without fanfare, laid the foundation for the Ford family's contribution to our community and their many personal accomplishments.

Jan's passing so soon after Ian's is a deeply felt loss to family and friends and the many people across the Georges River area whose lives were touched by her warmth, generosity, and remarkable strength.

On behalf of Georges River Council and our entire community, I extend our sincerest condolences to Jan's family and all who loved her. We honour Jan's life, her partnership in a remarkable shared legacy, and the enduring mark she leaves on our community.

May she rest in peace.

COMMITTEE REPORTS

CCL118-25 Report of the Local Transport Forum meeting held on 3 December 2025 (Report by Executive Services Officer)

Note: It was noted that Councillor Arthur left the Chambers at 08.31pm

RESOLVED: Councillor Liu, Councillor Mort

That the Local Transport Forum recommendations for items TAC054-25 and LTF090 to LTF091-25 and LTF093-25 to LTF99-25 and LTF101-25 as detailed below, be adopted by Council.

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 Mahoney, 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.

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

(Report by Senior Traffic and Transport Engineer)

- (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.

LTF090-25 CAR SHARE SPACES AT VARIOUS LOCATIONS

(Report by Senior Traffic and Transport Engineer)

- (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).

LTF091-25 LOUIS TERRACE, HURSTVILLE - TRAFFIC SAFETY ISSUE

(Report by Senior Traffic and Transport Engineer)

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

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

(Report by Traffic Engineer)

- (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.

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

(Report by Traffic Engineer)

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.

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

(Report by Traffic Engineer)

- (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.

LTF096-25 DEWRANG STREET, CARSS PARK - PROPOSED CHANGES TO PARKING RESTRICTIONS
(Report by Traffic Engineer)

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.

LTF097-25 GREENACRE ROAD, SOUTH HURSTVILLE - PROPOSED CHANGES TO PARKING RESTRICTIONS
(Report by Traffic Engineer)

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

LTF098-25 PROPOSED 'BUS ZONE' RELOCATIONS AND REMOVALS AT VARIOUS LOCATIONS
(Report by Traffic Engineer)

- (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.

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

- (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.

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

- (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.

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

(Report by Traffic Engineer)

Note: It was noted that Councillor Arthur returned to the Chambers at 08.35pm

RESOLVED: Councillor Liu, Councillor Dimoski

- (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.

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 Mahoney, 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.

LTF100-25 ROWE STREET AND CONNELLS POINT ROAD, SOUTH HURSTVILLE - PROPOSED 'BUSES PROHIBITED' RESTRICTIONS

(Report by Traffic Engineer)

RESOLVED: Councillor Liu, Councillor Mort

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.

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 Mahoney, 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.

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

(Report by Executive Services Officer)

RESOLVED: Councillor Dimoski, Councillor Liu

That the Georges River Council Sports Advisory Committee recommendations for items SAC018-25 to SAC020-25 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 Mahoney, 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.

SAC018-25 CARSS PARK POOL UPDATE

(Report by Executive Manager City Futures)

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)

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)

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.

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

(Report by Executive Services Officer)

RESOLVED: The Mayor, Councillor Borg, Councillor Jamieson

That the Beverley Park Steering Committee recommendations for items BPSCC013-25 to BPSCC015-25 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 Mahoney, 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.

BPSCC013-25 BEVERLEY PARK GOLF CLUB FINANCE REPORT

(Report by Manager Sport, Community Facilities and Events)

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

BPSCC014-25 PUBLIC ROUNDS REPORT

(Report by Manager Sport, Community Facilities and Events)

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

BPSCC015-25 BEVERLEY PARK GOLF COURSE PLAN OF MANAGEMENT UPDATE

(Report by Manager Sport, Community Facilities and Events)

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

ENVIRONMENT AND PLANNING

CCL121-25 Development and Building Q1 Metrics Report

(Report by Manager Development and Building)

RESOLVED: Councillor Mahoney, Councillor Mort

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

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

(Report by Principal Strategic Planner)

Note: It was noted that Councillor Pun left the Chambers at 08:49pm

RESOLVED: Councillor Mahoney, Councillor Allison

- (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.

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 Mahoney, Councillor Mort, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

CCL123-25 Public Exhibition of Generic Plans of Management - Amendment No.2 (Hurstville Golf Course Clubhouse) (Report by Senior Strategic Planner)

RESOLVED: Councillor Mahoney, Councillor Allison

- (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).

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 Mahoney, Councillor Mort, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

CCL124-25 Public Exhibition of Draft Georges River Planning Agreements Policy 2025
(Report by Executive Strategic Planner)

RESOLVED: Councillor Mahoney, Councillor Allison

- (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.

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 Mahoney, Councillor Mort, Deputy Mayor, Councillor Stratikopoulos, Councillor Wang

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

FINANCE AND GOVERNANCE

CCL125-25 Adoption of Georges River Council's Code of Meeting Practice 2025
(Report by Manager Office of the General Manager)

Note: It was noted that Councillor Allison left the Chambers at 08:52pm

Note: It was noted that Councillor Pun returned to the Chambers at 08:52pm

Note: It was noted that Councillor Allison returned to the Chambers at 08:57pm

RECOMMENDATION: Councillor Jamieson, Councillor Mort

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.

AMENDMENT: Councillor Wang, Councillor Anzellotti

Deletion of the 'Note' under Clause 4.2 in Attachment 2, thereby permitting members of the public to speak on Questions with Notice and Questions with No Notice.

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.
 - f) Clause 4.2 A public forum will be held in Council Chambers from 6.00pm 7 days prior to an Ordinary Meeting of the Council for the purpose of hearing oral submissions from members of the public on mayoral minutes, staff reports to council and notices of motion (i.e. items of business), Questions

with Notice and Questions with No Notice to be considered at the meeting.

The note is to be deleted:

~~Note: Submissions will not be accepted from members of public wishing to speak on Questions with Notice, Questions with No Notice and other business not considered items of business.~~

- (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.

Record of Voting

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

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

On being PUT to the meeting, voting on this Amendment was seven (7) votes FOR and eight (8) votes AGAINST. The Amendment was LOST

RESOLVED: Councillor Jamieson, Councillor Mort

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.

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 Mahoney, Councillor Mort, Councillor Pun, Deputy Mayor, Councillor Stratikopoulos

Against the Motion: Councillor Wang

On being PUT to the meeting, voting on this Motion was fourteen (14) votes FOR and one (1) vote AGAINST. The Motion was CARRIED.

CCL126-25 Investment Report as at 31 October 2025

(Report by Senior Financial Accountant - Reporting)

RESOLVED: Councillor Jamieson, Councillor Mort

That the Investment Report as at 31 October 2025 be received and noted 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 Mahoney, 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.

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

(Report by Strategic Property Officer)

RESOLVED: Councillor Jamieson, Councillor Liu

- (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.

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 Mahoney, 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.

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

CWF10/25-26 – Application submitted by Councillor Dimoski on behalf of Kogarah Historical Society Inc. in the amount of \$500.

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 Mahoney, 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.

CCL129-25 Audit, Risk and Improvement Committee - Minutes of Meetings held 4 September 2025 (Confirmed) and 27 November 2025 (Unconfirmed) (Report by Chief Audit Executive)

RESOLVED: Councillor Jamieson, Councillor Liu

- (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.

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 Mahoney, 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

CCL130-25 Olds Park Roof Replacement Construction - Budget Update (Report by Manager City Technical Services)

RESOLVED: Councillor Mort, Councillor Landsberry

- (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.

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 Mahoney, 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.

CCL131-25 T25/014 Riverwood Park Sporting Field Design and Construction
(Report by Senior Procurement and Contracts Business Partner)

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 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.

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 Mahoney, 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.

CCL132-25 T25/001 Olds Park Premium Sporting and Community Facility Construction
(Report by Senior Procurement and Contracts Business Partner)

RESOLVED: Councillor Mort, Councillor Landsberry

- (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.

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 Mahoney, 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

CCL133-25 Place Naming Proposal - New Facility in Peakhurst Park
(Report by Coordinator Library Operations)

RESOLVED: Councillor Landsberry, Councillor Allison

- (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.

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 Mahoney, 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.

CCL134-25 Event Grant - Greek Epiphany Festival 2026

(Report by Coordinator Events and Sponsorship)

Note: It was noted that Deputy Mayor, Councillor Stratikopoulos declared a Significant Non-Pecuniary Interest left the Chambers at 09:33pm

RESOLVED: Councillor Landsberry, Councillor Dimoski

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.

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 Mahoney, Councillor Mort, Councillor Pun, Councillor Wang

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

CCL135-25 DEFERRED - Closed Circuit Television in Georges River

(Report by Coordinator Community Capacity Building)

Note: It was noted that Deputy Mayor, Councillor Stratikopoulos returned to the Chambers at 09:34pm

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

RESOLVED: Councillor Landsberry, Councillor Liu

That Council defer this item to the 23 February, 2026 Community and Culture Committee Meeting.

Record of Voting

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

Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mahoney, 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.

NOTICES OF MOTION

NM105-25 Off-Leash Dog Park Investigation within Mortdale Ward and Adjacent Localities (Report by Councillor Liu)

RESOLVED: Councillor Liu, Councillor Jamieson

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 to replace Merv Lynch Reserve with a new off-leash dog park, ensuring it continues to serve the community who previously relied on the facility while meeting the needs of the broader surrounding catchment area.
- (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) Report back to Council on the outcomes of the investigation, including:
 - (i) Preliminary or trial location assessments.
 - (ii) Amendments required to existing Plans of Management to facilitate the preferred site.

Record of Voting

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

NM106-25 LGNSW Conference Motions (Report by Councillor Jamieson)

Note: It was noted that Councillor Gao returned to the Chambers at 09:46pm

RESOLVED: Councillor Jamieson, Councillor Mort

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.

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 Mahoney, 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.

QUESTIONS WITH NOTICE

QWN043-25 Kempt Field Remediation Project – Implementation of NM084-24
(Report by Councillor Liu)

Note: It was noted that Councillor Mort left the Chambers at 09:48pm

Answer published in the business paper.

QWN044-25 Marana Auditorium
(Report by Councillor Liu)

Answer published in the business paper.

QWN045-25 2016 Flood Study
(Report by Councillor Wang)

Answer published in the business paper.

QUESTIONS WITH NO NOTICE

QNN018-25 Parking Access Issues - Carlton
(Report by Councillor Gao)

Answer published in the business paper.

QNN019-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis
(Report by Councillor Jamieson)

Answer published in the business paper.

QNN020-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis
(Report by Councillor Anzellotti)

Answer published in the business paper.

QNN021-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis
(Report by Councillor Wang)

Answer published in the business paper.

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

QNN020-25 Repurpose of Moomba to Sydney Ethane Pipeline Hazard Analysis
(Report by Councillor Anzellotti)

Question:

As we have used the same consultant as Canterbury Bankstown Council, could we find out if Canterbury Bankstown Council have implemented the 200 metre restriction along the pipeline for sensitive development?

CONCLUSION

The Meeting was closed at 9:50pm.

Chairperson

MAYORAL MINUTE

Item: MM001-26 Georges River Seeks to Protect Heritage

Mayor: The Mayor, Councillor Borg

BACKGROUND

The importance of Heritage

Georges River Council recognises the importance of heritage in shaping the identity, character and history of the Georges River Local Government Area. Heritage buildings and places contribute to a sense of place, reflect how communities have developed over time, and provide an important link between past and present.

Heritage values are not fixed. Community views about what is historically, culturally or architecturally important change over time. Buildings that may not have been considered significant 20 or 30 years ago are often now more highly valued, particularly as fewer examples of that era remain. This highlights the importance of councils regularly reviewing and updating what is considered heritage, so that protections reflect contemporary community values.

Current Constraints on Protecting Heritage

The NSW State Government has introduced a range of planning reforms to increase housing supply, including the Low and Mid-Rise Housing Policy and NSW Housing Pattern Book, and allowing applicants to use private certifiers through expanded complying development pathways. While the objective of increasing housing supply is acknowledged, the interaction of these planning instruments has created significant constraints on the ability of councils to protect the existing heritage character of low-density suburbs.

Councils may issue Interim Heritage Orders (IHOs) under the Heritage Act 1977 to temporarily protect a property while its heritage merit is assessed. However, where a valid development consent has already been granted, an Interim Heritage Order or a subsequent heritage listing cannot prevent demolition in accordance with that approved consent.

The ability for proponents to elect to use private certifiers, combined with State-level complying development pathways that override local planning controls, has created scenarios where there are very limited notification periods for the councils and the local community to comprehend the development proposed. A complying development typically has a notification period of fourteen days. This is further reduced to seven days under the Pattern Book Development Code.

The recent demolition of **49 Park Street, Carlton** was a direct result of the operation of the State Government's Pattern Book Development Code, which prioritise complying development pathways and override local planning controls. While the property was not listed as a heritage item, it was regarded by many in the community as having potential heritage value. On 19 December 2025, a Complying Development Certificate (CDC) was lawfully issued by a private certifier for the demolition of the existing dwelling and construction of three terrace homes. The CDC was fully compliant with the NSW Housing Pattern Book which was introduced as part of the State Government's Low and Mid Rise Housing Policy.

Need for a Broader Heritage Review

The outcome at 49 Park Street highlights a broader issue. Under the current planning system, properties with potential heritage value can be demolished before any heritage assessment occurs, simply because they have not yet been formally identified within planning controls.

Undertaking a broader heritage study is therefore necessary to proactively identify properties with potential heritage value, ensuring they can be properly assessed and, where appropriate, protected before they are lost.

MOTION:

That Council:

- (a) Endorse the commencement of a broader heritage study to identify properties within the Georges River Local Government Area that may warrant further heritage assessment and potential inclusion on the heritage register.
- (b) Request that the General Manager prepare a report to Council outlining the scope, methodology, timeframes and resourcing required to undertake the broader heritage study.
- (c) Note that the findings of the heritage study will be reported to Council for consideration of any future amendments to heritage listings or planning controls.

ATTACHMENTS

Nil

COMMITTEE REPORTS

Item: CCL002-26 Report of the Assets and Infrastructure Committee meeting held on 9 February 2026

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Committee Reports

CCL002-26

RECOMMENDATION:

That the Assets and Infrastructure Committee recommendations for items ASS002-26 to ASS003-26 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items ASS002-26 to ASS003-26 are submitted to Council for determination.

The recommendations were made by the Assets and Infrastructure Committee at its meeting on 9 February 2026.

COMMITTEE RECOMMENDATIONS

ASS002-26 T25/013 TOM UGLY'S POINT RESERVE CONSTRUCTION
(Report by Manager City Technical Services)

RECOMMENDATION: Councillor Mahoney, Councillor Landsberry

- (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.

ASS003-26 EMBANKMENT RECONSTRUCTION - BRIDGE STREET, PENSHURST - BUDGET UPDATE
(Report by Manager City Technical Services)

RECOMMENDATION: Councillor Liu, Councillor Allison

- (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.

FILE REFERENCE

D26/35439

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Assets and Infrastructure Committee meeting held on 9 February 2026

CCL002-26

MINUTES

Assets and Infrastructure Committee

Monday, 09 February 2026

Dragon Room

Georges River Civic Centre

Hurstville



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Gerard Hayes, Councillor Christina Jamieson, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, 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 – Nickie Paras (minutes), Executive Assistant to General Manager – Sue Matthew, General Counsel – James Fan, Chief Audit Executive – Steven Baker, Executive Manager City Futures – Kent Stroud, Manager City Technical Services – Tom Heath, Head of Technology – Garuthman De Silva and Team Leader Technology Business Support – Mark Tadros, Technology Services Officer Brendan Thorpe.

OPENING

The Chairperson, Councillor Mort, opened the meeting at 6:00pm.

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

MOTION: Councillor Jamieson, Councillor Allison

That an apology be accepted for Councillor Dimoski, Deputy Mayor, Stratikopoulos, Councillor Arthur, Councillor Pun and Councillor Gao and that a leave of absence be granted.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Mort, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Wang

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

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.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ASS001-26 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 10 November 2025
(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Liu, Councillor Allison

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

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Mort, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Wang

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

COMMITTEE REPORTS

ASS002-26 T25/013 Tom Ugly's Point Reserve Construction
(Report by Manager City Technical Services)

RECOMMENDATION: Councillor Mahoney, Councillor Landsberry

- (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.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Mort, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Wang

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

ASS003-26 Embankment Reconstruction - Bridge Street, Penshurst - Budget Update
(Report by Manager City Technical Services)

RECOMMENDATION: Councillor Liu, Councillor Allison

- (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.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Mort, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mahoney, Councillor Wang

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

CONCLUSION

The Meeting was closed at 6:09pm

Chairperson

UNCONFIRMED

Item: **CCL003-26 Report of the Community and Culture Committee meeting held on 9 February 2026**

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Committee Reports

CCL003-26

RECOMMENDATION:

That the Community and Culture Committee recommendations for items COM002-26 to COM004-26 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items COM002-26 to COM004-26 are submitted to Council for determination.

The recommendations were made by the Community and Culture Committee at its meeting on 9 February 2026.

COMMITTEE RECOMMENDATIONS**COM002-26 QUARTERLY COMMUNITY PROPERTY REPORT - 1 OCTOBER 2025 TO 31 DECEMBER 2025**

(Report by Coordinator Community Property and Venues)

RECOMMENDATION: Councillor Liu, Councillor Mort

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

COM003-26 T25/011 KEN ROSEWALL TENNIS CENTRE - MANAGEMENT AGREEMENT
(Report by Head of Procurement and Contracts)

RECOMMENDATION: Councillor Mort, Councillor Jamieson

- (a) That in accordance with 178 (1) (b) & 178 (3) (e) of the Local Government (General) Regulation 2021 Council declines to accept any of the tenders for T25/011 Ken Rosewall Tennis Centre - Management Agreement, and resolve to enter into negotiations with the parties that submitted a Tender to Council with a view to entering into a contract in relation to the subject matter of the tender.
- (b) That in accordance with 178 (4) of the Local Government (General) Regulation 2021, the reason for Council to decline all tenders is that there was no conclusive outcome of the tender process. By resolving to enter into negotiations with the parties that submitted a Tender to Council it is anticipated that a satisfactory outcome will be achieved on demonstrated capacity and ability to provide services under an operational management agreement with a competitive commercial income paid to Council.
- (c) That Council authorise the General Manager to undertake negotiations and any other documentation required to give effect to the resolution.
- (d) That a further report be provided to Council detailing the outcome of the negotiation process and a recommendation to award or future options.
- (e) That Council notify all Tenderers that Council declined to accept any of the Tenders.

CCL135-25 DEFERRED FROM THE 8 DECEMBER 2025 COUNCIL MEETING - CLOSED CIRCUIT TELEVISION IN GEORGES RIVER

(Report by Coordinator Community Capacity Building)

RECOMMENDATION: Councillor Jamieson, Councillor Mort

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.
- (f) Endorse the Draft Closed Circuit Television Operations Policy (draft Policy) to go on public exhibition for a period of no less than 28 days.
- (g) Note that a future report will come to Council with the outcome of the community consultation regarding the draft Policy.

COM004-26 PLACE NAMING POLICY REVIEW - RESULTS OF COMMUNITY CONSULTATION

(Report by Manager, Cultural Engagement and Library Services)

RECOMMENDATION: Councillor Mort, The Mayor, Councillor Borg

- (a) That Council acknowledge the results of the community consultation for the revised draft Place Naming Policy.
- (b) That Council endorse the minor changes that have been made to the revised draft Place Naming Policy based on the results of the community consultation.
- (c) That point 2.5.2. b) of the draft Policy be updated as follows: *The name is considered offensive, discriminatory, derogatory or brings Council into disrepute.*
- (c) That Council adopts the revised draft Place Naming Policy.

FILE REFERENCE

D26/35442

ATTACHMENTS

Attachment [1](#) Minutes of the Community and Culture Committee meeting held on 9 February 2026

CCL003-26

MINUTES

Community and Culture Committee

Monday, 9 February 2026

Dragon Room
Georges River Civic Centre
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Kathryn Landsberry (Chairperson), Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Gerard Hayes, Councillor Christina Jamieson, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort and Councillor Ben Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Community and Culture – Kristie Dodd, Director Assets and Infrastructure – Bryce Spelta, Director Environment and Planning – Joseph Hill, Director Business and Corporate Services – Danielle Parker, Manager, Office of the General Manager – Vicki McKinley, Manager Sport and Community Facilities – Margaret Le, Manager Cultural Engagement and Library Services – Justin Yeomans, Manager Community Impact – Estelle Marque, Acting Manager Early Learning and Child Safety – Justine Inglis, Executive Services Officer – Nickie Paras (Minutes), General Counsel - James Fan, Executive Assistant to General Manager – Sue Matthew, Chief Audit Executive – Steven Baker, Executive Manager City Futures – Kent Stroud, Head of Technology – Garuthman De Silva and Team Leader Technology Business Support – Mark Tadros, Technology Services Officer – Brendan Thorpe.

OPENING

The Chairperson, Councillor Landsberry, opened the meeting at 6:36pm.

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

MOTION: Councillor Jamieson, Councillor Mort

That an apology on behalf of Deputy Mayor, Councillor Stratikopoulos, Councillor Pun, Councillor Arthur, Councillor Dimoski and Councillor Gao be accepted and a Leave of Absence granted.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

Non-Significant, Non-Pecuniary Interest – Councillor Mahoney disclosed a Non-Significant, Non-Pecuniary Interest in item **COM002-26 Quarterly Community Property Report - 1 October 2025 to 31 December 2025** for the reason that he is a member of the Kogarah Bay Progress Association. Councillor Mahoney will remain in the meeting and take part in the consideration of this item.

Non-Significant, Non-Pecuniary Interest – Councillor Jamieson disclosed a Non-Significant, Non-Pecuniary Interest in item **COM003-26 T25/011 Ken Rosewall Tennis Centre – Management Agreement** for the reason she went to school with the sister of the current Ken Rosewall management team and was asked for special consideration. Councillor Jamieson will remain in the meeting and take part in the consideration of this item.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COM001-26 Confirmation of the Minutes of the Community and Culture Committee Meeting held on 10 November 2025
(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Mort, Councillor Allison

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

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

COMMITTEE REPORTS

COM002-26 Quarterly Community Property Report - 1 October 2025 to 31 December 2025
(Report by Coordinator Community Property and Venues)

RECOMMENDATION: Councillor Liu, Councillor Mort

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

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

PROCEDURAL MOTION

MOVE TO CLOSED CONFIDENTIAL SESSION

At this stage of the meeting the time being 6:47pm the Chair, Councillor Landsberry, advised that the meeting would move into a Confidential Closed Session in accordance with Section 10A of *The Local Government Act 1993*.

This action was taken to allow discussion of the confidential attachments to the following item:

COM003-26 T25/011 Ken Rosewall Tennis Centre - Management Agreement (Report by Head of Procurement and Contracts)

THAT in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act 1993, the matters dealt with in this report be considered in closed Council Meeting at which the press and public are excluded. In accordance with Section 10A(2) (d(i)) it is considered the matter concerns commercial information of a confidential nature that would if disclosed prejudice the position of a person who supplied it.

Accordingly, members of the press and public are excluded from the Closed Session and access to confidential documents relating to the item considered during the course of the Closed Session will be withheld.

The Chair, Councillor Landsberry, asked the Director Community and Culture if any representations had been received from the public that the item attachments should not be discussed in Closed Session.

The Director replied that no representations had been received to the item attachments in Closed Session.

Councillor Landsberry asked if there were any members of the public gallery who would like to speak on the reasons the Committee proposes to consider the item attachments in Closed Session. There were none.

MOTION: Councillor Mort, Councillor Allison

That in accordance with Section 10A Clause 2 of the Local Government Act 1993, Council enter into a Confidential Closed Session to discuss the confidential attachments to item **COM003-26 T25/011 Ken Rosewall Tennis Centre - Management Agreement**.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

PROCEDURAL MOTION RETURN TO OPEN SESSION

MOTION: Councillor Mort, Councillor Jamieson

That the meeting revert to Open Session, the time being 7:02pm.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

COM003-26 T25/011 Ken Rosewall Tennis Centre - Management Agreement (Report by Head of Procurement and Contracts)

RECOMMENDATION: Councillor Mort, Councillor Jamieson

- (a) That in accordance with 178 (1) (b) & 178 (3) (e) of the Local Government (General) Regulation 2021 Council declines to accept any of the tenders for T25/011 Ken Rosewall Tennis Centre - Management Agreement, and resolve to enter into negotiations with the parties that submitted a Tender to Council with a view to entering into a contract in relation to the subject matter of the tender.
- (b) That in accordance with 178 (4) of the Local Government (General) Regulation 2021, the reason for Council to decline all tenders is that there was no conclusive outcome of the tender process. By resolving to enter into negotiations with the parties that submitted a Tender to Council it is anticipated that a satisfactory outcome will be achieved on demonstrated capacity and ability to provide services under an operational management agreement with a competitive commercial income paid to Council.
- (c) That Council authorise the General Manager to undertake negotiations and any other documentation required to give effect to the resolution.
- (d) That a further report be provided to Council detailing the outcome of the negotiation process and a recommendation to award or future options.
- (e) That Council notify all Tenderers that Council declined to accept any of the Tenders.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

CCL135-25 DEFERRED FROM THE 8 DECEMBER 2025 COUNCIL MEETING - Closed **Circuit Television in Georges River** (Report by Coordinator Community Capacity Building)

RECOMMENDATION: Councillor Jamieson, Councillor Mort

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.
- (f) Endorse the Draft Closed Circuit Television Operations Policy (draft Policy) to go on public exhibition for a period of no less than 28 days.
- (g) Note that a future report will come to Council with the outcome of the community consultation regarding the draft Policy.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

COM004-26 Place Naming Policy Review - Results of Community Consultation (Report by Manager, Cultural Engagement and Library Services)

RECOMMENDATION: Councillor Mort, The Mayor, Councillor Borg

- (a) That Council acknowledge the results of the community consultation for the revised draft Place Naming Policy.
- (b) That Council endorse the minor changes that have been made to the revised draft Place Naming Policy based on the results of the community consultation.
- (c) That point 2.5.2. b) of the draft Policy be updated as follows: *The name is considered offensive, discriminatory, derogatory or brings Council into disrepute.*
- (c) That Council adopts the revised draft Place Naming Policy.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Landsberry, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Liu, Councillor Mahoney, Councillor Mort, Councillor Wang

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

CONCLUSION

The Meeting was closed at 7:19pm.

Chairperson

UNCONFIRMED

Item: CCL004-26 Report of the Environment and Planning Committee meeting held on 9 February 2026

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Committee Reports

RECOMMENDATION:

That the Environment and Planning Committee recommendations for items ENV002-26 to ENV003-26 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items ENV002-26 to ENV003-26 are submitted to Council for determination.

The recommendations were made by the Environment and Planning Committee at its meeting on 9 February 2026.

COMMITTEE RECOMMENDATIONS

ENV002-26 ENFORCEMENT OF TRAILER PARKING REGULATIONS AND ADDRESSING RESIDENT CONCERNS
(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Jamieson, Councillor Mort

That Council receive and note the information contained within this report.

ENV003-26 REVIEW OF DOMESTIC WASTE MANAGEMENT SERVICE CHARGES APPLIED TO PROPERTY OWNERS SINCE AMALGAMATION
(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Liu, Councillor Landsberry

That the information in this report is received and noted.

FILE REFERENCE

D26/35446

ATTACHMENTS

Attachment [1](#) Minutes of the Environment and Planning Committee meeting held on 9 February 2026

CCL004-26

MINUTES

Environment and Planning Committee

Dragon Room
Georges River Civic Centre,
Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Gerard Hayes, Councillor Christina Jamieson, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, 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 Environment Health and Regulatory Services – Mr Andrew Spooner, Coordinator Parking and Rangers – Haemish Bongers, Manager, Office of the General Manager – Vicki McKinley, Executive Services Officer – Nickie Paras (minutes), Executive Assistant to General Manager – Sue Matthew, Chief Audit Executive – Steven Baker, General Counsel - James Fan, Executive Manager City Futures – Kent Stroud, Head of Technology – Garuthman De Silva and Team Leader Technology Business Support – Mark Tadros, Technology Services Officer Chris Stojanovski or Lee Fermor.

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 7:22pm.

APOLOGIES/LEAVE OF ABSENCE

MOTION: Councillor Jamieson, Councillor Anzellotti

That an apology on behalf of Councillor Dimoski, Deputy Mayor, Councillor Stratikopoulos, Councillor Arthur, Councillor Gao, Councillor Pun be accepted and a Leave of Absence granted.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ENV001-26 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 10 November 2025

(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Jamieson, Councillor Landsberry

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

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

COMMITTEE REPORTS

ENV002-26 Enforcement of Trailer Parking Regulations and Addressing Resident Concerns

(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Jamieson, Councillor Mort

That Council receive and note the information contained within this report.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

ENV003-26 Review of Domestic Waste Management Service Charges Applied to Property Owners Since Amalgamation

(Report by Manager Environment Health & Regulatory Services)

RECOMMENDATION: Councillor Liu, Councillor Landsberry

That the information in this report is received and noted.

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Hayes, Councillor Jamieson, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

CONCLUSION

The Meeting was closed at 7:48pm

Chairperson

UNCONFIRMED

Item: CCL005-26 Report of the Finance and Governance Committee meeting held on 9 February 2026

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Committee Reports

CCL005-26

RECOMMENDATION:

That the Finance and Governance Committee recommendations for items FIN002-26 to FIN006A-26 as detailed below, be adopted by Council.

EXECUTIVE SUMMARY

The following Committee recommendations for items FIN002-26 to FIN006A-26 are submitted to Council for determination.

The recommendations were made by the Finance and Governance Committee at its meeting on 9 February 2026.

COMMITTEE RECOMMENDATIONS

FIN002-26 INVESTMENT REPORT AS AT 30 NOVEMBER 2025
(Report by Senior Financial Accountant - Reporting)

RECOMMENDATION: Councillor Mahoney, Councillor Liu

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

FIN003-26 INVESTMENT REPORT AS AT 31 DECEMBER 2025
(Report by Senior Financial Accountant - Reporting)

RECOMMENDATION: Councillor Mahoney, Councillor Liu

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

FIN004-26 QUARTERLY BUDGET REVIEW REPORT FOR PERIOD ENDING 31 DECEMBER 2025
(Report by Head of Financial Planning and Analysis)

RECOMMENDATION: Councillor Landsberry, Councillor Mahoney

- (a) That Council receives and notes the contents of this report in relation to the Quarterly Budget Review for the period ending 31 December 2025.
- (b) That Council adopt the proposed amendments to the 2025/26 Budget as outlined in attachment 1.
- (c) That Council note the supporting information outlined in attachment 3 and approve the write-off of debts totalling \$51,278, where all reasonable recovery actions have been undertaken and no further practical avenues for collection remain.

FIN005-26 PROPERTY MATTER - REQUEST FOR OWNER'S CONSENT - 6 DORA

STREET, HURSTVILLE

(Report by Head of Strategic Property)

RECOMMENDATION: Councillor Allison, Councillor Mahoney

That the General Manager be authorised to provide landowner's consent on behalf of Council to the proposed minor works at 6 Dora Street, Hurstville as generally detailed in this report.

FIN006-26 COUNCILLOR INDUCTION AND PROFESSIONAL DEVELOPMENT POLICY FOR ADOPTION

(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Liu, Councillor Allison

- (a) That Council note the one submission received during the public exhibition of the Draft Councillor Induction and Professional Development Policy.
- (b) That Council adopts the Draft Councillor Induction and Professional Development Policy (Attached).

FIN007-26 PROPERTY MATTER - CARSS PARK CAFE - ASSIGNMENT OF LEASE

(Report by Senior Property Officer)

RECOMMENDATION: Councillor Landsberry, Councillor Mort

- (a) That Council consent to the assignment of the lease for Carss Park Kiosk from By the Bay Café Pty Ltd and Grill to Adrian and Marina Peronace.
- (b) That the General Manager be authorised to sign all lease documentation associated with the proposed assignment.

FIN006A-26 PROPERTY MATTER - OPEN SPACE ACQUISITION - 30 CULWULLA STREET SOUTH HURSTVILLE

(Report by Senior Property Officer)

RECOMMENDATION: Councillor Liu, Councillor Allison

- (a) That Council purchase the property at 30 Culwulla Street, South Hurstville being Lot 27 in Deposited Plan 4607 on the terms outlined within this report.
- (b) That Council authorises the General Manager to execute the Contract for Sale, Transfer Document and all other associated documentation to complete the purchase of 30 Culwulla Street, South Hurstville (Lot 27 in Deposited Plan 4607).
- (c) That in accordance with Section 31 (2) of the Local Government Act 1993, the land be classified as Community Land following settlement.
- (d) That the Council endorse the proposed increase to budget as outlined in the report.

FILE REFERENCE

D26/35449

ATTACHMENTS

Attachment [1](#) Minutes of the Finance and Governance Committee meeting held on 9

February 2026

CCL005-26

MINUTES

Finance and Governance Committee

Monday, 09 February 2026

Dragon Room

Georges River Civic Centre

Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Gerard Hayes, Councillor Christina Jamieson, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Peter Mahoney, Councillor Natalie Mort, 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, Chief Financial Officer – Scott Henwood, Head of Strategic Property – Bernie Morabito, Manager Office of the General Manager – Vicki McKinley, Executive Assistant to General Manager – Sue Matthew, Chief Audit Executive – Steven Baker, Executive Services Officer – Nickie Paras (Minutes), Head of Procurement and Contracts - Todd Payne, General Counsel – James Fan, Executive Manager City Futures – Kent Stroud, Head of Technology – Garuthman De Silva and Team Leader Technology Business Support – Mark Tadros, Technology Services Officer – Brendan Thorpe.

OPENING

The Chairperson, Councillor Jamieson, opened the meeting at 6:13pm.

APOLOGIES/LEAVE OF ABSENCE

MOTION: Councillor Mahoney, Councillor Liu

That an apology on behalf of Deputy Mayor, Councillor Stratikopoulos, Councillor Pun, Councillor Arthur, Councillor Dimoski and Councillor Gao be accepted and a Leave of Absence granted.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

FIN001-26 Confirmation of the Minutes of the Finance and Governance Committee Meeting held on 10 November 2025
(Report by Manager Office of the General Manager)

RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

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

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

COMMITTEE REPORTS

FIN002-26 Investment Report as at 30 November 2025
(Report by Senior Financial Accountant - Reporting)

RECOMMENDATION: Councillor Mahoney, Councillor Liu

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

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

FIN003-26 Investment Report as at 31 December 2025
(Report by Senior Financial Accountant - Reporting)

RECOMMENDATION: Councillor Mahoney, Councillor Liu

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

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

FIN004-26 Quarterly Budget Review Report for Period Ending 31 December 2025
(Report by Head of Financial Planning and Analysis)

RECOMMENDATION: Councillor Landsberry, Councillor Mahoney

- (a) That Council receives and notes the contents of this report in relation to the Quarterly Budget Review for the period ending 31 December 2025.
- (b) That Council adopt the proposed amendments to the 2025/26 Budget as outlined in attachment 1.
- (c) That Council note the supporting information outlined in attachment 3 and approve the write-off of debts totalling \$51,278, where all reasonable recovery actions have been undertaken and no further practical avenues for collection remain.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

FIN005-26 Property Matter - Request for Owner's Consent - 6 Dora Street, Hurstville
(Report by Head of Strategic Property)

RECOMMENDATION: Councillor Allison, Councillor Mahoney

That the General Manager be authorised to provide landowner's consent on behalf of Council to the proposed minor works at 6 Dora Street, Hurstville as generally detailed in this report.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

FIN006-26 Councillor Induction and Professional Development Policy for Adoption
(Report by Manager Office of the General Manager)

RECOMMENDATION: Councillor Liu, Councillor Allison

- (a) That Council note the one submission received during the public exhibition of the Draft Councillor Induction and Professional Development Policy.
- (b) That Council adopts the Draft Councillor Induction and Professional Development Policy (Attached).

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

FIN007-26 Property Matter - Carss Park Cafe - Assignment of Lease
(Report by Senior Property Officer)

RECOMMENDATION: Councillor Landsberry, Councillor Mort

- (a) That Council consent to the assignment of the lease for Carss Park Kiosk from By the Bay Café Pty Ltd and Grill to Adrian and Marina Peronace.
- (b) That the General Manager be authorised to sign all lease documentation associated with the proposed assignment.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

PROCEDURAL MOTION

MOVE TO CLOSED SESSION

At this stage of the meeting the time being 6:22pm the Chair advised that the meeting would move into a Confidential Closed Session to allow consideration of a matter(s) in Closed Session in accordance with Section 10A of The Local Government Act 1993.

This action was taken to allow discussion of the following item(s).

FIN006A-26 Property Matter - Open Space Acquisition - 30 Culwulla Street South Hurstville
(Report by Senior Property Officer)

THAT in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act 1993, the matters dealt with in this report be considered in closed Council Meeting at which the press and public are excluded. In accordance with Section 10A(2) (c) it is considered the matter information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Accordingly, members of the press and public are excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the closed session will be withheld.

The Chair asked the Director if any representations had been received from the public that the item should not be discussed in closed session.

The Director replied that no representations had been received to the item in closed session.

The Chair asked if there were any members of the public gallery who would like to speak on the reasons Council proposes to consider the items in Closed Session.

There were none.

PROCEDURAL MOTION

CLOSED CONFIDENTIAL SESSION

MOTION: Councillor Mahoney, Councillor Mort

That in accordance with Section 10A Clause 2 of the Local Government Act 1993, Council enter into a Confidential Closed Session.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

CLOSED CONFIDENTIAL SESSION

CONSIDERATION OF CONFIDENTIAL RECOMMENDATIONS

FIN006A-26 Property Matter - Open Space Acquisition - 30 Culwulla Street South Hurstville

(Report by Senior Property Officer)

RECOMMENDATION: Councillor Liu, Councillor Allison

- (a) That Council purchase the property at 30 Culwulla Street, South Hurstville being Lot 27 in Deposited Plan 4607 on the terms outlined within this report.
- (b) That Council authorises the General Manager to execute the Contract for Sale, Transfer Document and all other associated documentation to complete the purchase of 30 Culwulla Street, South Hurstville (Lot 27 in Deposited Plan 4607).
- (c) That in accordance with Section 31 (2) of the Local Government Act 1993, the land be classified as Community Land following settlement.
- (d) That the Council endorse the proposed increase to budget as outlined in the report.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

PROCEDURAL MOTION OPEN SESSION

MOTION: Councillor Mort, The Mayor, Councillor Borg

That the meeting revert to Open Session the time being 6:32pm.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

OPEN SESSION

CONFIRMATION OF RECOMMENDATIONS FROM CLOSED SESSION

MOTION: Councillor Mahoney, Councillor Liu

That the recommendations from the Closed Session in relation to **FIN006A-26 Property Matter - Open Space Acquisition - 30 Culwulla Street South Hurstville** be received and noted as a resolution of Council without any alteration or amendment thereto.

Record of Voting

For the Motion: The Mayor, Councillor Borg, Councillor Jamieson, Councillor Anzellotti, Councillor Allison, Councillor Hayes, Councillor Mahoney, Councillor Landsberry, Councillor Liu, Councillor Mort, Councillor Wang

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

CONCLUSION

The Meeting was closed at 6:33pm

Chairperson

UNCONFIRMED

ENVIRONMENT AND PLANNING

Item: CCL006-26 Endorsement of Council Submission to the draft Sydney Plan, Industrial Lands Policy and A New Approach to Strategic Planning: Discussion Paper

Author: Principal Strategic Planner, Senior Strategic Planner and Strategic Planner

Directorate: Environment and Planning

Matter Type: Environment and Planning

CCL006-26

RECOMMENDATION:

- (a) That Council endorse the Georges River Council submission to the NSW Government on the draft *Sydney Plan* (**Attachment 1**), draft *Statewide Industrial Lands Policy* (**Attachment 2**), and *A New Approach to Strategic Planning: Discussion Paper* (**Attachment 3**).
- (b) That Council authorise the Director, Planning & Environment to finalise and submit the endorsed submission, including any minor amendments that do not alter the substantive intent.

EXECUTIVE SUMMARY

1. The Department of Planning, Housing and Infrastructure (DPHI) has released three key strategic planning policy documents for public consultation, namely:
 - (i) the draft Sydney Plan,
 - (ii) draft Statewide Industrial Lands Policy, and
 - (iii) A New Approach to Strategic Planning: Discussion Paper.
2. The Sydney Plan is the NSW Government's new 20-year strategic land use plan to direct future growth in the Sydney region through the lens of land use planning. The Plan is shaped by the state land use planning priorities set out in A New Approach to Strategic Planning: Discussion Paper. The Plan also integrates the new categorisation of Sydney's industrial land proposed by the draft Statewide Industrial Lands Policy.
3. The three policy documents have been reviewed by Council officers and a submission is prepared for each, see **Attachments 1-3**. The submissions identify key areas requiring substantial improvement to ensure clarity, deliverability and long-term strategic value.
4. The draft Sydney Plan is positioned as a 20-year plan, yet it is focussed on the short-term, primarily made up of housing-focused actions and is limited in detail about city-shaping transport and other essential infrastructure. It attempts to cement the fragmented housing-focused reforms that have occurred over the past two years (e.g. Transit-Oriented Development rollout, Low and Mid-Rise Housing policy, expanded complying development pathways, creation of the Housing Delivery Authority and sweeping changes to the *Environmental Planning and Assessment Act 1979*) as short-term actions within the new strategic framework.
5. The draft Sydney Plan fails to provide the visionary, coordinated metropolitan strategy that Sydney urgently requires. In summary, the submission calls for:
 - A clear narrative for Sydney's future beyond the next 5 years,

- A stronger alignment of State agencies toward shared goals (e.g. meaningful input from Transport for NSW),
 - Rebalancing the over-emphasis on housing supply without integrated infrastructure planning,
 - Reviewing the misclassification of Hurstville and Kogarah as “retail centres”, and
 - Greater recognition of Hurstville’s regional economic function and Kogarah’s State-significant Health and Education Precinct beyond basic retail services.
6. The draft Statewide Industrial Lands Policy introduces significant changes in the categorisation of industrial lands across the state. However, the flexibility allowed for alternative uses has the potential to undermine the availability of industrial lands by allowing non-industrial uses to encroach into industrial precincts. The submission calls for stronger, mandatory criteria to be introduced to ensure industrial capacity and urban services land are adequately protected from competing business and residential uses.
 7. A New Approach to Strategic Planning: Discussion Paper proposes a new three-tier system and modular updates. The submission responds to the questions within the Discussion Paper while requesting further clarity to ensure genuine long-term planning, transparent consultation, and proper weighting of Local Strategic Planning Statements (LSPS) within the statutory hierarchy.
 8. The purpose of this Report is to request Council’s endorsement of the submissions to the draft Sydney Plan, draft Statewide Industrial Lands Policy and A New Approach to Strategic Planning: Discussion Paper.

BACKGROUND

9. In 2018, the Greater Sydney Commission released the *Greater Sydney Region Plan - A Metropolis of Three Cities* alongside five supporting District Plans to establish the future vision for Greater Sydney to 2056.
10. The Greater Sydney Commission was formally abolished and legally dissolved in 2024. Since then, the Department of Planning, Housing and Infrastructure (DPHI) has been developing a new strategic plan for the Greater Sydney region to guide future growth.
11. On 12 December 2025, the DPHI released three key policy documents for public consultation being:
 - (i) the draft Sydney Plan,
 - (ii) draft Statewide Industrial Lands Policy, and
 - (iii) A New Approach to Strategic Planning: Discussion Paper.
12. The Sydney Plan is the NSW Government’s 20-year strategic land use plan to direct future growth in the Sydney region. The Plan is shaped by the state land use planning priorities set out in A New Approach to Strategic Planning: Discussion Paper. The Plan also integrates the new categorisation of Sydney’s industrial land proposed by the draft Statewide Industrial Lands Policy.
13. The [draft Sydney Plan](#), [draft Statewide Industrial Lands Policy](#) and [A New Approach to Strategic Planning: Discussion Paper](#) are published on DPHI’s website. Public consultation closes on 27 February 2026.
14. Once finalised, the Sydney Plan will replace the existing *Greater Sydney Region Plan - A Metropolis of Three Cities* as the overarching policy for the NSW strategic planning framework.

DRAFT SYDNEY PLAN

15. The draft Sydney Plan is the NSW Government's 20-year strategic land use plan to direct future growth in the Sydney region. The plan guides:
- State and Local strategic planning and assessments
 - Infrastructure planning and prioritisation
 - Public and private investment decision.
16. The draft Sydney Plan is shaped by seven state priorities distributed across 12 responses. A single response may be addressed by multiple priorities as tabulated below:

Table 1 – Sydney Plan Priorities and Responses

Responses	Priorities
Response 1 – Implement Sydney housing targets	<ul style="list-style-type: none"> • Housed • Connected • Liveable • Coordinated
Response 2 – Increase housing diversity and choice	<ul style="list-style-type: none"> • Housed • Connected • Liveable • Aboriginal outcomes
Response 3 – Secure the supply of affordable housing	<ul style="list-style-type: none"> • Housed • Liveable • Coordinated • Aboriginal outcomes
Response 4 – Grow well-located jobs	<ul style="list-style-type: none"> • Prosperous • Connected • Liveable
Response 5 – Align infrastructure to planned growth	<ul style="list-style-type: none"> • Coordinated • Connected • Liveable • Resilient
Response 6 – Create a more vibrant Sydney	<ul style="list-style-type: none"> • Liveable • Prosperous • Connected • Aboriginal outcomes
Response 7 – Grow and connect public open space	<ul style="list-style-type: none"> • Liveable • Connected • Coordinated • Resilient • Aboriginal outcomes
Response 8 – Secure an ongoing pipeline of productive industrial land	<ul style="list-style-type: none"> • Prosperous • Coordinated • Connected • Housing
Response 9 – Minimise the impact of natural hazards to communities	<ul style="list-style-type: none"> • Resilient • Liveable • Aboriginal outcomes
Response 10 – Sequence planned growth in greenfield areas within the urban footprint (note: not applicable to the Georges River LGA)	<ul style="list-style-type: none"> • Coordinated • Liveable • Prosperous • Housing

Responses	Priorities
	<ul style="list-style-type: none"> • Resilient
Response 11 – Manage land uses beyond the urban footprint (note: not applicable to the Georges River LGA)	<ul style="list-style-type: none"> • Resilient • Prosperous • Coordinated • Aboriginal outcomes
Response 12 – Protect and enhance the natural environment	<ul style="list-style-type: none"> • Resilient • Liveable • Coordinated • Aboriginal outcomes

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17. Over the past two years, land use planning has been significantly reshaped by the State Government's reactive housing reforms including the Transit-Oriented Development rollout, Low and Mid-Rise Housing policy, expanded complying development pathways, creation of the Housing Delivery Authority and sweeping changes to the *Environmental Planning and Assessment Act 1979*. These changes have occurred in the absence of a cohesive metropolitan strategy, creating inconsistency and uncertainty for councils and the development sector.
18. The draft Sydney Plan represents an attempt to reintroduce strategic direction. However, its short-term focus limits its ability to correct the cumulative impact of the adhoc housing-focused reforms. On the contrary, the draft Plan seeks to cement the above housing reforms as short-term actions within the new strategic framework. The result is a plan that reads as a short-sighted operational document rather than a long-term spatial blueprint.
19. A copy of the draft Georges River Council submission to the draft Sydney Plan is provided in **Attachment 1**.
20. The following subheadings explore the key changes which may significantly impact the Georges River Local Government Area (LGA).

The Plan's Focus on Housing

21. The Sydney Plan designates policy directions and actions for both the DPHI and local councils to support each of the above Responses. It should be noted that despite being a 20-year plan, all nominated actions have short term completion timeframes ranging from 2025 to 2030. This is due to the DPHI's new approach of releasing modular updates so the Plan can be adjusted in parts.
22. Currently, there is a strong emphasis on the provision of housing. Several actions are assigned to local councils relating to the supply of additional housing including the review of dual occupancy lot sizes outside Low and Mid-Rise (LMR) Housing Areas, identify areas which can accommodate more diverse housing choice, review controls for E1 Local Centre and E2 Commercial Centre zones within LMR Housing Areas and to consider additional shop top housing in these E1 and E2 zones.
23. The submission advocates for the Sydney Plan to create a more balanced alignment between the Plan's priorities and responses as there should be a more equitable distribution of responses across the seven priorities.

Revised Centre Typologies

24. A new centres approach is proposed by the draft Sydney Plan through the new centre typologies comprising of the following categorisation:
 - CBD – high employment focus with over 80,000 jobs

- Commercial centre – high volume of commercial and specialised jobs with around 25,000 jobs
 - Retail centre – major service-oriented centres with 6,000 to 10,000 jobs on average
 - Residential centre – local, service-oriented centres alongside higher density housing.
25. Under the draft Sydney Plan, the Hurstville City Centre and Kogarah Town Centre have both been defined as “retail centres” and are no longer considered to be strategic centres. No residential centres have been identified across Sydney’s employment network.
 26. For context, the Hurstville City Centre recorded approximately 8,000 jobs by the 2021 Census and the existing Kogarah Strategic Centre comprising of the Town Centre and the hospital precincts recorded approximately 10,600 jobs by the 2021 Census.
 27. Whilst both centres fall below the required threshold of 25,000 jobs for the “commercial centre” categorisation, identifying Kogarah as a “retail centre” does not adequately reflect its existing employment intensity, economic function or contribution to Sydney’s health and knowledge economy.
 28. The submission requests the names of these centre typologies be reconsidered as they do not recognise or embody the existing strategic employment role or the range of functions within these centres. Additionally, it is recommended that the Sydney Plan be revised to identify Kogarah as a “commercial centre” or an equivalent employment-focused centre to reflect its established and strategic role as a major health, medical and allied services employment hub.

Transport Integration and Strategic Connectivity

29. The transport mapping and supporting narrative primarily focus on existing infrastructure or projects with committed funding, and do not sufficiently articulate a longer term, city shaping transport vision befitting a 20-year land use planning strategy.
30. There is an absence of cross-regional connectivity beyond a predominantly Sydney CBD-centric transport model within the draft Sydney Plan. North-south public transport connectivity remains limited, especially considering the vision for Parramatta to serve as the primary city centre for Sydney’s middle ring suburbs.
31. The submission considers that the Plan will be significantly strengthened by identifying stronger alignment between land use planning and the prioritisation of cross-regional transport infrastructure. The future vision should include a strategic north-south corridor linking Kogarah to Parramatta via Bankstown to provide more equitable access to employment and services across the Sydney region.

DRAFT STATEWIDE POLICY FOR INDUSTRIAL LANDS

32. The draft Statewide Policy for Industrial Lands has been developed in response to DPHI’s ‘Industrial Lands Action Plan’, which was released on 24 January 2025.
33. Noting the urgent shortfall of industrial lands in many areas of NSW, particularly metropolitan Sydney, Council’s submission highlights the pressing need for clear policy to guide planning for existing and future industrial areas.

Categorisation of Industrial Land

34. One of the major components of the draft Statewide Policy for Industrial Lands is the introduction of categorisation of industrial lands. The categorisation maps are included in the draft Sydney Plan and as a web-based map.
35. The industrial lands in Georges River have been categorised as either locally or regionally significant. The majority of industrial land is regionally significant and includes the three

largest industrial precincts in Georges River: Peakhurst, Kingsgrove and Carlton. All other industrial areas are locally significant.

36. Categorisation has a distinct impact on how planning occurs in industrial lands – particularly in how these lands are protected from encroachment and in determining the level of land use flexibility that may be permitted.
37. A comparison of the implications of categorisation as either regionally or locally significant is tabulated below (**bold text** added for emphasis).

Table 2 – Comparison of “Regionally Significant” and “Locally Significant”

	Regionally significant	Locally significant
Overview/definition	<ul style="list-style-type: none"> Areas of scale that contribute significantly to regional economies and the broader city function or provide infrastructure that supports the region through employment and economic contribution. They support a broad range of industries and employment opportunities and have strategic network importance. They generally exclude major retail and commercial uses that are ordinarily located in a centre. (Draft Policy) Regionally significant industrial lands are essential to supply chains and broader city functions such as waste. Examples include Silverwater, Kurnell and Alexandria. (Sydney Plan) 	<ul style="list-style-type: none"> Areas that have smaller local catchments that serve the immediate area and lack critical mass. These areas do not meet the metrics for state or regionally significant. Locally significant lands support diverse employment opportunities and may accommodate complementary non industrial uses following an alternative use assessment. (Draft Policy) Locally significant industrial lands serve the local area and support local uses urban services such as mechanics or last-mile delivery. (Sydney Plan)
Implications for strategic planning	<ul style="list-style-type: none"> Regionally significant categorisation grants lands of high economic and employment contribution strong protections against encroachment from incompatible land uses while providing pathways for high-quality, alternative employment land uses to be developed. This makes sure that these lands are retained for employment and does not compromise industrial land uses, while enabling innovation and change that responds to economic conditions. In general, the State leads strategic planning for state and regionally significant industrial lands, while councils are primarily responsible for planning and managing locally significant industrial lands. These lands should generally be retained for industrial uses. 	<ul style="list-style-type: none"> Locally significant categorisation recognises the importance of industrial lands servicing local communities, prioritising the development and ongoing success of industrial land uses. Locally significant lands also provide pathways for high-quality, alternative employment land uses to be developed. Where all options for alternative employment land uses have been exhausted, locally significant industrial lands have the potential to be rezoned for non-employment uses provided they do not impede the operations of nearby industrial lands. Alternative employment land uses may be supported. Where alternative employment land uses have been determined unviable, alternative non-employment uses may be considered through a planning proposal.

	Regionally significant	Locally significant
	Alternative employment land uses may be considered only if they can demonstrate that they do not compromise the industrial land uses and future industrial demand of the area. Residential is not supported on regionally significant industrial lands.	

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38. The submission supports the proposed categorisation on the principle that regionally significant industrial lands will be afforded greater protection against encroachment from incompatible land uses, while providing pathways for high-quality, alternative employment land uses to be developed.

Alternative uses and 'flexible' approach to managing industrial lands

39. Objective 6 of the draft Policy is to "Allow for appropriate alternative uses in industrial lands where they are strategically justified and consistent with predetermined criteria."
40. An alternative use refers to a development type that is not the primary or intended industrial use for land zoned for industrial purposes under a Local Environmental Plan (LEP) and is generally a prohibited use in the zone.
41. This draft Policy aims to manage alternative uses to avoid the undue displacement of industrial activities and to maintain the strategic integrity of employment lands, while ensuring alternative uses can be accommodated where appropriate.
42. The draft Policy outlines seven (7) alternative use considerations:
- (a) Alternative use strategic alignment
 - (b) Alternative use alignment with zoning objectives
 - (c) Supply and demand of industrial land
 - (d) Economic contribution and proximity
 - (e) Viability and connectivity assessment
 - (f) Adjoining industrial land impact assessment
 - (g) Public benefit assessment.
43. The submission raises concern that the above criteria are a guide only, and not all criteria need to be satisfied to enable an alternative use. The concern is that less important criteria may be given greater weight than criteria of critical importance, such as strategic alignment.
44. The submission recommends that the criteria for considering alternative land uses be strengthened prior to adoption and mandate certain criteria such as strategic alignment in order for an alternative use proposal to proceed.
45. A copy of the draft Georges River Council submission to the draft Statewide Policy for Industrial Lands is provided in **Attachment 2**.

A NEW APPROACH TO STRATEGIC PLANNING: DISCUSSION PAPER

46. The Discussion Paper also proposes to enable module updates to the Sydney Plan so it can be adjusted in parts without full rewrites. This is reflected by the exclusive focus on short term (5 year) actions within the exhibited Sydney Plan.
47. In response, Council's submission answers all questions specifically raised in the Discussion Paper.

48. In summary, the following key points are raised within Councils submission (**Attachment 3**):
- There is the need for genuine long-term thinking, rather than short term housing-focussed priorities,
 - A transparent process is required to ensure any future modular update is adequately consulted with local councils, and
 - The importance and weight given to LSPS's needs to increase, as they are rarely considered by the State when introducing planning reforms and infrastructure provision. Additionally, the LSPS needs to become a genuine land use strategy to allow broader considerations to remain with Community Strategic Plans.

NEXT STEPS

49. At the local level, all councils are required to update its Local Strategic Planning Statement (LSPS) to respond to the priorities and actions prescribed by the Sydney Plan and provide a consistent base for local land use planning vision and decision-making.
50. The DPHI is concurrently undertaking a review with councils on the current LSPS framework and how it can be updated to make sure it meets the requirements of the new strategic planning framework and councils local planning needs. DPHI have verbally advised that Councils are not expected to commence LSPS updates until 2027.

FINANCIAL IMPLICATIONS

51. No budget impact for this report.
52. Future budget allocations will be required to commence relevant council actions required by the Sydney Plan including but not limited to an update of the Local Housing Strategy, Commercial Centres Strategy and the Local Strategic Planning Statement.

RISK IMPLICATIONS

53. Strategic Risk 9: Housing Infrastructure identified. The draft Sydney Plan directly shapes the future planning framework that governs how and where housing and supporting infrastructure will be delivered across Sydney. Council's submission advocates for greater recognition of local context and evidence-based decision-making.
54. Strategic Risk 12: Business Continuity identified. The submissions support Business Continuity by ensuring Council anticipates and responds to State-wide planning reforms, thereby strengthening Council's preparedness for disruptions that could compromise local infrastructure delivery.

COMMUNITY ENGAGEMENT

55. No community engagement is required as the three policy documents are being publicly exhibited by the DPHI.

CONCLUSION

56. While the three draft policies represent a step toward re-establishing metropolitan strategic planning after a period of significant reforms, substantial improvements are required before they can meaningfully guide growth and infrastructure delivery across Sydney.
57. The draft Sydney Plan, in particular, must articulate a clearer vision, demonstrate stronger alignment between land use and transport planning, and better recognise both regional employment centres and the long-term role of industrial land.
58. These documents offer potential, but achieving meaningful outcomes will require a more coordinated, ambitious, and future-focused approach from the State Government.

FILE REFERENCE

D26/17143

ATTACHMENTS

- Attachment [↓1](#) Council submission to the draft Sydney Plan
- Attachment [↓2](#) Council submission to the draft Statewide Policy for Industrial Lands
- Attachment [↓3](#) Council Submission to A new approach to strategic planning: Discussion Paper

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Georges River Council's Submission on the draft *Sydney Plan*

Georges River Council considers that the draft *Sydney Plan* articulates an important strategic ambition for Sydney but requires refinement to operate as an effective and deliverable metropolitan plan.

The Plan does not yet demonstrate a sufficiently visionary, whole-of-government approach that aligns land use planning, housing delivery, infrastructure investment and employment growth across State agencies. Clearer articulation of the Plan's role within the planning hierarchy, particularly its relationship to the State Land Use Plan, Local Strategic Planning Statements and local planning instruments is required to improve transparency and implementation certainty. The overall structure also remains unbalanced, with housing-focused responses outweighing other priorities that are critical to Sydney's long-term productivity, resilience and liveability.

While the Plan places strong emphasis on housing targets, it does not adequately address feasibility, infrastructure capacity, delivery sequencing or approval-to-completion time lags. This is of particular concern given extensive State-led planning reforms introduced over the past two years, including Transport Oriented Development (TOD SEPP) and Low and Mid-Rise Housing (LMR) policies. Although these reforms have increased theoretical housing capacity, capacity alone will not translate into delivery without coordinated infrastructure provision, realistic staging assumptions and recognition of market constraints. Greater clarity is also required regarding affordability assumptions and the role of councils in determining dwelling mix based on local housing needs.

Council is further concerned that the strategic treatment of employment lands, centres and industrial areas lacks sufficient transparency and rigour, risking incremental erosion of long-term employment land supply in favour of short-term housing supply outcomes.

Overall, the *Sydney Plan* must evolve into a more coordinated, implementable metropolitan strategy, supported by aligned State agency action, realistic delivery pathways and genuine recognition of local context.

Table 1 provides a summary of Council's suggested recommendations grouped into 6 key themes:

1. Strategic Framework, Priorities and Responses
2. Housing
3. Employment, Centres and Jobs Guidance
4. Transport Integration and Strategic Connectivity
5. Open Space and Liveability
6. Implementation, Action-Level Considerations and Council Capacity

Table 1: Summary of Recommendations

Theme	Draft Sydney Plan Reference	Council Recommendation
1. Strategic Framework, Priorities and Responses	Introduction; Governance	Include a clear diagram illustrating the three-tier strategic planning framework (State Land Use Plan, Sydney Plan, Local Strategic Planning Statements and local planning instruments).
	Overall structure	Rebalance the Plan by consolidating housing-related responses and achieving a more equitable distribution of responses across the seven priorities.
2. Housing	Priorities: Housed	Clarify how five-year housing targets align with medium- and long-term timeframes within the 20-year framework and identify how future targets will be updated.
	Priorities: Housed	Provide consistent guidance for councils to determine feasible housing capacity as distinct from theoretical capacity.
	Priorities: Housed	Explicitly acknowledge approval-to-completion time lags when assessing performance against five-year targets.
	Priorities: Housed	Recognise that capacity from recent State-led reforms is unlikely to be delivered within the current five-year target period.
	Priorities: Housed	Provide evidence to support assertions on affordability or refine language to reflect the available evidence.
	Responses 1 & 2	Support dwelling mix being determined at the local government level based on local housing needs analysis.
	Action 2.4	Ensure flexible application of the Apartment Design Guide promotes amenity outcomes beyond minimum standards.
	Action 2.5	Support investigation of low-rise attached housing with State funding support for local analysis.
	Action 3.4	Reframe identification of surplus council-owned land as an opt-in action rather than a mandatory requirement.
3. Employment, Centres and Jobs Guidance	Appendix E	Improve transparency of centres classification and recognise functional employment roles by renaming the centres to include functional labels, for example Kogarah "Medical and Health Services" Centre.
	Implementation	Review the allocation of Georges River LGA within UDP areas, including consideration of Eastern Sydney (South).

Theme	Draft Sydney Plan Reference	Council Recommendation
4. Transport Integration and Strategic Connectivity	Priorities: Connected	Include proposed and visionary transport connections over the next 20 years to support cross-regional connectivity, including future north-south public transport and key road corridors in supporting Parramatta CBD through commitment to a mass transit link between Kogarah and Parramatta via Bankstown.
5. Open space and Liveability	Response 7	Retain the Greater Sydney Region Plan open space benchmark until new guidance is finalised.
	Figure 39	Open space mapping consider strengthening connectivity along the Illawarra rail corridor between Kogarah and Hurstville, consistent with opportunities identified in the Sydney Green Grid for the previous South District.
6. Implementation, Action-Level Considerations and Council Capacity	Action 5.5	Allow councils greater flexibility in the review timeframes for infrastructure schedules.
	Actions 8.7 & 8.8	Provide clear guidance on State planning directions and expectations for regionally significant industrial lands. Commit to appropriate funding support to enable councils to undertake the detailed reviews required under Actions 8.7 and 8.8. Clarify the rationale for referencing the 'Housed' priority within Response 8, to ensure alignment between priorities and the stated objectives for industrial land supply.
	Action 12.3	Mandate baseline minimum canopy cover targets for high-density development in inner Sydney areas and allow higher canopy targets established through local LEP or DCP provisions to prevail.

1. Strategic Framework, Priorities and Responses

Council supports the consolidation of the former *Greater Sydney Region Plan* and district plans into a single Sydney-wide strategic framework and acknowledges the seven overarching priorities of the *Sydney Plan*. However, the draft *Sydney Plan* would benefit from greater clarity in both its strategic positioning within the broader planning hierarchy and the structure of its priorities and responses.

While Council supports the intent of a single metropolitan framework, the draft *Sydney Plan* does not yet demonstrate how State agencies will be coordinated to deliver shared outcomes across housing, infrastructure, transport and employment, limiting its effectiveness as a whole-of-government strategy.

Clearer articulation of how the *Sydney Plan* relates to the State Land Use Plan and local planning instruments would improve transparency and implementation certainty. There is also an imbalance in distribution between the seven priorities and the number of associated responses, with a disproportionate emphasis on housing-related responses relative to other strategic outcomes which are equally as important to the long term future of Sydney.

Recommendations

- (a) *Include a clear diagram illustrating the three-tier strategic planning framework, showing the relationship between the State Land Use Plan, the Sydney Plan, Local Strategic Planning Statements and local planning instruments.*
- (b) *Rebalance the structure of the Plan by consolidating Response 1 (Implement Sydney housing targets) and Response 2 (Increase housing diversity and choice) and achieving a more equitable distribution of responses across the seven priorities.*

These changes would strengthen clarity, improve the internal coherence of the Plan, and better reflect the multi-dimensional nature of Sydney's growth challenges, including employment, infrastructure, resilience and liveability outcomes.

2. Housing

Housing Targets

Council acknowledges the importance of housing targets in responding to Sydney's housing challenges and generally supports increased housing supply in appropriate locations. However, the draft *Sydney Plan* should be strengthened by clearer articulation of how housing targets, feasibility, delivery timeframes, affordability outcomes and dwelling diversity are addressed within a 20-year strategic framework.

Recent State-led planning reforms have significantly altered development capacity settings across Sydney. However, these reforms alone do not address infrastructure sequencing, delivery feasibility or market absorption constraints, all of which are critical to achieving the Plan's housing objectives.

The draft *Sydney Plan* applies five-year housing targets within a 20-year horizon without sufficient clarity regarding their relationship to medium-term (5–10 year) and long-term (10+ year) planning outcomes. Historical data clearly demonstrates a time lag between development approvals and dwelling completions, and Council is concerned that this lag is not adequately reflected when assessing performance against five-year targets. This is particularly relevant given that significant housing capacity has only recently been unlocked through State-led reforms, including the Transport Oriented Development and Low and Mid-Rise Housing reforms, which are unlikely to deliver completed dwellings within the current five-year target period ending in 2029.

Housing Affordability

Further clarification of the relationship between housing supply and affordability would strengthen the draft *Sydney Plan* and its evidence base. While increased housing supply is an important component of addressing housing pressures, Council notes that available data does not demonstrate a clear or immediate correlation between high dwelling completions and reductions in median house prices. Affordability outcomes are influenced by a complex range of economic factors beyond supply alone.

Dwelling Mix

Council strongly supports housing diversity that responds to local demographic needs and housing demand profiles. Uniform dwelling mix requirements imposed through State-level policies may limit councils' ability to tailor housing outcomes to local circumstances and community needs. Council recognises and agrees with the importance of providing family-friendly apartment in higher-density development.

Design Flexibility

In relation to Action 2.4, Council supports appropriate design flexibility where it demonstrably contributes to improved planning and design outcomes. However, increased reliance on the flexible application of the *Apartment Design Guide* may reinforce minimum compliance outcomes in higher-density development, particularly in relation to essential amenity considerations such as solar access, natural ventilation and dwelling mix. The intent of the *Sydney Plan* should be to promote housing quality and amenity outcomes that exceed baseline minimum standards.

In relation to Action 2.5, Council supports investigation of further opportunities for low-rise attached housing but notes that identifying suitable locations outside highly accessible transport areas will require detailed local analysis. State funding support is requested if Council is to undertake such reviews.

Affordable Housing – Council Role and Capacity

Council supports the objective of increasing the supply of affordable housing across Sydney and recognises the importance of coordinated action between both State and local governments to achieve this outcome. Council is committed to supporting affordable housing delivery through appropriate planning mechanisms, including the preparation and implementation of the draft Georges River *Affordable Housing Contribution Scheme*.

However, Council has strong concerns regarding Action 3.4 – Identify surplus Council-owned land for affordable housing by 2027. Local government capacity to directly contribute land for affordable housing varies significantly across the Sydney region. Georges River Council does not have the same land holdings or resourcing as larger metropolitan councils and is therefore constrained in its ability to identify and dedicate surplus Council-owned land for this purpose within the proposed timeframe. Additionally, Council faces the existing challenge of significant shortfalls in the availability public open space in high-density areas. The demand to provide affordable housing on Council-owned land will further strain the provision of open space.

A blanket requirement for councils to identify surplus land may place disproportionate expectations on smaller or land-constrained councils and does not adequately recognise alternative, yet effective, mechanisms through which councils can support affordable housing outcomes, including through development contributions, planning incentives and partnerships with local community housing providers.

Recommendations

- (c) *Clarify how five-year housing targets align with medium- and long-term timeframes within the 20-year framework, including how future housing targets will be updated over time/*
- (d) *Provide consistent guidance for councils to determine feasible housing capacity, distinct from theoretical capacity.*
- (e) *Explicitly acknowledge the time lag between approvals and completions when assessing performance against five-year housing targets, including recognition that current delivery largely reflects approvals granted in previous years.*
- (f) *Recognise that housing capacity unlocked through recent State-led reforms is unlikely to be delivered within the current five-year target period.*
- (g) *Either provide evidence to support claims regarding the relationship between housing supply and affordability, or refine the language of the Plan to better reflect the available evidence.*
- (h) *Explicitly support dwelling mix being determined at the local government level, informed by local housing needs analysis, rather than relying on uniform State-wide benchmarks under the Apartment Design Guide and Medium Density Housing Guide.*

- (i) *Review Action 2.4 to ensure that flexibility in the application of the Apartment Design Guide does not undermine dwelling amenity and continues to promote high-quality design outcomes that exceed baseline minimum standards.*
- (j) *In relation to Action 2.5, Council supports investigation of further opportunities for low-rise attached housing and notes that identifying suitable locations outside highly accessible transport areas will require detailed, place-based local analysis. Council therefore requests State funding support to enable councils to undertake the necessary strategic planning and technical studies to inform this work.*
- (k) *Refine Action 3.4 to:*
 - *remove the mandatory requirement for councils to identify surplus Council-owned land for affordable housing by 2027; and*
 - *reframe the action to enable councils to opt in to the identification of surplus land where appropriate, having regard to local land availability, resourcing and capacity.*

3. Employment, Centres and Jobs Guidance

Council notes that Hurstville Centre is identified as a 'retail centre' but notes the presence of a dedicated E2 Commercial Centre zone supports employment-generating uses and contributes to the centre's broader economic function. Currently, there are no residential uses within Hurstville Centre's E2 zone. This may change given the permissibility of build to rent developments within the commercial core, a potential threat to the function of "the focal point of a broader centre".

Kogarah Centre performs a strategically significant commercial and employment role within the metropolitan centres hierarchy that extends well beyond a retail-focused function. The Centre accommodates more than 10,000 jobs and is anchored by regionally significant health and medical infrastructure, including St George Hospital and St George Private Hospital, supported by a strong concentration of allied health, education, professional services and government employment. Identifying Kogarah as a 'retail centre' does not adequately reflect its existing employment intensity, economic function or contribution to Sydney's health and knowledge economy.

Kogarah Centre is split between Bayside Council and Georges River Council, with the majority of land and employment drivers located within the Georges River LGA. Kogarah is also the subject of a current Master Plan aimed at attracting investment, employment growth, and high density housing.

Without clear metropolitan recognition of Kogarah's commercial function, there is a risk that incremental residential encroachment as enabled through recent State-led reforms of the TOD SEPP and LMR which could undermine its role as a regionally significant employment centre. Reclassifying Kogarah as a Commercial Centre would provide greater strategic clarity, support long-term employment growth, and ensure

stronger alignment between the Sydney Plan, local strategic planning, infrastructure prioritisation and investment certainty.

Georges River LGA is currently identified within the Central Sydney area of the Urban Development Program (UDP), alongside larger middle-ring councils such as Blacktown, Canterbury-Bankstown, Cumberland, Parramatta and The Hills Shire. This alignment appears to reflect the identification of these LGAs within the 'Central River City' under the previous framework of the *Six Cities Region Plan*.

Bayside Council is located within the Eastern Sydney (South) UDP area. The Eastern Sydney (South) area comprises local government areas of a comparable scale, urban form and employment drivers to Georges River LGA, with a shared emphasis on infill housing, renewal around existing infrastructure and incremental growth within established urban areas. This contrasts with the Central Sydney UDP area, which includes larger middle-ring councils that accommodate more substantial land supply and transformative growth capacity for employment and centres.

In this context, Council considers that the planning and growth characteristics of Georges River LGA align more closely with those of the Eastern Sydney (South) UDP area, especially in light of Kogarah Centre's shared employment targets with Bayside Council. Council therefore seeks clarification regarding the strategic, policy and implementation implications of Georges River LGA being considered for inclusion within the Eastern Sydney (South) UDP area.

Recommendations

- (l) *Council recommends that Kogarah Centre be identified and classified as a Commercial Centre (or equivalent employment-focused centre) within the Sydney Plan, reflecting its established and strategic role as a major health, medical and allied services employment hub.*
- (m) *Reconsider the classification names of commercial and retail centres, which does not recognise or embody the existing and strategic employment role or the range of functions within centres. Suggest the inclusion of functional labels for the main employment driver of the centre.*
- (n) *Provide greater transparency regarding how centres are categorised, including job thresholds, floorspace assumptions and land capacity analysis.*
- (o) *Review the allocation of Georges River LGA within the Urban Development Program areas to better reflect the functional role of Georges River and associated employment infrastructure.*
- (p) *Provide clarification on any potential impacts on housing and employment targets, infrastructure sequencing and prioritisation, and access to funding from the Housing Productivity Contribution and other State-led infrastructure delivery programs.*

4. Transport Integration and Strategic Connectivity

Council supports the draft *Sydney Plan*'s emphasis on improving connectivity across the Sydney region. However, the strategic transport mapping and supporting narrative primarily focus on existing infrastructure or projects with committed funding, and does not sufficiently articulate a longer-term, city-shaping transport vision befitting a 20-year land use planning strategy.

Council considers that the *Sydney Plan* provides an important opportunity to move away from a predominantly Sydney CBD-centric transport network and to reinforce Parramatta's role as the primary city centre for Sydney's middle ring. North-south public transport connectivity remains limited, with travel to the Sydney CBD often being faster and more direct. This constraint undermines efforts to rebalance jobs, housing and services across the metropolitan area via a polycentric model.

Achieving the spatial and economic objectives of the Sydney Plan will require stronger alignment between land use planning and the prioritisation of cross-regional transport infrastructure. The Sydney Plan therefore must clearly identify and articulate the need for improved mass transit connections, including a strategic north-south corridor linking Kogarah to Parramatta via Bankstown, as well as the recognition of critical road corridors that support cross-regional movement.

These refinements would better support the Plan's objectives of jobs-housing balance, economic decentralisation and more equitable access to employment and services across the Sydney region.

Recommendation

Council requests that the Sydney Plan be strengthened by:

- (q) incorporating proposed and visionary transport links anticipated over the next 20 years within strategic transport mapping, aligned with Transport for NSW strategies; and*
- (r) explicitly recognising the role of future north-south public transport and key road corridors in supporting Parramatta CBD and enabling more efficient cross-regional connectivity beyond the Sydney CBD through commitment to a mass transit link between Kogarah and Parramatta via Bankstown.*

5. Open Space and Liveability

Council supports the 'Liveable' priority and the recognition of access to open space as essential infrastructure. However, Council notes the removal of the open space access benchmark previously included in the *Greater Sydney Region Plan*.

Recommendation

- (s) *Retain the existing open space access metric from the Greater Sydney Region Plan as an interim benchmark until new guidance under proposed Action 7.3 is finalised.*

6. Implementation, Action-Level Considerations and Council Capacity

Several proposed actions under the draft *Sydney Plan* will require detailed local planning reviews, policy amendments and ongoing monitoring by councils. While Council supports the intent of these actions, clarification of expectations, timeframes and resourcing is required to ensure they are achievable.

Infrastructure Planning and Review Frequency

Action 5.5 proposes review of infrastructure schedules at a minimum of every two years.

Council advises that:

- biennial review of infrastructure schedules would be resource intensive; and
- aligning review timeframes with the typical four-year contributions plan review cycle would improve efficiency and reduce duplication.

Recommendation

- (t) *That Action 5.5 be revised to allow councils greater flexibility in the review timeframes for infrastructure schedules.*

Open Space Mapping and Blue–Green Grid

Council supports the intent of identifying high-priority open space areas and blue–green grid connections.

Recommendation

- (u) *That future iterations of the open space mapping consider strengthening connectivity along the Illawarra rail corridor between Kogarah and Hurstville, consistent with opportunities identified in the Sydney Green Grid for the former South District.*

Industrial Lands Actions and Resourcing

Council strongly supports the protection and long-term retention of productive industrial lands as critical economic infrastructure for Sydney and considers this an area where stronger strategic leadership is required in the draft *Sydney Plan*.

However, the implementation of Actions 8.7 and 8.8 will require detailed review of locally and regionally significant industrial lands, including assessment of existing zoning controls and alignment with the draft *Statewide Policy for Industrial Lands*.

Further clarity is required to support effective and consistent implementation of these actions. Council seeks greater guidance regarding the intended State planning directions for regionally significant industrial lands, including how these directions will be applied across different local contexts and how councils are expected to translate them into local planning instruments.

Undertaking the required industrial land reviews and zoning updates will be resource intensive and may place a disproportionate burden on councils without dedicated funding support. In addition, Council seeks clarification as to why the 'Housed' priority is referenced within Response 8, given the primary focus of the subject Response is on securing an ongoing supply of industrial land.

Recommendation

- (v) *Provide clear guidance on State planning directions and expectations for regionally significant industrial lands.*
- (w) *Commit to appropriate funding support to enable councils to undertake the detailed reviews required under Actions 8.7 and 8.8.*
- (x) *Clarify the rationale for referencing the 'Housed' priority within Response 8, to ensure alignment between priorities and the stated objectives for industrial land supply.*

Environmental Actions

Council supports Action 12.3 (Urban Tree Canopy) and recommends the development of locally responsive urban tree canopy targets. Council considers that the introduction of mandatory minimum canopy cover requirements for high-density residential development, particularly in inner Sydney areas is necessary to ensure consistent, measurable canopy outcomes as part of urban renewal and housing delivery. Without clear and enforceable canopy requirements, high-density residential development risks delivering limited opportunities for meaningful tree planting and long-term canopy establishment.

A framework comparable to the *Tree Canopy Guide for Low and Mid-Rise Housing* could be appropriately adapted to higher-density contexts, providing greater certainty for development assessment and delivery.

Council further notes that State-mandated minimum canopy targets should function as a baseline standard, with flexibility retained for locally higher canopy targets set through LEP or DCP controls to prevail where supported by local environmental conditions, strategic planning objectives, and place-based considerations. This approach would enable locally responsive outcomes while maintaining consistency with State-wide canopy objectives.

Recommendation

- (y) Introduce mandatory minimum canopy cover requirements for high-density residential development, especially within inner Sydney areas and allow higher canopy targets established through local LEP or DCP provisions to prevail.*

Overall, Georges River Council supports the intent of a unified metropolitan plan for Sydney. However, Council considers that the draft Sydney Plan requires substantial refinement to ensure it is visionary, coordinated and capable of guiding delivery over the next 20 years. Addressing the issues raised in this submission will strengthen the Plan's credibility, improve implementation certainty and better align housing, employment and infrastructure outcomes across the metropolitan area.

Georges River Council Submission – Draft Statewide Policy for Industrial Lands

Georges River Council is generally supportive of the proposed draft Statewide Policy. Noting the urgent shortfall of industrial lands in many areas of NSW, particularly Sydney, there is a pressing need for clear policy to guide planning for existing and future industrial areas.

In the Georges River Local Government Area (LGA), there is an identified shortage of land for urban services, with only 1.67 sqm per capita. This is well below the benchmark of 3 sqm per capita set by the Greater Sydney Region Plan. This is set to decline further to 1.47 per capita by 2036, highlighting the need to carefully consider any proposals to rezone industrial land or permit alternative uses in existing industrial precincts.

Due to the forecasted shortfall in the availability of land for urban services, Council maintains its existing policy position to 'retain and manage' industrial lands, in line with the policy directions of the former Greater Sydney Commission (GSC).

1. Categorisation of Industrial Lands

Within the draft Sydney Plan, Appendix H categorises Georges River industrial lands as either regionally or locally significant. Regionally significant industrial land includes the three largest industrial precincts in Georges River: Peakhurst, Kingsgrove and Carlton. The remaining five industrial areas are locally significant.

The draft categorisation is supported on the principle that regionally significant industrial lands will be afforded greater protection against encroachment from incompatible land uses, while providing pathways for high-quality, alternative employment land uses to be developed. Any alternative employment uses should not compromise the primary objectives of the zone and use for industrial activity.

Section 1.3 of the draft Policy states that categorisation of industrial lands is intended to identify where a more flexible approach may be appropriate. It is recommended that the Policy explicitly state that increased flexibility does not mean that residential uses will be permitted in industrial areas, including in locally significant industrial lands within the Georges River LGA due to existing and forecasted shortfalls in urban services land. Council strongly supports the use and management of industrial lands for innovation and employment opportunities.

Technical Note 1 for managing locally significant industrial lands also states that "Benchmarking against neighbouring LGAs can help identify unique economic strengths or gaps in supply". It is recommended that the draft Policy provide the key parameters for benchmarking as a guide, to ensure a consistent approach across Sydney.

Recommendations:

- a) *That the Policy explicitly state that increased flexibility does not mean that residential uses will be permitted in industrial areas, including in locally significant industrial lands.*

- b) *That the draft Policy provide key parameters for benchmarking across LGA boundaries.*

2. Alternative uses and 'flexible' approach to industrial lands

Due to the established undersupply of industrial lands in the Georges River LGA, any Policy which may allow currently prohibited uses in existing industrial areas must be considered very carefully and follow a rigorous assessment process. Under the draft Policy, pathways for "high-quality, alternative employment land uses" would be developed for all Georges River industrial areas. In addition, locally significant industrial land has the potential to be rezoned for non-employment uses.

Council officers previously requested that the Department provide clear criteria and thresholds that are required to be met where alternative uses are proposed. The draft Policy states that *"It is not necessary to satisfy all criteria to be considered for an alternative use, but rather these criteria serve as a guide"*. This raises some concerns for Council that the draft Policy could be applied inconsistently, and a different weight/priority given to each of the different criteria.

Council's endorsed position is that there is not currently a clear case for change to support any rezoning of industrial precincts within the Georges River LGA. Council's *Guidelines for Assessing Industrial Land Rezoning Proposals* provide a robust framework where an application must answer 'yes' to all of the criteria. This ensures that adequate weight is given to strategic policy, and that the process is transparent, while retaining sufficient flexibility to capture unusual circumstances that may genuinely prevent a site from fulfilling its role under its current industrial zoning.

It is recommended that the criteria for considering alternative land uses be strengthened prior to adoption. This could involve specifying order of importance, or mandating certain criteria such as strategic alignment. For example, the viability of a site and its suitability for industrial use, should be a secondary consideration to the overall demand and supply of industrial land at the local level. The 'public benefit' consideration should be given the least importance, as the provision of affordable housing as a public benefit should not outweigh a rezoning that does not have any strategic alignment with the purpose of urban services land.

There is also concern that the 'economic alignment' consideration focuses solely on net jobs and underestimates the broader value of industrial land if other criteria are not mandatory. Many industrial lands do not have large employment numbers, yet still play a significant role throughout the city as its value is in the broader operational role and function. Permitting non-industrial uses in industrial precincts will inevitably inhibit and replace industrial activities in the long term – therefore deviating from the intent of protecting existing industrial and urban services land. Consideration should be given to the flow on and cumulative effects of an alternative use consideration.

Clarification is sought as to whether councils will be expected to conduct "alternative use assessments" on non-industrial uses that are permitted by the existing Land Use Table. In Georges River, for example, places of public worship and other contentious

land uses like sex services premises must be located in the industrial areas due to prohibitions in residential and business zones.

Recommendations:

- c) *That the criteria for considering alternative land uses be listed in order of importance, and mandate that strategic alignment must be met in order to proceed.*
- d) *That cumulative impacts be considered as part of an alternative land use proposal.*
- e) *That clarification is provided on whether councils are required to complete "alternative use assessments" on non-industrial uses that are permitted by the existing Land Use Table.*

Other questions for clarification/refinement of the draft Policy

Page 5 of the draft Policy states that "all employment lands will be referred to as 'industrial' lands." Do 'industrial' lands explicitly exclude business districts and town centres?

Recommendation:

- f) *That the draft Policy clarify whether 'industrial' lands explicitly exclude business districts and town centres.*

Georges River Council Submission – A New Approach to Strategic Planning Discussion Paper

Georges River Council is generally supportive of the proposed approach and welcomes a coherent strategic land use framework that embeds the LSPS as a vehicle for local vision that guides land use decisions. Given the flurry of recent planning reform, it is all the more important to ensure a strategic approach is employed to enable informed and robust land use decisions to be made.

Answers are provided below in relation to the specific questions raised in the Discussion Paper:

- 1. Feedback is sought on whether this structure, and the way it is proposed to operate, provides an effective basis for guiding strategic land use planning across NSW.**

The proposed structure is supported, so long as the LSPS is given sufficient strategic and statutory weight to inform both state and local land use decisions in a meaningful way.

- 2. What barriers do you encounter in the current framework?**

The District and Region Plan has not been updated for some time and together with the dissolution of the Greater Sydney Commission, new housing and rezoning proposals such as Housing Delivery Authority (HDA) proposals have been accepted without any clear consideration of strategic merit or alignment with the current strategic planning framework.

- 3. How could the State Land Use Plan shape or support local planning and decision making?**

The plans must provide clear strategic principles to guide land use and infrastructure decisions. To this end, further work is required in providing clear infrastructure priorities as discussed within Council's submission on the draft Sydney Plan.

4. What would make region plans more useful in driving action and tracking whether outcomes are achieved?

Broadly, more tangible direct strategic vision would be welcomed. More specifically, providing infrastructure provision targets and the specific strategic infrastructure projects required to enable growth to occur.

This needs to be locationally specific for certain areas and more broadly identified with overarching principles. For example, the Greater Sydney Region Plan currently provides benchmark metrics on the recommended accessibility of public open space. This is helpful for Council when preparing master plans to ensure community infrastructure is integrated into the essential considerations.

5. Does the proposed structure provide enough clarity on who is responsible for planning and implementation at each tier?

For the most part, responsibilities are clearly articulated. However, further emphasis on the roles of state agency infrastructure providers is required in relation to the design, funding and delivery of this infrastructure.

6. What further support would councils or agencies need to deliver their responsibilities under this model?

DPHI has an important role in coordinating and connecting the various councils and agencies in facilitating the implementation of these various actions. This may include guidelines for actions such as how development feasibility should be calculated when reporting feasible housing capacity. Additionally, funding support for significant bodies of work is required.

7. Do the proposed regional planning boundaries make sense for how infrastructure and growth are planned and delivered in your part of NSW?

Broadly the boundaries proposed are supported. However, it is suggested that Georges River would more logically sit within the Eastern Sydney (South) Area. This is detailed further in Council's submission on the draft Sydney Plan.

8. How can the framework make sure that State and regional priorities are delivered locally, through plans that directly shape housing, jobs and infrastructure outcomes?

The LSPS provides the vital connection point between State/regional priorities and local vision and implementation. The role and function of the LSPS needs to be better refined and fortified through the current review process being undertaken by DPHI, especially in the absence of District Plans. Council recommends that DPHI facilitates collaborative workshops between neighbouring councils to ensure individual LSPS's are mutually complementary.

9. Feedback is invited on whether these priorities are the right ones to guide land use planning across NSW.

Broadly Council is supportive of the proposed priorities. However, an imbalance in distribution between the seven priorities and the number of associated responses has been identified. Effort should be made to rebalance the disproportionate emphasis on housing-related responses relative to other strategic outcomes which are equally as important to the future of Sydney.

10. What types of triggers would make updates meaningful?

Significant data releases, such as a new Census, should be reflected in these strategic documents through periodic updates. Additionally, significant infrastructure plans and project commitments should inform land use decisions through plan updates.

11. Which plan components should be modular versus core?

Amenity and infrastructure related targets should remain in place or have staged increases to reflect a vision for improvement. Additionally, core priorities must remain in place to provide clear guidance from the State plan, to each Region Plan and through to a council LSPS.

To this end, whilst a broad flexible approach is acknowledged as important, a decisive strategic direction must be set and committed to. Flexibility is a clear feature of both the Discussion Paper and draft Sydney Plan, this must not come at the expense of strategic consistency to enable effective implementation. This is vitally important in ensuring infrastructure provision is meaningfully delivered alongside growth.

12. How can monitoring drive real action?

As outlined earlier in response to question 6, DPHI must take responsibility for coordinating and connecting Council and agencies to enable implementation to occur effectively. The formation of working groups and providing the conduit between Council and state agency would be welcomed to this end.

13. How can plans remain flexible and responsive?

Clear process and criteria for these updates must be established to ensure effective consultation and analysis informs updates.

As detailed in Council's response to question 11, a certain level of strategic clarity is required to ensure effective long-term strategic planning can occur at all levels of government. Certainty is essential for investment and progress.

FINANCE AND GOVERNANCE

Item: CCL007-26 Report on Outstanding Council Resolutions (Period up to and including 31 December 2025)

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Finance and Governance

CCL007-26

RECOMMENDATION:

That Council receive and note the report.

EXECUTIVE SUMMARY

1. This report provides progress on outstanding resolutions up to and including 31 December 2025.

BACKGROUND

2. Attachment 1 contains Council resolutions that remain outstanding and are being actioned as at 31 December 2025.
3. Completed items have been marked accordingly and will be removed from future reports.

FINANCIAL IMPLICATIONS

4. There are no budget implications for this report.

RISK IMPLICATIONS

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

COMMUNITY ENGAGEMENT

9. No community engagement is required for this report.

FILE REFERENCE

D25/388355

ATTACHMENTS

- Attachment 1 Completed Council Resolutions Report - October to December 2025 -
published in separate document
- Attachment 2 Outstanding Council Resolutions Report October to December 2025 Council
Meeting - *published in separate document*

CCL007-26

Item: CCL008-26 Applications Pursuant to Councillor Ward Discretionary Fund Policy - February 2026

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Finance and Governance

CCL008-26

RECOMMENDATION:

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

- (a) CWF11/25-26 – Application submitted by Councillor Wang on behalf of Tai Chi Association of Australia in the amount of \$800.
- (b) CWF12/25-26 – Application submitted by the Mayor, Councillor Borg on behalf of Sans Souci Sea Devils in the amount of \$1,000.
- (c) CWF 13/25-26 – Application submitted by Councillor Jamieson on behalf of St George Creative Art and Craft Centre in the amount of \$1,000.
- (d) CWF 14/25-26 – Application submitted by Councillor Allison on behalf of St George Creative Art and Craft Centre in the amount of \$1,199.

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 (\$2,500/Councillor)	Funds Allocated to date including this report	Remaining Balance
Councillor Allison	\$1,199	\$1,301
Councillor Anzellotti	\$0	\$2,500
Councillor Arthur	\$0	\$2,500
Mayor, Councillor Borg	\$1,000	\$1,500
Councillor Dimoski	\$500	\$2,000
Councillor Gao	\$0	\$2,500
Councillor Hayes	\$0	\$2,500
Councillor Jamieson	\$2,500	\$0
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	\$1,600	\$900

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 was conducted prior to approval of the Councillor Ward Discretionary Fund Policy.

FILE REFERENCE

D26/3992

ATTACHMENTS

- Attachment [1](#) Councillor Ward Discretionary Funds Attachment ABN Numbers
- Attachment [2](#) Councillor Ward Discretionary Funds Attachment Summary

Jodie Cassidy

From: eForms
Sent: Friday, 16 January 2026 4:23 PM
To: Claudine Pfeiffer; Jodie Cassidy; Marisa Severino; Nickie Paraskevopoulos; Sue Matthew; Vicki McKinley; Georges River Council Mail
Subject: Councillor Ward Discretionary Fund - Elise Borg
Follow Up Flag: Follow up
Flag Status: Flagged

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 12/25-26**
2. **Name of Councillor Requesting funding: Elise Borg**
3. **Name of Councillors in support of Ward funding (if applicable):**
4. **Class of application: Community Group (Max \$2,000)**
5. **Legal Name: Sans Souci Sea Devils Swim Club Inc**
6. **Trading name: Sans Souci Sea Devils**
7. **Registered for GST: No**
8. **ACNC Registered: No**
9. **ABN: 67596356756**
10. **Incorporated Entity:**
11. **Intended purpose of funding: Contribute towards Summer Carnival**
12. **Event/project date: 01-03-2026**
13. **Amount of funding requested (Max \$2,000): 1000**
14. **Contact Name: Helen Evans**
15. **Phone number: 415485487**
16. **Mobile: 415485487**
17. **Email: sssd.president@gmail.com**



ABN Lookup

Current details for ABN 67 596 356 756

ABN details

Entity name:	Sans Souci Sea Devils Swim Club Inc
ABN status:	Active from 25 Feb 2011
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Not currently registered for GST
Main business location:	NSW 2219

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 01 Mar 2011

Record extracted: 19 Jan 2026

Disclaimer

The Registrar makes every reasonable effort to maintain current and accurate information on this site. The Commissioner of Taxation advises that if you use ABN Lookup for information about another entity for taxation purposes and that information turns out to be incorrect, in certain circumstances you will be protected from liability. For more information see [disclaimer](#).

Warning Statement

If you use ABN Lookup for information about a person or entity that provides financial or investment products or advice, make sure they have an Australian Financial Services (AFS) licence. You can check licenced professional registers [here](#).



ABN Lookup

Current details for ABN 67 596 356 756

ABN details

Entity name:	Sans Souci Sea Devils Swim Club Inc
ABN status:	Active from 25 Feb 2011
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Not currently registered for GST
Main business location:	NSW 2219

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 01 Mar 2011

Record extracted: 27 Jan 2026

Disclaimer

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Jodie Cassidy

From: eForms
Sent: Friday, 9 January 2026 9:39 PM
To: Claudine Pfeiffer; Jodie Cassidy; Marisa Severino; Nickie Paraskevopoulos; Sue Matthew; Vicki McKinley; Georges River Council Mail
Subject: Councillor Ward Discretionary Fund - Benjamin Wang
Follow Up Flag: Follow up
Flag Status: Flagged

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 11/25-26**
2. **Name of Councillor Requesting funding: Benjamin Wang**
3. **Name of Councillors in support of Ward funding (if applicable):**
4. **Class of application: Community Group (Max \$2,000)**
5. **Legal Name: Tai Chi Association of Australia Inc. (TCAA)**
6. **Trading name: Tai Chi Association of Australia Inc. (TCAA)**
7. **Registered for GST: No**
8. **ACNC Registered: No**
9. **ABN: 50099147171**
10. **Incorporated Entity: 2992242**
11. **Intended purpose of funding: Venue Hire for TCAA's annual Tai Chi Championship at the Hurstville Aquatic Leisure Centre**
12. **Event/project date: 12-04-2026**
13. **Amount of funding requested (Max \$2,000): 800**
14. **Contact Name: Sam Miller**
15. **Phone number: 418977477**
16. **Mobile: 418977477**



ABN Lookup

Scheduled maintenance

We'll be doing planned maintenance from 7:00 pm on Thursday 15 January to 8:00 am on Friday 16 January (AEDT).

During this time and for a short time afterwards, updates to ABNs on our website may take longer than usual. If you've registered a new ABN or updated an existing one, it might not appear straight away. If your ABN isn't listed yet, please check back later.

Thanks for your patience!

Current details for ABN 50 099 147 171

ABN details

Entity name:	TAI CHI ASSOCIATION OF AUSTRALIA
ABN status:	Active from 01 Nov 1999
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Not currently registered for GST
Main business location:	NSW 2226

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 05 May 2014

Record extracted: 14 Jan 2026

Disclaimer

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[Return](#)

Organisation Details

<div> <div>Organisation Name</div> <div>TAI CHI ASSOCIATION OF AUSTRALIA INCORPORATED</div> <div> <div>Registered</div> </div> </div>		
<div>Organisation Number</div> <div>Y2992242</div>	<div>Organisation Type</div> <div>Incorporated Association</div>	<div>Official / Registered Office Address</div> <div>JANNALI NSW 2226</div>
<div> <div>Date Registered</div> <div>11/06/1999</div> </div>		
<p>Disclaimer: The Information contained in this online register is a subset of the data kept on Registers maintained by the Commissioner for Fair Trading.</p> <p>The Commissioner for Fair Trading endeavours to ensure information in the online register is accurate. The Commissioner for Fair Trading disclaims all responsibility and all liability (including without limitation liability in negligence) for all expenses, losses, damages, and costs which you might incur as a result of the information being inaccurate or incomplete in any way, and for any reason.</p>		



ABN Lookup

Current details for ABN 50 099 147 171

ABN details

Entity name:	TAI CHI ASSOCIATION OF AUSTRALIA
ABN status:	Active from 01 Nov 1999
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Not currently registered for GST
Main business location:	NSW 2226

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 05 May 2014

Record extracted: 27 Jan 2026

Disclaimer

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Jodie Cassidy

From: eForms
Sent: Saturday, 31 January 2026 11:57 AM
To: Claudine Pfeiffer; Jodie Cassidy; Marisa Severino; Nickie Paraskevopoulos; Sue Matthew; Vicki McKinley; Georges River Council Mail
Subject: Councillor Ward Discretionary Fund - Christina Jamieson

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 13/25-26**
2. **Name of Councillor Requesting funding: Christina Jamieson**
3. **Name of Councillors in support of Ward funding (if applicable):**
n/a
4. **Class of application: Community Group (Max \$2,000)**
5. **Legal Name: St George Creative Art and Craft Centre**
6. **Trading name: St George Creative Art and Craft Centre Inc**
7. **Registered for GST: Yes**
8. **ACNC Registered: No**
9. **ABN: 38854845063**
10. **Incorporated Entity:**
11. **Intended purpose of funding: Purchasing a Defibrillator - \$2199 in total and requesting other councillors contribute**
12. **Event/project date: 01-03-2026**
13. **Amount of funding requested (Max \$2,000): 1000**
14. **Contact Name: Macarena Aliste-Soca**
15. **Phone number: 95793331**
16. **Mobile: 411385871**
17. **Email: info@sgcacc.org.au**
18. **Website: www.sgcacc.org.au**



ABN Lookup

Current details for ABN 38 854 845 063

ABN details

Entity name:	ST GEORGE CREATIVE ART & CRAFT CENTRE INCORPORATED
ABN status:	Active from 22 Feb 2021
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Registered from 01 Jul 2021
Main business location:	NSW 2222

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 16 Jul 2021

Record extracted: 02 Feb 2026

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ABN Lookup

Historical details for ABN 38 854 845 063

ABN details

Entity name	From	To
ST GEORGE CREATIVE ART & CRAFT CENTRE INCORPORATED	22 Feb 2021	(current)
ABN Status	From	To
Active	22 Feb 2021	(current)
Entity type		
Other Incorporated Entity		
Goods & Services Tax (GST)	From	To
Registered	01 Jul 2021	(current)
Main business location	From	To
NSW 2222	22 Feb 2021	(current)

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 16 Jul 2021

Record extracted: 02 Feb 2026

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Jodie Cassidy

From: eForms
Sent: Sunday, 1 February 2026 5:40 PM
To: Claudine Pfeiffer; Jodie Cassidy; Marisa Severino; Nickie Paraskevopoulos; Sue Matthew; Vicki McKinley; Georges River Council Mail
Subject: Councillor Ward Discretionary Fund - Matthew Allison
Follow Up Flag: Follow up
Flag Status: Flagged

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 14/25-26**
2. **Name of Councillor Requesting funding: Matthew Allison**
3. **Name of Councillors in support of Ward funding (if applicable): Christina Jamison**
4. **Class of application: Community Group (Max \$2,000)**
5. **Legal Name: St George Creative Arts and Craft Centre Inc**
6. **Trading name: As above**
7. **Registered for GST: No**
8. **ACNC Registered: Yes**
9. **ABN: 38854845063**
10. **Incorporated Entity: 1601180**
11. **Intended purpose of funding: purchase a defibrillator suitable for adults and children**
12. **Event/project date: 01-02-2026**
13. **Amount of funding requested (Max \$2,000): 1199**
14. **Contact Name: Macarena Aliste-Soca**
15. **Phone number: 95793331**
16. **Mobile: 411385871**
17. **Email: o.m.g.maca@gmail.com**



ABN Lookup

Current details for ABN 38 854 845 063

ABN details

Entity name:	ST GEORGE CREATIVE ART & CRAFT CENTRE INCORPORATED
ABN status:	Active from 22 Feb 2021
Entity type:	Other Incorporated Entity
Goods & Services Tax (GST):	Registered from 01 Jul 2021
Main business location:	NSW 2222

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 16 Jul 2021

Record extracted: 02 Feb 2026

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ABN Lookup

Historical details for ABN 38 854 845 063

ABN details

Entity name	From	To
ST GEORGE CREATIVE ART & CRAFT CENTRE INCORPORATED	22 Feb 2021	(current)
ABN Status	From	To
Active	22 Feb 2021	(current)
Entity type	From	To
Other Incorporated Entity		
Goods & Services Tax (GST)	From	To
Registered	01 Jul 2021	(current)
Main business location	From	To
NSW 2222	22 Feb 2021	(current)

Deductible gift recipient status

Not entitled to receive tax deductible gifts

ABN last updated: 16 Jul 2021

Record extracted: 02 Feb 2026

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Form Code	Councillor Name requesting funding	Class of application	Legal name	Trading name	ABN	ACNC Registered	Incorporated Entity	Registered for GST	Intended purpose of funding	Event project date	Amount of funding requested	Community Group	Does the recipient meet the eligibility requirement	History of previous application
CWF 11/25-26	Benjamin Wang	Community Group (Max \$2,000)	Tai Chi Association of Australia Inc. (TCAA)	Tai Chi Association of Australia Inc. (TCAA)	50099147171	No	2992242	No	Venue hire for TCAA's annual Tai Chi Championship at the Hurstville Aquatic Leisure Centre	12-04-2026	800	The TCAA is a not-for-profit Incorporated Association created in 1999 representing the interests of Tai Chi in Australia with representatives in all States and Territories. An objective of TCAA is to promote greater participation and recognition of Tai Chi as a preventative and therapeutic exercise for maintaining and improving the health and well-being of all Australians. In April of this year, the Federal Government of Health has endorsed the recognition of Tai Chi as clinically effective for 'private health insurance rebates' consideration following a review of natural therapies in 2020. We also aim to promote community engagement and social inclusiveness through this event which has grown in popularity each year with the health benefits that Tai Chi practice brings.	1.1.1 Initiate facilitate and support inclusive and accessible events that meet community aspirations and connect people, communities and diverse groups.	
CWF 12/25-26	Elice Borg	Community Group (Max \$2,000)	Sans Souci Sea Devils Swim Club Inc	Sans Souci Sea Devils	67596356756	No		No	Contribute towards Summer Carnival	01-03-2026	1000	SSSD are an inclusive fun and friendly swim club based in Sydney's beautiful south who cater for swimmers at all levels, from those just starting out and looking to have fun with their friends, through to those aspiring to State and National level honours. Swimming is a sport for all and SSSD aspire to help everyone achieve their personal goals in the sport, whatever they may be. Their club nights run every second Friday evening from Oct through to March each year.	1.1.1 Develop, support and promote programs, services and activities that foster social support, participation and wellbeing for our diverse community regardless of age, gender, physical or mental ability, sexual orientation or cultural or religious backgrounds.	26/2/2024, 27/11/2024
CWF13/25-26	Christina Jamieson	Community Group (Max \$2,000)	St George Creative Art and Craft Centre	St George Creative Art and Craft Centre	38854845063	No		Yes	Purchase of Defibrillator	1-03-2026	1000	These classes both build communities and are also therapeutic as well as social benefits.	1.1.3 Develop, support and promote programs, services and activities that foster social support, participation and wellbeing for our diverse community regardless of age, gender, physical or mental ability, sexual orientation or cultural or religious backgrounds.	
CWF14/25-26	Matthew Allison	Community Group (Max \$2,000)	St George Creative Art and Craft Centre	St George Creative Art and Craft Centre	38854845063	No		Yes	Purchase of Defibrillator	1-2-2026	1199	The Creative Centre was formed 47 years ago (1978) to provide a venue for local artists. They provide excellent and low-cost art and craft lessons to the community and do it all with a great sense of fun which provides for a very social and friendly atmosphere.	1.1.3 Develop, support and promote programs, services and activities that foster social support, participation and wellbeing for our diverse community regardless of age, gender, physical or mental ability, sexual orientation or cultural or religious backgrounds.	

Item: CCL009-26 Carss Park Pool - Project Variation

Author: General Counsel

Directorate: Office of the General Manager

Matter Type: Finance and Governance

RECOMMENDATION:

That the General Manager be delegated authority to execute a Deed of Variation to the existing Project Agreement (Confidential Attachment 1).

CCL009-26

EXECUTIVE SUMMARY

1. The purpose of this report is to present a further proposed variation to the Project Agreement (**Variation 4**) between Council and the Office of Sport for the design and construction of the Carss Park Pool.

BACKGROUND

2. The Project Agreement was entered between Council and the Office of Sport on 8 April 2025.
3. The Project Agreement was last varied on 30 September 2025 (Variation 3) follow resolution CCL086-25 on 22 September 2025 with Council committing an addition \$5m for the Learn to Swim component.
4. Variation 4 proposes the following:
 - (a) Project administration and how decisions, such as design review and tendering for the prospective works contractor, are made by the Project Control Group (**PCG**) and recommended to the Steering Committee (**Steerco**), being bodies established under the Project Agreement.
 - (b) Amending the references to the Authorised Representatives for each party.
 - (c) Replacing the map of the Land; and
 - (d) Insert an obligation for Council to provide a licence for construction and deconstruction of a temporary carpark (being the licences I have dealt with above).
5. In relation to project administration, there is currently a provision in the Project Agreement that required Council to “review and approve” design documents and the works contractor as proposed by the PCG before the decision is made by Steerco.
6. It is now proposed under Variation 4 that this Council “review and approve” step be removed.
7. Despite the apparent loss of Council’s review and approval functions during major decision making under the Project Agreement, there is ultimately no substantive change. This is because the Steerco and PCG are decision making bodies under the Project Agreement that include Council representation with the General Manager and senior staff appointed to each respectively.
8. Accordingly, a recommendation to Steerco on design and contractors will already include Council consideration at the PCG level and Council’s General Manager, as one of two members of Steerco, can still make decisions to accept or reject the recommendation from the PCG.

9. In the event that there is a failure to make decisions at the Steering Committee there remain dispute resolution provisions in case of deadlock.

FINANCIAL IMPLICATIONS

10. No budget impact for this report.

RISK IMPLICATIONS

11. Previous reports to Council have identified that Financial Sustainability, Assets and Infrastructure and Ineffective Governance were strategic risks to be considered when approaching the management of this project.
12. Given that there is no substantive change to the Project Agreement, there is no elevation of previously identified strategic risks.

FILE REFERENCE

D26/28701

ATTACHMENTS

- Attachment 1 Project Agreement Variation 4 - Draft Markups - *published in separate document* (Confidential)

ASSETS AND INFRASTRUCTURE

Item: CCL010-26 Chivers Hill Shopping Centre Lugarno - Public Amenities
Location near the Carpark Exit Feasibility Report

Author: Strategic Placemaking Specialist

Directorate: Assets and Infrastructure

Matter Type: Assets and Infrastructure

CCL010-26

RECOMMENDATION:

- (a) That Council receive and note the Feasibility Report findings for the Chivers Hill Shopping Centre Lugarno Public Amenities Location near the Carpark Exit.
- (b) That Council does not proceed with the construction of an amenities building at Chivers Hill Shopping Centre because of the constraints highlighted in this report.

EXECUTIVE SUMMARY

1. This report outlines the findings of the investigation and feasibility of locating the facility further towards Chivers Avenue, near the exit of the carpark at Chivers Hill Shopping Centre, Lugarno.
2. The details of the site investigation and the analysis of three locations with the installation of a Council Standard Amenities Building are presented in two parts, Appendix A – Technical Overview and Appendix B – Feasibility Analysis. The outcomes of these assessments are summarised in this report.
3. In addition, Appendix AA – Technical Overview & Site Information, Appendix BB – Location & Street View Information, and Appendix CC – Evaluation Matrix, provide details associated with the assessment findings.

BACKGROUND

4. On 25 March 2024, Council Resolved (NM029-24) for the General Manager in consultation with local business owners and residents, to prepare a report to consider the feasibility and approximate cost of constructing a public toilet facility at, or adjacent to, the Chivers Hill Shopping Centre, Lugarno.
5. Council conducted a formal community engagement from 25 November 2024 to 13 December 2024 via Council's 'Your Say'. The promotion of the survey occurred via Council's Your Say Newsletter 20 and 29 November and Council's Community eNews 29 November, with an estimated 3,800 and 20,000 subscribers respectively. The survey was also featured in The Leader ad insert on 4 December. Staff attended an onsite pop-up 25 November with copies of the survey. During this session staff spoke with a few business owners and residents.
6. As per Council resolution on 25 March 2024, Council officers developed the Feasibility Report May 2025 and presented to the Council Meeting on 26 May 2025. The results of the community consultation were summarised in the Feasibility Report May 2025, including but not limited to as follows:
 - *The overall position of support for public amenities is mixed, with 52% opposed and 48% in favour. However, fewer are in support should the amenity block require the removal of parking with 75% opposed and 25% in favour.*

- *Of the recipients in favour, common features requested through the survey included dog bowls, baby changing station, wash basin, lighting, artwork and a water station.*
- *Of the recipients opposed, common concerns raised include visual appeal, cost, maintenance, cleaning, vandalism, antisocial behaviour, location and loss of parking.*

7. The Feasibility Report May 2025 also presented three options for Council consideration:

- (a) *Option A – No new facility*, refers to no new facility to be delivered
- (b) *Option B – Prefabricated amenities building* refers to the use of a prefabricated 4.8m x 2.4m amenities building that includes 2 x Universal Access Toilets.
- (c) *Option C – Council ‘standard’ amenities building* refers to the use of a Council standard 4m x 2.8 amenities building that includes 1 x Universal Access Toilet.

8. Council Resolved the following at its meeting on 26 May 2025:

That Council:

- (a) *Receives and notes the findings of the feasibility report for the proposed public amenities facility at Chivers Hill Shopping Centre, Lugarno*
- (b) *Acknowledges the continued advocacy of Chivers Hill shopkeepers and business owner for the installation of a public amenities facility to support the Lugarno community.*
- (c) *Notes the challenges associated with the two potential locations identified in the report and excludes them in further consideration. (Option A & B).*
- (d) *Accordingly, requests that Council officers further investigate the feasibility of locating the facility further towards Chivers Avenue, near the exit of the carpark.*
- (e) *Conduct further community consultation on this proposed location*
- (f) *Requests that, if this location is deemed feasible, consideration be given to the installation of Option C, as outlined in the report.*

SUMMARY OF FURTHER ASSESSMENT AND FEASIBILITY

- 9. An investigation of the carpark area further towards Chivers Avenue near the exit of the carpark was conducted in conjunction with the installation of Option C - A Council Standard Amenities Building that includes 1 x Universal Access Toilet, was assessed. Option C was outlined in CCL045-25 Chivers Hill Shopping Centre Lugarno, Public Amenities Feasibility Report dated 26 May 2025 (Feasibility Report May 2025).
- 10. This assessment report provides details on the following three options considered:
 - (a) Location 1 – space on the right facing the carpark exit
 - (b) Location 2 – space on the left facing the carpark exit
 - (c) Location 3 – space on the garden bed towards the exit adjacent to Forest Road



CCL010-26

11. Based on the assessment outlined in Appendix A, location 1, was identified as the most feasible location for the provision of a public amenities building. This location provides the least impact on the biodiversity corridor and the movement corridors for pedestrians and vehicles in the shopping area.
12. The capital cost to deliver a public amenities facility in Location 1 is estimated at \$736,000. This includes the approximate cost of \$240,000 for a Council Standard Amenities Building.
13. The construction of a building in this location would result in the loss of 3 parking spaces in the carpark. Noting that previous consultation indicated that 75% of respondents were opposed to the building should parking be removed.
14. The associated net increase in the operational maintenance expenditure budget described in the Feasibility Report May 2025 is \$10,000 per annum and an increase of \$80,000 in the capital works program budget for the purchase and fit-out of an operational vehicle.
15. Location 1 will also require users to cross through the carpark to access the building which presents further pedestrian risks.
16. Relocation of a stormwater pit and pipe connection is required.
17. The facility in Location 1 will result in blind spots at night which impact passive surveillance in the area.
18. Construction of a sewerage connection works will impact on the existing mature tree located at the exit of the carpark. Excavation, connection and remediation works which will fall within the tree protection zone will adversely impact tree health.
19. The table below (more detail in Appendix B) shows that the delivery of a public amenities facility in Location 1 does not meet the prescribed *Better Placed* threshold to ensure the facility can contribute positively to the desired character of Lugarno.

<i>Better Placed Objectives</i>	Score	% Rating	Does it meet the Objectives?
<i>Better Fit</i>	- 1.0	- 100%	No
<i>Better Performance</i>	- 0.6	- 60%	No
<i>Better for Community</i>	+ 0.3	30%	To Some Extent
<i>Better for People</i>	+ 0.3	30%	To Some Extent
<i>Better Working</i>	- 0.6	- 60%	No
<i>Better Value</i>	- 0.8	- 80%	No
<i>Better Look & Feel</i>	- 0.9	- 90%	No

FINANCIAL IMPLICATIONS

20. The total cost involved is assessed at \$736,000, subject to further detailed investigation.
21. The capital cost for the use of a Council standard amenities building identified in the Feasibility Report May 2025 at approximately \$240,000.
22. The following costs were outlined in the Feasibility Report May 2025:
 - (a) *the cost estimates indicated in the report for services being readily available should Council resolve to include a public amenity building in the 4-year Capital Works Program, and the requirement for the removal of a project of similar complexity*
 - (b) *an increase in the operational maintenance expenditure budget of \$80,000 per annum in salaries and wages, \$10,000 in materials and services, and \$80,000 in the 2025/26 capital works program budget for the one-off purchase and fit-out of an operational vehicle.*
 - (c) *Council currently engages a contract cleaner to service 5 existing public amenities buildings with a budget of \$80,000 per annum in materials and services. The introduction of an additional FTE for public amenities cleaning would enable the current contract arrangements to cease, resulting in a net increase of \$10,000 per annum in the operational expenditure budget. (Note – contract cleaning of this amenities is approximately \$20,000 per annum)*
 - (d) *Further additional costs may be incurred as a result of reactionary maintenance associated with vandalism or graffiti. It is noted that the Hurstville public toilet located under the ramp adjacent to Hurstville Westfields has cost approximately \$60,000 in additional maintenance, including the replacement of fixtures and fitting, structural repairs, and additional employee costs.*
23. Works relating to safe walking spaces around the perimeter of the facility and associated landscaping is not included in the above calculation and are considered additional works.

RISK IMPLICATIONS

24. Strategic Risk 1 – Financial Sustainability:

The provision of a public amenities facility in Lugarno presents a financial risk based on the following factors.

- (a) A public amenities facility in Lugarno shopping centre serves to establish an unsustainable precedent that will justify provision of similar facilities in up to 15 other centres where such facility is not recommended.
- (b) Council's GRC Centres Hierarchy identifies Lugarno centre as characteristic of the *Small Village* classification, based on a comprehensive land use and floor space audit of all business-zoned land in the LGA, including existing economic activity and performance. Lugarno shopping centre represents one of the smaller centres within this classification in both scale and economy.
- (c) Informed by the Commercial Centres Economic Study, the GRC Commercial Centre's Strategy assessed each of the 48 centres within the LGA, based on their ability to support the community's access to goods and services. The amount of retail floor space and facilities accommodated within the Lugarno centre, together with supporting planning framework determined the classification of Lugarno as a *Small Village*.
- (d) Lugarno shopping centre accommodates approximately 3,370 sqm of total employment floor space with a floor space ratio of 0.77:1. Within this classification, Lugarno sits toward the lower end of the scale, where total employment floor space

ranges from approximately 2,104 sqm for the smallest centre to around 11,720 sqm total employment floor space for the largest *Small Village* centre within the LGA.

- (e) The higher classification above *Small Village* is *Village*, of which there are five centres in total, with total employment floor space ranging up to approximately 16,711 sqm at the largest end of the *Village* spectrum.
- (f) Council has not previously provided public toilets across these two classifications.
- (g) Based on the limited commercial footprint, lower pedestrian activity, and the absence of major trip-generating uses or transport, town centres within these two classifications do not meet the threshold typically required to justify the provision, maintenance and ongoing operation costs of toilet amenities.
- (h) The delivery of a public toilet in Lugarno will set a precedent that justifies similar facilities in up to 15 centres across the LGA. This includes 8 other *Small Village* centres, 5 *Village* centres as well as 2 *Local Centres* in Oatley West and South Hurstville, which are of a higher classification and are not located within or adjacent to the train station precinct and similar do not have toilet facilities.
- (i) Given the limited scale and low economic activity of Lugarno's *Small Village* centre, provision of a public amenities building is not recommended. The resulting precedent for future facility provision and ongoing maintenance presents an economic risk.

25. Strategic Risk 3: Assets and Infrastructure

Based on the feasibility studies contained in this report and past investigations, there is a risk that the delivery of a public amenities' facility may not meet the needs or expectations of the community, particularly in terms of safety, quality, capacity, and resilience. This includes a failure to develop and maintain infrastructure that can potentially compromise Council's ability to provide ongoing high-quality services.

COMMUNITY ENGAGEMENT

26. Community consultation has been undertaken previously, however as per Council resolution, Council officers will carry out further community consultation if Council resolves to proceed with the implementation of a Council Standard Amenities building at a Council selected location further towards Chivers Avenue near the exit of the carpark.

FILE REFERENCE

D25/303484

ATTACHMENTS

- Attachment [1](#) APPENDIX A - TECHNICAL OVERVIEW, GENERAL CONSIDERATIONS AND FEASIBLE LOCATION
- Attachment [2](#) APPENDIX B - FEASIBILITY ANALYSIS TO ACHIEVE THE FUTURE DESIRED CHARACTER IN LUGARNO
- Attachment [3](#) APPENDIX C - SUMMARY OF THE FEASIBILITY FOR A LOCATION FURTHER TOWARDS CHIVERS AVENUE, NEAR THE EXIT OF THE CAR PARK
- Attachment [4](#) APPENDIX AA – TECHNICAL OVERVIEW & SITE INFORMATION
- Attachment [5](#) APPENDIX BB – FEASIBLE LOCATION & STREET VIEW INFORMATION
- Attachment [6](#) APPENDIX CC – EVALUATION MATRIX

APPENDIX A – TECHNICAL OVERVIEW, GENERAL CONSIDERATIONS AND FEASIBLE LOCATION

A.1. Technical Overview of Site: Chivers Hill Shopping Centre, Lugarno

1. A review of Council's spatial database was undertaken and Before You Dig Information was obtained to inform this analysis. A technical overview of the area location towards Chivers Avenue near the exit of the carpark is summarised in this section and illustrated in Appendix AA.
2. Technical information relating to Sydney Water services, stormwater infrastructure, Ausgrid assets, traffic facilities, open space and green infrastructure were factored in the assessment and illustrated in the appendix.
3. Information on pedestrian access areas, vehicle travel path and the biodiversity corridor were also identified and informed the assessment.

A.2. General Considerations

A.2.1. Biodiversity Corridor

4. Development in the Georges River considers the objectives and controls set out under the Georges River Development Control Plan 2021 (DCP) for the protection of the environment which applies to all forms of development.
5. The assessment took into consideration impact of any development within the garden bed adjacent to Forest Road. This space is identified as located within the biodiversity corridor.
6. To identify a feasible location, consideration was given to existing trees on the site. It considers the implication of enforceable Tree Protection Zones (TPZ), and compliance with Council's Tree Management policy.
7. The assessment considered the development's impact on green infrastructure such as trees and vegetation, and focused on minimising and avoiding potential conflict between trees and structures on site and on the adjacent land.
8. The Street Trees within the biodiversity corridor in Council's spatial database is identified to be at a Moderate Level which signifies capacity for increasing tree canopies in this area to achieve and deliver Council's 40% target of tree canopy towards climate change mitigation.

A.2.2. Walking Space for Pedestrian Safety and Comfort

9. Walking space in relation to the facility is taken into consideration and assessed in accordance with the Walking Space Guide by Transport for NSW (TfNSW). The guide prescribes standards to ensure that sufficient space is provided to achieve comfortable and safe environments for people in areas adjacent to vehicle traffic and buildings.

10. The existing footpaths within the carpark study area illustrated in Image AA.2 in the appendix indicate the intensity of pedestrian usage, showing the footpaths experience both high and medium levels of pedestrians.
11. Location 1 requires additional walking space provisions as prescribed in the guide to consider the safety of pedestrians accessing and walking around the public amenity building, and to ensure that conflict with vehicle through-traffic in the carpark is avoided.

A.2.3. Safety and Passive Surveillance

12. Achieving safety through passive surveillance was factored into the assessment to determine the feasibility of the locations considered.
13. To maintain general safety during day and night times, the locations were assessed based on minimising the impact of the development in relation to safety, passive surveillance and security within the shopping carpark area.
14. A secure access point and walking space around the building need to be defined with appropriate lighting during nighttime.
15. The assessment takes into consideration the impact of built form on general visibility in the area viewed from the road.

A.2.4. Economic Activity & Suitability

16. As part of general considerations informing the assessment, to achieve the appropriate level of amenity given the level of usage, an investigation into the current level of economic activity was conducted.
17. The data used for this analysis was derived from publicly available online information on the hours of operation of the 18 shops and businesses facing the carpark at the time of the investigation. The analysis calculated the area's economic activity during both day and night. Economic activity is categorised into daytime economy from 6:00 AM to 6:00 PM, and the nighttime economy from 6:00 PM to 6:00 AM, a timeframe officially used by the NSW 24-Hour Economy Commissioner's Office.
18. Analysis shows the local economy within the Chivers Hill Shopping Centre operating at approximately 61% capacity at daytime and 3% capacity during the nighttime period. This information was taken into consideration and informs the assessment.
19. The report notes that although the aim of the proposal for an amenities facility was focused on supporting the local economy for the community that frequents the local businesses, Chivers Hill Shopping Centre is considered inconsistent with other town centres with toilet facilities. These centres have greater economic capacity and extended operating hours for public transport, such as trains or bus interchange, and which typically generate higher usage for restroom facilities.
20. To ensure Council continues to deliver quality outcomes and maximise public value for communities, the potential return on investment for the amenities facility was assessed informed by the expected level of economic activity and identifies whether its delivery offers sufficient value to the community.

A.3. Feasible Location

A.3.1. Site Constraints

21. As illustrated in Appendix BB, the carpark area with car bays on either side of the vehicle travel path towards the carpark exit and the biodiversity corridor which identifies the area allocated for green infrastructure have been considered in this assessment. The general movement of pedestrians and vehicles in the carpark limits the areas considered suitable to locate the facility.
22. Two were identified as possible locations, Location 1 and Location 2, minimising potential conflict between pedestrian and vehicle movements. Location 3 within the biodiversity corridor illustrated in Image AA.7 in Appendix AA is not recommended.



23. Although Location 1 positioned between the biodiversity corridor and the vehicle movement corridor in the carpark poses some issues, its location is deemed most feasible in comparison. The orientation of the facility will require the entry point either along the side facing the shops or along the side facing towards the exit, to ensure users reach a safer crossing point to the shops closer to the exit. Unlike Location 2 that benefits from the adjacent existing pedestrian space, Location 1 must provide additional walking space. To ensure pedestrians can safely access and walk around the facility on this location, ample walking spaces along the perimeter of the facility is required to avoid conflict with vehicle traffic in the carpark.
24. Location 2 positioned between the vehicle travel path and pedestrian space shown in Image AA.7 poses several issues. The orientation of the facility to enable secure access must consider impact on pedestrian amenity and safety in front of the shops. An entry facing the pedestrian space interfacing the shop will limit passive surveillance of users in and out of the facility. In addition, this location will enclose the walking space between the facility and existing shopfronts which will likely impact pedestrian amenity along the corridor.
25. Note that both Location 1 and Location 2 for an amenities building will introduce blind spots, impacting passive surveillance in the carpark, and provide greater opportunity for misuse at nighttime or outside the shops' hours of operations.

26. Location 3 within the biodiversity corridor is not recommended due to 1) safety: Critically, this location introduces safety risks as the structure will obstruct sightlines for drivers on Chivers Avenue approaching the roundabout. A standalone building at this site will be highly visible; 2) Ausgrid assets underground: There is underground cabling within this defined location running north-south along the corridor and connects to the substation located within the corridor 30 meters south as shown in Image AA.6. In addition to issues of safety for drivers exiting Chivers Avenue, this report highlights the reasoning applied in the first report that nominates the 'garden bed' location as not feasible:
- (a) Removal of several established trees.
 - (b) The presence of the Ausgrid cabling underground will likely require relocations of conduits.
 - (c) Proximity to the main road and likely requirement for additional assets and work, i.e. safety fencing.

A.3.2. Feasible Site and Requirements

27. To prioritise pedestrian safety and enhance the experience for facility users, this assessment identifies Location 1 as most feasible of the three locations investigated. In comparison with Location 2, Location 1 is a more clearly defined space that can be developed as a site fit for a public amenities facility.
28. Both Location 1 and 2 will result in a loss of 3 carparking spaces.
29. Location 1 will require a two-metre pedestrian zone integrated along the perimeter of the building to accommodate a low level of pedestrian activity. As prescribed in the Walking Space Guide (TfNSW), the two-metre width is prescribed where people walking along a building are unlikely to pass people coming the other way and can support two people walking side by side. It is noted that the Council Standard Amenities Building as described in the Feasibility Report May 2025 has an area of 4.8m x 2.4m.
30. Location 1 will also require the relocation of the stormwater pit. Additional associated costs are to be considered.

A.3.3. Impact Analysis of Built Form on Proposed Site

31. As visual appeal of the streetscape and passive surveillance are common feedback concerns and are major contributors to the quality of the overall neighbourhood, an assessment of the impacts of the built form of the amenities facility on Location 1 was conducted. Four Google Street Views illustrated in Appendix BB were analysed and provided the visual reference in this assessment.
32. Google Street View 1 in Image BB.1 viewed from the roadway on Forest Road South-bound, shows the facility will be greatly exposed. Considering building alignments and proportions, the implementation of a typical and non-site-specific building type will limit any opportunity to produce a design that is both integrated with and sympathetic to the existing street character and surrounding built form.
33. Google Street View 2 in Image BB.2 viewed from the roadway on Forest Road North-bound, shows that existing trees within the biodiversity corridor can help obscure potential negative impact of the built form on the features and the character of the street. There is opportunity to further increase the trees and

vegetation in the biodiversity corridor to lessen the visual impact of the proposed built form on this location.

34. Google Street View 3 in Image BB.3 viewed from within the carpark, shows that although introducing a built form on Location 1 is not consistent with the existing streetscape, adverse impact can be mitigated through thoughtful landscaping from this viewpoint.
35. Google Street View 4 in Image BB.4 viewed from the roadway on Chivers Avenue shows the facility is greatly exposed and can impact sightlines for those exiting Chivers Avenue onto Forest Road.
36. Overall, the introduction of built form on Location 1 can impact street quality from a visual perspective and reduce lines of vision for drivers on Chivers Avenue to avoid potential hazards. Views from Google Street View 1 and Google Street View 3 result in adverse visual bulk that impact the visual character of the street. Although Location 1 in the carpark is setback from the road with the biodiversity corridor as buffer with approximately 9 meters at its widest point, there is a slight curve on Forest Road approaching the roundabout North-bound, which results in some obstruction to driver sightlines approaching the roundabout on Chivers Avenue.
37. It is also noted that the use of a standardised Council amenities building for a toilet block on this location will greatly limit opportunities to mitigate issues of sightlines and visual bulk on Location 1 through site-specific design and protect the visual quality of the street.

APPENDIX B – FEASIBILITY ANALYSIS TO ACHIEVE THE FUTURE DESIRED CHARACTER IN LUGARNO

B.1. Feasibility Analysis Framework

1. To ensure the report addresses community feedback regarding visual appeal and safety, Council staff carried out an assessment of Location 1's potential to contribute to the Future Desired Character of Lugarno and achieve the objectives of Council's Community Strategic Plan 2025-2035. This process will ensure Council continues to deliver quality public domain, manage risks and maximise public value for our communities.
2. To develop a clear approach and to measure requirements for assessing the suitability of Location 1, the *Better Placed* design policy (*Better Placed*), a NSW design policy that aims to create better places, spaces and buildings, and thereby better cities, towns and suburbs, was used as the assessment framework. To determine the feasibility of the location to achieve desired outcomes, *Better Placed* provided a logical approach to better articulate community needs and aspirations that support investment in good design.
3. *Better Placed* address a broad range of issues and challenges that Council considered to ensure a well-designed built environment. *Better Placed* provided a set of objectives to evaluate proposed works at any scale, including cities and precincts, the public realm and individual buildings. It identifies seven key objectives, including *better fit*, *better performance*, *better for community*, *better for people*, *better working*, *better value* and *better look and feel*.
4. An evaluation matrix was developed based on these key objectives to assess Location 1. The matrix assessed the location's ability to meet good design outcomes and its impact on the community and the wider built environment.
5. Location 1 was rated against the *Better Placed* objectives: *Better Fit* considers Location 1's location, context and social setting. *Better Performance* considers Location 1's environmental sustainability and responsiveness to its functional whole of life requirements. *Better for Community* considers Location 1's ability to add value towards an inclusive, welcoming and equitable environment. *Better for People* considers Location 1's focus on safety, comfort and usability to support good places for people. *Better Working* considers Location 1's efficiency and usability with the potential to adapt to change to ensure it remains valuable and well-utilised. *Better Value* considers Location 1's ability to generate ongoing value for the community, realise return of investment and minimise costs over time. *Better Look and Feel* considers Location 1's contribution to the aesthetic quality of the town centre, the visual attractiveness of the surroundings and to promote positive community engagement.
6. The evaluation matrix detailed in Appendix CC outlines the element or specific aspect of Location 1 that aligns with each *Better Placed* objective. It also includes comments explaining the rationale behind the assigned score, +1 is positive impact, 0 is no impact and -1 is adverse impact. An overall score for each *Better Place* objective was given based on the average.

7. The overall score for each objective was rated using a percentage value to answer the question, 'Does it meet this *Better Placed* Objective'. The rating included: "YES" = 50% to 100% indicates strong positive impact; "To Some Extent" = 1% to 49% indicates some positive impact; "Neutral" = 0 indicates no impact; "Not Really" = -1% to -49% indicates mild negative impact; "NO" = -50% to -100% indicates strong negative impact.

B.2. Feasibility Analysis Results Summary

8. The outcome of the evaluation of Location C1 to achieve the future desired character in Lugarno is summarised as:

<i>Better Placed Objectives</i>	Score	% Rating	Does it meet the Objectives?
<i>Better Fit</i>	- 1.0	- 100%	No
<i>Better Performance</i>	- 0.6	- 60%	No
<i>Better for Community</i>	+ 0.3	30%	To Some Extent
<i>Better for People</i>	+ 0.3	30%	To Some Extent
<i>Better Working</i>	- 0.6	- 60%	No
<i>Better Value</i>	- 0.8	- 80%	No
<i>Better Look & Feel</i>	- 0.9	- 90%	No

9. The results show that delivery of a public amenities facility in Location 1 does not meet the prescribed *Better Placed* threshold to ensure the facility can contribute positively to the desired character of Lugarno.

APPENDIX C – SUMMARY OF THE FEASIBILITY FOR A LOCATION FURTHER TOWARDS CHIVERS AVENUE, NEAR THE EXIT OF THE CARPARK

C.1. Summary of Impact Analysis and Technical Requirements

1. Based on the studies, site analysis, and constraints outlined in Section A, Location 1 situated near the exit of the Chivers Hill Shopping Centre in Lugarno, has been identified as a feasible location for a public amenities facility, as it is likely to result in lesser adverse impacts compared to Location 2.
2. Location 1, as a defined space has the potential to accommodate thoughtful site-specific design, provided the use of a standard Council amenities building is avoided. Required landscaping and walking space around the building in Location 1 can contribute to the biodiversity corridor, and can minimise adverse impacts that result from visual bulk and built form.
3. Location 1 provides the least impact on the biodiversity corridor and the movement corridors for pedestrians and vehicles in the shopping area.
4. The loss of three car parking spaces will result from the development of the facility on this location.
5. Adequate safe pedestrian space for users walking to and accessing the facility is required.
6. Relocation of the stormwater pit is required.
7. The facility in Location 1 has adverse impacts on the visual character of the street at two viewpoints and has some impact on sight lines for drivers on Chivers Avenue and their ability to avoid potential traffic hazards.
8. The facility in Location 1 will result in blind spots at night which impact passive surveillance in the area.
9. The analysis recognises that the use of a Council Standard Amenities Building limits how the facility can complement the visual quality of the streetscape.

C.2. Summary of Impact Analysis on Future Desired Character of Lugarno

10. Contextual fit and site responsiveness of a facility at Location 1 shows the proposal will fail to meet the *Better Fit* standards of integrated design.
11. A facility at Location 1 is showing as inefficient in achieving environmental and social sustainability, and adaptability according to the *Better Performance* benchmarks. The site constraints and the use of a typical building can limit the potential to arrange layouts, facades, materials and fixtures to be site responsive, to optimise environmental performance, through access to fresh air, natural light, and to integrate greenery and vegetation.
12. Based on the *Better for Community* objective, Location 1 shows that a facility will support equitable access during business operating hours and supports the local

economy. However, a standalone development will negatively impact the public realm as it reduces the open space footprint and fails to contribute meaningfully to the provision or quality of open space with the use of a Council Standard Amenities building.

13. A facility at Location 1 prioritises universal access to public amenities and has the potential to support active recreational activities in the area. However, the use of a typical Council Standard Amenities building restricts the flexibility and adaptability of the facility to meet future changing needs. Additionally, the resulting built form will reduce visibility and passive surveillance in the area at nighttime, which can negatively affect safety, comfort, and overall liveability—key factors in creating spaces that meet the *Better for People* standard.
14. A facility at Location 1 will meet people's amenity needs during the day, but its limited use at night limits its overall functionality and reduces its investment value, restricting its ability to meet *Better Working* key metrics for functional efficiency, long-term value and fit-for-purpose standards.
15. Based on the *Better Value* objective, a facility at Location 1 adds value by supporting accessibility, however the proposed use of Council Standard Amenities building limits its potential for resilient, high-quality visual and functional standards. In addition, given the anticipated lower usage and ongoing maintenance requirements, the facility represents an inefficient investment. The facility would primarily serve an area operating at only 61% capacity during the day and 3% at night, significantly constraining its ability to deliver broader public benefits or sustained long-term value.
16. The use of the Council Standard Amenities building at Location 1 limits the potential to create an engaging, inviting, and visually appealing environment, a *Better Look and Feel* objective. The visual bulk will contribute negatively to the streetscape, suggesting limited commitment to design excellence and thoughtful investment.

APPENDIX AA – TECHNICAL OVERVIEW & SITE INFORMATION

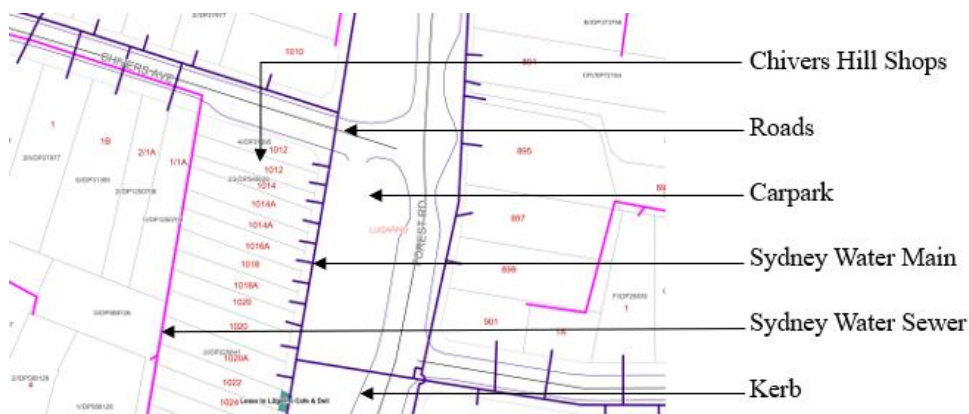


Image AA.1. Sydney Water networks



Image AA.2. Pedestrian spaces and traffic facilities



Image AA.3. Vegetation and biodiversity maps



Image AA.4. Vehicular path and carpark exit



Image AA.5. Stormwater pit and stormwater line



Image AA.6. Explored locations

APPENDIX BB – FEASIBLE LOCATION & STREET VIEW INFORMATION

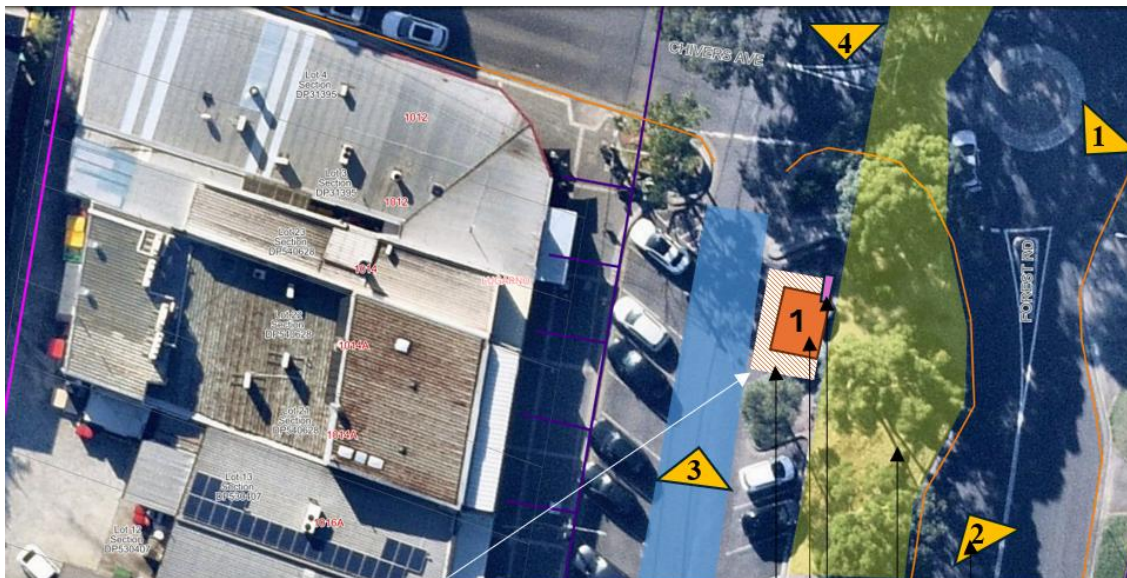


Image BB.1. Feasible location

Location 1

Perimeter walking space 2m

Council Standard Amenities Building

Stormwater Pit

Biodiversity Area Tree Corridor

Google Street View Locations



Image BB.2. Site view 1

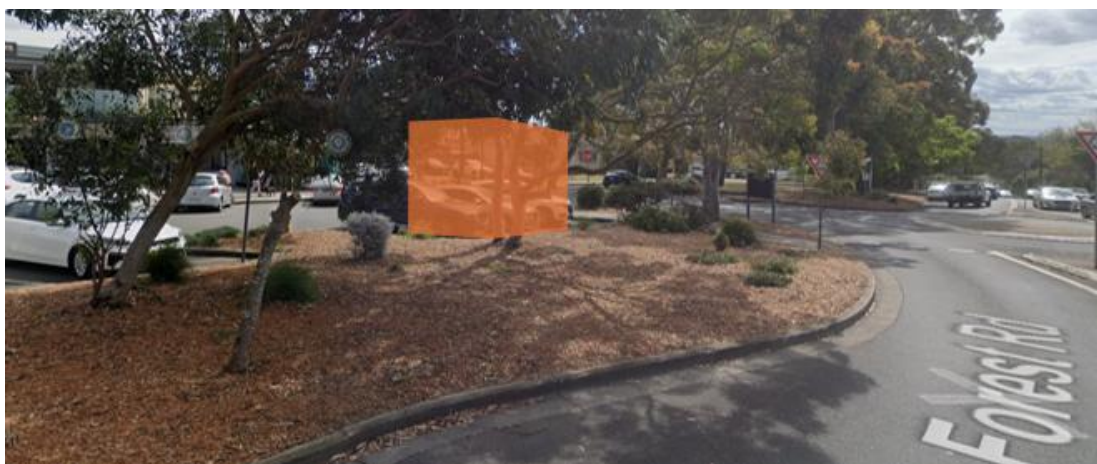


Image BB.2. Site view 2



Image BB.2. Site view 3



Image BB.2. Site view 4

APPENDIX CC – EVALUATION MATRIX

1. BETTER FIT - Integrated design, spanning precincts, public realm and buildings, should encompass an appropriate contextual fit, through:			
BETTER PLACED REQUIREMENTS	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Considering the design in its immediate environs, and the wider context</i>	Location 1 (impact of siting, movement, road streetscape)	-1	Adverse: loss of car spaces, limited safe space for pedestrians
<i>2. Responding to the local landscape setting and its natural features, including topography, waterways and vegetation</i>	Visual bulk (appearance)	-1	Adverse: Standard building lacks site-specificity
<i>3. Responding to the broader urban context in terms of existing street patterns, development and built form</i>	Contextual built form	-1	Adverse: inconsistent streetscape pattern
<i>4. Effectively addressing the immediate site conditions, surrounding public realm, neighbouring buildings or sites, and interfaces</i>	Site conditions in the carpark, movement and biodiversity corridors	-1	Adverse: area is limited and impacts movement, requires stormwater relocation, distance from services
<i>5. Building on and reinforcing distinct and authentic local characteristics, qualities and attributes, referencing local heritage and local materials where applicable to support local identity</i>		N/A	
<i>6. Retaining and enhancing existing buildings and vegetation of public value</i>		N/A	
<i>7. Contributing to change in the urban context, where appropriate or desirable, in a managed, careful and responsive manner, establishing a reference for future built form and urban design</i>	Change in the urban context and desirability for future built form and urban design	-1	Adverse: establishes a precedent for inconsistent built form, community desirability received a mixed response.
<i>8. Contributing to the immediate public realm, through activation, passive surveillance, visual interest and improved amenity; supporting community interaction and addressing local needs and opportunities</i>	Impact on activation, passive surveillance, visual interest and improved amenity	-1	Impact on activation is NIL; Adverse: Location1 results in black spots and reduces passive surveillance after dark; Adverse: Appearance; (community requirements received a mixed response)
<i>9. Creating or contributing to a distinctive, defined urban character in the local area</i>		N/A	
BETTER FIT Total		-6	
Score		-1	

2. BETTER PERFORMANCE - Good built environment design achieves high performance standards, through:			
BETTER PLACED REQUIREMENTS	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Facilitating and encouraging sustainable transport modes including walking, cycling and public transport and minimising the space dedicated to vehicle movement and parking</i>	Location 1	+1	Although location is not a transport hub, reduced car parking lessens the emphasis and priority for motorised vehicles
<i>2. Accommodating an appropriate range of well-distributed, public or private activities</i>		N/A	
<i>3. Accommodating future change in use and activities</i>	Potential for adaptive reuse	-1	Adverse: building function is not adaptable
<i>4. Integrating green infrastructure, including tree canopy, open space, bushland and waterways with urban development and grey infrastructure, such as streets, roads and public transport</i>		N/A	
<i>5. Contributing to resource efficiency (energy, water, materials), including minimising consumption, and accommodating localised energy generation, water recycling and food production</i>		N/A	
<i>6. Prioritising the use of robust, locally sourced materials and resilient, climate-responsive plant species</i>	Council standard amenities building	-1	A typical design is adverse – non-design-specific
<i>7. Responding to local climate conditions, and using efficient, passive approaches and systems to provide shade, shelter, heating and cooling to reduce the burden on, or need for, mechanical systems</i>	Council standard amenities building	-1	A typical design is adverse – not purpose-designed
<i>8. Arranging layouts, facades, materials and fixtures to optimise environmental performance, through access to fresh air, natural light, greenery and vegetation</i>	Council standard amenities building	-1	A typical design is adverse – not site specific
BETTER PERFORMANCE Total		-3	
Score		- 0.6	

3. BETTER FOR COMMUNITY – Good design creates better communities, through:			
BETTER PLACED REQUIREMENTS	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Supporting appropriate layout, density and wayfinding for walking, cycling and access to services, facilities and public transport</i>	Layout in carpark, appropriate to neighbourhood density, accessibility	+1	Supports accessibility
<i>2. Developing layouts in precincts, buildings and spaces that encourage exploration, movement, and equitable public access in public and community buildings as well as privately owned public spaces</i>		N/A	
<i>3. Accommodating or contributing to a diverse and integrated mix of spaces and uses including diverse housing types, community spaces and commercial premises</i>		N/A	
<i>4. Supporting equitable access to a diverse range of local economic or employment opportunities</i>	Requested as equitable access for community	+1	Facilities to support equitable access during shops' hours of operation
<i>5. Providing or contributing to a range of types of open space in the public realm, varying in sizes and configuration and connecting to wider networks, particularly in higher density urban locations</i>	Defined space to be allocated for a new building facility	-1	The visual bulk will obstruct and impact the open space character of the Biodiversity corridor
<i>6. Creating internal and external layouts which can accommodate a wide range of events, activities and informal social interactions</i>		N/A	
<i>7. Ensuring permeable edges to buildings and spaces by creating frontages, connections and entrances that are legible, engaging and welcoming especially in town centres, main streets and higher-density areas</i>		N/A	
<i>8. Contributing to an interconnected network of green infrastructure, linking tree canopy, open space, bushland and waterways.</i>		N/A	
BETTER FOR COMMUNITY Total		+1	
Score		0.3	

4. BETTER FOR PEOPLE – Safe, comfortable and liveable, through:			
BETTER PLACED REQUIREMENTS	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Prioritising people as the most important design consideration and the foundation for design decisions</i>	Provision of public toilets	+1	Supports accessibility
<i>2. Providing an appropriate range of climatic experiences – shelter, enclosure, openness, solar access and shade</i>		N/A	
<i>3. Supporting a spectrum of public realm uses – including individual (walking, waiting, sitting), social (meeting, interacting) and active recreational activities (playing) – through the design of spatial layouts, furniture, materials, planting and other details</i>	Provision of public toilets	+1	Supports individual, social and active activities
<i>4. Accommodating an appropriate range of social and community activities by providing flexible spaces that are adaptable as future circumstances change</i>		N/A	
<i>5. Optimising comfort and enjoyment within buildings and spaces, through acoustic and thermal comfort, appropriate lighting, appropriately proportioned spaces and connection to surroundings</i>		N/A	
<i>6. Ensuring that layout arrangements and the relationships between spaces and perimeters maximise activation, visibility, clarity, activity and opportunities for passive surveillance</i>	Location 1 and building layout	-1	Adverse: built form on location 1 results in reduced passive surveillance at night; Typical Council building cannot be redesigned to mitigate this impact
<i>7. Contributing positively to the physical and mental health and wellbeing of local users and visitors; enhancing opportunities for physical activity, social interaction and access to healthy food.</i>	Contribution to community	0	No evidence due to mixed community feedback
BETTER FOR PEOPLE Total		+1	
Score		0.25	

5. BETTER WORKING – Functional, efficient and fit for purpose, through:			
BETTER PLACED REQUIREMENTS	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Accommodating and responding to people's daily needs and amenity, including activities, use requirements and movement patterns in the urban environment</i>	Provision of amenities facility	+1	Accommodating people's use requirements
<i>2. Supporting a range of diverse uses which activate places day and night, inside and outside, by overlapping or extending the times of use by different groups</i>	Operation of the amenities facility is limited to day-use or during business hours	-1	Adverse: limited surveillance at night encourage misuse
<i>3. Supporting housing and commercial activity at higher densities close to local shops, services and public transport; minimising travel distances and providing easy access to services</i>		N/A	
<i>4. Creating indoor and outdoor spaces which accommodate and prioritise shared use, to optimise value for building occupants and the public</i>		N/A	
<i>5. Ensuring spatial layouts are accessible, legible and easily navigable</i>	Council standard amenities building	-1	Site limitations and standard layout can lack specific enhancements
<i>6. Ensuring spatial layouts are flexible to accommodate potential future changes in use, responding to future requirements and movement patterns</i>	Council standard amenities building	-1	Adverse: no potential for future changes of use or to respond to future requirements and change in movement patterns
<i>7. Ensuring spaces are appropriately sized to accommodate activity while maintaining movement paths.</i>	Council standard amenities building	-1	Site limitations and standard layout can lack specific enhancements
BETTER WORKING Total		-3	
Score		- 0.6	

6. BETTER VALUE – <i>Creating and adding value, through:</i>			
<i>BETTER PLACED REQUIREMENTS</i>	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Accommodating a range of economic, small business and entrepreneurial opportunities in local areas and ensuring they are well-connected and accessible</i>	Provision of toilet block	0	Impact: no change, no studies carried out in terms of resulting in increase in economy
<i>2. Facilitating the enjoyment of public space by all people, including active and passive occupants (pedestrians, consumers, onlookers and visitors)</i>		N/A	
<i>3. Providing or supporting a range of housing, uses and urban density to encourage accessibility, diversity, affordability and leverage efficiencies of access to services and public transport</i>		N/A	
<i>4. Developing built elements and surfaces that are resilient and durable while reflecting quality and permanence, ensuring visual and functional quality over time</i>	Council standard amenities building	-1	Not designed as a site and purpose-specific amenity. Visual bulk is adverse to quality streetscape
<i>5. Taking a whole-of-life approach when considering cost, and considering wider public benefits over time</i>	Ongoing operation and maintenance	-1	Adverse: limited required usage hinders long-term public benefits
<i>6. Considering ongoing maintenance costs such as cleaning, vegetation, water and energy use</i>	Ongoing operation and maintenance	-1	Adverse: limited required usage hinders long-term public benefits
<i>7. Facilitating and encouraging social interaction in buildings and spaces, while also making appropriate provision for privacy and seclusion</i>		N/A	
<i>8. Delivering ongoing public value through new or enhanced public spaces and interfaces with the public realm, with the flexibility to respond to changing usage patterns and functional needs over time</i>		N/A	
<i>9. Allowing for future adaptation to accommodate demographic changes, new patterns of use and the integration of new technologies</i>	Council standard amenities building	-1	Adverse: Not adaptable to future changing needs
<i>10. Demonstrating inventiveness and innovation in design</i>	Council standard amenities building	-1	Adverse: typical building limits innovative design to achieve innovative design sustainability
BETTER VALUE Total		-5	
Score		-0.8	

7. BETTER LOOK & FEEL – Engaging, inviting and attractive, through:			
BETTER PLACED REQUIREMENTS	Council Officers' DESCRIPTION	RATING -1 to 1 0 = no impact	Council Officers' COMMENTS
<i>1. Demonstrating a clear aesthetic intent</i>	Council standard amenities building	-1	Adverse: typical building limits aesthetic design quality
<i>2. Creating engaging and attractive environments</i>	Location 1 and Council standard amenities building	-1	Adverse: typical building on location 1 disrupts the streetscape rhythm
<i>3. Creating a series of connected and distinct places that contribute to the interest and legibility of the built environment</i>		N/A	
<i>4. Establishing appropriate, visually appealing built form in terms of scale, proportions, location and the configuration of buildings and spaces</i>	Location 1 and Council standard amenities building	-1	Adverse: typical building on location 1 does not adhere to the character of the street
<i>5. Integrating landscape design and service elements with the building design to create welcoming and interesting places</i>	Location 1	-1	Adverse: Location 1 has limited area to integrate landscape design around the building
<i>6. Achieving a purposeful composition of materials and elements including colours, textures, finishes, light and detailing</i>	Council standard amenities building	-1	Adverse: typical building limits purposeful design composition
<i>7. Thoughtfully integrating public art</i>	Council standard amenities building	0	None proposed
<i>8. Developing active street frontages and an engaging environment for pedestrians, visually and materially, by minimising blank facades at street level to positively contribute to the public realm</i>		N/A	
<i>9. Reflecting a commitment to and investment in design excellence</i>	Location 1 and Council standard amenities building	-1	Adverse: proposed location to deliver a public toilet has several constraints and the use of a typical building restricts the ability to mitigate negative results, hence, both do not demonstrate commitment to design excellence
BETTER LOOK & FEEL Total		-6	
Score		- 0.85	

COMMUNITY AND CULTURE**Item:** CCL011-26 T25/006 Jubilee Stadium Naming Rights Sponsorship**Author:** Senior Procurement and Contracts Business Partner and Manager Sport, Community Facilities and Events**Directorate:** Business and Corporate Services**Matter Type:** Community and Culture

CCL011-26

RECOMMENDATION:

- (a) That Council accepts the commercial offering from St. George Leagues Club Ltd (ABN: 92 641 772 910) for T25/006 Jubilee Stadium Sponsorship for the annual commercial sum of \$200,000.00 (excluding GST), for initial term of three (3) years with the option to extend for a further three (3) years, at Council sole discretion.
- (b) That the General Manager be authorised to sign the Contracts with the preferred Contractor on behalf of Council.
- (c) That Council inform the unsuccessful parties to the negotiation process of the resolution.

EXECUTIVE SUMMARY

1. On 27 October 2025 Council considered T25/006 Jubilee Stadium Sponsorship (COM45-25) and resolved:
 - (a) *That in accordance with 178 (1) (b) & 178 (3) (e) of the Local Government (General) Regulation 2021 Council declines to accept any of the tenders for T25/006 Jubilee Stadium Sponsorship and resolve to enter into negotiations with one or more parties with a view to entering into a contract in relation to the subject matter of the tender.*
 - (b) *That in accordance with 178 (4) of the Local Government (General) Regulation 2021, the reason for Council to decline all tenders is that none of the tenders achieved a satisfactory standard. By resolving to enter into negotiations with one or more parties it is anticipated that a satisfactory outcome will be achieved on demonstrated capacity and ability to provide sponsorship services with a competitive income paid to Council.*
 - (c) *That Council authorise the General Manager to oversee negotiations and to execute any documentation required to give effect to the resolution.*
 - (d) *That a further report be provided to Council at its meeting in February 2026 detailing the outcome of the negotiation process and a recommendation to award.*
 - (e) *That Council notify all Tenderers that Council declined to accept any of the Tenders.*
2. The purpose of this report is to advise Council of the outcome of the negotiation process completed in accordance with the Negotiation Plan.
3. This report provides the background information for Council to enter into a sponsorship arrangement with the entity recommended. The report details the negotiation process undertaken with the confidential matters outlined in the confidential attachment.

BACKGROUND

4. Council's Sponsorship arrangements hold high strategic importance to Council and the community as per Council's Strategic Plan 2025–2035 Pillar 6 – Our Governance (3A

Ensure financial decisions address the key financial sustainability risks to secure Council's immediate and long-term future).

5. Jubilee Stadium is one of Council's most iconic sporting facilities, hosting elite sporting moments for over 80 years, such as NRL (National Rugby League), NRLW (National Rugby League Women's), AFL (Australian Football League) and Football Australia matches.
6. The stadium is also the home ground to the St George Illawarra Dragons NRL and NRLW teams, and Sydney FC AFC (Asian Football Confederation) Champions matches, with excellent access to train and bus networks. Situated in the suburb of Carlton at the heart of Sydney's South, bounded by Jubilee Avenue, Park Street, English Street, and the Princes Highway and is a proud pillar of community identity within the Georges River Local Government Area, providing a valuable service to the community and improving the lifestyle for residents and visitors to the area whilst also generating an annual sponsorship income to support Council with ongoing costs relating to the stadium and operations.
7. To ensure Council's commitment to transparent and ethical governance with accountable decisions, financial sustainability, and collaboration across government levels, guided by the voices of our diverse community, it is imperative that any sponsorship arrangement engaged by Council is conducted with the highest level of transparency, and ethical standards between Council and the sponsor
8. At the Council Meeting on 24 March 2025, Council resolved to terminate the previous naming rights sponsor. As part of this resolution, Council authorised the General Manager to terminate the agreement and initiate a new tender process for the stadium's naming rights.
9. Following this resolution, Council determined that an Expression of Interest (EOI) process, followed by a selective Request for Tender (RFT), would be undertaken to engage a suitably qualified and experienced company or brand to enter into a new sponsorship agreement for the naming rights of Jubilee Stadium. The proposed agreement would be for a period of three (3) years, with an option to extend for a further three (3) years.
10. On 10 November 2025 in accordance with Council Resolution COM045-25 all Tenderers were notified of Council's decision to decline to accept any of the Tenders received and that any negotiation process entered into with one or more parties would be conducted in accordance with an approved negotiation plan to ensure Council is maintaining a fair, transparent and robust process.
11. Accordingly, a Negotiation Panel was established with key stakeholders to develop and finalise the negotiation documents and plans to then establish an agreed mechanism and framework for the negotiation process Council will enter into with the Preferred Entities.
12. The panel agreed the objectives of the negotiations are to:
 - Establish the Parties
 - Establish an agreed starting point for negotiations between the parties (i.e. Tender submission from each of the Preferred Entities);
 - Address any identified or outstanding clarifications, proposed or implied contract departures and any other information not already provided;
 - Ensure best value for money over whole of life;
 - Achieve a successful outcome as per the timelines outlined in this plan
13. The negotiation is between the Preferred Entity and Council.

14. The panel agreed that the negotiation process shall be conducted between Council and the following Preferred Entities.
- Arc Energy Corporation Pty Ltd (ABN 33 614 276 827)
 - St. George Leagues Club Ltd ABN (77 000 151 020)
15. The panel agreed that the negotiation process shall also include and be conducted with the following parties that had registered their interest throughout the original Tender process but failed to submit a response. The parties would be required to complete the required returnable schedules and confirm acceptance, to be considered further in the negotiation process between Council and the Preferred Entities.
- Brandshape
 - Sydney Olympic FC
 - Magnet
16. The panel agreed the following items will form the basis of the negotiations:
- Schedules
 - Clarifications – previously identified, outstanding or new
 - Contract departures
 - Value for money
 - Transition Plans
 - Sponsorship Appreciation, Objectives and Values
 - Proposed Commercial Terms including proposed Naming
 - Financial Statement/Viability
17. The panel agreed on the format and timeline for the negotiation process as follows:

Item	Date	Format	Parties
Letter and Draft Negotiation Plan issued to Preferred Entities	22 December 2025	Email	Georges River Council and Preferred Entities
Parties to finalise Negotiation Plan and agree on Parameters and Protocols	22 December 2025 – 12 January 2026	Email	Georges River Council and Preferred Entities
Parties meet to commence negotiations and identify final negotiated outcomes	19-23 January 2026	Council's Offices	Georges River Council and Preferred Entities
Council's Executive review and endorse final negotiated outcomes	3 February 2026	Council's Offices	Georges River Council
Report to Council on final negotiated outcomes	23 February 2026	Council Chambers	Georges River Council

18. On 1 December 2025 the Preferred Entities identified by the Negotiation Panel were contacted via email with a draft copy of their individual Negotiation Plans for review and requesting acknowledgement and confirmation of this process before close of business 5pm Wednesday 4 December 2025.
19. The following Preferred Entity acknowledged and accepted the conditions and process outlined within the negotiation plan.
 - St. George Leagues Club Ltd
20. The following Preferred Entities failed to respond or declined to accept to enter into negotiation.
 - Arc Energy Corporation Pty (Declined to enter into Negotiation)
 - Brandshape (No Response)
 - Sydney Olympic FC (No Response)
 - Magnet (No Response)
21. St. George Leagues Club Ltd met with Council individually at Council's Office, Corner Dora and Macmahon Street, NSW 2220 on Tuesday 3 February 2026 to present and negotiate on the terms and conditions as outlined within the Negotiation plan.
22. Following the negotiation meeting, on Wednesday 4 February 2026 an email was sent to the Preferred Entity requesting their offer and associated terms and conditions, as discussed at the negotiation meeting to be confirmed by Close of Business 5pm Friday 6 February 2026.
23. The Negotiation Panel convened as a group to discuss and commence evaluation of the submission and the Panel's recommendation is outlined in the confidential attachment.

FINANCIAL IMPLICATIONS

24. Proposed annual sponsorship amount is outlined within confidential attachment 1.

RISK IMPLICATIONS

25. Strategic Risk 1: Financial Sustainability identified. The recommended commercial offering will ensure a financial return is received to support stadium operations.

COMMUNITY ENGAGEMENT

26. Community notification will be conducted including marketing and communications relating to the stadium and sponsor.

FILE REFERENCE

D25/324265

ATTACHMENTS

- Attachment 1 Confidential Attachment 1 - T25 006 Jubilee Stadium Sponsorship - Negotiation - *published in separate document* (Confidential)

NOTICES OF RESCISSION

NOTICES OF MOTION**Item: NM001-26 Active Transport****Councillor:** Councillor Mahoney**MOTION:**

- (a) That the General Manager investigate and report on opportunities to strengthen active transport connections between schools, open spaces and key destinations across the Local Government Area, having regard to Council's adopted strategic commitments under the Georges River Local Strategic Planning Statement 2040 and the Georges River Transport Strategy 2021.
- (b) That the investigation considers the existing actions within these documents relating to improved pedestrian, cycling and broader active transport networks, and outline the current progress of implementation, identify any gaps, and recommend options to enhance delivery—particularly where active transport linkages between educational facilities, centres and neighbourhoods can be prioritised.

DIRECTOR'S COMMENT:

Two key Council policy documents have relevant active transport related actions. The first of these is the [Georges River Local Strategic Planning Statement 2040](#) (LSPS). The LSPS has the following actions of relevance to active transport.

- Local Planning Priority 1 - We have a range of frequent, efficient transport options to connect people, goods, services, businesses and educational facilities.
 - Key Action A2 – As part of the Riverwood Planned Precinct: - Prioritise and identify a preferred corridor for a public and active transport linkage between the T4 and T8 train lines as part of the Riverwood Planned Precinct process and/ or as part of the Parramatta to Bankstown to Hurstville/ Kogarah rapid bus link investigation
- Local Planning Priority 2 – Everyone can navigate and experience the LGA in safety.
 - Key Action A3 – Prepare a LGA-wide Transport Strategy for all modes of transport, including active transport with a focus on:
 - Connecting neighbourhoods and centres
 - Improving external connections
 - Access to proposed growth precincts
 - Managing local, district and regional freight routes

In October 2021, Council adopted the [Georges River Transport Strategy 2021](#). Within this strategy there are high level 'strategy maps' for the pedestrian network, cycling network, and active transport network infrastructure improvements.

An issues and options report can be prepared and brought to Council on how implementation of the current Transport Strategy has progressed. This report would identify current issues, look at active transport more holistically and map out a way forward to enable infrastructure delivery within Council.

Such a report will detail the required staff and consultant related budgets to enable this work to occur effectively should council be of a mind to pursue this matter further.

FINANCIAL IMPLICATIONS

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

FILE REFERENCE

D26/5462

ATTACHMENTS

Nil

NM001-26

Item: NM002-26 State Significant Developments**Councillor:** Councillor Jamieson**MOTION:**

- (a) That Council write to the Minister requesting enhanced and meaningful Council involvement in the assessment of State Significant Developments, particularly where proposals of up to 20 storeys are located within or adjoining the Georges River Local Government Area and are likely to seek concurrent rezoning.
- (b) That the request includes consultation timeframes extending beyond the current two-week notification period, to allow Council adequate time to assess strategic planning impacts, infrastructure capacity, community implications, and cumulative effects on surrounding areas.

DIRECTOR'S COMMENT:

Council has raised verbally and in past written submissions that the Housing Delivery Authority (HDA) and associated State Significant Development (SSD) pathway fails to meaningfully include and consider Council and community views. This is especially concerning for such proposals that include a concurrent rezoning.

A further written request in alignment with this motion can be sent to further advocate for process improvements in relation to these types of development proposals.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D26/19770

ATTACHMENTS

Nil

Item: NM003-26 Traffic Calming Devices Waratah Street Kogarah

Councillor: Councillor Dimoski

MOTION:

That Council install appropriate traffic-calming devices on Waratah Street, specifically from the corner of Merriman Street to Mooney Avenue.

DIRECTOR'S COMMENT:

This Motion is consistent with Georges River Council's Community Strategic Plan 2022-2032, Pillar 1: Our Community – The community is safe and healthy, Goal 1.3.1A Increase community and road safety in Georges River Local Government Area.

Council supports road and pedestrian safety across the Georges River Local Government Area.

Council's traffic officers will investigate further and report back to the Local Transport Forum on any additional proposals.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D26/23769

ATTACHMENTS

Nil

NM003-26

Item: NM004-26Cooks River Alliance**Councillor:** Councillor Allison**MOTION:**

That the General Manager prepares a report to be presented to a future meeting of Council to consider:

- (a) The history of Council's previous involvement with Cooks River Alliance, and Georges River Council's current relationship with the Cooks River, including the fact that a vast proportion (23%) of the Georges River LGA drains into the Cooks River catchment
- (b) The rationale for, and environmental benefits to Georges River Council and neighbouring LGA's arising from Council rejoining the organisation
- (c) The timing, feasibility and approximate cost of Council potentially resuming its membership, including internal and external funding sources and State and Federal grants

DIRECTOR'S COMMENT:

This Motion is consistent with Council's Community Strategic Plan 2025 -2035- Pillar 2: Our green environment, in particular the following strategy to achieve our goal:

Implement programs and activities to ensure that local bushland and waterways are healthy and biodiverse.

This Motion is also consistent with the vision contained within the Georges River Council's Environmental Resilience Action Plan 2022-2040:

Georges River Council is committed to protecting and enhancing the natural environment by reducing our impact and empowering others to do so.

FINANCIAL IMPLICATIONS

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

FILE REFERENCE

D26/24031

ATTACHMENTS

Nil

NM004-26

Item: NM005-26 Regulation and Safety of E-Bikes**Councillor:** Councillor Mahoney**MOTION:**

- (a) That Council notes:
- (i) The rapid increase in the use of e-bikes across New South Wales, with estimates suggesting more than 600,000 households now own an e-bike.
 - (ii) Growing community concern regarding the safety impacts of non-compliant e-bikes, including devices that exceed permitted power outputs or speeds, or that can be operated without pedalling.
 - (iii) That enforcement powers in relation to e-bike compliance, registration or licensing require coordinated State and Federal Government action.
 - (iv) The Australian Government's recent announcement to reinstate the European standard EN15194 for imported e-bikes, including:
 - a. A maximum power output of 250W;
 - b. Motor assistance cutting out at 25km/h; and
 - c. A requirement for pedal-assist rather than throttle-only operation.
 - (v) The NSW Government's confirmation that NSW will align with these national standards.
- (b) That Council:
- (i) Acknowledges that the safety risks associated with non-compliant e-bikes cannot be addressed by Police alone, and that stronger regulation at the point of import and sale, combined with education, infrastructure and rider accountability, is essential.
 - (ii) Calls on the Federal Government, in partnership with State Governments, to:
 - a. Ensure robust enforcement of national import standards for e-bikes and associated components;
 - b. Prevent the sale of non-compliant e-bikes and conversion kits in Australia; and
 - c. Work with states and territories to address online and retail sales that enable non-compliance.
 - (iii) Calls on the NSW Government to:
 - a. Strengthen regulatory oversight of e-bikes sold in NSW to ensure full compliance with State and Federal law;
 - b. Take prompt action to implement measures recently announced by the NSW Roads Minister for Police to conduct dynamometer testing and seize non-compliant e-bikes;
 - c. Investigate measures to deter and penalise the modification of compliant e-bikes into non-compliant vehicles;
 - d. Consider a trade-in or amnesty scheme, jointly funded with the Federal Government, allowing owners of non-compliant e-bikes to exchange them for compliant models at no additional cost;
 - e. Provide clear, consistent and widely communicated rules regarding where e-bikes may be legally ridden, including on roads, shared paths and footpaths;

and

- f. Consider the introduction of a registration and licensing framework for e-bike riders, similar to existing arrangements for boating licences, to improve rider education, accountability and safety.
 - g. Widely distribute detailed Information about the safety risks involved with the use of e-bike batteries and battery chargers, detailing safe and environmentally-friendly methods of disposal of these items.
- (iv) Advocates for:
- a. Increased investment by State and Federal Governments in cycling and micromobility infrastructure, including safe cycleways; and
 - b. Education programs, including in schools, focused on safe and lawful use of e-bikes and other micromobility devices.
- (v) Requests that the General Manager write to:
- a. The Prime Minister and relevant Federal Ministers responsible for transport, infrastructure and consumer safety; and
 - b. The Premier of NSW and relevant NSW Ministers, including Transport, Police, and Fair-Trading outlining Council's concerns, the community impacts being experienced locally, and seeking urgent coordinated action as outlined above.

DIRECTOR'S COMMENT:

The NSW Government provides annual grant programs through TfNSW for the purposes of providing safe cycleways. Council was awarded \$420,000 in the current Get NSW Active program. This funding will be used to deliver concept and detailed designs for a recreational network bike path from Olds Park in Mortdale towards Penshurst, including a connection to the Oatley to Como Shared Path.

Council has completed the E-scooter trial based on NM018-25: E-bike and E-scooters.

- Council has published a public notice relating to E-bike and E-scooter safety and liabilities. This is in addition to social media posts, community engagement, re-sharing NSW Road Safety assets and creating a dedicated GRC website page to provide additional community information.
- The General Manager has written to the relevant State Government departments and ministers seeking feedback on GRC's e-scooter trial.
- Council received a response from the State Government in September 2025 advising that a further report will be presented to Council outlining the feedback and results of the e-scooter trial, to support Council in determining next steps for the LGA.
- TfNSW is currently drafting new legislation to be presented to State Parliament.

This Motion is consistent with Georges River Council's Community Strategic Plan 2022-2032, Pillar 1: Our Community – The community is safe and healthy, Goal 1.3.1A Increase community and road safety in Georges River Local Government Area.

Council supports road and pedestrian safety across the Georges River Local Government Area.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D26/27755

ATTACHMENTS

Nil

NM005-26

Item: NM006-26 Beverly Hills Master Plan**Councillor:** Councillor Wang**MOTION:**

That Council:

- (a) Acknowledges the critical need for revitalisation: Notes with concern that the Beverly Hills Master Plan has been delayed for over a decade, contributing to a "clear and continuing decline" in the local town centre, including the cessation of trading for nine local businesses and increased vacancies.
- (b) Updates planning controls to reflect material changes in infrastructure: notes the advice received on 19 May 2025 from the Department of Planning, Housing, and Infrastructure (DPHI) confirming the Moomba to Sydney Ethane Pipeline has been repurposed to Natural Gas (NG), a material change that significantly reduces the infrastructure's risk profile compared to the previous Ethane usage.
- (c) Refines risk management controls to unlock housing supply: To align with the updated Arriscar risk assessment and the revised natural gas profile:
 - (i) Review the protective restriction on "Sensitive Land Uses" (strictly defined as hospitals, schools, and child-care facilities) within the 200-metre corridor, consistent with the safety intent of the November 2025 resolution.
 - (ii) Removes the previous "Activity Hazard Risk Map" density caps and height restrictions for general residential and commercial development within the 200-metre to 400-metre zone, noting that the updated risk profile for natural gas supports high-density housing in these locations without requiring the "buffer" previously associated with ethane.
 - (iii) Reinstates properties into the town centre core that were previously excluded or down-zoned based on the obsolete Ethane risk data.
- (d) Aligns flood risk management with state standards: resolves to adopt the NSW Government's standard approval principles for flood risk management regarding the Overland Flow Floodplain Risk Management Study. Council directs that development controls (such as finished floor levels) must align strictly with the advice of the Department of Environment and Heritage (EHG) and State Emergency Services (SES) to ensure mitigation measures enable, rather than prohibit, the density envisioned in the Master Plan.
- (e) Accelerates Delivery: Requests the General Manager to incorporate these technical updates immediately and present the finalised Beverly Hills Master Plan for public exhibition, ensuring it meets the state's housing targets and utilises the "low and mid-rise housing" reforms to revitalise the precinct

DIRECTOR'S COMMENT:

The Notice of Motion raises matters of relevance to the Beverly Hills Master Plan, with each issue identified being progressed through existing Council resolutions, technical studies, and state-required assessment processes. This includes the updated hazard analysis, flood impact risk assessment, review of sensitive land use controls, and revisions to the draft Master Plan, which are well underway and approaching Council reporting milestones.

Accordingly, the actions proposed in the Notice of Motion would not accelerate or materially advance the Master Plan beyond the significant work already in hand. The established program of work remains the appropriate pathway to finalisation, culminating in the revised draft Master Plan being presented to Council for public exhibition in the coming months.

Importantly, the publication of the commentary below serves to provide the community with clear, transparent information about the technical work, statutory requirements, and sequencing that underpin the Master Plan. Keeping the community informed is a core principle of local government, and communicating the status of major strategic projects supports meaningful engagement, builds trust, and ensures the community can follow the planning process with confidence.

Points are made in relation to each element of the proposed NOM as follows:

- (a) The draft Beverly Hills Master Plan was initiated in 2017. Since then, significant stakeholder consultation, approximately ten Councillor Workshops and multiple revisions have occurred. More recently, the draft Beverly Hills Master Plan has undergone a further revision to address the updated Hazard Analysis as well as the previously completed Flood Impact Risk Assessment (FIRA) required by state agencies.
- (b) In relation to the Moomba to Sydney Ethane Pipeline that has been repurposed to Natural Gas, it was resolved at the 17 November 2025 meeting:
 - 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.*

As such, the work requested under Point (b) is already underway.

- (c) Council resolved on 17 November 2025 *“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.”* This work is ongoing and a report to Council is scheduled to be tabled at an upcoming meeting in the coming months.
The revised draft Master Plan will be directly informed by the Moomba to Sydney Ethane Pipeline Hazard Analysis Report as a key technical document that underpins Council's land use decisions. As reflected in that report, the risk profile has been reduced significantly by the operational change of the pipeline. This will be translated in the revised draft Master Plan.
- (d) The Biodiversity, Conservation and Science Group of the Department of Climate Change, Energy and Water (BCS) and State Emergency Services (SES) required the preparation of a Flood Impact Risk Assessment (FIRA) with consideration of the impact of flooding on the proposed densities and pedestrian areas. A FIRA has been prepared and was reported to the Environment and Planning Committee on 10 February 2025.
This key technical document will underpin the land use direction of the draft Master Plan in ensuring any additional density can be accommodated appropriately.
- (e) A revised draft Master Plan will be reported to Council in the coming months seeking endorsement to be placed on public exhibition. The delays caused by state agency flood analysis requirements and the more recently completed Moomba to Sydney Ethane Pipeline Hazard Analysis Report have prevented the draft Master Plan from being reported to Council sooner.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D26/27889

ATTACHMENTS

Nil

NM006-26

Item: NM007-26 Public Notice development application status, Carlton - DA2019/0644

Councillor: Councillor Wang

MOTION:

That Council:

- (a) Provide a Public Notice on Council's website for 90 Botany Street, Carlton, DA2019/0644 to clarify the facts and provide accurate information. This page is to publish the correct sources of public information pertaining to development applications, construction certificates and any future modification applications, and publication of key findings (subject to legitimate confidentiality requirements).
- (b) Hold a public forum for Hurstville and Carlton residents to discuss the plan, status of the site and other community concerns.

NM007-26

DIRECTOR'S COMMENT:

It is acknowledged that there is a history to the development on the site that has attracted significant public interest. Any information provided by Council should be limited to factual and public information.

The establishment of a dedicated public notice on Council's website or the convening of a public forum, concerningly, represents a departure from the established practice of notification and provision of information relating to development information. As such it may be viewed as special treatment of one applicant or property, who submitted their applications in good faith and on the reasonable expectation that Council will abide by established processes.

A Public Notice collating such information would represent a more prudent approach of the two requested in the NOM, albeit at a small but additional workload.

The notion of a Public Forum would contravene our Community Engagement Strategy. The Strategy guiding principles to ensure community engagement is transparent, and consistent. It outlines specifically how Council will engage with the community on development applications and related matters.

FINANCIAL IMPLICATIONS

No financial/budget impact for this recommendation.

FILE REFERENCE

D26/28001

ATTACHMENTS

Nil

QUESTIONS WITH NOTICE

Item: QWN001-26 Beverly Hills Commuter Car Park

Author: Councillor Liu

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

1. Can Council provide a comprehensive update on the current status of Council resolution of NM025-25 including responses or actions taken by Transport for NSW and relevant NSW Government agencies?
2. What progress has been made on advocacy outcomes requested for a three-hour free parking period for the general public?
3. What further actions are available to Council to continue pursuing improvements to utilisation and community access at the site?

OFFICER RESPONSE

1. Since the opening of the Beverly Hills Park and Ride commuter car park, Council has corresponded with the State Government about the Park and Ride fee structure and its impact on non-commuters.
2. On 4 August 2022, Council received the following advice from Transport for New South Wales (TfNSW) regarding the proposed Beverly Hills Commuter Car Park, located at Edgbaston Road, Beverly Hills.

"Thank you for your correspondence to the Minister for Transport about the Beverly Hills commuter car park. I have been asked to respond to you.

I can confirm that Transport for NSW is proposing a commuter car park at Beverly Hills with approximately 200 car park spaces. The capacity of the proposed car park balances parking demand with site specific constraints such as existing utilities and solar access considerations for neighbouring properties.

As you are aware, the Beverly Hills commuter car park is proposed to be operated under Transport Park&Ride. The primary purpose of Transport Park&Ride is to make sure parking spaces are available for those using public transport.

However, I am pleased to advise that it is not intended that the car park be restricted only to commuters. Non-commuters will have access to the Beverly Hills Commuter Car Park by paying a fixed rate during peak commuter hours. Transport for NSW is also investigating the operations and fee structure for the car park to be made available for use by non-commuters during evenings and weekends (off-peak commuter parking hours).

You may be assured that Transport for NSW will provide the community with an update on the status of the project and keep the community informed throughout the construction phase."

3. Council has received no further update on non-commuter parking since the above correspondence from TfNSW. The Beverly Hills carpark is managed by the State Government and is part of the greater Park and Ride network. Standard procedures for Park and Ride carparks are that commuters who use their Opal cards to park their vehicle and then use public transport, can park their vehicle for up to 18 hours at no cost. People

who use the carpark without accessing public transport, will pay the signposted car parking fee.

1. Since the above correspondence from TfNSW, Council has not received any information indicating that TfNSW are considering a change to the standard operating procedures of a Park and Ride carpark.
2. The Park and Ride commuter carpark at Beverly Hills is State Government owned and operated. Council has very little influence on the operations of the Park and Ride carpark at Beverly Hills.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QWN002-26 2025 LGNSW Annual Conference - GRC Motions and Decisions

Author: Councillor Jamieson

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

Could the General Manager provide the full details and outcomes of the motions proposed by Georges River Council for the 2025 Local Government NSW (LGNSW) Annual Conference, as resolved under CCL084-25 – Motions for the 2025 LGNSW Annual Conference, including other Council's proposals?

OFFICER RESPONSE

Georges River Council presented two motions for consideration on the business papers of the Local Government NSW Annual Conference held from 23 to 25 November 2025. The motions presented and related decisions are as follows:

48 Georges River Council	Greater transparency and accountability within the private certification industry
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That Local Government NSW advocates to the NSW Government for greater transparency and accountability within the Private Certification industry by:

1. enabling public access to Complying Development Certificate (CDC) site maps and elevation plans via the NSW Planning Portal, including the activation of CARD functionality.
2. introducing co-regulation provisions that authorise councils to issue penalty notices to certifiers who approve non-compliant building works or works that breach development consent conditions.
3. creating a new penalty notice offence for certifiers who fail to appropriately respond to community complaints or refuse requests to view CDC plans and documentation.
4. providing sufficient resources to local councils to respond effectively to the growing volume of community inquiries, complaints, and concerns relating to private certification.

Decision: Carried

(Note: This motion covers the following motions set out in small font)

Strathfield Council	Increased powers to take enforcement action for illegal building works and increased legislative direction upon private certifiers to report unauthorised works
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That Local Government NSW lobbies the NSW Government to provide councils with greater powers to undertake enforcement action in relation to unauthorised development. This includes greater penalties for those parties which deliberately undertake illegal building works or development for increased financial gain.

This should also include the role private certifiers to ensure that development is carried out in strict accordance with approved plans and place upon them a legislated duty to report non-compliances to local councils for action. This position should be reinforced with firmer penalties for private certifiers who fail to undertake their legislated functions correctly.

City of Canterbury-Bankstown Council	Private certifiers
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That Local Government NSW calls on the NSW Government to urgently:

- a. investigate continued poor certification practices by private certifiers that have led to non-compliant and defective building work in NSW

- b. strengthen the regulation and enforcement of private certifiers to ensure the safety, compliance and quality of building work.

98 Georges River Council Strengthening council powers to address unattended items in public places

1. That Local Government NSW advocates to amend the *Public Spaces (Unattended Property) Act 2021*, Regulations, Code of Practice for Class 2 items (shopping trolleys) and Public Spaces (Unattended Property) Guidelines to:
 - a. reduce enforcement notice periods to enable more timely action
 - b. develop clear guidelines that enable a consistent approach to the regulation of registered and safely parked vehicles stopped in the same location for 28 days or more
 - c. require shopping trolleys to adopt containment systems and/or GPS tracking systems
 - d. amend the Code of Practice for Class 2 Items to require items to display their correct legal entity and address
 - e. enable councils to immediately take possession of small items (Class 1 items) and shopping trolleys (Class 2 items), without the need for giving prior notice, that are obstructing access to or within a place, or pose a risk to persons, animals or the environment
 - f. enable councils to immediately take possession of vehicles (Class 3 items) that are unidentified or that are unable to be legally driven without the need for giving prior notice
 - g. broaden the definition of Class 1 items to include large items (e.g. skip bins, shipping containers and boats without trailers).
 - h. enable proactive enforcement, including area-wide compliance sweeps ("blitzes") targeting long-term unattended vehicles such as boats, trailers, and caravans.
2. That Local Government NSW requests the Office of Local Government to engage councils in the review process and consider appropriate legislative provisions that address the level of risk unattended items cause the community.

Decision: Carried

(Note: This motion covers the following motions set out in small font)

Narrabri Shire Council

Fair and timely removal of abandoned vehicles

That Local Government NSW urges the NSW Government to establish a clear, fair, and coordinated framework for the timely removal of abandoned vehicles from public and Crown land, including land managed by councils, Transport for NSW, and other government agencies.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QWN003-26 Exercise Equipment at Hurstville

Author: Councillor Liu

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

Can and how can a community member's submission and supporting materials be incorporated into the current investigation, where relevant, to ensure that community input is reflected in the scope of the report?

OFFICER RESPONSE

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

- Pillar 4: Our Built Environment, *Goal 4.4 - Everyone has access to quality parks and open space and active and passive recreation facilities.*

Council officers considered a budget bid for the upgrade of Timothy Reserve including the fitness station and lighting through the Project Review Committee (PRC) as part of the initial development of the capital works program and budget for FY2026/27. This bid did not pass the first stages of PRC review when compared with other competing priorities/projects.

Asset officers have inspected the existing fitness equipment at Timothy Reserve and while they have noted the age of the equipment, it is still considered to be performing at a serviceable condition for public use. This project will remain active and be considered again by the PRC for inclusion in the FY2027/28 budget review process.

When a budget is allocated for the renewal and upgrade of the fitness equipment at this location, community consultation would form part of the scope definition during the planning stage. Community submissions would be sought and considered along with submissions received by other park users and local residents and used in determining the types of fitness equipment desired at this location.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QWN004-26 Update of Bridge Street Park TAHE

Author: Councillor Jamieson

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

Could you please provide an update regarding Bridge Street Park TAHE including:

- (a) When the agreement with TAHE is expected?
- (b) When will it be opened to the public?
- (c) When and what sort of equipment will be in there?

OFFICER RESPONSE

- (a) Council officers are continuing negotiations with Transport for NSW and Sydney Trains regarding the boundaries of the proposed future open space. A key consideration is the potential relocation of an active, operational signal box, which would enable Council to maximise the usable area of the land parcel. Once Sydney Trains finalises its investigation into the feasibility of relocating the signal box, Council will prepare a survey plan to define the proposed licence area. It is anticipated that the draft survey and licence agreement will be presented to Transport NSW by June 2026.
- (b) Upon finalisation of a licence agreement there are issues that require rectifying prior to the site being opened to the public and these include the relocation of rail corridor fencing to replace a segment of the fencing that encloses the rail corridor and that is currently non-compliant and removal of a derelict structure with some irregular fencing.
- (c) Arrangements for public access and the type of equipment to be included will follow community consultation that is planned to occur in Q1 of 2026/27. A plan will be developed based on the community feedback received and this would be subject to consideration and adoption by Council prior to any works being carried out.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QWN005-26 Penshurst Public Domain Upgrade

Author: Councillor Jamieson

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

1. What is the schedule for the Penshurst Public Domain Upgrade?
2. Is there some sort of indicative timeline for projects?

OFFICER RESPONSE

Council has engaged with Transport for NSW (TfNSW) and Project Penshurst to coordinate a community touchpoint meeting. This will be in addition to planned Community drop-in sessions. These meetings will provide an opportunity to present preliminary findings and obtain further feedback to guide further development of the Penshurst Public Domain plans. After which broader community consultation will take place via a promoted campaign including a YourSay page.

In the current quarter, Council will focus on refining the masterplan in response to community feedback and seeking community endorsement. The outcomes of this process together with the final Penshurst Public Domain Masterplan are expected to be presented to Council for consideration in Q4 of the current year.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QWN006-26 DA2019/0644 Place of Public Worship

Author: Councillor Wang

Directorate: Office of the General Manager

Matter Type: Questions with Notice

COUNCILLOR QUESTION

Can Council officers provide:

1. A factual statement confirming the outcome of the prosecution against **Nasscon Pty Ltd** (concluded December 2025), including the verdict in relation to the unauthorised demolition works and any penalties imposed.
2. A detailed assessment of whether DA2019/0644 approved by the Land and Environment Court as “alterations to existing building” remains a valid and implementable consent following the removal of the roof, external walls, and other structural components. The assessment must specifically address:
 - (a) Whether the unauthorised demolition has destroyed the “subject matter” of the consent and extinguished any **Existing Use Rights**, such that the development is now properly characterised as a **New Build** rather than an **Alteration**.
 - (b) If the development is now a **New Build**, whether a *Place of Public Worship* is a **Prohibited Use** within the **R2 Low Density Residential Zone** under the *Georges River Local Environmental Plan 2021*.
 - (c) Whether **Section 4.55 modification powers** can legally be used to retrospectively approve demolition works when the resulting development (a **New Build Place of Public Worship**) is prohibited in the zone.
 - (d) If the General Manager determines that any part of the assessment cannot be published, the assessment must specify the exact subclause of **Section 10A of the Local Government Act 1993** that justifies withholding the information, noting that the related litigation has concluded.
3. Confirmation of whether Council has undertaken or required a **Volume Survey or a Work-As-Executed Survey** to verify current ground levels on the site, and advice on measures in place to ensure strict compliance with **Clause 6.2 (Earthworks)**.

OFFICER RESPONSE

1. Council commenced prosecution proceedings on 28 February 2025 in the Local Court against Nasscon Pty Ltd (Defendant), being the principal contractor for building works at 88-92 Botany Street, Carlton (Site) pursuant to development consent DA2019/0644 (Consent).
2. The Consent approved partial demolition of an existing building, carrying out of alterations and additions and the use of the building as a place of worship.
3. The Defendant was charged with an offence against section 4.2(1)(b) of the Environmental Planning and Assessment Act 1979 (EPA Act) in that the Defendant carried out development not in accordance with the Consent by (amongst other failures to comply with procedural matters of the Consent) carrying out excessive demolition to the existing structure between May 2023 and September 2023.
4. The Defendant initially pleaded not guilty to the charge and the matter was listed for hearing on 26 November 2025.

5. A plea of guilty was entered when the hearing was set to take place and, instead, a hearing on sentence took place before Magistrate Lambino.
6. After reserving judgment, sentence was handed down on 12 December 2025 and the Defendant was convicted of the offence, fined \$12,000 and ordered to pay Council's costs of \$15,000.
7. In response to Question 2:
 - (a) Development consents are valid unless declared to be invalid by a court exercising supervisory jurisdiction;
 - (b) There were no "existing use rights" at the Site following the grant of the Consent – existing use rights are a very specific land use right under the EPA Act that only arises after a lawfully commenced use remains permissible despite being prohibited by later environmental planning instrument such as a Local Environmental Plan;
 - (c) A place of public worship is a prohibited land use on land zoned R2 Residential pursuant to the Georges River Local Environmental Plan (**GRLEP**);
 - (d) Modification applications cannot have retrospectively approve building works.
8. In response to Question 3:
 - a. Clause 6.2 of the GRLEP provides that development consent is required for earthworks and sets out the matters to be considered when assessing development applications proposing earthworks. Council has not received a customer service compliant that unlawful earthworks have been carried out and there is active investigation as such;
 - b. No "volume survey" or "works as executed survey" has been carried out or requested by Council.

Answer published in the business paper.

ATTACHMENTS

Nil

QUESTIONS WITH NO NOTICE

Item: QNN001-26 Further Question to 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

QNN001-26

COUNCILLOR QUESTION

As we have used the same consultant as Canterbury Bankstown Council, could we find out if Canterbury Bankstown Council have implemented the 200 metre restriction along the pipeline for sensitive development?

OFFICER RESPONSE

Canterbury-Bankstown Council prescribes controls for developments adjacent to the MSE Pipeline based on the pipeline transporting ethane. The controls were not updated when the pipeline was repurposed to carry natural gas in February 2025.

Canterbury-Bankstown Council has not adopted a 200-metre restriction for sensitive development along the pipeline; however, it manages development in these areas through the *Canterbury-Bankstown Development Control Plan 2023* (Chapter 2.4 – Pipeline Corridors), supported by provisions in the *Canterbury-Bankstown Local Environmental Plan 2023*, such as Clause 6.31 ('Residential development near pipelines'), which limits residential development in identified hazard zones unless appropriate mitigation measures are provided.

It should be noted that the "restriction" on sensitive land uses proposed by Council's planning proposal will ensure that any sensitive development proposed within 200m of the MSE Pipeline is referred to the NSW Planning Secretary for consideration. As such, development is not prohibited but must undergo the referral process before consent can be determined.

Answer published in the business paper.

ATTACHMENTS

Nil

Item: QNN002-26 Quarterly Budget Review Report - Kempt Field

Author: Councillor Mahoney

Directorate: Office of the General Manager

Matter Type: Questions with no Notice

COUNCILLOR QUESTION

FIN004-26: Is there any recourse for Council to seek compensation from the NSW Government for Kempt Field given the land was contaminated?

OFFICER RESPONSE

The issue of compensation requires detailed consideration of Council's agreement for the care and management of Kempt Field. Another avenue may be via our insurer. Both options will be evaluated.

Answer published in the business paper.

ATTACHMENTS

Nil

QNN002-26

COUNCILLOR QUESTIONS ON AGENDA ITEMS

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