

AGENDA

Environment and Planning Committee

Monday, 09 February 2026

Committee Meetings commence at 6.00pm and run consecutively

**Dragon Room
Georges River Civic Centre,
Hurstville**



OATH OF OFFICE OR AFFIRMATION OF OFFICE

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

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

DISCLOSURES OF INTEREST

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

ENVIRONMENT AND PLANNING COMMITTEE MEETING

ORDER OF BUSINESS

OPENING

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES / LEAVE OF ABSENCE

REQUEST TO JOIN VIA AUDIO VISUAL LINK

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

PUBLIC FORUM

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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

Author: Manager Office of the General Manager

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

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

ATTACHMENTS

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

ENV001-26

MINUTES

Environment and Planning Committee

Monday, 10 November 2025

7:00 PM

Dragon Room

Georges River Civic Centre,
Hurstville

UNCONFIRMED



PRESENT

COUNCIL MEMBERS

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

COUNCIL STAFF

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

PROCEDURAL MOTION

ELECTION OF CHAIRPERSON

MOTION: Mayor, Councillor Elise Borg

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

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

Record of Voting

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

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

OPENING

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

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES/LEAVE OF ABSENCE

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

An apology was received for Councillor Kathryn Landsberry.

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

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

Record of Voting

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

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

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

MOTION: Councillor Anzellotti and Councillor Jamieson

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

Record of Voting

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

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

NOTICE OF WEBCASTING

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

CODE OF MEETING PRACTICE

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

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

PUBLIC FORUM

There were three (3) registered speakers.

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

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

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

(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Anzellotti

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

Record of Voting

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

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

COMMITTEE REPORTS

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

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

- (a) That Council endorse the draft Jubilee Stadium Precinct Master Plan and revised Plan of Management for public exhibition for a period of no less than 28 days and allow submissions to be received up until 42 days in accordance with section 38 of the *Local Government Act 1993*.
- (b) That Council re-notify the draft Jubilee Stadium Precinct Master Plan and Plan of Management to the NSW Department of Planning, Housing and Infrastructure, as the representative landowner of part of the land under section 39 of the *Local Government Act 1993*, to obtain owner's consent prior to public exhibition.
- (c) That Council seek written consent from the NSW Department of Planning, Housing and Infrastructure to adopt the draft Plan of Management, in accordance with section 3.23(6) of the *Crown Land Management Act 2016*.
- (d) That Council delegates authority to the General Manager to make any further minor amendments to the draft Jubilee Stadium Precinct Master Plan and Plan of Management to address any points raised by the NSW Department of Planning, Housing and Infrastructure and make minor modifications to any numerical, typographical, interpretation and formatting errors if required.
- (e) That Council endorse the proposed land categorisation of 'General Community Use', 'Sportsground' and 'Park' and hold a public hearing under section 40A of the *Local Government Act 1993*.
- (f) That Council receive a further report on the results of the public exhibition.

Record of Voting

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

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

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

COMMITTEE RECOMMENDATION: The Mayor, Councillor Borg, Councillor Jamieson

- (a) That Council notes:

- (i) the revised Moomba to Sydney Ethane Pipeline Hazard Analysis Report.
- (ii) the revised Hazard Analysis Report will inform land use planning on land adjacent to the MSP, including the preparation of the Beverly Hills and Riverwood Master Plans.
- (b) That Council endorse the preparation of a Planning Proposal to amend the Georges River Local Environmental Plan 2021 to include properties within 200m of the MSP in the Activity Hazard Risk Map and update *clause 6.16 Development in areas of activity hazard* risk to restrict development containing sensitive land uses.
- (c) That Council endorse removing notations from the Section 10.7(5) Planning Certificates for properties affected by the LSIR 5E-07 and LSIR 1E-06 contours as identified by the superseded MSE Pipeline Hazard Analysis report.

Record of Voting

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

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

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

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

- (a) That Council endorse the Draft Affordable Housing Contribution Scheme (AHCS) for the Georges River Local Government Area.
- (b) That Council endorse the preparation of a Planning Proposal to implement the AHCS.
- (c) That Council notes a future report will be presented to Council seeking endorsement for the Planning Proposal to be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination.
- (d) That Council notes the public exhibition of the draft AHCS will occur concurrently with the Planning Proposal subject to the receipt of a Gateway Determination.

Record of Voting

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

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

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

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

- (a) That Council note:
 - (i) the 1% progress made in financial year FY 2024/25 toward meeting the target of net zero carbon emissions in Council's operations by 2025.
 - (ii) the 44% decrease in street light energy usage due to the successful implementation of the accelerated LED street light replacement program.
 - (iii) the grant application before the Community Energy Upgrades Fund (CEUF) and support future budget bids to undertake gas boiler replacements in Council aquatic

centres in the event the CEUF grant application is not successful.

- (iv) the effect of procurement on Council's operational emissions and therefore ensure compulsory sustainability requirements within future reviews of the Sustainable Procurement Policy.
- (b) That Council:
 - (i) defer the target of Net Zero Carbon Neutral by 2025 to 2036, with a review in 2030.
 - (ii) note a carbon offsetting budget allocation of \$100,000 has been approved for FY2025/26, with an annual budget bid required each subsequent year until the review in FY2029/30, to support mitigation and decarbonisation projects aimed at reducing operational emissions ahead of the 2036 target.

Record of Voting

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

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

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

COMMITTEE RECOMMENDATION: Councillor Jamieson, The Mayor, Councillor Borg

- (a) That the information contained within the report be noted, and as a result, no further action be taken by Council in considering FOGO collections from businesses and institutions.
- (b) That preparations continue ahead of Council's implementation of a domestic FOGO collection service in 2030 in line with the State Government's mandate, and Council's waste collection contract.

Record of Voting

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

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

CONCLUSION

The Meeting was closed at 7.52pm

Acting Chairperson

COMMITTEE REPORTS

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

Author: Manager Environment Health & Regulatory Services

Directorate: Environment and Planning

Matter Type: Committee Reports

RECOMMENDATION:

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

EXECUTIVE SUMMARY

1. The purpose of this report is to brief Council on the enforcement process implemented by Council Rangers regarding trailer parking in response to resolution NM006-25 dated 24 February 2025 which required the report to include as a minimum, information on the following.
 - (a) *Clarifies legislation: Provide a comprehensive explanation of the current legislation in place to ensure that trailers, including boat trailers, are not parked on public streets for longer than the 28-day legislated limit.*
 - (b) *Outlines current procedures: Outline the methods and systems employed by Council to monitor and enforce compliance with the 28-day parking restriction for trailers, including boat trailers, on public streets. Particular reference is to be made to the impacts of this issue near school drop-off and pick-up zones, where trailers impede accessibility and pose hazards when entering and exiting residential streets.*
 - (c) *Addresses resident concerns: Acknowledge and quantify by reference to request data the growing frustration among residents within the LGA regarding the lack of available street parking for vehicles, exacerbated by the presence of trailers, including boat trailers, parked in public spaces.*
 - (d) *Makes plans for improvement: Provide information on Council's plans to address these concerns, improve parking availability, and ensure that public streets are accessible and safe for all members of the community.*
2. The investigation of trailers left in public places can be undertaken using either, or both, the *Public Spaces (Unattended Property) Act 2021* (PSUP Act) and the *State Environmental Planning Policy (Industry and Employment) 2021* (SEPP).
3. The PSUP Act provides a broad suite of powers to investigate unattended vehicles and provides councils the discretionary authority to commence an investigation into legally parked and registered vehicles if left in the same or substantially the same position for 28 days or more. This legislation however does not provide a blanket rule requiring all vehicles to be moved every 28 days.
4. The Office of Local Government's *Public Spaces (Unattended Property) Act 2021 Guidelines* provide limited information regarding registered and legally parked vehicles. This guideline falls short of providing the necessary guidance, instead relying on a 'common sense approach'. To ensure regulatory action is conducted in a fair and equitable manner across NSW, councils have instead needed to develop their own risk-based procedures.

ENV002-26

5. In addition to the PSUP Act, the SEPP provides supplementary powers that enable regulatory action to commence for trailers found displaying advertising on, or visible from a road or road related area, by people seeking to gain commercial advantage through the placement of these vehicles along transport corridors.
6. Council's Rangers Team have developed robust procedures, like the direction adopted by other councils, that utilise a risk-based approach to ensure that a consistent common-sense approach to the investigation of vehicles is maintained. The procedures support the Rangers Team to effectively allocate limited resources to prioritise the investigation and removal of damaged, unregistered and dangerously parked vehicles in public places.
7. Since the PSUP Act commenced in November 2022, Council has received over 6,200 reports of unattended vehicles of those 801(13%) mentioned trailers. While Council's request lodgement system permits requests to be filtered by category, it does not provide the ability to filter request data by vehicle type or registration status.
8. In the three years prior to the commencement of the PSUP Act, 2,944 abandoned vehicle requests were lodged with Council and of those 362(12%) mentioned trailers, either unregistered or registered.
9. Council's Rangers team will continue to undertake any necessary enforcement action in line with legislative provisions and any relevant state-wide guidelines.
10. Ensuring that public streets are accessible and safe for all members of the community, at present, is not an achievable goal. While enforcement may assist in improving parking availability, factors including inadequate or outdated parking legislation, increased population and housing density targets, negatively impact this goal.

BACKGROUND

11. Each of the minimum requirements for this report as contained within the resolution will be discussed individually as follows:
 - (a) *Clarifies Legislation:*
12. Councils have regulatory powers under both the *Public Spaces (Unattended Property) Act 2021* (PSUP Act) and *State Environmental Planning Policy (Industry and Employment) 2021* (SEPP) to investigate reports of trailers parked in public places.
13. The primary legislation utilised by councils to investigate unattended vehicles is the *Public Spaces (Unattended Property) Act 2021* (PSUP Act) which provides a broad suite of regulatory provisions to deal with unattended items, including vehicles.
14. At present, the PSUP Act does not compel the owner of a registered vehicle including a trailer, to move that vehicle if parked legally on a road for longer than the 28 days.
15. Section 28 of the PSUP Act states that an 'Authorised officer may give the responsible person a written notice directing the person to remove the unattended property or prevent the property becoming unattended again', and Section 19 of the Public Spaces (Unattended Property) Regulations provides that the period for any roadworthy registered vehicle to be deemed unattended is 28 days or more.
16. In addition to the PSUP Act, the SEPP provides Council the ability to issue fines of up to \$3,000 to owners of trailers who seek to gain commercial advantage by displaying an advertisement on a trailer on, or visible from, a road or road related area. This legislation was adopted 2018 to address the proliferation of advertising trailers clogging transport corridors and circumventing planning rules regarding advertising.
17. While the SEPP does not enable a Council to seize or direct a person to remove a trailer, it has been used in conjunction with the PSUP Act to assist in the regulation of advertising trailers on public roads.

(b) *Outlines current procedures:*

18. In conjunction with the commencement of the PSUP Act, the Office of Local Government published the *Public Spaces (Unattended Property) Act 2021 Guidelines* (the Guidelines) to support authorities to interpret and apply the PSUP Act. Councils are required to consider the Guidelines when implementing the requirements prescribed under the PSUP Act and Regulations.
19. While the Guidelines provide some broad guidance, they fall short of providing the necessary criteria, in relation to registered legally parked vehicles, to permit a consistent approach to the regulation of associated matters across NSW.
20. In relation to registered vehicles, the Guidelines state that 'for registered vehicles parked safely on a residential street for an extended period, authorised officers should take a common-sense approach when deciding to act'. Unfortunately, 'common-sense' is not an objective nor defined term and Council must use appropriate discretion to meet this terminology.
21. Council Rangers generally take a reactive approach to the investigation of unattended vehicles unless there is an observed immediate risk. Council instead relies on the public to report possible unattended vehicles as proactively searching for these vehicles within the area would unnecessarily time consuming and detract from the Team's other regulatory obligations.
22. Once notified of an unattended vehicle, a Ranger will attend the location of the vehicle and make an assessment using robust risk-based procedures that strike an equitable balance between when appropriate discretion should be exercised and when an investigation may commence.
23. This risk-based approach is taken with all reports of unattended vehicles, whether registered or otherwise. Prioritisation is given to investigating damaged, unregistered, unidentified or dangerously parked vehicles in public places.
24. The following criteria forms part of the Rangers Team procedures for investigating reports of unattended vehicles. These criteria help to ensure that any action against the owner of a registered vehicle is reasonable and necessary.
25. The Team may deem a registered vehicle to be unattended and undertake an extensive regulatory investigation if the vehicle:
 - (i) is illegally parked, including overstaying permitted times, etc., or
 - (ii) is in a location where vehicles are not permitted to park, such as a road related area or reserve, or
 - (iii) is an advertising trailer under S3.26 of SEPP (Industry & Employment), or
 - (iv) is left on a road in contravention of a development consent, or
 - (v) is moderate or high risk in accordance with the PSUP Guidelines, or
 - (vi) is in a condition that officers could reasonably believe that the vehicle may be unattended e.g. flat tyre, severe rust, rusted brake disks, spider webs, build-up of materials around the wheels etc., or
 - (vii) is negatively impacting on public amenity, such as limited on-street parking etc. or,
 - (viii) is a trailer left near a park, oval, reserve, school or other public place and not parked near the premises to which the vehicle is registered, or
 - (ix) is a trailer chained or secured by any other means to public infrastructure, including a tree, or
 - (x) is a trailer left in an untimed public car park with marked bays, or
 - (xi) does not display number plates.

26. These criteria provide the necessary consistency to permit the Rangers Team to investigate legally parked and registered vehicles that are in locations where a broad negative impact on the community is present, including near schools.

27. As the PSUP Act does not provide a blanket rule in relation to registered vehicles, the criteria help to safeguard Council from the potential costs of defending a matter in court should a person challenge whether the actions of Council were reasonable.

28. When considering whether regulatory action is appropriate, assessing if a trailer is causing any more of an amenity issue than any other vehicle parked on that length of road is considered. Commencing regulatory action via a fine or taking possession of a registered legally parked trailer, that is creating no more of an amenity issue or risk than any other legally parked vehicle on the road, only exposes the Rangers Team and Council to allegations of overzealous or unreasonable regulatory behaviour.

29. In the event a registered vehicle meets the aforementioned criteria, reasonable grounds then exist to give a direction to a person to move the vehicle and/or commence action to take the vehicle into possession.

30. A direction to a person to remove or prevent a vehicle becoming unattended again does not stop the person from returning the vehicle to the same spot. Should a vehicle return to the same spot, and a further complaint is received by Council, an entire new investigation would need to be commenced.

31. To ensure that the most appropriate interpretation of the PSUP Act for the regulation of registered vehicles was adopted, the following councils published directions were reviewed and evaluated. It was determined that their approach reflected Georges River Council's Rangers equitable common-sense approach to the regulation of registered legally parked vehicles:

- Sutherland Shire Council - *It is not the intention of Council to take action against registered cars that are reasonably parked on the road. The focus of Council will be on unsafe vehicles, unregistered vehicles or registered vehicles unable to be driven because of their physical condition; to get them removed from the public places or vehicles that are being stored on the road in public places like outside parks or ovals.*
- Inner West Council – *FAQs To try and maintain a balance between all factors, Council has determined that vehicles that are legally parked and registered AND directly outside the owners dwelling will be considered supervised.*
- Woollahra Council - *When someone parks a registered car or trailer reasonably and safely parked on the road this would not generally trigger regulatory action under PSUP laws. Our focus is to take action when the unattended or unregistered item is abandoned, an obstruction or a risk.*
- Hornsby Council - *It is not the intention of Council to take action against registered vehicles or trailers that are reasonably parked on the road, and within supervision of the owners. The focus of Council is on unsafe vehicles, unregistered vehicles or registered vehicles unable to be driven because of their physical condition, to get them removed from public places or vehicles that are being stored on the road in public places (parks or ovals).*
- The Hills Shire Council - *It is not the intention of Council to take action against registered cars that are reasonably parked on the road. The focus of Council is on unsafe vehicles, unregistered vehicles or registered vehicles unable to be driven because of their physical condition, to get them removed from public places or vehicles that are being stored on the road in public places (parks or ovals).*

(c) Addresses Resident Concerns:

32. It is acknowledged that pressures on the availability of on-street parking are increasing and have many contributing factors, including inadequate or outdated parking legislation, increased population, increased housing density without adequate off-street parking provisions and inadequate public transport, which have created frustration within the community.
33. Since the commencement of the PSUP Act on 2 November 2022, Council has received over 6,100 reports of unattended vehicles, both motor vehicles and vehicles defined as trailers (as of 2 November 2025) with 774 requests mentioning trailers. During the same period Council received over 12,547 requests to investigate illegal parking issues of which 661 (5%) mentioned trailers.
34. While Council's request lodgement system provides a platform for the community to lodge requests, it does not provide the ability to filter reports based on the type of vehicle or whether a vehicle is registered or not. The following information is provided based on the available data:

Calendar Year	Unattended Vehicle Requests	Unattended Vehicle Requests Mentioning Trailers
2022 (from 2 November)	228	18 (7%)
2023	1626	203 (12%)
2024	2065	267 (12%)
2025 (to 2 November)	2188	286(13%)

35. A review of the 774 requests that mentioned trailers revealed that at least 609 (79%) of those requests were in locations where low-density dwellings made up much of the land use. Similarly, both on and off-street parking was generally available in those areas. Some examples of the locations include Bay Rd Oatley, Carlton Crescent Kogarah Bay and Stuart St Blakehurst.
36. These figures indicate that where medium and high-density dwellings are present, and on-street parking is generally at a premium, there were fewer requests regarding the impact of trailers.
37. A search of the 2025 request data reports indicates that of the 286 reports that mention trailers, at least 70 were duplicate requests where more than one person has lodged a request relating to the same vehicle. Accordingly, the actual proportion of unique requests mentioning trailers, compared to the overall number of unattended vehicle requests, may be much lower across each year.
38. Many of the requests that mention registered legally parked trailers may be attributed to inadequate and misleading information circulating within the community that give the community an unrealistic expectation that a blanket rule exists requiring all vehicles to be moved after 28 days, which is not the case.
39. An example of such information is that provided by the Office of Local Government via their [Factsheet](#) and [Infographic that](#) do not indicate that the rules for registered vehicles are discretionary or reflect the 'common-sense' approach espoused in the Guidelines.
40. In the three years prior to the commencement of the PSUP Act, 2,944 abandoned vehicle requests were lodged with Council and of those 362(12%) mentioned trailers, either unregistered or registered.

41. These figures indicate that reported issues mentioning trailers have remained relatively stable for the past six years despite the introduction of the PSUP Act and the increased pressures on parking availability brought about by increased housing density.

(d) Makes Plans for Improvement

42. Ensuring that public streets are accessible and safe for all members of the community, at present, is not an achievable goal. While enforcement may assist in improving parking availability, factors including inadequate or outdated parking legislation, increased population and housing density targets, negatively impact this goal.

43. While regulation of public roads plays a part in addressing parking availability, many locations in the Georges River area do not have time restricted streets and many vehicles can park without limitation. Commencing regulatory action against owners of registered legally parked vehicles, that generally create no more of an amenity or safety issue than any other legally parked vehicle, could be seen as overzealous behaviour and an unreasonable overstep of regulatory powers.

44. Numerous factors play an intrinsic role in the increased pressure on available parking including the NSW Government's housing targets, particularly around transport hubs. While people are encouraged to utilise public transport, in reality many people moving into the area will still be reliant on personal vehicles and the existing road infrastructure.

45. Council Rangers will continue to investigate reports that relate to registered legally parked vehicles in accordance with adopted procedures until such time as the PSUP Act is amended, and/or the Office of Local Government provides the necessary guidelines to appropriately enforce the legislation.

46. In April 2025, the Office of Local Government distributed a circular to councils seeking feedback on the effectiveness of the PSUP Act, particularly in relation to timeframes and scope of the laws, powers available to authorities and their use, and the nature and impact of offences and penalties.

47. A submission was made by staff outlining the numerous shortcomings of that Act including the lack of appropriate guiding material to ensure that councils across NSW could consistently and fairly interpret the laws relating to registered legally parked vehicles.

48. The Office of Local Government has indicated that there was an overwhelming sentiment that the PSUP Act does not provide councils the required legislative provisions required to support community needs. As such it was indicated that a comprehensive review is being considered within the next 12 months.

49. Council will welcome the opportunity to provide feedback to the NSW Government on the key issues impacting the community and where opportunity exists to improve the PSUP Act.

SUMMARY

50. With the commencement of PSUP Act and the provision of supporting guidance material, there has been a broad belief within the community that vehicles must be moved every 28 days, which is incorrect. That Act instead enables authorised officers to issue a notice to a person to move the vehicle.

51. Council Rangers have adopted robust procedures that outline reasonable risk-based criteria to enable matters to be investigated where it is determined to be reasonable and necessary, based on the level of risk to the community.

52. The investigation of unattended vehicles will continue in accordance with adopted procedures until there is an amendment to the PSUP Act or the Guidelines are amended to provide clearer guidance.

53. Council will continue to seek support from the NSW Government to review the PSUP Act so that necessary provisions are enabled to permit councils to effectively address community concerns in a consistent manner throughout all local government areas in NSW.

FINANCIAL IMPLICATIONS

54. No budget impact for this report.

RISK IMPLICATIONS

55. Strategic Risk 6: Reputation - The implementation of robust, risk-based procedures, aligned with strategies adopted by other councils, mitigates reputational risk by ensuring a balanced, legislative approach to regulating unattended vehicles. This framework minimises the likelihood of claims or perceptions of overzealous enforcement while ensuring that vehicles causing obstructions, posing genuine risks, or creating immediate amenity impacts are addressed consistently and equitably.

COMMUNITY ENGAGEMENT

Community engagement was not conducted.

FILE REFERENCE

D25/384919

ATTACHMENTS

Nil

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

Author: Manager Environment Health & Regulatory Services

Directorate: Environment and Planning

Matter Type: Committee Reports

RECOMMENDATION:

That the information in this report is received and noted.

EXECUTIVE SUMMARY

1. This report addresses a resolution (NM075-25) made by Council at its meeting on 25 August 2025.
2. Between March and July 2025, Council, as part of the Mobile Bin Replacement replaced all mobile bins (bins older than 7+ years, with green bin bodies) with new bins (black bin bodies made from recycled content) for a number of reasons, not limited to ensuring bin entitlements accurately reflect waste service charges levied through the Rates Account, and to address historical discrepancies caused by amalgamations and legacy contracts.
3. The Mobile Bin Replacement and related review of waste services uncovered two types of discrepancies with bin entitlements and corresponding waste Fees and Charges:
 - a. Ad-hoc: Isolated errors due to one-off oversights, resolved through standard processes, unable to be quantified as outlined further within this report.
 - b. Legacy: Properties (360) in the former Kogarah Local Government Area continued to be charged for two standard domestic waste services instead of transitioning to updated fees post 1 July 2018. Of the 360 properties reviewed; 202 required no action as they were using the equivalent of two standard domestic waste services, while 158 required adjustments to charges. Of these 158, 32 have requested refunds, with the remaining 126 processed as part of existing business as usual processes with Rates credits offered.
4. These discrepancies were therefore identified with all of the discrepancies in the process of being resolved prior to Council's resolution dated 25 August 2025.
5. Council has since 2020 made continual improvements each year to its communication of bin entitlements and provided improved clarity relating to waste fees and charges, through the use of rates notices, annual Fees and Charge wording revisions and communications through letters and the website as further outlined within this report. Council continues to, as part of its business-as-usual processes, refine fees and charges, improve transparency, and use established communication channels to educate residents.
6. Following the completion of the Mobile Bin Replacement Program during 2025, all properties now have accurate bin entitlements that align with the fees and charges levied against the property, ensuring service levels reflect the amounts ratepayers are charged.
7. At the end of the 25/26 Financial Year, the discrepancies are expected to be corrected with either refunds or credits applied by Council's Finance Team, to the small number of properties affected (360 of more than 64,000 properties within the Georges River Local Government Area).

BACKGROUND

8. Council, at its meeting on 25 August 2025, resolved (NM075-25):

ENV003-26

"That the General Manager provide a report to Council reviewing the Domestic Waste Management service charges applied to residential ratepayers since amalgamation to identify where residents may have been charged for more services than those provided, with the report to be presented before the end of 2025 outlining the following:

- a. *The number of instances where overcharging has been identified and the number of ratepayers affected.*
- b. *An estimate of the total amount overcharged.*
- c. *A plan to:*
 - i. *Continue to correct accounts and reimburse residents in the form of credits or refunds without delay.*
 - ii. *Correct service levels to reflect the amounts ratepayers are being charged.*
 - iii. *Issue public notice and direct correspondence to ratepayers that explains the meaning of 'service' in the context of DWM charges how residents can verify whether their charges align with the services they receive, and the process for lodging requests for review if they suspect overcharging.*
 - iv. *Proposed measures to prevent similar issues in the future, including but not limited to amending rate notice format and related communications to clearly and plainly specify the number and type of waste serves charged, including a clear explanation of what constitutes each 'service.'*

9. Between March and July 2025, Council, as part of the Mobile Bin Replacement replaced all mobile bins (bins older than 7+ years, with green bin bodies) with new bins (black bin bodies made from recycled content) for a number of reasons, not limited to ensuring bin entitlements accurately reflect waste service charges levied through the Rates Account, and to address historical discrepancies caused by amalgamations and legacy contracts.

10. Between March and July 2025, historical discrepancies in waste services fees and charges were uncovered, whereby bin configurations (bin entitlements) did not align with the fees and charges being applied to properties. Investigations revealed two distinct types of discrepancies:

- a. *Ad-hoc:*
 - i. *These discrepancies were isolated incidents, a result of one-off oversights and largely attributed to manual error in the process whereby bin entitlements are changed upon request by a property owner (through completion of a Waste Service Application Form), and the fees and charges are required to be updated to correspond with bin entitlements, and in some cases, may have not been applied correctly due to manual error.*
 - ii. *A few such cases were identified, investigated, and resolved following standard processes Council has in place. Such discrepancies may be uncovered during day-to-day business-as-usual processing of Waste Service Application Forms, and as such, will be resolved accordingly at the time of discovery through either application or removal of the Fees and Charges to result in a correction as may be required.*
- b. *Legacy:*
 - i. *In the former Kogarah Local Government Area, prior to 1 July 2018, if a property owner requested any additional bins regardless of stream or an increase in bin size (i.e. 120L to 240L) the premises was charged and supplied bins for another full Domestic Waste Management Service – Annual charge. From 1 July 2018, these properties should have transitioned to the updated fees and charge's structure based on the actual bins onsite. This would have been a Domestic Waste Management Charge (Kogarah) for the standard three-bin*

service plus an Additional Waste Service (red lid general waste bin), Additional Recycling Service (yellow lid recycling bin) or an Additional Garden Organics Service (green lid garden organics bin) for any one or more waste streams onsite. However, in some cases properties were continued to be charged for two standard domestic waste services. This may have resulted in a cost variance of up to \$197.08 on a pro-rata per annum basis for FY18/19, with the difference increasing annually as costs increased in following financial years, up to a \$429 pro-rata per annum basis for FY24/25. It should be noted it is impossible to quantify the total discrepancy in a dollar figure as discrepancies are unique on a property-by-property basis, dependent on the number of bins utilised at each property.

11. In reconciling the discrepancies, Council undertook a complete audit of the waste service Fees and Charges between March and September 2025, ascertaining the impacts were only applicable to properties in the former Kogarah Local Government Area, due to the process of amalgamating Fees and Charges over time since amalgamation. This audit identified the corrections to be made to each affected property, with instruction provided to the Finance Team regarding the monetary corrections required. The processing of the refunds/credits to reconcile the discrepancies are currently being processed by Council's Finance Team, expected to be completely resolved within the 25/26 Financial Year.

REPORT

(a) The Number of Instances Where Overcharging has been Identified and the Number of Ratepayers Affected:

12. In accordance with Council's record-keeping obligations under the State Records Act and the General Retention and Disposal Authority (FA450), Council is only required to maintain records for the past seven years. As a result, any fee and charge adjustments (refund or credit) can only be considered within this statutory retention period. Consequently, the discrepancies were managed as follows:
 - a. Ad-hoc discrepancies:
 - i. Any overcharging concerns were (and will continue to be as part of business-as-usual processes) reviewed and actioned immediately. These requests are not tracked in a centralised database, making it difficult to quantify how many have been processed since 1 July 2018 as part of business-as-usual practices, however, it is expected to be less than a 0.5% error rate.
 - b. Legacy discrepancies:
 - i. A total of 360 properties from the former Kogarah Local Government Area were being charged two standard domestic waste services. Of these:
 1. A total of 202 properties required no further action from the Finance Team, as historical records identified properties as having the correct number and size of bins for the waste services charges that were being levied against the property.
 2. A total of 158 properties are entitled to an adjustment as follows:
 - a. A total of 32 of the 158 properties have contacted council and requested a refund. These will be prioritised by the Finance Team and resolved within the 2025/26 financial year.
 - b. The remaining 126 properties will be processed by the Finance Team, expected via credit unless a refund is expressly requested, and resolved within the 2025/26 financial year.

(b) An Estimate of the Total Amount Overcharged

13. No credit or refund is given dated back more than seven years to be in line with Council's record-keeping obligations under the State Records Act and the General Retention and Disposal Authority (FA450).
14. It should be noted it is impossible to quantify the total discrepancy in a dollar figure as discrepancies are unique on a property-by-property basis, dependent on the waste services utilised at each property.
15. Ad-hoc discrepancies between waste services charges levied against a property and the bins onsite are reviewed and actioned immediately, with the Rates Team finalising by applying a credit, which a property owner can confirm on their next rates notice. These requests are not tracked in a centralised database; therefore, Council is unable to determine the total amount for either refund or credit in line with the discrepancies identified.
16. The total amount for any legacy discrepancies will be able to be determined at the conclusion of the project post June 2026, as each of the 158 properties requires an individually calculated credit or refund. These calculations are completed in real time, as they can only be completed within Council's rating system during the actual credit processing stage by Finance.
17. As soon as a credit is calculated a letter explaining the matter is sent directly to the affected property owner of the small number of properties affected (360 of more than 64,000 properties within the Georges River Local Government Area).

(c) Current processes and plan to resolve the issues

18. Since 2020, waste fees and charges have been progressively refined and streamlined, ensuring that rates notices align with the adopted Fees and Charges document. These refinements have increasingly provided additional clarity to the community as to their waste service fees and charge entitlements with regards to bin numbers, sizes and annual waste services.
19. While character limitations on rates notices restrict the level of detail displayed, comprehensive information is available in the Fees and Charges document and on Council's website on both waste and rates sections of the website.
20. Figures 1 and 2 below demonstrate the direct correlation between an example rates notices, the Fees and Charges schedule, and the bin entitlements for each property. The figures enable property owners to reconcile the Rate and Charge description (Figure 1) with the bin entitlements outlined in the Fees and Charges (Figure 2) to confirm their waste service entitlements.

Figure 1: Example Rates Notices (x2) Displaying Different Waste Fees and Charges Based on

*Bin
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RATES AND CHARGES	Valuation/Quantity	Rate/Charge	Total	Bin Entitlements
Residential Rateable Ordinary	1070000.00	0.0013177	\$1,409.94	
Stormwater Residential Charge	1.00	25.00	\$25.00	
Domestic Waste Standard Service	1.00	600.00	\$600.00	
RATES AND CHARGES	Valuation/Quantity	Rate/Charge	Total	
Residential Rateable Ordinary	996000.00	0.0013177	\$1,312.43	
Stormwater Residential Charge	1.00	25.00	\$25.00	
Domestic Waste Additional Volume Service 240L	1.00	779.00	\$779.00	

Figure 2: Waste Fees and Charges as shown on the Fees and Charges and Bin Services Council Webpages

Domestic Waste Management Services

Standard Domestic Waste Management Charge	\$600.00	\$0.00	\$600.00	Local Government Act 1993 Section 496
1 x 120L general waste bin, 1 x 240L recycling bin + 1 x 240L garden organics bin				
Additional Volume Domestic Waste Management Charge	\$779.00	\$0.00	\$779.00	Local Government Act 1993 Section 496
1 x 240L general waste bin, 1 x 240L recycling bin + 1 x 240L garden organics bin				
Extra general waste bin service (120L)	\$191.00	\$0.00	\$191.00	Local Government Act 1993 Section 496
Extra general waste bin service (240L)	\$382.00	\$0.00	\$382.00	Local Government Act 1993 Section 496
Change of Service (bins) Administration Fee	\$23.50	\$0.00	\$23.50	
Extra recycling bin service (240L)	\$135.00	\$0.00	\$135.00	Local Government Act 1993 Section 496
Extra garden organics bin service (240L)	\$180.00	\$0.00	\$180.00	Local Government Act 1993 Section 496
Availability charge (dwelling with private domestic waste contractor)	\$82.00	\$0.00	\$82.00	Local Government Act 1993 Section 496

21. Large-scale educational letters notifying residents of changes have a low engagement rate and are not an appropriate channel for communication about property specific fees and charges matters. For this reason, when issuing communications about waste fees and charges, Council uses established communication channels, such as:

- Customised and specific letters to affected property owners regarding any discrepancies.
- The back of the rates notices (Figure 3 below), which outlines the components of total rates charges, and has a QR code that directs residents to the applicable webpages on Council's website.
- Bin Services webpage (Figure 4 below) explaining the meaning of 'service' in the context of Domestic Waste Management (DWM) charges, how residents can verify that their charges align with the services they receive, and the process for lodging a review request if they suspect overcharging, in addition to frequently asked questions (Figure 5 below).
- Options to contact Council directly regarding any enquiries. Residents can contact Council's Customer Experience, Rates or Waste Team at any time for assistance.

Figure 3: Reverse of FY25/26 Annual Rates Notice

i Understanding your notice

Your land value
Set by NSW Valuer-General every three years

Rate in the dollar for your rating category
(subject to minimum rate)

Waste charges

Stormwater charges

Your Rates and Charges

Property owners are encouraged to check details on this Notice are correct, including property details, land category, waste description and quantities.

To find out more, scan the QR code or visit georgesriver.nsw.gov.au/Rates-and-Payments

i Rates pay for

- Maintenance of local roads, parks, libraries, and community spaces
- Upgraded facilities and infrastructure to support a growing and vibrant community
- Programs that celebrate diversity, promote inclusion, and strengthen community connections

Questions about Rates?

Scan the QR code or visit georgesriver.nsw.gov.au/Rates

i Waste charges pay for

- Domestic bin and bulky waste collection services
- Community waste services including public bins, waste education, illegal dumping investigation and removal
- Household chemical and e-waste collection events

Questions about Waste?

Scan the QR code or visit georgesriver.nsw.gov.au/Waste

*Figure 4:
Bin Services
Webpage
Illustrating Waste
Services*

What bins should I have?

New to the area?
Check out the [Residential Waste Service Guide](#) or a quick overview of bin types and bulky waste services.

If you live in a **multi-unit dwelling with shared bins**, please contact your property manager or visit the [Strata Managers and Unit Development](#) page.

The standard bins for a rateable single-unit dwelling are:

- **1 x 120L general waste bin** (collected **weekly**).
- **1 x 240L recycle bin** (collected **fortnightly**).
- **1 x 240L garden organics bin** (collected **fortnightly**, alternating with recycling).

Check your property's bin allocation, by visiting the [Waste Portal](#) or call the **Waste Hotline** on **1800 079 390**.

*Figure 5:
Bin Services
Webpage
Common
Questions*

Common questions: waste fees and charges

What are the Fees and Charges for Domestic Waste Services? +

What are the Domestic Waste Management Charges? +

How do I cancel Domestic Waste Management Services (residential development/building site)? +

What do I do if I have an enquiry about my Fees and Charges for waste services? -

For all enquiries relating to your bin entitlements, and/or fees and charges for waste services, send an email to Council: mail@georgesriver.nsw.gov.au.

Detailed information and answers are available on our [Rates and Requests - Frequently Asked Questions](#) page.

22. The responsibility rests with the property owner to review their rates notice each time it is received, and verify the information contained, as they would with any bill or invoice. Council relies on property owners to raise any concerns or discrepancies in a timely manner. Where notification is delayed, particularly beyond the statutory record-keeping period, Council's ability to investigate or apply adjustments is limited.
23. Council's Waste and Rates teams follow established processes embedded in their routine workflows to promptly correct accounts and issue credits or refunds when a confirmed Council error results in a discrepancy between the bins onsite and the waste charges applied to a property.
24. Property owners can request changes to their waste service at any time by submitting a Waste Service Application Form. When processing these requests, the Waste Team uses Council systems to reconcile fees and charges against bin entitlements, ensuring service levels are accurate and free from historical or current errors.
25. As part of routine operations, the Waste Team uses bin-mounted technology introduced as part of the new waste collections contract and in-field inspections and data to audit bin allocations. When a property is found to have a differing number of bins than should be allocated to the property in line with fees and charges levied upon that property, Council notifies the property owner of the discrepancy and provides an opportunity to correct either the bin entitlements or the associated waste charges. This is through a direct mail letter to the affected property owner.
26. It is standard practice that, during the transfer of ownership of a property, all rates and charges applicable to a property are reviewed, understood, and accounted for as part of the property settlement process. This responsibility typically lies with the solicitor or conveyancer engaged to manage the transaction on behalf of an incoming property owner. Therefore, when acquiring a property, the onus is on the property owner to notify Council of any waste services concerns.
27. If new or current property owners do not use the available tools to verify their waste services and fail to notify Council within a reasonable timeframe, Council may be unable to confirm which bins were onsite during the relevant period. In such cases, no adjustment or credit can be applied.
28. Bins delivered under the Mobile Bin Replacement Program were aligned with the fees and charges applied to each property. If a property owner did not contact Council to question the bin allocation delivered to the property, the service (and fees and charges) was considered accepted by the property owner.
29. Following the completion of the Mobile Bin Replacement Program all properties now have accurate bin entitlements that align with the fees and charges levied against the property, ensuring service levels reflect the amounts ratepayers are charged.

FINANCIAL IMPLICATIONS

29. No budget impact for this report. Discrepancies have been resolved as outlined within this report.

RISK IMPLICATIONS

30. Strategic Risk 10: Waste Management - Failure to create sustainable practices relating to sustainable management of waste including no consideration given to environmental,

financial and legal considerations, as well as failing to plan for and prevent environmental contamination.

31. Strategic Risk 1: Financial Sustainability - Council's failure to implement appropriate financial strategies and controls to ensure financial sustainability. This requirement may be impacted by Council's failure to deliver the Long-Term Financial Plan (i.e., Maintain the financial health of Council) and inability to meet emerging risks and delivery of Council's Community Strategic Plan as well as absorbing additional financial obligations without adequate resourcing.
32. Strategic Risk 6: 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.

COMMUNITY ENGAGEMENT

33. Community engagement has been conducted as outlined within the body of this Report.

FILE REFERENCE

D25/388746

ATTACHMENTS

Nil