

AGENDA

Environment and Planning Committee

Monday, 13 April 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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COMMITTEE REPORTS

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CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ENV011-26 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 9 March 2026

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Environment and Planning Committee Meeting held on 9 March 2026, be confirmed.

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Environment and Planning Committee Meeting held on 9 March 2026

ENV011-26

MINUTES

Environment and Planning Committee

Monday, 09 March 2026

Dragon Room
Georges River Civic Centre,
Hurstville

UNCONFIRMED



PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Peter Mahoney (Chair), Councillor Matthew Allison, Councillor Elaina Anzellotti, Councillor Oliver Dimoski, Councillor Thomas Gao, Councillor Gerard Hayes, Councillor Christina Jamieson, Councillor Kathryn Landsberry, Councillor Nancy Liu, Councillor Natalie Mort, Deputy Mayor, Councillor Sam Stratikopoulos and Councillor Ben Wang.

COUNCIL STAFF

General Manager – David Tuxford, Director Assets and Infrastructure – Bryce Spelta, Director Environment and Planning – Joseph Hill, Director Community and Culture – Kristie Dodd, Director Business and Corporate Services – Danielle Parker, Manager, Office of the General Manager – Vicki McKinley, Executive Services Officer – Marisa Severino, General Counsel - James Fan, Executive Manager City Futures – Kent Stroud, Acting Manager Strategic Planning - Anne Qin, Strategic Planner/Information Management - Andy Zhou, Senior Environment Officer - Sean Simpson and Team Leader Technology Business Support – Mark Tadros, Technology Services Officer Arun Job.

OPENING

The Chairperson, Councillor Mahoney, opened the meeting at 6.43pm.

APOLOGIES/LEAVE OF ABSENCE

That an apology be accepted for Councillor Arthur and Councillor Pun.

MOTION: Councillor Anzellotti and Councillor Gao

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Dimoski, Councillor Gao, 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

That a request from Councillor Stratikopoulos to attend the meeting remotely via audio visual link be accepted due to unforeseen medical reasons.

MOTION: Councillor Mort and Councillor Allison

Record of Voting

For the Motion: Mayor, Councillor Borg, Councillor Mahoney, Councillor Allison, Councillor Anzellotti, Councillor Dimoski, Councillor Gao, 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.

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

ENV004-26 Confirmation of the Minutes of the Environment and Planning Committee Meeting held on 9 February 2026
(Report by Executive Services Officer)

COMMITTEE RECOMMENDATION: Councillor Allison, Councillor Mort

That the Minutes of the Environment and Planning Committee Meeting held on 9 February 2026, be confirmed.

Record of Voting

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

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

COMMITTEE REPORTS

ENV005-26 Outcomes of Public Exhibition - Planning Proposal for Reclassification of Part of Moore Park, Beverley Park
(Report by Consultant Planner)

COMMITTEE RECOMMENDATION: Councillor Mort, Councillor Allison

- (a) That Council note submissions received during public exhibition and outcomes of a public hearing on the Planning Proposal PP2024/0006 that seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP) to reclassify a part of the Council owned land known as Moore Park located at 33 Lobb Crescent, Beverley Park from 'community land' to 'operational land'.
- (b) That Council adopt the Planning Proposal PP2024/0006 with an amendment that changes the proposed GRLEP instrument amendment from Part 1 to Part 2 in Schedule 4 of the GRLEP.
- (c) That Council adopt an amendment to Schedule 4 Part 2 of the GRLEP to reclassify the northwestern portion of Council's Moore Park land (Part of Lot 160, DP 19098) to 'operational land' (as proposed in the amended Planning Proposal PP2024/0006).
- (d) That Council forward the amended Planning Proposal PP2024/0006 to the Department of Planning, Housing and Infrastructure (DPHI) for finalisation and gazettal in accordance

with Section 3.36 of the Environmental Planning and Assessment Act 1979.

- (e) That all persons who made a submission to the Planning Proposal be advised of Council's decision.

Record of Voting

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

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

ENV006-26 Endorsement of the MSE Pipeline Hazard Analysis Planning Proposal for Gateway (Report by Strategic Planner)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Landsberry

- (a) That Council forward Planning Proposal No.2026/0002 (Moomba to Sydney Ethane (MSE) Pipeline Hazard Analysis) enclosed in Attachment 1 to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the DPHI and the *Georges River Council Engagement Strategy*.
- (c) That Council authorise the Director Environment and Planning to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- (d) That a further report be provided to Council outlining submissions received during the public exhibition period of the Planning Proposal.

Record of Voting

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

Against the Motion: Councillor Wang

On being PUT to the meeting, voting on this Motion was twelve (12) votes FOR and one (1) vote AGAINST. The Motion was CARRIED.

ENV007-26 Draft Asbestos Management Policy - Outcome of Public Exhibition (Report by Manager Environment Health & Regulatory Services)

COMMITTEE RECOMMENDATION: Councillor Mort, Councillor Landsberry

That Council adopt the draft Asbestos Management Policy 2026 as attached to this report.

Record of Voting

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

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

ENV008-26 Draft Wildlife Protection Area Policy 2025 - Outcome of Public Exhibition
(Report by Manager Environment Health & Regulatory Services)

COMMITTEE RECOMMENDATION: Councillor Mort, Councillor Allison

- (a) That Council endorse the draft Georges River Wildlife Protection Area (WPA) Policy 2025 as exhibited and contained in Attachment 1 of this report.
- (b) That the General Manager be delegated to make minor amendments such as typographical updates to the Wildlife Protection Area Policy 2025 as exhibited and contained in Attachment 1 of this report if required.
- (c) That the report to Council regarding the next review of the Wildlife protection Area Policy is to include relevant data on any documented breaches of this policy.

Record of Voting

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

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

ENV009-26 Georges River Tree Canopy Targets for Georges River LGA by 2038 - Progress Update 2026
(Report by Manager Environment Health & Regulatory Services)

COMMITTEE RECOMMENDATION: Councillor Liu, Councillor Mort

- (a) That Council notes the progress towards achieving the adopted tree canopy target of 40% by 2038.
- (b) That Council endorses consideration of a future budget bid of \$120,000 from the Tree Preservation Reserve for a local government area wide tree planting strategy and costing schedule up to 2038, to enable Council to strategically deliver the tree canopy target of 40% by 2038.
- (c) That Council continues to strongly advocate to the NSW Government to ensure trees are protected at a state level through relevant legislation.

Record of Voting

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

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

ENV010-26 Development and Building Q2 Metrics Report
(Report by Manager Development and Building)

COMMITTEE RECOMMENDATION: Councillor Wang, Councillor Mort

That Council note the Quarterly Development and Building Team Functions and Services

Metrics Report for the period October to December 2025.

Record of Voting

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

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

CONCLUSION

The Meeting was closed at 7.41pm

Chairperson

UNCONFIRMED

COMMITTEE REPORTS

Item: ENV012-26 Draft Riverwood Local Centre Master Plan - Endorsement for Public Exhibition

Author: Senior Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV012-26

RECOMMENDATION:

- (a) That Council endorse the Draft Riverwood Local Centre Master Plan, as included in **Attachment 1 and 2**, and the associated studies, as included in **Attachments 3 to 5** to this report, for the purposes of public exhibition for a minimum period of 28 days.
- (b) That Council authorise the Director Environment and Planning to make minor editorial amendments, if required, prior to the commencement of the public exhibition of the Draft Riverwood Local Centre Master Plan.
- (c) That a further report be provided to Council outlining submissions received during the public exhibition period and recommending any amendments to the Draft Riverwood Local Centre Master Plan in response to submissions received.

EXECUTIVE SUMMARY

1. This report seeks Council's endorsement to publicly exhibit the draft Riverwood Local Centre Master Plan (draft Plan) and outlines the proposed engagement strategy for the consultation period. A copy of the draft Master Plan is included with this report as Attachment 1.
2. The draft Plan establishes a visionary 20-year framework for coordinated land use, built form, transport, public domain and infrastructure planning within the Riverwood Local Centre and its surrounding areas. The Plan positions Council to respond proactively and strategically to the housing and population growth expected under the NSW Government's housing reforms such as the Low and Mid-Rise Housing Policy (LMR). While these reforms seek to enable additional dwellings across local centres, they do not include mechanisms to plan, fund or deliver the essential infrastructure needed to support this growth.
3. The draft Plan provides a clear, evidence-based framework to guide and sequence the infrastructure needed to support future development in a sustainable and coordinated way. It is underpinned by technical inputs including urban design and feasibility analysis, transport modelling, flooding and stormwater assessments, open space and tree canopy, and community infrastructure needs. Early engagement with the community and relevant stakeholders helped to shape the vision, urban structure and public domain priorities for the draft Plan.
4. The draft Plan seeks to:
 - Support housing growth with density close to public transport while respecting local character,
 - Strengthen Riverwood's role as a local centre with improved walkability, public domain amenity, and economic vitality,

- Provide a realistic development capacity, based on feasibility and assumed take-up rates, to ensure alignment with infrastructure planning and contributions,
 - Position Council to respond proactively to the NSW housing reforms by planning for infrastructure to support the growth of the centre,
 - Identify new open space opportunities, public domain upgrades and active transport connections to leverage the proximity of surrounding parks,
 - Embed a structured value-capture approach through public benefits tied to uplift,
 - Provide certainty to the community and stakeholders about future height, scale and development outcomes, and
 - Establish an implementation pathway that informs future Local Environmental Plan and Development Control Plan amendments and infrastructure delivery programming.
5. In summary, the draft Plan includes the potential to deliver approximately 2,300 new dwellings and an increase of 2,423sqm non-residential floor space (equating to 66 jobs) over the next 10-20 years after applying assumed take-up rates.
6. The project is partially funded by \$250,000 of Federal Funding under the Housing Support Program – Stream 1. The amended grant timeframe requires Council to adopt the Master Plan by 31 August 2026. A 28-day public exhibition period is proposed to enable community feedback while meeting the grant funding deadline.

BACKGROUND

7. The NSW Government's recent housing reforms introduce new planning pathways to accelerate housing delivery across local centres close to existing public transport, amenities and services. However, these reforms including the Low to Mid-Rise Housing (LMR) did not include a parallel framework for infrastructure delivery, public domain improvements, transport upgrades, or community facility planning. Without local strategic planning, this risks uncoordinated growth that places pressure on existing services.
8. At its meeting held on 25 March 2024, Council resolved to adopt a staged approach to master planning 12 growth precincts (refer Item CCL017-24) to enable a sustained delivery of housing and jobs over the next 10-20 years. Riverwood was prioritised due to its strategic location, upcoming renewal of the Riverwood Housing Estate in the Canterbury Bankstown LGA, NSW Government dwelling targets and the additional uplift expected under LMR.
9. The Riverwood Master Plan therefore provides the critical missing framework that accompanies and supports State-mandated housing growth. It identifies the infrastructure required, how streets and public spaces should evolve, and how built form can be managed to retain amenity and character, particularly along Belmore Road.

Study Area

10. The Study Area has an area of approximately 146 hectares (ha) and is generally bound by the border of the Canterbury Bankstown LGA to the north, Bonds Road and Talbot Street to the east, Peakhurst Park and Clarendon Road to the south, and Salt Pan Creek to the west.
11. In a previous report to Council (refer **Item ENV041-24**) the endorsed study area (shown in **Figure 1** below) excluded a portion of land zoned R4 High Density Residential adjacent to Peakhurst Park.
12. Upon further analysis, this triangle of land bound by Belmore Road to the west, Jacques Avenue to the east, and Richards Avenue to the south has now been included in the study

area (shown in **Figure 2** below) as it has attributes that present as opportunities for renewal including:

- Contains a relatively large area of land occupied by an older social housing in the ownership of Homes NSW,
- Is in part adjacent to Peakhurst Park, which provides for increased amenity, and
- Creates a more regular shaped Study Area.

Figure 1 - Indicative study area boundary previously reported to Council

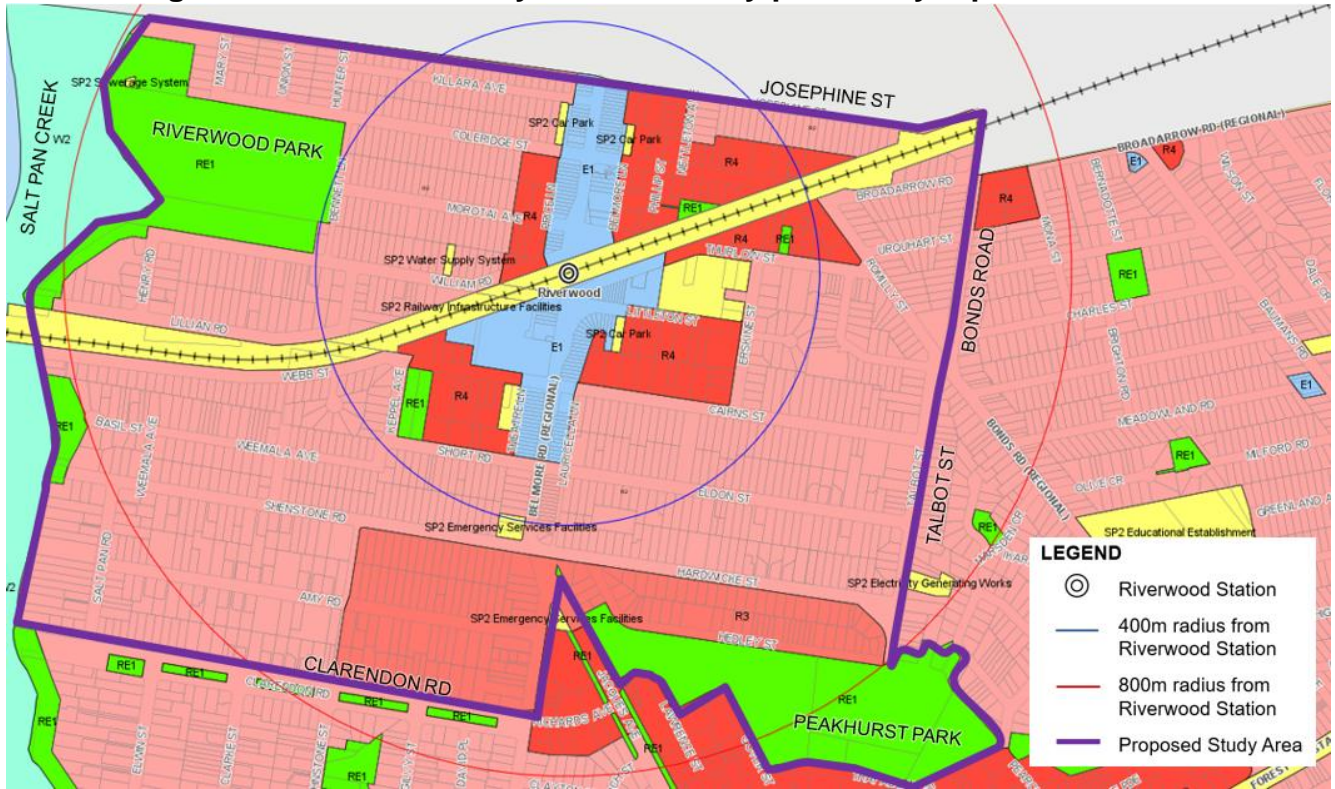


Figure 2 - Revised study area boundary for Riverwood Master Plan



ENV012-26

Preparation of draft Master Plan

13. The draft Plan has been prepared by Council in collaboration with urban design and planning consultancy Colliers and responds to input the local community during the preliminary consultation phase.
14. The draft Plan is informed by a suite of studies prepared by experts in their field, on behalf of Council including:
 - *Background Report* - provide a robust technical evidence base to inform early stages of developing the master plan prior to engaging with stakeholders and the community. It provides an overview of relevant key matters including planning policy, place analysis, constraints, opportunities and key issues. See **Attachment 2**.
 - *Preliminary Engineering Assessment* - investigate risks and opportunities associated with flooding, stormwater and utility servicing to support a master plan, and any expected infrastructure upgrades to service the proposed uplift in land use and density based on preliminary advice from service authorities. It is noted this assessment is preliminary in nature for the purpose of strategic planning, and further detailed investigations may be required as part of future development applications. See **Attachment 3**.
 - *Public Domain Plan* – identifies the public domain needs that will be required to support future population growth and makes detailed recommendations to deliver recreational spaces in the centre, increase tree canopy and to achieve an activated and attractive public domain. See **Attachment 4**.

- *Transport Assessment* – supports the master planning process from a traffic and transport perspective by providing commentary on any impacts arising from the potential development of the Riverwood Local Centre. The Assessment discusses potential opportunities to improve facilities for all modes of transport and manage travel demands arising from the future population of the study area. See **Attachment 5**.

Preliminary Community Consultation

15. Preliminary consultation was undertaken in June 2025 to inform the vision and principles for the draft Plan. Community engagement activities involved the following:
 - Letters to residents: 6,000 letters distributed
 - Stakeholder emails: 519 emails to stakeholders, schools and businesses in and surrounding the study area
 - Your Say page: 901 page visits
 - 5 newsletters: 22,607 newsletter recipients
 - 2 social media posts: 11,300 combined reach
 - 2 newspaper adverts and 1 media release: 50,000 copies
 - 3 Community workshops: 25 attendees in total
 - 1 survey: 145 submissions and 138 participants
16. Through this process, Council heard these key points from residents, businesses, and stakeholders which have been incorporated into the vision and principles for the draft Plan:
 - Long-term residents have a strong sense of belonging
 - Riverwood's natural environment is highly valued, especially Salt Pan Creek
 - Residents are concerned about traffic impacts that may be associated with future growth
 - Public transport connections were seen as a key asset
 - Support further improvements to pedestrian and cycling paths
 - Retaining car parking access is important, especially for shopping
 - Riverwood's cultural diversity and sense of community are seen as major strengths
 - Strong desire for places and events that foster social interaction and cultural connection
 - Local businesses and retail are vital to the area's character and economy
 - Support for the area's commercial appeal to be enhanced
 - There is a need for more diverse and affordable housing options
 - Community members would like to see better design outcomes
17. A summary of the early community engagement outcomes is included in **Attachment 6**.

DRAFT RIVERWOOD MASTER PLAN

Vision and Principles

18. The shared vision and principles of the draft Plan aim to reflect the community values and aspirations.

The Vision

The Riverwood Local Centre is a vibrant, inclusive urban centre that celebrates its rich cultural diversity. It supports a variety of lifestyles through diverse and affordable housing, accessible local services, and welcoming public spaces. Belmore Road has retained and strengthened its unique character as a walkable and people-focused shopping street.

The centre embraces its natural setting with strong connections to surrounding bushland and Salt Pan Creek. A network of green links and open spaces promote community wellbeing and environmental sustainability.

Housing caters for all life stages and needs, with a balanced mix of types, sizes, and price points. Public and active transport together with well managed traffic ensures seamless movement and accessibility.

Master Plan Principles

- A vibrant local centre that is the heart of the Riverwood community
- A greener local centre that embraces its natural environment
- A walkable local centre that supports more sustainable movement choices, and where traffic is well managed
- A diverse, welcoming and inclusive local centre
- A prosperous local centre
- A local centre that provides for housing need and choice
- A local centre where infrastructure supports growth
- A local centre with well-designed buildings

Overview of the draft Plan

19. Guided by the above vision and principles, the draft Plan features the following key features:
- A consolidated town centre with a stronger Belmore Road spine, supported by active frontages, widened footpaths, and upgraded public domain to reinforce Riverwood as a vibrant local hub,
 - Concentrates new residential density close to Riverwood Station and along Belmore Road to support transport-oriented development and reinforce the Local Centre as a focal point for housing and activity,
 - A fine-grained built form with clear height transitions, including lower street-wall heights along Belmore Road and increased heights focused around Riverwood Station to support growth while maintaining a human-scaled main street,
 - New public open space and links, including plazas, pocket parks and improved pedestrian connections between the station, Belmore Road and surrounding residential areas,
 - An integrated movement and transport framework that prioritises walking, cycling and public transport, supported by improved east-west links and safer intersections,
 - Strategic infrastructure planning aligned to growth to ensure community facilities, open space, and traffic upgrades are sequenced alongside new development,
 - A strengthened and expanded employment and retail core, supporting long-term local employment growth and opportunities for small businesses to establish and grow,
 - Housing choice close to public transport, accommodating a range of low, mid and higher-density housing in appropriate locations while protecting the character of surrounding residential neighbourhoods.
20. An overview of the draft Master Plan is provided in **Figure 3** below. It indicates proposed building envelopes with indicative heights up to 12 storeys (on opportunity sites) and proposed public domain improvements featuring new urban plaza, proposed trees, active transport links and shareways.

Figure 3 - Overview of draft Riverwood Master Plan



LEGEND

<ul style="list-style-type: none"> Study Area LGA boundary Cadastre Riverwood train station Railway corridor Opportunity sites <p>Public Domain</p> <ul style="list-style-type: none"> Existing public open space Existing urban plazas Proposed urban plazas and footpath widening ● Existing trees ○ Proposed trees <p>Approved DA Heights</p> <ul style="list-style-type: none"> 9 storeys (279-281 Belmore Road) 4 storeys (1-13 Coleridge Street) 3 storeys (17-27 Hardwicke Street) 	<p>Indicative Building Heights</p> <ul style="list-style-type: none"> 12 storeys 8 storeys 6 storeys 4 storeys 1-2 storeys 	<p>Active Transport Network</p> <ul style="list-style-type: none"> Existing informal cycle connections (unmarked roads) Proposed primary cycle connections (on-road linemarking) Proposed secondary cycle connections (on-road linemarking) Potential extension of secondary cycle connection (in coordination with Canterbury-Bankstown Council) Proposed tertiary cycle connections (unmarked roads) Existing pedestrian paths / trails / boardwalk Proposed pedestrian path along Salt Pan Creek Existing pedestrian through-site links Proposed mid-block connections - shareway (potential acquisition by Council) Proposed through-site links (preferred locations) Proposed through-site link (location to be coordinated with Homes NSW)
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Key Public Domain Interventions

21. The draft Public Domain Plan responds directly to the identified open space gaps within the Riverwood Local Centre by delivering new, well-located public open spaces and improving access to existing parks.
22. Although the broader area contains two large parks, Riverwood Park and Peakhurst Park, these are located on the periphery and do not meet the accessibility benchmark of

200-metre walking distance recommended for higher-density areas. As redevelopment intensifies, this gap in local open space provision will become increasingly significant.

23. To respond to these challenges, the draft Public Domain Plan proposes a series of key improvements to the public realm, including:
- A new central public plaza north of the railway line, ranging from 850sqm to 3,000 sqm created through the gradual conversion of roadway and parking areas into high-amenity public open space. The plaza would support passive recreation, community use and ground-floor activation, with delivery staged in line with growth. Further detailed design work will address parking redistribution and road network modifications (refer to Figure 4).
 - Streetscape upgrades along Belmore Road, enhancing the existing wide footpaths with additional tree planting, shade, and opportunities for placemaking, including outdoor dining and improved pedestrian amenity.
 - Improved connections to regional open spaces, including Salt Pan Creek, through enhanced pedestrian and cycling links and the creation of a landscaped shareway between Cairns and Hardwicke Streets. This connection would improve permeability between the station and Peakhurst Park and may support low-speed vehicle movements where appropriate.
 - Investigate the potential acquisition of properties at 41 Cairns Street, 37 and 42 Eldon Street, and 38 Hardwicke Street to deliver a shareway link to provide direct connectivity to Peakhurst Park. Completion of the final connection between Hardwicke and Hedley Streets will require further consultation with Homes NSW (refer to Figure 4).
24. Together, these proposed measures ensure that new and existing residents have equitable access to high-quality open space, in line with NSW Government Greener Places guidelines and Council's Local Strategic Planning Statement objectives.
25. The draft Plan and draft Public Domain Plan support Council's long-term commitment to increasing urban tree canopy by identifying new opportunities for street tree planting, deep soil zones, green links and open space enhancements across the centre. While the LMR policy will drive redevelopment and place added pressure on existing vegetation, the draft Plan aims to ensure growth is balanced with strong landscape and public domain requirements. All tree retention, planting and replacement will continue to be guided by Council's Tree Management Policy and Street Tree Master Plan, ensuring a coordinated and sustainable approach to expanding canopy cover as Riverwood evolves.

Figure 5 - Proposed through-sitelinks including potential shareway



LEGEND

- [- - -] Study Area
- [- - -] LGA boundary
- Cadastre
- T Riverwood train station
- Railway corridor
- Proposed through-site links (preferred locations)
- Proposed through-site link (location to be coordinated with Homes NSW)
- Proposed widening of existing through-site link (Amy Road to Clarendon Road)
- Proposed mid-block connections - shareway (potential acquisition by Council)

Council owned land

26. The draft Plan proposes changes to zone, floor space ratio and height of buildings to Council owned land. The two Council-owned sites on Coleridge Street and Webb Street located close to Riverwood Station and Belmore Road present future opportunities for appropriately scaled mixed-use development that supports transit-oriented housing, local jobs and growth of the centre over time.
27. The table below provides a summary of changes that apply to Council owned land within the study area. Council owned land with no proposed changes to development controls have been omitted (e.g. parks and roads).

Table 2. Summary of proposed changes to Council owned land

Opportunity	Property Address	Proposed	Proposed FSR	Proposed HOB
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Site No.		zoning	(incentive bonus)	(incentive bonus)
4	1-3 Webb Street	SP2 to E1	No controls to 2.4:1 (3.6:1)	No controls to 22m (41.5m)
5	38-40 Coleridge Street	SP2/R4 to E1	No controls/ 1:1 to 2.2:1 (3:1)	No controls/12m to 22m (41.5m)

28. It is acknowledged that some of the sites were acquired for car parking facilities. Any future redevelopment of these sites would be required to provide public parking within the new development.
29. The inclusion of these sites for uplift in the draft Plan does not pre-determine any timing or development outcome, and any future rezoning or redevelopment will be subject to separate statutory processes, public exhibition and appropriate probity and governance arrangements.

Opportunity sites to deliver public benefit

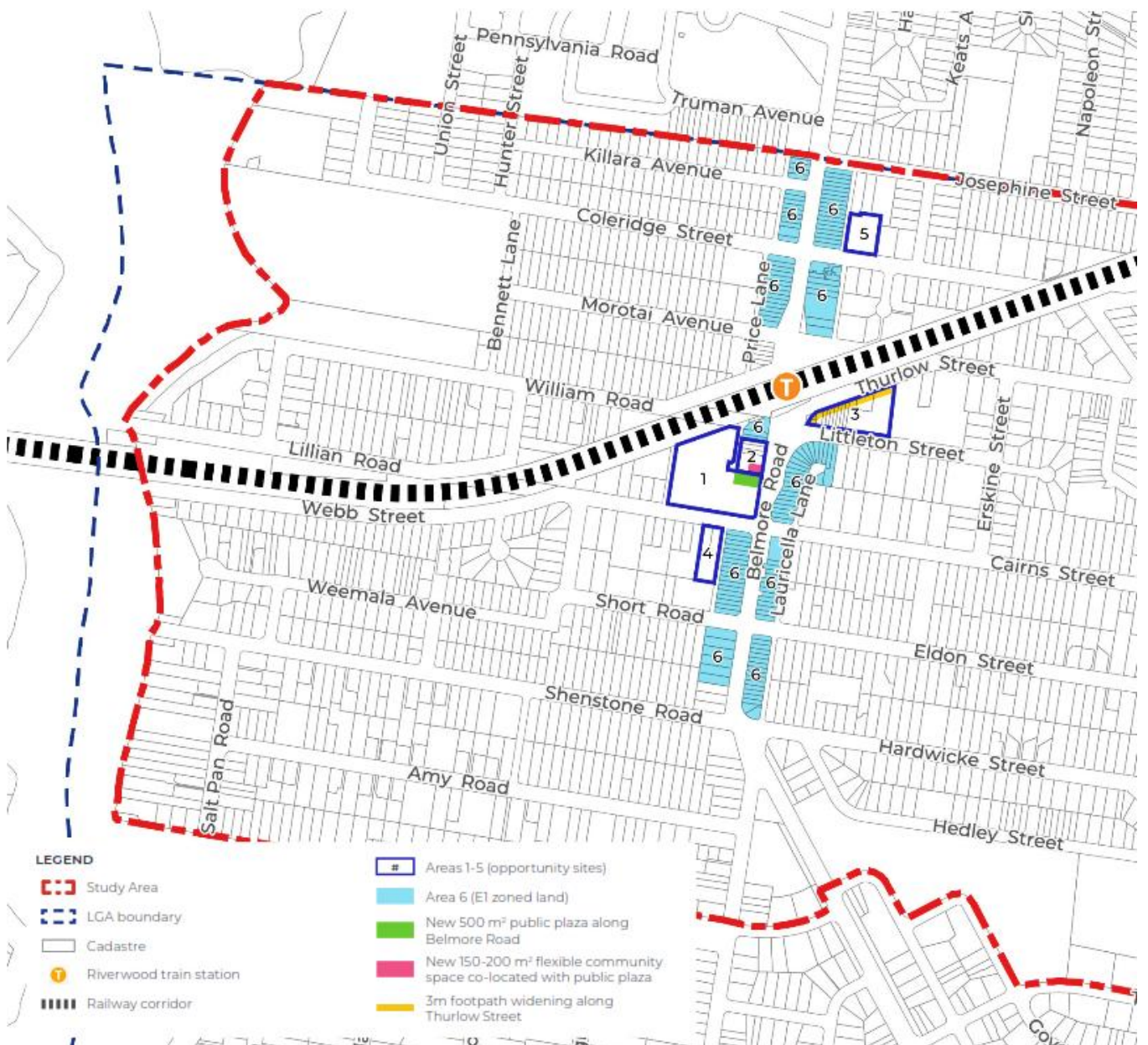
30. The majority of land within the Riverwood Local Centre are fine grain shops with less than 300sqm in site area. These is one of the main factors limiting redevelopment due to fragmented land ownership and the high cost associated with acquiring sufficient site area to enable new development. Economic feasibility would also restrict the delivery of public benefits through the redevelopment process.
31. In response to this constraint, a number of opportunity sites are identified in **Figure 5** as being capable of redevelopment to accommodate greater density, whilst delivering tangible public benefits such as public domain improvements, new public open space, new floor space for community use and publicly accessible car parking. The rationale for selecting opportunity sites was based on the following:
- Planning, urban design and placemaking merit, including being well-located close to Riverwood station and anchored by Belmore Road
 - Minimum site area of 1,000 sqm to facilitate redevelopment
 - Consolidated land ownership and/or ability for amalgamation (as limited landowners)
32. The following is the consolidated list of public benefits that will be required in exchange for incentive height and FSR uplift. These benefits are proposed to be embedded via a new Additional Local Provision in the LEP, supported by DCP controls and Planning Agreements.

Table 1: Public Benefits – Opportunity Sites (Including FSR Incentives)

Area No.	Base HOB	Incentive HOB	Total HOB	Base FSR	Incentive FSR	Total FSR	Public Benefit Requirements
1	29m	+12.5m	41.5m (12 storeys)	2.4:1	+2.5:1	4.91	<ul style="list-style-type: none"> • 0.75:1 non-residential FSR • New 500 m² public plaza along Belmore Road
2	29m	+12.5m	41.5m (12 storeys)	2.4:1	+2.2:1	4.61	<ul style="list-style-type: none"> • Amalgamation with 265 Belmore Road • New 150-200 m² flexible

Area No.	Base HOB	Incentive HOB	Total HOB	Base FSR	Incentive FSR	Total FSR	Public Benefit Requirements
							community space at street level with frontages to Belmore Road and the new public plaza on Opportunity Site 1
3	29m	+12.5m	41.5m (12 storeys)	3.0:1	+1.5:1	4.51	<ul style="list-style-type: none"> • 0.75:1 non-residential FSR • 3m footpath widening along Thurlow Street
4	29m	+12.5m	41.5m (12 storeys)	2.4:1	+1.2:1	3.61	<ul style="list-style-type: none"> • Provision of public car parking to match or exceed existing number of spaces on site (84 spaces, including 2 accessible spaces)
5	22m	+19.5m	41.5m (12 storeys)	2.2:1	+0.8:1	3.01	<ul style="list-style-type: none"> • Provision of public car parking to match or exceed existing number of spaces on site (69 spaces, including 2 accessible spaces)
6	18m	+11m	29.0m (8 storeys)	2.0:1	+0.6:1	2.61	<ul style="list-style-type: none"> • 1,000 m² minimum site area for redevelopment

Figure 5 - Opportunity Sites - Additional Local Provision Map



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Council-owned land

33. The draft Plan proposes changes to zone, floor space ratio and height of buildings to Council-owned land. The two Council-owned sites on Coleridge Street and Webb Street are located close to Riverwood Station and Belmore Road. They present future opportunities for appropriately scaled mixed-use development that supports transit-oriented housing, local jobs and growth of the centre over time. Table 2 below provides a summary of changes that apply to Council-owned land within the study area. Council-owned land with no proposed changes to development controls has been omitted (e.g. parks and roads).

Table 2: Summary of proposed changes to Council-owned land

Opportunity Site No.	Property Address	Proposed rezoning	Proposed FSR (incentive bonus)	Proposed HOB (incentive bonus)
4	1-3 Webb Street	SP2 to E1	No controls to 2.4:1 (3.6:1)	No controls to 22m (41.5m)

5	38-40 Coleridge Street	SP2/R4 to E1	No controls/ 1:1 to 2.2:1 (3:1)	No controls/12m to 22m (41.5m)
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34. It is acknowledged that some of the sites were acquired for car parking facilities. Any future redevelopment of these sites would be required to provide public parking within the new development. The inclusion of these sites for uplift in the draft Plan does not pre-determine any timing or development outcome. Any future rezoning or redevelopment will be subject to separate statutory processes, public exhibition and appropriate probity and governance arrangements.

Creating capacity for jobs and housing

35. The draft Plan identifies a maximum theoretical dwelling capacity based on the full redevelopment potential of all sites within the study area. This figure represents the upper limit of what could be delivered if every site is redeveloped to its maximum planning controls.
36. However, this level of uplift is unlikely to be realised in practice due to market conditions, fragmented ownership, redevelopment feasibility and staging constraints. For this reason, infrastructure planning is based on an adjusted assumed take-up rate that reflects realistic development behaviour over the next 10-20 year period. This approach ensures that Council's infrastructure planning, contributions framework and public domain delivery program are aligned with the scale and timing of growth that is reasonably expected, rather than the theoretical maximum which may never fully eventuate.
37. The draft Riverwood Master Plan proposes:
- Maximum theoretical capacity of 10,289 dwellings across the study area comprising of:
 - Capacity for 7,276 dwellings under current planning controls (including the capacity created by the LMR), and
 - Increase of 3,013 dwellings in the total capacity under proposed changes.
 - When based on historical take-up rates, the adjusted assumed take-up rate is **2,301 new dwellings** across the entire study area.
 - The population increase based on the adjusted dwelling is approximately **6,328 people** (at 2.75 persons/dwelling).
 - Maximum theoretical capacity for an increase of 4,798sqm non-residential GFA (131 jobs) across the Study Area, and adjusted non-residential GFA yield after applying assumed take-up rates of approximately **2,423sqm non-residential GFA (66 jobs)**.

Affordable Housing Policy reforms

38. It should be noted that future development within the Riverwood Master Plan study area would be subject to Council's Affordable Housing Contributions Scheme (AHCS) which enables Council to levy contributions on new residential development to support the delivery of affordable rental housing for very low to moderate income households. The AHCS is designed to be feasible, transparent and evidence-based, with contributions phased in over time so developers can factor them into project planning. The current draft AHCS, which is the subject of a separate report in this Agenda, proposes a requirement of a 2% affordable rental housing contribution for all new residential flat building and shop top housing to enable affordable rental housing to be provided in perpetuity.
39. In addition to Council's AHCS, new development may also be eligible to access the NSW Government's In-fill Affordable Housing Policy which provides additional height or floor

space where a portion of dwellings are dedicated as affordable housing for 15 years. Together, these mechanisms ensure that planned growth in Riverwood contributes to housing diversity and increases the supply of affordable homes in well-located areas undergoing uplift, consistent with broader state planning reforms to improve housing supply and affordability.

NEXT STEPS

40. The draft Plan provides an opportunity to ensure future growth is supported by infrastructure, including public spaces, community infrastructure, quality urban design and green and connected streets for people.
41. Council's endorsement is sought to formally exhibit the draft Plan to seek community and stakeholder feedback, noting that the draft Plan does not enact any of the proposed changes and is a land use strategy that requires future implementation. Community consultation is proposed to be undertaken for a minimum period of 28 days as outlined in the **Community Consultation** section below.

FUTURE IMPLEMENTATION PATHWAYS

42. The draft Plan identifies a range of implementation pathways to guide the transition from strategic planning to on-ground delivery. This will ensure upgrades to open space, movement networks, public domain and landscape elements are sequenced appropriately alongside growth and adequately supported by the necessary funding, partnerships and governance arrangements.
43. The following implementation pathways outline the mechanisms through which Council and key stakeholders will deliver the vision for the Riverwood Local Centre.
 - **Staged Delivery Framework** - Implementation of the Riverwood Master Plan will occur in phases, aligning the timing of land use change with supporting public domain upgrades, infrastructure delivery and funding opportunities.
 - **Planning Proposal and DCP Amendments** - Key planning controls, including built form, public domain requirements and landscaping standards, will be embedded through future amendments to the Georges River LEP and DCP to guide redevelopment outcomes.
 - **Public Domain Works Program** - Priority projects identified in the Public Domain Plan including the staged plaza, Belmore Road streetscape upgrades, and the Cairns/Hardwicke Street shareway will be sequenced and delivered through Council's capital works program and infrastructure plans.
 - **Infrastructure Funding and Partnerships** - Delivery will be supported through development contributions, external grants and coordinated investment with State agencies. Collaboration with Homes NSW and Transport for NSW will be essential for upgrades near the station and completion of key pedestrian and cycling links.
 - **Property Acquisition and Negotiation** - Targeted land acquisitions, where required (e.g. to deliver the shareway link), will be investigated in accordance with Council's Property Acquisition and Disposal Policy and in consultation with relevant landowners and agencies.
 - **Ongoing Review and Monitoring** - Implementation will be monitored through established Council reporting mechanisms, ensuring infrastructure delivery, public domain improvements and canopy targets keep pace with redevelopment over time.
44. Further detail on the recommended implementation pathways will be outlined in the next Council report, which will present the outcomes of the community engagement process and refine the delivery approach in response to community and stakeholder feedback.

COMMUNITY ENGAGEMENT

45. There are no mandatory community participation requirements for the exhibition of master plans in the *Environmental Planning and Assessment Act 1979* or Council's *Community Engagement Strategy*. However, the preparation of master plans is generally proposed to follow a similar engagement process as plan-making which includes a minimum exhibition period of 28 days. An extended exhibition period is not recommended because it would place Council at risk of not meeting the reporting deadlines under the funding agreement.
46. The process for community engagement is outlined in the **Table 3** below.

Table 3: Proposed community engagement methods

Community Engagement	Proposed Action
Online	<ul style="list-style-type: none"> • Notification of exhibition of draft Master Plan on: <ul style="list-style-type: none"> ○ Council's 'Your Say' project page (including online survey). ○ Council's social media
Online survey	<ul style="list-style-type: none"> • Online survey for inclusion on Council's 'Your Say' project page.
Newspapers	<ul style="list-style-type: none"> • Advertisement to be placed in the local newspaper notifying the exhibition of the draft Master Plan.
Letters	<ul style="list-style-type: none"> • Letters sent to all key stakeholders including landowners, residents, adjoining councils and State Government agencies advising them of the exhibition of the draft Master Plans.
Customer Service Centre	<ul style="list-style-type: none"> • Hard copies of the draft Master Plans are to be displayed at Customer Service Centres.
Telephone and Counter Consultation	<ul style="list-style-type: none"> • Council's Strategic Planning staff will be available during office hours to answer telephone and counter enquiries.
Engagement Sessions	<ul style="list-style-type: none"> • Two community drop-in sessions • One online webinar session • The information on the draft Master Plans will be displayed at the drop-in sessions and Council's Strategic Planning staff and consultants will be available to answer questions.

47. Following the conclusion of the exhibition, all submissions will be reviewed and a further report will be submitted to Council reporting the outcomes of the community engagement and seeking endorsement of the Masterplan, including any proposed amendments and implementation pathways.

FINANCIAL IMPLICATIONS

48. Within budget allocation. Council has allocated \$100,000 in FY24/25 and \$100,000 in FY25/26 under the Capital Works Budget for the subject Master Plan.
49. Council has also been successful in receiving \$500,000 in Federal Funding under the Housing Support Program – Stream 1, to prepare the Kogarah and Riverwood Master Plans with an anticipated timeframe for the projects to be completed prior to 30 June 2026. This equates to grant funding of \$250,000 for this Master Plan.

50. Delays in administering the Federal Grant to the State Government have resulted in a flow-on impact to project commencement. The delay was primarily due to the time taken to finalise funding arrangements, which postponed the procurement process and shifted the program timeline. A scope variation has been approved for the Federal Funding component which requires Council to adopt the Master Plan by 31 August 2026.

RISK IMPLICATIONS

51. **Strategic Risk 1 – Financial Sustainability:** *Council's failure to implement appropriate financial strategies and controls to ensure financial sustainability.* Identifying and prioritising works in the Master Plan in the form of public domain plans and contributions plans will ensure future infrastructure is identified and resourced.
52. **Strategic Risk 3 – Assets and Infrastructure:** *The risk that Council's infrastructure may not meet the evolving needs or expectations of the community, particularly in terms of quality, capacity, and resilience.* The Riverwood Master Plan will identify additional infrastructure and future upgrades to existing infrastructure required to support planned growth and supplement the infrastructure shortfalls resulting from State-led housing reforms.
53. **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.* Riverwood Master Plan has been developed with a strong emphasis on transparent engagement and strategic alignment to build community trust, protect Council's reputation, and ensure decisions reflect local needs while continuing to deliver essential services and long-term benefits for current and future residents.
54. **Strategic Risk 9 – Housing Infrastructure:** *Council fail to facilitate housing and development that aligns with the community's growing needs and expectations in relation to climate change impacts and severe weather events, high quality design and amenity, and density co-located with infrastructure.* One of the suggested controls for this risk is to adopt a strategic approach to land use planning decisions. The master plans provide capacity for new housing and will identify community infrastructure to support future housing and population in the Centre.

FILE REFERENCE

D26/50351

ATTACHMENTS

- Attachment 1 Draft Riverwood Master Plan Report and Appendix A - *published in separate document*
- Attachment 2 Appendix B - Background Report (Riverwood Master Plan) - *published in separate document*
- Attachment 3 Riverwood Master Plan - Preliminary Engineering Assessment - *published in separate document*
- Attachment 4 Riverwood Master Plan - Public Domain Plan - *published in separate document*
- Attachment 5 Riverwood Master Plan - Transport Assessment - *published in separate document*
- Attachment 6 Riverwood Master Plan - Early Engagement Outcomes Report - *published in separate document*

Item: ENV013-26 **Endorsement of Mortdale Local Centre Planning Proposal for Gateway Determination & DCP Amendment for Public Exhibition**

Author: Senior Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV013-26

RECOMMENDATION:

- (a) That Council forward Planning Proposal PP2026/0001 (Mortdale Centre Master Plan Planning Proposal) enclosed in **Attachment 1** to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the DPHI and the *Georges River Council Engagement Strategy*.
- (c) That Council authorise the Director Environment and Planning to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- (d) That Council endorse draft Amendment No. 8 to the Georges River Development Control Plan 2021 (GRDCP), enclosed in **Attachment 2**, to be exhibited concurrently with the Planning Proposal.
- (e) That Council authorise the Director of Environment and Planning to make minor editorial amendments to the draft GRDCP, if required, in preparation for the public exhibition.
- (f) That a further report be provided to Council outlining submissions received during the public exhibition period of the Planning Proposal and draft Amendment No.8 to the GRDCP.

EXECUTIVE SUMMARY

1. The Mortdale Centre planning proposal (PP2026/0001) seeks to amend the Georges River Local Environmental Plan 2021 (GRLEP) to:
 - Implement the vision of the Mortdale Local Centre Master Plan.
 - Increase supply of housing, while provide greater housing choice to meet State Government directions and local housing targets for more housing close to public transport infrastructure and services.
 - Introduce appropriate height limits to the E1 Local Centre zone to reinforce the local centre core area around the train station and provide certainty for development.
 - Increase the employment floorspace to meet future demand by expanding the E1 zone and increase the minimum non-residential floorspace requirement for new development within the E1 zone.
 - Encourage a high quality and activated public domain with good solar access.
 - Rezone land to enable a variety of land uses (residential and mixed use) within walking distance of Mortdale railway station.
2. A copy of the planning proposal report is included in **Attachment 1** to this report. The planning proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 18 December 2025 in accordance with Minister Direction under S9.1 of the

Environmental Planning and Assessment Act 1979 and the charter of the *Georges River Local Planning Panel 2018*. The LPP supported the planning proposal to be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination.

3. Additionally, an amendment to the Georges River Development Control Plan 2021 (GRDCP) has been prepared to support this planning proposal. The subject amendment, known as Amendment No. 8 to the GRDCP, comprises of a new chapter relating to Mortdale Local Centre within GRDCP Part 10 – Precincts. A copy of the draft amendment to GRDCP is included as **Attachment 2** to this report.
4. This report seeks:
 - (a) endorsement to forward the Mortdale Centre Master Plan planning proposal to the DPHI for a Gateway Determination,
 - (b) endorsement to concurrently exhibit the planning proposal and the draft amendment to the GRDCP after a Gateway Determination is received.

BACKGROUND

5. At its meeting held on 24 August 2020, Council resolved to prepare a master plan for the Mortdale Local Centre to provide a strategic framework to guide future growth in the centre and to:
 - increase business floor space and employment opportunities;
 - increase residential choice;
 - improve the public space network, including road closure plazas, town square, new park, library and community hub; and
 - improve the public domain, including active transport upgrades, potential through site links, laneway upgrades and road closure plazas.
6. The first version of the Draft Master Plan was exhibited in 2021. The Draft Master Plan for Mortdale received significant community opposition, primarily concerning the proposed scale of development.
7. In response, two revised options were exhibited in 2023, accompanied by further community consultation. The adopted 2023 Master Plan reflects these revisions and aims to balance growth with local character.
8. The 2023 Master Plan proposes a modest expansion of the E1 Local Centre zone with maximum building heights of four storeys with a two-storey street wall along Morts Road. Closer to Mortdale Station, along Pitt Street and part of Morts Road, maximum building heights are six storeys with a four-storey street wall. The minimum non-residential floor space ratio (FSR) is proposed to be increased from 0.5:1 to 0.75:1.
9. Surrounding residential areas are upzoned to provide height transitions and housing diversity, including R4 High Density zones (maximum 13m / 4 storeys), R3 Medium Density (maximum 9m / 2.5 storeys) and with lower heights along Victoria Avenue.
10. The 2023 Master Plan focuses redevelopment within a 400m walking catchment of Mortdale Station, creating theoretical maximum capacity for an estimated 578 additional dwellings and approximately 27,685sqm of non-residential gross floor area. **Figures 1 and 2** provide illustrations of the proposed zoning, height, and built form changes. The 2023 Master Plan is included as Appendix 1 to the Planning Proposal and can be viewed on Council's website.
11. On 23 October 2023, Council resolved to:

- Prepare a planning proposal to implement the Mortdale Local Centre Revised Master Plan
- Prepare an amendment to Georges River Development Control Plan 2021 (DCP)
- Prepare an amendment to the Georges River Local Infrastructure Contributions Plan 2021
- Endorse design excellence principles and controls in the DCP for the Mortdale Centre to ensure building design complements the village atmosphere.

Figure 1 - Adopted 2023 Mortdale Local Centre Master Plan



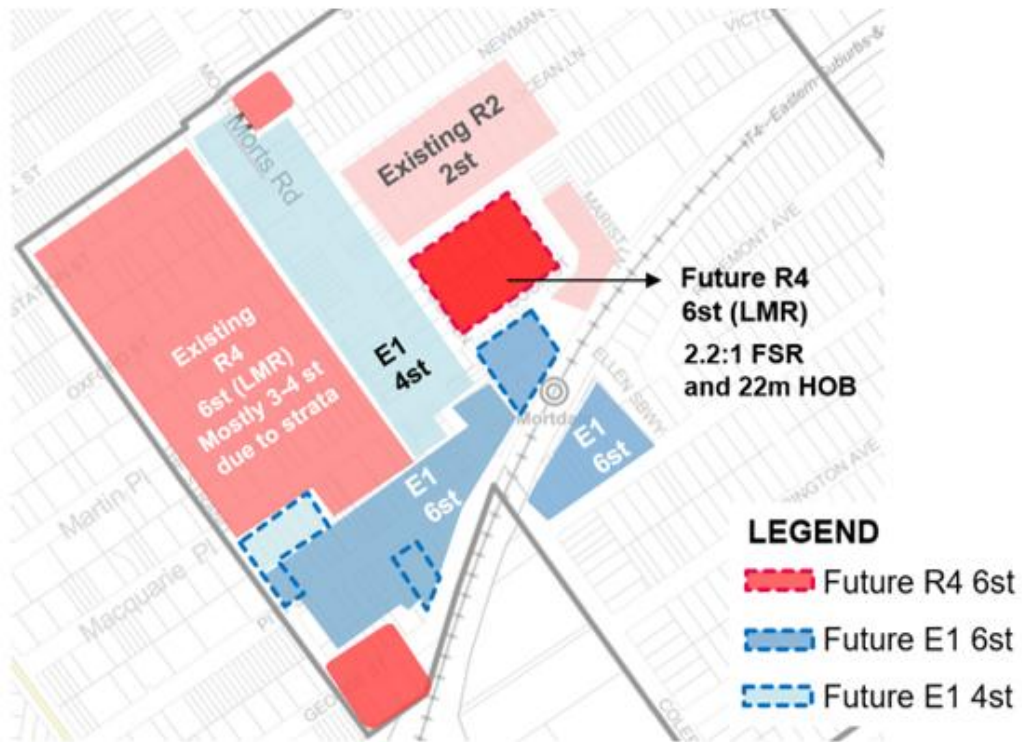
Figure 2 - 2023 Mortdale Local Centre Master Plan – Proposed zoning, height and built form changes (areas of change shown by dotted line)



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12. On 28 February 2025, DPPI enacted Chapter 6 ‘Low and Mid-Rise Housing’, within the State Environmental Planning Policy (Housing) 2021, to facilitate an increase in housing capacity, throughout the State. The Low and Mid-rise Housing Policy (LMR) permits residential flat buildings up to six storeys within 400 metres of identified stations or centres, and up to four storeys within 800 metres of the station or centres in the R3 Medium Density Residential and the R4 High Density Residential zones. The LMR also provides an increase in height and FSR to the R2 Low Density Residential Zone, allowing a residential flat building with a maximum of three storeys.
13. In response to the LMR’s commencement, Council resolved at its meeting on 28 April 2025 to amend the implementation of the 2023 Master Plan as follows:
 - Delete the proposed R3 zone fronting Newman St, Cross Street, Victoria Avenue and Cooks Lane, Mortdale retaining these areas as R2 zone; and
 - Increase the FSR and building height of the proposed R4 zoned area from 1:1 FSR and 15m to 2.2:1 FSR and 22m.
14. Coupled with the capacity enabled by the LMR, the amended implementation of the 2023 Master Plan creates maximum theoretical capacity for 773 new dwellings and 27,685sqm of commercial floor space in the Centre (refer to **Figure 3**).

Figure 3 - Amended implementation of the Mortdale Local Centre Master Plan



PLANNING PROPOSAL

15. This planning proposal seeks to amend certain planning controls of the GRLEP within the Mortdale Local Centre and surrounding areas by:
 - Expanding the E1 Local Centre and R4 High Density Residential zone.
 - Amending the height of buildings and floor space ratio (FSR) for the E1 Local Centre and some R4 High Density Residential areas.
 - Increasing the minimum non-residential FSR in the E1 Local Centre from 0.5:1 to 0.75:1.
 - Updating the minimum lot size maps to reflect proposed zoning changes.
 - Supporting concurrent amendments to the Georges River DCP and Development Contributions Plan.
16. The planning proposal is accompanied by the following Appendices:

Table 1 – List of Appendices to the Planning Proposal

Appendices	Name of document
Appendix 1	Mortdale Master Plan and technical studies
Appendix 2	Council report and minutes
Appendix 3	LEP map changes
Appendix 4	Preliminary Site investigation report for 29 Cook St Mortdale

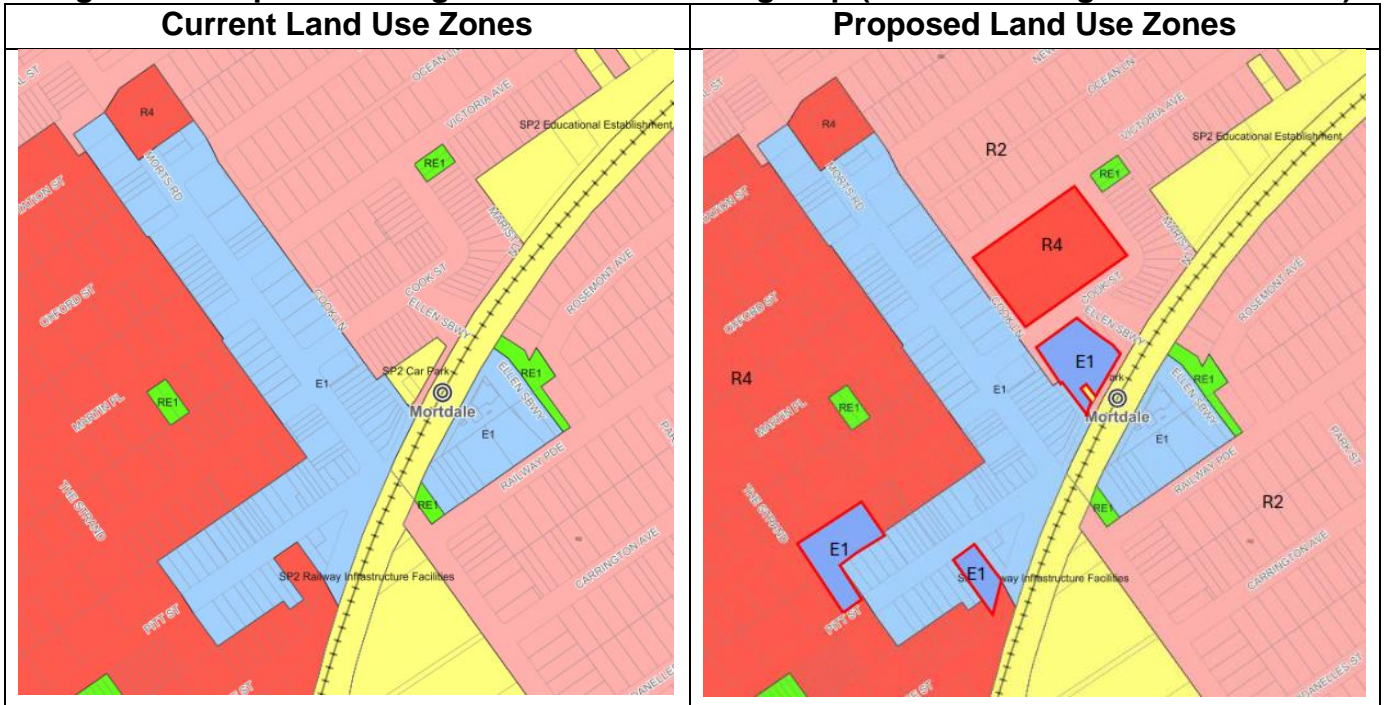
17. The above appendices can be found on Council’s website at <https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Planning-Proposals/Planning-Proposal-for-the-implementation-of-Mortdale-Local-Centre-Master-Plan>

18. The proposed GRLEP amendments to built form controls (height of buildings and floor space ratio) have been informed by urban design modelling undertaken as part of the 2023 Master Plan to account for setbacks, likely future amalgamation patterns and solar access.
19. The planning proposal will create the maximum theoretical capacity for 773 new dwellings and 27,685 sqm of employment floorspace in the Centre, which will meet the forecasted 2036 employment demands and support Council's vision for a vibrant, well-connected, and sustainable local centre.

Changes to Land Use Zoning

20. The proposal seeks to rezone certain lots (outlined in red) in **Figure 4**, comprising of:
 - Rezone R4 High Density Residential land associated with the Mortdale RSL at 19-25 Macquarie Place to E1 Local Centre to formalise the existing use. The expansion of the E1 zone will provide opportunities for new residential, retail and commercial development supported by areas identified for community facilities and open space in the proposed amendments to the accompanying Development Control Plan,
 - Rezone R2 Low Density Residential to R4 High Density Residential to provide a new transition area between the proposed E1 Local Centre zone and surrounding residential areas, and
 - Rezone SP2 Infrastructure (Car Park) and R2 Low Density Residential land owned by Council at 23-29 Cook Street to E1 Local Centre to meet future demands for community infrastructure alongside opportunities for greater local employment within the centre and increase in housing supply and diversity.
21. It should be noted No.31 Cook Street is a heritage listed electrical substation and will remain zoned SP2 Infrastructure (Car Park).

Figure 4 - Proposed changes to land use zoning map (areas of change outlined in red)

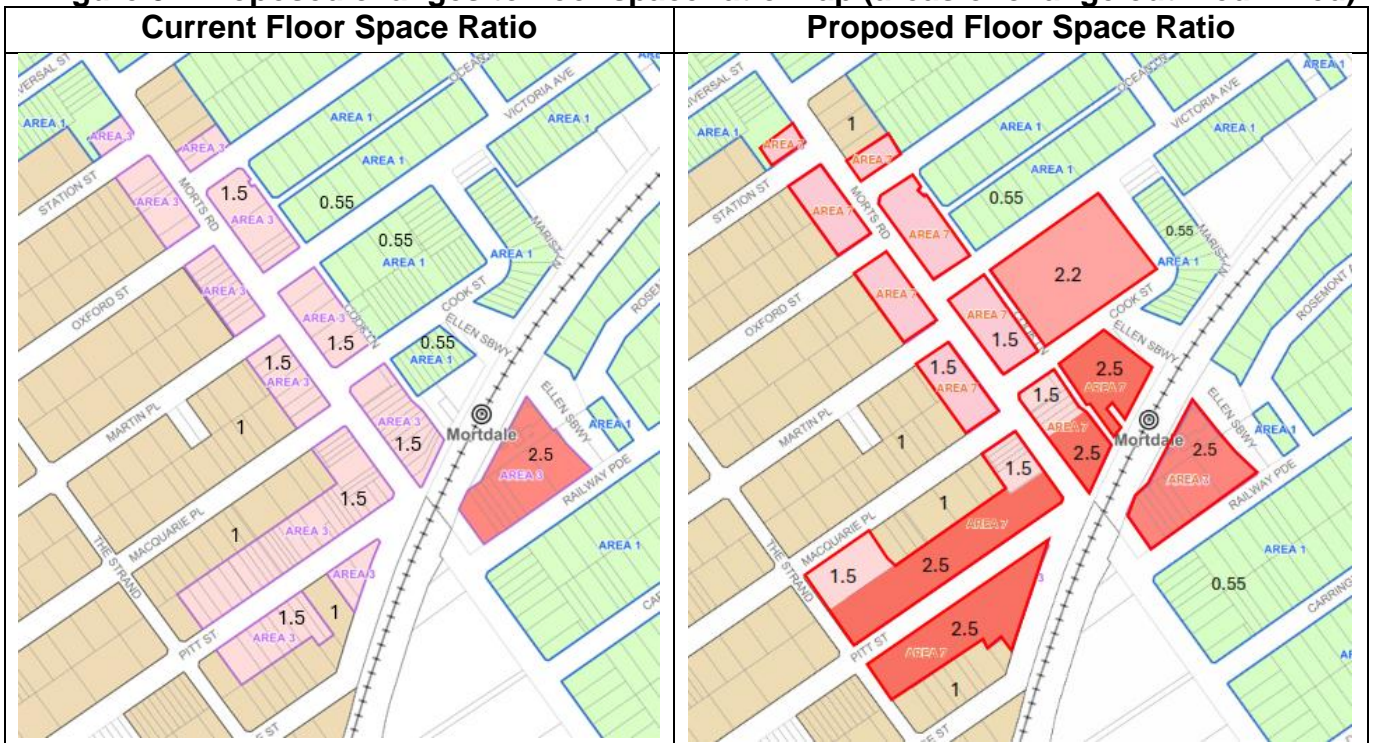


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Changes to Floor Space Ratio

22. The proposal seeks to amend the Floor Space Ratio Map in **Figure 5** below to:
- (a) On certain sites increase the FSR in E1 zone from 1.5:1 to 2.5:1
 - (b) On certain sites being rezoned from R4 to E1, increase the FSR from 1:1 to 1.5:1
 - (c) On certain sites being rezoned from R2 to R4, increase the FSR from 0.55:1 to 2.2:1

Figure 5 - Proposed changes to floor space ratio map (areas of change outlined in red)

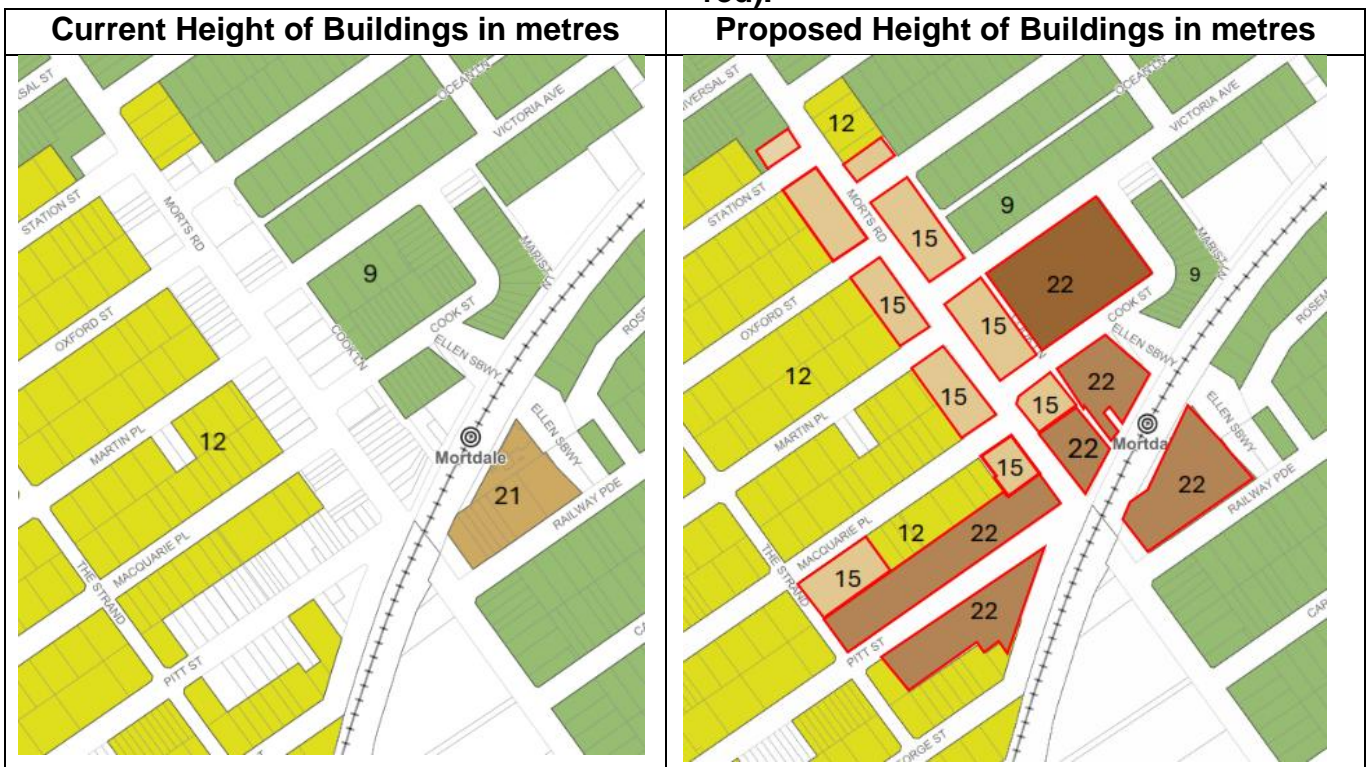


23. To the north of the station, an increased FSR of 2.5:1 is proposed for E1 Local Centre zoned land in close proximity to the station around Morts Road and Pitt Street intersection. This aligns with the current FSR control for the E1 Local Centre zone to the south of the station on Railway Parade. Other E1 Local Centre zoned land in the centre will remain 1.5:1 FSR to allow density and scale transition to the surrounding residential area.
24. Currently land zoned E1 Local Centre in the centre is identified as “Area 3” on the FSR map, which requires development to provide a non-residential FSR of 0.5:1 under Clause 4.4B Exceptions to floor space ratio – non-residential uses.
25. This planning proposal seeks to require all E1 Local Centre zoned land in the centre to provide a minimum non-residential FSR of 0.75:1, as recommended in the Commercial Centres Strategy – Part 1 (adopted by Council in 2020). The FSR map is proposed to be amended to identify the land as “Area 7”.
26. To support increased housing supply in a well-connected location, a new R4 High Density Residential zone is proposed to the east of Morts Road, with a FSR of 2.2:1. This uplift will enable the delivery of higher-density housing options within walking distance of public transport, shops, and community facilities.
27. The existing R4 High Density Residential zoned land within the centre to the west of Morts Road is to remain 1:1 FSR. This area is a well-established area with vast majority of land developed for residential flat buildings and under strata title. This area provides a transition between the E1 Local Centre and the adjoining R2 Low Density Residential areas to the North and South-West.

Changes to Building Heights

28. The proposed building heights aims to reinforce the core area within 400m of the station and support a clear spatial hierarchy within the Centre as shown in **Figure 6**.

Figure 6 - Proposed changes to height of buildings map (areas of change outlined in red).



29. The proposed amendments have been informed by urban design modelling undertaken by the Master Plan to account for setbacks, likely future amalgamation patterns and solar access to existing and future public space.

- 30. Currently there are no height control limits in E1 Local Centre for Mortdale on the northern side of the railway line. The 22m height is proposed for E1 Local Centre areas around the station and Pitt Street. Other E1 Local Centre areas will have a lower height limit of 15m outside of the 400m core area.
- 31. A height limit of 22m is also proposed for the upzoned R4 High Density Residential zone to the east of Morts Road. The proposed height limit has been designed to align with the intended FSR of 2.2:1, ensuring that built form outcomes are achievable while supporting the delivery of high-density housing in a manner consistent with the desired urban scale and character.
- 32. The existing R4 High Density Residential zone to the west of Morts Road is to remain at 12m. This area is a well-established area with vast majority of land developed for residential flat buildings and under strata title. This area provides a transition between the E1 Local Centre and the adjoining R2 Low Density Residential areas to the North and South-West.

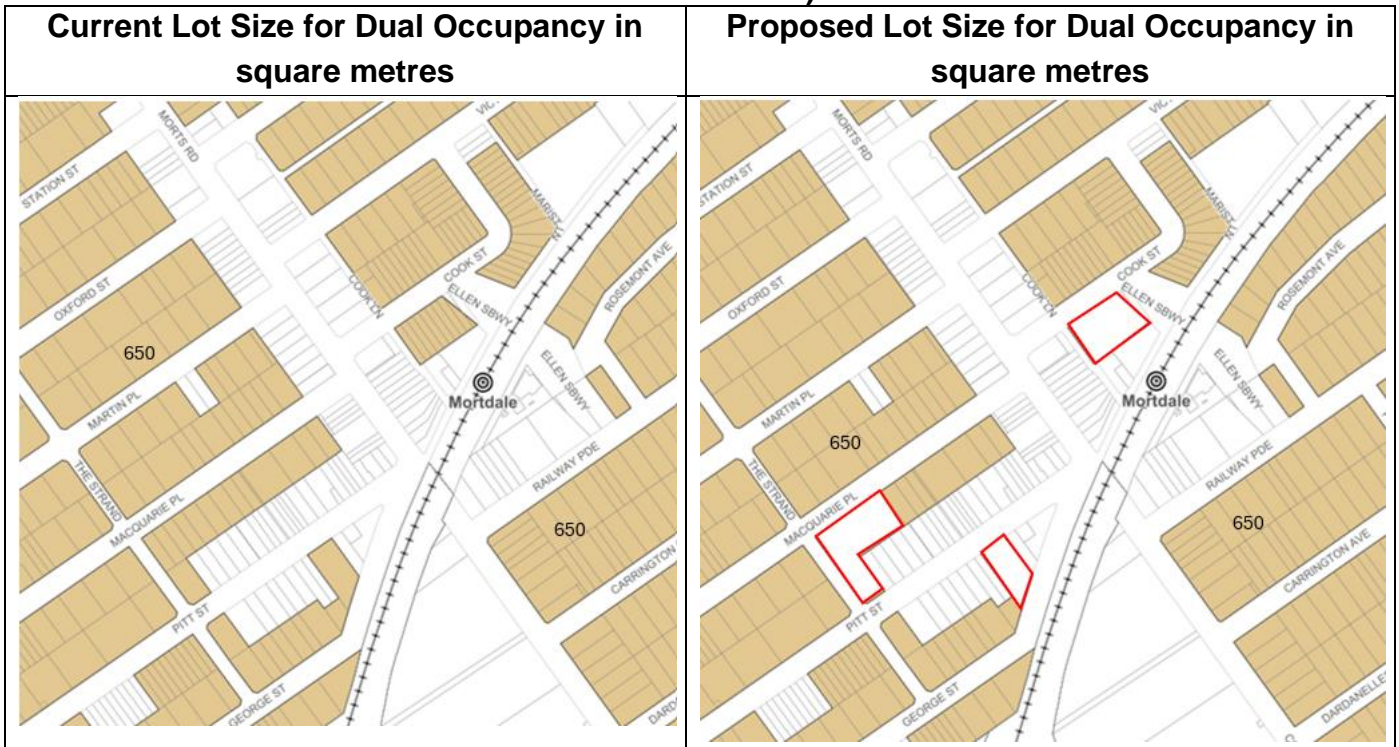
Changes to Minimum Lot Size

- 33. For lots proposed to be rezoned to R4 High Density Residential and E1 Local Centre, the minimum subdivision lot size maps are proposed to be updated to reflect the change in zone. Refer to **Figures 7 and 8** below.

Figure 7 - Proposed changes to minimum lot size (areas of change outlined in red)



Figure 8 - Proposed changes to minimum lot size for dual occupancy (areas of change outlined in red)



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ASSESSMENT OF THE PLANNING PROPOSAL

- 34. The DPHI’s *Local Environmental Plan Making Guideline* dated August 2023 outlines the matters for consideration when describing, evaluating and justifying a planning proposal, including an assessment of a detailed assessment and justification of the strategic and site-specific merit of the proposed amendments.
- 35. The detailed assessment of this Planning Proposal is provided in **Attachment 1**. A summary is provided below for the purpose of this report.

Strategic Merit

- 36. **Greater Sydney Region Plan – A Metropolis of Three Cities** is the Greater Sydney Commission’s strategic plan for Greater Sydney. It is a 20-year plan with a 40-year vision, seeking to transform Sydney into a metropolis of three distinct by connected cities. The planning proposal supports the objectives for housing supply, diversity, infrastructure optimisation, and walkable centres.
- 37. **South District Plan** is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the vision of Greater Sydney. The South District covers the Canterbury-Bankstown, Georges River and Sutherland local government areas. The planning proposal supports the priorities by delivering housing and employment near transport, enhancing open space and respecting heritage.
- 38. **Georges River Local Strategic Planning Statement 2040 (LSPS)** sets out a 20-year land use vision for the local government area to manage future growth and realise the regional/district plans. The LSPS structure plan identifies Mortdale Local Centre as a location for future centres expansion for additional jobs and/or housing due to its proximity to the railway corridor. This planning proposal implements several LSPS actions relating to the themes of Housing and Neighbourhoods and Economy and Centres.
- 39. **Georges River Local Housing Strategy (LHS)** sets out the strategic direction for housing in the local government area over the next 20 years, and identifies the housing demand,

gaps and issues as well as establishing housing objectives to manage future growth. This planning proposal implements several actions in the LHS related to creating housing capacity and diversity in commercial centres and being accompanied by infrastructure.

40. **Commercial Centres Strategy - Part 1 Centres Analysis (2020)** was undertaken to inform the preparation of Georges River LEP 2021. It investigates the appropriate mix required between employment and residential floor space in mixed use developments to meet the projected 2036 demand. The planning proposal seeks to expand of the E1 Local Centre zone in Mortdale and to increase the minimum non-residential floor space ratio from 0.5:1 to 0.75:1. This would create capacity for a total of 27,685sqm non-residential gross floor area (GFA) which meets the projected 2036 future demand of 27,014sqm for the centre.
41. **Georges River Transport Strategy** provides policy and directives for Council to enhance existing transport networks and plan for increased transport demand. The Strategy recommends transport actions to improve the network, including actions for the Mortdale Local Centre to work with the DPIE (now DPHI) to implement the Mortdale Masterplan and work with Transport for New South Wales to optimise bus and train services in Mortdale Centre and secure bicycle parking facilities at the station. This planning proposal supports active transport and integrates land use with transport planning. The DPHI and Transport for NSW will be consulted as part of the planning proposal and associated public exhibition process.
42. The planning proposal is considered to be consistent with all relevant State Environmental Planning Policies (SEPPs) and Ministerial Directions.

Site-Specific Merit

43. The proposal is supported by detailed urban design and environmental analysis undertaken as part of the Master Plan process. Key merits of the proposed uplift include:
 - Proximity to Mortdale Station and existing infrastructure in accordance with best practice principles of transport-oriented design,
 - Appropriate built form controls to manage overshadowing and amenity,
 - No adverse impact on heritage items or critical habitats,
 - Preliminary site investigation confirms suitability of rezoning SP2 land at 29 Cook Street, and
 - Flood risk and contamination issues are addressed through existing LEP provisions and future DA requirements.
44. The associated Public Domain Plan contained in the Master Plan identifies infrastructure works to support the future growth of the Centre. These include street upgrades, through site links and the creation of public space via road closures or on Council owned land. These works will be identified in an amendment to the GRDCP and the Georges River Local Infrastructure Contributions Plan 2021.

RECOMMENDATION OF THE GEORGES RIVER LOCAL PLANNING PANEL

45. The planning proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 18 December 2025 in accordance with Minister Direction under S9.1 of the EP&A Act and the charter of the *Georges River Local Planning Panel 2018*.
46. The LPP supported the planning proposal to be forwarded to the DPHI for a Gateway Determination without amendments. The decisions of the LPP are as follows:
 - a) *That the Mortdale Local Centre Master Plan and the associated Planning Proposal, in the Council's report, be received and noted.*

b) *That the Local Planning Panel recommends to Council that the Planning Proposal for Mortdale Centre Master Plan (PP2025/0004) be forwarded to the Department of Planning Housing and Infrastructure (DPHI) for a Gateway Determination.*

52. The planning proposal number reported to the Local Planning Panel (PP2025/0004) has been updated to PP2026/0001 for administrative reasons. This is the same planning proposal as considered by the Panel, only the identification number has changed.
53. A copy of the report that was referred to the LPP is available on Council's website.

AMENDMENT NO.8 TO GEORGES RIVER DEVELOPMENT CONTROL PLAN 2021

47. A draft amendment to Georges River Development Control Plan 2021 (DCP) has been prepared to support the planning proposal. These controls will ensure development outcomes are well-integrated, fit with the existing context and future local character of the Mortdale Local Centre and are consistent with the strategic intent of the proposed changes.
48. A copy of the draft DCP amendment is available in **Attachment 2** of this report.

Community Engagement

49. Extensive community engagement was undertaken to guide the amendment to the DCP for Mortdale Local Centre. The process focused on understanding local priorities and aspirations for the centre's future. The engagement approach was transparent and inclusive, ensuring feedback informed the desired future character statement and tailored design principles to be incorporated into the DCP amendment.
50. Consultation activities included:
- A community survey and interactive online mapping tool hosted on Council's *Your Say* platform from 2 May to 31 May 2025, and
 - Two face-to-face workshops held on 14 and 17 May 2025, attended by 59 participants. These sessions provided an open forum for residents to share ideas and gain a clear understanding of the planning process, the role of the DCP, and its implications for Mortdale's future. The second workshop included a walking tour of the centre to capture on-the-ground insights into Mortdale's unique character.
51. Feedback was received through online submissions, eight (8) emails, 106 pins, 31 interactive map comments, and 60 formal submissions. Analysis of this input identified key priorities and four overarching themes:

Theme One: Preserve and Enhance Mortdale's Village Character

The community strongly supports retaining Mortdale's unique village feel, heritage charm, and low-rise built form. Key priorities include revitalising historic facades, maintaining cohesive design, and avoiding bulky high-rise development to protect the human-scaled environment.

Theme Two: Green, Welcoming, and Accessible Public Spaces

Residents envision more greenery, shade, and attractive streetscapes with tree canopy, gardens, and public art. Desired improvements include outdoor dining, seating, pocket parks, widened footpaths, and inclusive gathering spaces that create a vibrant, people-focused centre.

Theme Three: Improved Walkability, Cycling, and Transport Connectivity

There is strong demand for safer pedestrian and cycling infrastructure, including bike lanes, crossings, and covered walkways. Community feedback highlights the need for

traffic calming, better links to Mortdale Station and schools, and balanced parking provision for residents and businesses.

Theme Four: Diverse, Sustainable, and Inclusive Development.

Community members support sensitive growth that delivers family-sized apartments, affordable housing, and sustainable design features such as energy efficiency and rooftop green spaces. Development should respect setbacks, light, and privacy while accommodating population growth without compromising character or liveability.

52. A report on the engagement outcomes is provided in **Attachment 3**.

Draft DCP Amendment

53. The draft DCP amendment provides the following design and planning guidelines for future developments:
- Establishing the existing local character of Mortdale Local Centre, including identifying community appreciated structures with local character,
 - Setting the desired future character in the Mortdale Local Centre,
 - Design guidance on building envelopes such as street wall heights and setbacks, and
 - Locations for active transport network including street hierarchy and pedestrian links.
54. The following table demonstrates how the proposed DCP amendment responds to the priorities and four overarching themes identified through community engagement.

Table 2 – Alignment of DCP Amendment with Themes

Theme	How the draft DCP responds	Location in DCP
1. Preserve and Enhance Mortdale's Village Character	<ul style="list-style-type: none"> • Controls to encourage the retention of local character buildings • Controls for setbacks, podiums, and scale transitions • Design guidance on materiality and architectural style to maintain village character 	<ul style="list-style-type: none"> • 1.2 Local Character • 1.3.1 Lots Adjoining Heritage Items • 1.3.2 Local Character Buildings • 1.3.4 Building Envelope Controls
2. Green, Welcoming, and Accessible Public Spaces	<ul style="list-style-type: none"> • Landscaping and tree canopy requirements (minimum 15% site cover) • Integration of green walls, podium planters, and rooftop communal spaces • Controls to ensure reasonable levels of solar access are retained for in the public domain • Identification of new public spaces 	<ul style="list-style-type: none"> • 1.3.7 Trees & Landscaping • 1.3.8 Solar Access • Figure 14 - Public Open Spaces
3. Improved Walkability, Cycling, and Transport Connectivity	<ul style="list-style-type: none"> • Identifying through-site pedestrian links to improve permeability • Active street frontage controls to create lively, safe streets • Traffic and parking design measures prioritising pedestrian and cyclist safety 	<ul style="list-style-type: none"> • 1.3.3 Active Street Frontages • 1.3.11 Impact of Development on the Road & Pedestrian Network • 1.3.12 Creation of Through Site Pedestrian Links &

Theme	How the draft DCP responds	Location in DCP
		Additional Open Space <ul style="list-style-type: none"> Figure 16 – Street Hierarchy & New Pedestrian Links
4. Diverse, Sustainable, and Inclusive Development	<ul style="list-style-type: none"> Housing choice controls for diverse dwelling mix, including family-sized apartments Sustainable design principles such as deep soil planting and rooftop green spaces Building envelope and setback controls to protect solar access, privacy, and liveability 	<ul style="list-style-type: none"> 1.3.9 Housing Choice 1.3.7 Trees & Landscaping 1.3.4 Building Envelope Controls 1.3.5 Setbacks

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55. The draft amendment to the DCP will be exhibited concurrently with the planning proposal. If adopted by Council, the amended DCP provisions will apply to all future Development Applications within the Mortdale Local Centre affected by this planning proposal.

FINANCIAL IMPLICATIONS

56. Within budget allocation.

RISK IMPLICATIONS

57. Strategic Risk 6 – Reputation identified. The implementation of the adopted Master Plan provides a future vision for Mortdale Centre for the community and the development industry. Not proceeding with this Planning Proposal may be perceived by the community as Council's inaction to respond to the housing crisis and failure to protect existing values such as the local character of the LGA's residential suburbs.
58. Strategic Risk 9 – Housing Infrastructure identified. The amendment to the GRDCP identifies community infrastructure to ensure future housing and population growth is adequately supported in the Centre.

COMMUNITY ENGAGEMENT

59. Should the Planning Proposal be supported, it will be forwarded to the DPHI requesting a Gateway Determination.
60. If a Gateway Determination is issued, it is intended to exhibit the Planning Proposal and the draft amendment to the GRDCP, for a minimum period of 28 days as specified in the Gateway Determination and in accordance with Council's *Community Engagement Strategy*.
61. Consultation will also be undertaken with any relevant public authorities as conditioned by the Gateway Determination.
62. The project timeframe will depend on the Gateway Determination date and the required public exhibition period. The indicative project timeline is set out in the table below.

Table 3 – Indicative Project Timeline

Task	Anticipated Timeframe
Report to Council seeking endorsement to:	This report – April 2026

Task	Anticipated Timeframe
<ul style="list-style-type: none"> • forward the planning proposal for a Gateway Determination and • exhibit the draft amendment to GRDCP 	
Planning proposal to be forwarded to the DPHI for a Gateway Determination	April 2026
Anticipated date of Gateway Determination	June 2026
Timeframe for public exhibition of planning proposal and draft amendment to GRDCP (including government agency and community consultation as required by Gateway Determination)	July-August 2026
Timeframe for consideration of submissions	September 2026
Report to Council on community consultation, finalisation of planning proposal and adoption of amendment to GRDCP	September 2026
Submission to the DPHI to finalise the planning proposal as an amendment to GRLEP 2021	October 2026
Amendment to GRDCP to be published following gazettal of amendment to GRLEP 2021	December 2026

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FILE REFERENCE

D25/376617

ATTACHMENTS

- Attachment 1 Planning Proposal Report for Gateway Determination - Mortdale Local Centre Master Plan - *published in separate document*
- Attachment 2 Draft Amendment - Mortdale Local Centre DCP - *published in separate document*
- Attachment 3 Engagement Outcomes Report - Mortdale DCP - *published in separate document*

Item: ENV014-26 Mortdale Village Parking - NM057-25
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

ENV014-26

EXECUTIVE SUMMARY

1. The purpose of this report is to brief Council on re-prioritising parking enforcement and provide information on the effectiveness of enforcement and parking controls around the Mortdale Village area, in response to resolution NM057-25 dated 28 July 2025 on this matter.
2. Parking enforcement in areas with permissive parking control signs is undertaken by a dedicated team of 10 Parking Officers. The team responds to community reports of illegal parking and conducts proactive patrols of high-demand locations, including school zones.
3. Between 1 January 2025 and 31 December 2025, Council's Parking Team conducted a minimum of 248 individual patrols within the Mortdale Village area. In addition to routine patrols across other key business centres including Kogarah, Penshurst, Riverwood and Hurstville where parking demand is heightened due to proximity to public transport hubs, Mortdale Village has remained a priority focus area.
4. While vehicle occupancy rate data is unavailable, current enforcement activities appear to be effectively encouraging the availability of parking spaces. Based on the number of fines issued over a three-month period in the area compared to the number of time restricted parking spaces, it is estimated that about 99% of drivers were complying with time limits.
5. Improving parking turnover is a complex issue that councils have struggled to adequately address as 'traditional' enforcement activities have been heavily relied upon to encourage compliance with parking time limits. In addition to patrols of time restricted parking areas, appropriate regulatory signage and parking technology, such as ticket machines, parking meters or in ground sensors, may be considered for a wholistic approach to effectively improve the availability of parking to support local businesses in the Mortdale Village area and other business areas with the LGA.

BACKGROUND

6. At its meeting 28 July 2025 Council resolved:
 - (a) *That Council engages with the Mortdale Village community by notifying shoppers, businesses, and residents that:*
 - (i) *Council remains committed to improving the parking situation for shoppers in Mortdale Village and acknowledges the feedback received regarding parking during consultation on the Mortdale Masterplan.*
 - (ii) *Council acknowledges that there is currently insufficient parking available during peak periods.*
 - (iii) *Council confirms the net increase (or decrease) in public parking spaces in Mortdale Village since community feedback was received in September 2023 for the Mortdale Masterplan.*

- (b) *That the General Manager confirms whether any studies have been undertaken to identify short-term parking solutions, and whether those potential solutions have been exhausted or implemented.*
- (c) *That the General Manager reviews and re-prioritises parking enforcement, with a focus on the effectiveness of the 1-hour and 3-hour timed parking zones in supporting business turnover and shopper access.*
- (d) *That the General Manager provides a report on the enforcement and effectiveness of the current timed parking controls in Mortdale Village, including:*
 - (i) *An assessment of whether enforcement has contributed to reducing peak-hour parking pressures; and*
 - (ii) *Any further recommendations to improve parking turnover and support local businesses.*

REPORT

7. Each of the minimum requirements for this report as contained within the resolution will be discussed individually as follows:
 - (a) *That Council engages with the Mortdale Village community by notifying shoppers, businesses, and residents that:*
 - (i) *Council remains committed to improving the parking situation for shoppers in Mortdale Village and acknowledges the feedback received regarding parking during consultation on the Mortdale Masterplan.*
 - (ii) *Council acknowledges that there is currently insufficient parking available during peak periods.*
 - (iii) *Council confirms the net increase (or decrease) in public parking spaces in Mortdale Village since community feedback was received in September 2023 for the Mortdale Masterplan.*
8. A Public Notice will be prepared and distributed based on the above resolution and supplemented by as summary of the information provided in this report including level of Council enforcement activities and the results of such enforcement.
 - (b) *That the General Manager confirms whether any studies have been undertaken to identify short-term parking solutions, and whether those potential solutions have been exhausted or implemented.*
9. A parking study has not been undertaken in Mortdale.
 - (c) *That the General Manager reviews and re-prioritises parking enforcement, with a focus on the effectiveness of the 1-hour and 3-hour timed parking zones in supporting business turnover and shopper access.*
10. Parking enforcement in areas with permissive parking control signs is undertaken by a dedicated team of 10 Parking Officers. The team responds to community reports of illegal parking and conducts proactive patrols of high-demand locations, including school zones.
11. Between 1 January 2025 and 31 December 2025, Council's Parking Team conducted at least 248 individual patrols of the Mortdale Village area. These patrols were undertaken both in response to ongoing community concerns regarding vehicles overstaying time limits or engaging in other illegal parking behaviours, and as part of the Team's regular patrol schedule.
12. During the same period, the Parking Team reported an increase in incidents of verbal abuse directed at officers while performing patrols in the area. Anecdotal accounts suggest

that some of this behaviour originated from employees of local businesses who expressed dissatisfaction with the frequency of patrols conducted in the Mortdale Village area.

13. In 2025, Council received more than 5,000 service requests relating to parking issues. While the Resolution seeks to increase the frequency of patrols in the Mortdale Village area, the Parking Team must continue to balance the needs of the broader community. This includes maintaining patrols across other key commercial centres including Kogarah, Penshurst, Riverwood and Hurstville, particularly those situated near public transport hubs where parking availability is often constrained, in addition to responding to other illegal-parking complaints.

(d) That the General Manager provides a report on the enforcement and effectiveness of the current timed parking controls in Mortdale Village, including:

(i) An assessment of whether enforcement has contributed to reducing peak-hour parking pressures.

14. As vehicle occupancy data is not available, it is not currently possible to accurately assess the effectiveness of the existing parking controls within the Mortdale Village area.
 15. To provide indicative information regarding the potential impact of enforcement activities on reducing peak-period parking pressures, the period between 8:00am and 4:00pm weekdays has been adopted as the definition of 'peak-hour'. Given the transient nature of visitors to the area, this timeframe is considered an appropriate basis for the assessment.
 16. A review was undertaken of the number of fines issued for overstaying time limits in regulated parking zones during a three-month sample period (July to September 2025) within the defined peak period. These figures were then compared with the total number of time-restricted parking spaces in the area.
 17. The Mortdale Village area contains an estimated 298 time-restricted parking spaces (191 on-street and 107 off-street). During the review period, 76 patrols were conducted, resulting in 253 fines for overstaying time limits, an average of approximately three fines per patrol.
 18. While these figures are based solely on fine data and do not account for the number of motorists who complied with time restrictions, it is estimated that driver compliance during this period was approximately 99%.
 19. It is important to note that issuing a fine for overstaying requires a Parking Officer to establish clear evidence that a vehicle has not moved within the sign-posted time limit. This involves an initial visit to mark (or chalk) tyres, followed by a subsequent return after the expiry of the time limit to inspect each previously marked vehicle.
 20. Although the number of fines issued per patrol appears low in comparison to the total number of available parking spaces, the data does not reflect the significant time and effort required to obtain these results. In many time-restricted zones, no fines are issued during a patrol. While this could be misinterpreted as a lack of patrol activity, it more accurately demonstrates the positive influence the visible presence of officers has in promoting equitable turnover and encouraging compliance among motorists.
- (ii) Any further recommendations to improve parking turnover and support local businesses.*

21. Improving parking turnover is a complex challenge that councils across Australia continue to face, particularly as reliance on traditional enforcement alone has proven insufficient to consistently achieve compliance with time limits. In addition to routine patrols of time-restricted parking areas, a more holistic approach incorporating clear regulatory signage and modern parking technologies such as ticket machines, parking meters, or

- in-ground sensors, may offer more effective and consistent improvements to parking availability in Mortdale Village and other commercial centres within the LGA.
22. The visible presence of on-foot Parking Officers, supported by traditional methods such as tyre-marking to determine whether vehicles have overstayed, has long been used to promote equitable turnover of parking spaces. However, with Council receiving more than 5,000 community requests to investigate parking issues in 2025, maintaining frequent foot patrols across all high-demand areas is not always achievable.
 23. Amendments to the *Fines Act 1996*, which commenced on 1 July 2025, have reduced Council's ability to utilise innovative technologies to capture evidence and issue fines for parking offences. These legislative changes have also affected Council's capacity to meet its obligations under the *Work Health and Safety Act 2011*, as Officers are now required to operate more frequently in potentially unsafe situations in order to comply with those amendments. Consequently, the Parking Team's capacity to conduct patrols at a frequency consistent with community expectations has been further constrained.
 24. For regulatory measures to act as an effective deterrent, motorists must reasonably believe there is a strong likelihood of receiving a fine if they overstay in a time-restricted zone. Given the size of the Georges River LGA and the limited number of Parking Officers, traditional enforcement methods do not always provide the level of deterrence necessary to support consistent compliance.
 25. In addition to existing enforcement strategies and signage, Council may wish to investigate initiatives adopted by other areas across Australia to enhance parking turnover and better support local businesses.
 26. A range of councils across NSW have adopted parking technologies, including parking meters and in-ground sensor systems, to promote compliance and improve turnover. While these technologies can be effective in managing parking availability, each comes with operational costs that would need to be carefully evaluated.
 27. Currently Burwood, Liverpool and Waverley Councils utilise parking meters for both on-street and in car parks to encourage a turn-over of parking spaces. Similarly, in-ground parking sensors for smart parking have been used by councils such as Mosman, Ryde, Randwick and Parramatta to provide an effective source of occupancy rates while providing real time data on parking availability.

SUMMARY

28. Council's Parking Team undertakes regular patrols of the Mortdale Village area to promote equitable parking turnover and support the ongoing viability of local businesses.
29. Although vehicle occupancy data is not available, existing enforcement data suggests that the relatively low number of fines issued compared with the number of patrols conducted indicates that the visible presence of Parking Officers has contributed positively to reducing parking pressures in the area.
30. A range of parking management technologies, including parking meters and in-ground sensor systems, are available and may be considered by the relevant Council teams to further enhance parking turnover and provide additional support to local businesses.

FINANCIAL IMPLICATIONS

31. No budget impact for this report.

RISK IMPLICATIONS

32. Strategic Risk 4: People and Culture - Amendments to the *Fines Act 1996* have increased operational risks associated with parking enforcement, including heightened impacts on worker health and safety. These changes may affect Council's ability to attract and retain

staff willing to undertake enforcement duties on behalf of the community. Over time, workforce shortages in this area may compromise service delivery and limit Council's capacity to meet growing community expectations regarding the investigation of parking matters.

33. Strategic Risk 6: Reputation – Supporting local businesses is a key strategic priority for Council. While every effort is made to respond effectively to community requests, recent legislative changes have introduced operational inefficiencies that may hinder Council's ability to investigate parking concerns in a timely manner. Delays in response times may negatively impact community confidence and expectations.

COMMUNITY ENGAGEMENT

Community engagement was not conducted.

FILE REFERENCE

D26/70488

ATTACHMENTS

Nil

Item: ENV015-26 Endorsement of Affordable Housing Contribution Scheme Planning Proposal for Gateway Determination

Author: Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV015-26

RECOMMENDATION:

- (a) That Council forward the Affordable Housing Contribution Scheme Planning Proposal (PP2026/0003) enclosed in **Attachment 3** to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
- (b) That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the DPHI and the *Georges River Council Engagement Strategy*.
- (c) That Council authorise the Director Environment and Planning to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
- (d) That a further report be provided to Council outlining submissions received during the public exhibition period of the Planning Proposal.

EXECUTIVE SUMMARY

1. The Affordable Housing Contribution Scheme Planning Proposal (PP2026/0003) seeks to amend the Georges River Local Environmental Plan (GRLEP) 2021 by proposing a new Part 6 Additional Local Provision clause to enable the implementation of an affordable housing contribution scheme across the entire Georges River Local Government Area (LGA).
2. The draft Georges River Affordable Housing Contribution Scheme (AHCS) proposes the following contribution rates:
 - A 2% affordable rental housing contribution for all new residential flat building and shop top housing to enable affordable rental housing to be provided in perpetuity.
 - A two-year implementation delay from gazettal to provide market signal and allow developers to adjust feasibilities and acquisition strategies.
3. The planning proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 5 March 2026 in accordance with Minister Direction under S9.1 of the *Environmental Planning and Assessment Act 1979* and the charter of the Georges River Local Planning Panel 2018. The LPP supported the planning proposal to be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination.
4. This report seeks endorsement to forward the AHCS planning proposal to the DPHI for a Gateway Determination.

BACKGROUND

5. At its meeting held on 8 November 2022, Council resolved to prepare an AHCS for the Georges River LGA.
6. A draft AHCS and Evidence Base (**Attachment 1 & 2**) has been prepared in accordance with the DPHI's Guideline for *Developing an Affordable Housing Contribution Scheme*

(February 2019) to address the need for affordable rental housing in the Georges River LGA.

7. The draft AHCS proposed the following contribution rates:
 - A 2% affordable rental housing contribution for all new residential flat buildings and shop top housing developments.
 - A two-year implementation delay from gazettal is recommended by HillPDA. This allows developers to adjust feasibilities and acquisition strategies.
8. At its meeting on November 2025, Council endorsed the draft AHCS so a Planning Proposal can be prepared to include the AHCS in the GRLEP 2021.

THE NEED FOR PLANNING PROPOSAL

9. The Georges River LGA is experiencing significant housing affordability challenges. Based on the most recent Census data from 2021, an estimated 3,825 households (7.3%) of all households have an unmet need for affordable housing, slightly higher than the Greater Sydney average of 7.2%. These households are primarily those unable to access market-priced rental housing, including very low, low, and moderate-income families.
10. The local housing market has become increasingly unaffordable. In the June 2025 quarter, the median house price in Georges River reached \$1.97 million, compared to \$1.54 million for Greater Sydney. Median unit prices are also high at \$790,000, while median weekly rents are \$850 for houses and \$656 for units. This price escalation has resulted in only 4.1% of property sales and 18.6% of rentals being affordable to low-income households in the past year.
11. Key workers in essential occupations often cannot afford to live locally, forcing them to commute from other areas, which impacts workforce stability and community cohesion. Additionally, 513 people were recorded as experiencing homelessness in 2021, and nearly 939 individuals were marginally housed, highlighting the severity of housing stress within the LGA.
12. Rising property prices, limited affordable rental options, and growing population pressures highlight the need for affordable rental housing in Georges River to ensure equitable access to housing, thereby supporting sustainable community development.
13. A number of recent Housing Delivery Authority (HDA) proposals include affordable rental housing components; however, these are typically limited to a 15-year term, resulting in the dwellings ultimately returning to the private market.
14. Implementing an AHCS would secure affordable housing in perpetuity, providing a consistent, long-term supply aligned with Council's strategic and contributing to housing diversity and community wellbeing.
15. The HillPDA findings indicate that an affordable housing contribution rate above the LGA-wide flat rate of 2% would be less viable. While a higher contribution may be achievable in certain development scenarios, it would likely result in a reduction in overall housing supply.
16. A two-year delay from gazettal is also recommended. This allows for a transition period that accounts for all escalations to support the project's viability, enabling developers to incorporate these added costs into their feasibility and pricing when acquiring development sites.
17. Social and Affordable Housing; Aged Housing; Townhouses (up to 3 storeys); Dual Occupancies and Detached Dwelling developments will be exempt from the AHCS.
18. Finally, the draft Sydney Plan released by the NSW Government requires all councils to have an affordable housing contribution scheme in place by 2027.

PLANNING PROPOSAL

19. The Affordable Housing Contribution Scheme Planning Proposal (PP2026/0003) seeks to amend the GRLEP 2021 by proposing a new Part 6 Additional Local Provision clause to enable the implementation of an affordable housing contribution scheme. The Planning Proposal Report is provided in **Attachment 3**.
20. The Georges River AHCS is proposed to apply across the entire LGA, rather than being limited to areas with planning uplift to ensure an equitable distribution.
21. HillPDA was engaged to investigate the viability of introducing an affordable rental housing contribution charge across the LGA, see **Attachment 4** (confidential). This has been used to inform the draft AHCS.
22. The draft AHCS proposes the following contribution rates:
 - A 2% affordable rental housing contribution for all new residential flat building and shop top housing developments.
 - A two-year implementation delay from gazettal. This allows developers to adjust feasibilities and acquisition strategies. Currently Council does not have an adopted mechanism for the delivery of affordable rental housing.
23. An LGA wide AHCS represents a proactive and equitable approach to addressing housing affordability challenges in the Georges River LGA.
24. A low rate applied broadly throughout the LGA has been demonstrated as an effective mechanism for providing a consistent supply of affordable housing in other Council areas, most notably the City of Sydney.
25. By ensuring consistent contributions, this strategy will help deliver a more balanced approach to affordable rental housing and meet the needs of the community, especially for the very low, low and medium income households.
26. Developments seeking additional residential floorspace (e.g. through the planning proposal pathway) may offer affordable housing contributions exceeding the 2.0% flat rate as part of a voluntary planning agreement.

ASSESSMENT OF PLANNING PROPOSAL

27. The DPHI's *Local Environmental Plan Making Guideline* dated August 2023 outlines the matters for consideration when describing, evaluating and justifying a planning proposal, including an assessment of a detailed assessment and justification of the strategic and site-specific merit of the proposed amendments.
28. The detailed assessment of this Planning Proposal is provided in **Attachment 3**. A summary is provided below for the purpose of this report.
29. In terms of Strategic Merit, the planning proposal aligns with the current regional and district plans. The planning proposal gives effect to these strategies by increasing housing supply, choice and affordability near jobs, services and transport. The planning proposal also gives effect to the draft Sydney Plan which requires all Councils to prepare and adopt an affordable housing contribution scheme by 2027.
30. The Planning Proposal is a direct outcome of Council's endorsed strategic work, including the Local Strategic Planning Statement 2040 (LSPS), Inclusive Housing Strategy and Delivery Plan, Local Housing Strategy, and the Affordable Housing Policy. The planning proposal will implement the relevant actions of the above strategies.
31. The PP is consistent with all relevant State Environmental Plans (SEPPs) and section 9.1 Ministerial Directions.
32. In terms of site-specific merit, the proposal:

- Has no adverse environmental impacts as it does not directly propose any new development.
- Will result in significant social benefits through increased affordable rental housing in the Georges River LGA in perpetuity.
- Will ensure economic sustainability and viability for the development industry through the delayed commencement.
- Will not generate additional infrastructure demand as the AHCS levy is based on the gross floor area of a development and does not provide bonus density beyond what is permitted by existing planning controls.

RECOMMENDATION OF THE GEORGES RIVER LOCAL PLANNING PANEL

33. The Planning Proposal was considered by the Georges River Local Planning Panel (LPP) at its meeting on 5 March 2026 in accordance with Minister Direction under S9.1 of the EP&A Act and the charter of the Georges River Local Planning Panel 2018.
34. The LPP supported the Planning Proposal to be forwarded to the DPHI for a Gateway Determination. The LPP also requested further information to explain how the scheme would work when Council is given a monetary contribution rather than a physical property.
35. In response to the LPP recommendations:
 - (i) The distribution and management of the funds is set out in the draft Affordable Housing Contribution Scheme (**Attachment 1**).
 - (ii) The distribution and management of the funds will be an operational matter for Council, which will be guided by adequate policies and procedures to be developed after the Gateway Determination is issued.

FINANCIAL IMPLICATIONS

36. Within budget allocation.

RISK IMPLICATIONS

37. Strategic Risk 8: Social Cohesion identified - directly addressed by the AHCS, which aims to reduce socio-economic disparities by increasing access to secure, affordable rental housing for very low to moderate income households.
38. Strategic Risk 9: Housing Infrastructure identified - Council's failure to implement the AHCS could result in a failure to deliver housing that responds to the evolving needs of the Georges River community.

COMMUNITY ENGAGEMENT

39. Should the PP be supported by Council, it will be forwarded to the DPHI requesting a Gateway Determination to proceed to formal public exhibition.
40. The exhibition of the PP will meet the requirements of any Gateway Determination and Council's Community Engagement Strategy.
41. The project timeframe is dependent on the Gateway Determination date and the requirements for public exhibition period. An indicative project timeline is provided in **Table 1**.

Table 1 – Indicative project timeline

Task	Anticipated Timeframe
Referral to LPP in accordance with S9.1 Ministerial Direction	March 2026
Reporting to Council on PP seeking endorsement to forward PP for a Gateway Determination	April 2026

Anticipated commencement date (date of Gateway Determination)	July 2026
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	August 2026
Commencement and completion dates for public exhibition period (minimum of 28 days)	September 2026
Timeframe for consideration of submissions	October 2026
Report to Council on community consultation outcomes and finalisation	November 2026

ENV015-26

FILE REFERENCE

D26/45866

ATTACHMENTS

- Attachment ↓1 Draft Affordable Housing Contribution Scheme
- Attachment ↓2 Affordable Housing Contributions Scheme Evidence Base
- Attachment ↓3 Planning Proposal Report (PP2026/0003) - Affordable Housing Contribution Scheme
- Attachment 4 AHCS Feasibility Assessment Report prepared by HillPDA - *published in separate document* (Confidential)



Affordable Housing Contribution Scheme

July 2025

DRAFT

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Georges River 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. Council recognises Aboriginal and Torres Strait Islander peoples as an integral part of the Georges River community and values their social and cultural contributions. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples who live work and meet on these lands.

Introduction

The Georges River Affordable Housing Contribution Scheme (AHCS) has been developed to address the growing need for affordable rental housing within the Georges River Local Government Area (LGA). As housing costs continue to rise across Greater Sydney, many individuals and families, particularly those on very low to moderate incomes, are experiencing increasing difficulty in securing suitable accommodation close to where they work and live.

This Scheme provides a clear and transparent framework for collecting contributions from new residential developments to support the delivery of affordable rental housing. It outlines where and how contributions will be applied, the types of development subject to the scheme, and the mechanisms for administering and managing funds and dwellings.

By implementing this Scheme, Georges River Council aims to foster a socially inclusive community, support local economic resilience, and ensure that housing remains accessible to key workers and vulnerable populations. The AHCS is a critical step toward achieving a balanced and equitable housing market that reflects the diverse needs of the Georges River community.



Section 1 – Strategic context and background

This Affordable Housing Contribution Scheme (this Scheme) sets out how, where and at what rate contributions are collected for affordable rental housing in the Georges River Local Government Area (LGA). This Scheme has been prepared in accordance with the Environmental Planning and Assessment Act 1979, State Environmental Planning Policy (Housing) 2021 and the Department of Planning, Industry and Environment's *Guideline for Developing an Affordable Housing Contribution Scheme*.

1.1 Objectives of the affordable housing contribution scheme

The objectives of the Georges River AHCS are too:

- To recognise the provision of affordable rental housing as critical infrastructure to support sustainable growth and social outcomes for the Georges River LGA;
- To contribute to meeting the needs of very low to moderate income households for affordable rental housing in Georges River LGA;
- To contribute towards enabling individuals earning very low to moderate incomes to live directly within the communities where they work, fostering a stronger connection between employment and residence within the Georges River LGA.
- To provide certainty around the requirements for affordable rental housing in the Georges River LGA, including the rate for contributions and how contributions will be collected; and
- To ensure that contribution rates for affordable housing are viable, evidence based, and ultimately result in an increase in affordable rental housing.

1.2 Where does the affordable housing contribution scheme apply?

The scheme applies to the whole of the Georges River LGA.

1.3 What types of development does the scheme apply

The scheme applies to all new residential flat buildings, independent living units and mixed-use development (shop top housing).

1.4 Overview – Affordable housing need

Housing is critical to basic human needs for shelter, security and connection within communities. The availability of a suitable range of housing is vital to the efficient, equitable, prosperous and sustainable functioning of the area.

Offering more housing choices, including housing that is affordable for very low to moderate income households, is needed to support a socially diverse and inclusive community. Additionally, it is needed to help the local economy function, for example by ensuring sufficient workers are available for local businesses.

In recent years, continued escalation in house prices and rents across the Sydney Greater Metropolitan Region has made it difficult for very low to moderate income households to find housing that is affordable, resulting in increased levels of households in housing stress.

Key indicators demonstrating need in Georges River LGA for affordable housing:

- a significant proportion of very low to moderate income households are in housing stress
- very low to moderate income households cannot afford to purchase or rent housing in the area



- it is difficult for key workers to meet their housing needs within the LGA that they work.
- the amount of affordably priced housing is declining as older stock is replaced by new developments.

Specific interventions are therefore needed to ensure that a diversity of housing, including affordable rental housing is provided.

1.5 Legislative basis for affordable housing contributions

Section 7.32 of the Environmental Planning and Assessment Act (EP&A Act) allows Council to levy contributions for affordable housing if a State Environmental Planning Policy (SEPP) identifies a need for affordable housing in the LGA.

In February 2019, State Environmental Planning Policy No 70 – Affordable Housing (Revised Schemes) was amended to apply to all municipalities within NSW. The SEPP provides a mechanism for Councils to develop schemes and levy developer contributions for affordable housing via conditions of consent. SEPP 70 was replaced by the State Environmental Planning Policy (Housing) 2021 (“Housing SEPP”).

Under Section 7.32(3)(b) of the EP&A Act, any condition imposed on a development consent must be authorised by a Local Environmental Plan (LEP) and be in accordance with an affordable housing contribution scheme for dedications or contributions set out in, or adopted by, the LEP.

1.6 Relationship to other affordable housing provisions in the LGA

Georges River Local Strategic Planning Statement 2040

The Georges River Local Strategic Planning Statement 2040 (LSPS 2040) sets out the following affordable housing actions, as summarised below:

- Action 47 requires the completion of a Local Housing Strategy and Inclusive Housing Strategy to provide a framework to address housing diversity;
- Action A50 identifies the need to establish a planning framework to provide housing for people from very low to moderate income households including key workers; and
- Action A51 aims to utilise the provisions of the EP&A Act for affordable housing, drawing from the outcomes of the Inclusive Housing Strategy.

Georges River Local Housing Strategy

The Strategy identifies “the need to prioritise the provision of housing options that are affordable and responsive to the needs of the Georges River community” and that “measures need to be put in place to address housing affordability; in particular, reducing rental and mortgage stress for very low to moderate income households.

A core objective of the Georges River Local Housing Strategy (LHS) is the provision of affordable and inclusive housing. Key actions of relevance include:

- HA12: Prepare an Inclusive Housing Strategy;
- HA13: Include provisions in the LEP for affordable and inclusive housing (note: includes aims, implementation of the AHCS and dual key dwellings);
- HA14: Prepare an Affordable Housing Contributions Scheme (note: includes identifying areas);
- HA15: Facilitate the use of VPAs as a means of providing affordable and inclusive housing (note: includes amending the VPA policy); and
- HA17: Preparation of a policy and procedures via collaborating with community housing providers to support the ongoing delivery and management of affordable housing.



Georges River Affordable Housing Policy

The Georges River Affordable Housing Policy (the Policy) provides a set of principles and policy statements which provide the framework for Georges River Council to support the supply of affordable housing. The Policy intends on increasing the supply of inclusive housing to accommodate a range of households, including very low to moderate income households, singles, families, couples, seniors, people with a disability, students, key workers and the broader residential market, including first home buyers.

The core principles of the Policy include:

- Establishing clear targets for the provision of affordable housing in the Georges River;
- Prepare an Affordable Housing Contributions Scheme (AHCS);
- Embedding affordable housing in Council's strategies, plans and policies;
- Partnering with the State and Commonwealth Government, other local councils, industry experts, the private sector, stakeholders and community housing providers to deliver affordable rental housing; and
- Advocating for change to support affordable housing in the Georges River.

Georges River Policy on Planning Agreements

The Georges River Policy on Planning Agreements (2016) provides Council's policy and procedures on the use of planning agreements. The legal and procedural framework for planning agreements is set by the EP&A Act, the Practice Note on Planning Agreements, and the Ministerial Direction Environmental Planning and Assessment (Planning Agreements) 2019.

Where Council is negotiating the terms of a proposed planning agreement that includes provision for affordable housing in connection with a development application or proposed development application, it will follow the requirements set out in Environmental Planning and Assessment (Planning Agreements) Ministerial Direction 2019.

For the purposes of the Direction and in relation to planning proposals (to which the Direction does not apply), the Council may seek to negotiate planning agreements providing for affordable housing contributions where the relevant development application, modification application or planning proposal proposes an increase to the maximum building height or floor space ratio applying to the land. For planning proposals, Council will also consider other matters as set out in the policy.

1.7 Affordable housing principles

The Georges River AHCS will be administered and managed in accordance with the following principles:

- Affordable housing should be provided and managed in the Georges River LGA so that a socially diverse residential population representative of all income groups is created and maintained.
- Affordable housing that is provided is to be made available to a mix of households on very low, low to moderate incomes.
- Affordable housing that is provided is to be rented to eligible households at an appropriate rate of gross household income.
- Dwellings provided for affordable housing are to be managed so as to maintain their continued use for affordable housing in perpetuity, or if sold, the funds raised reinvested to improve the offering of affordable housing within the LGA.



- Affordable rental housing is to consist of dwellings constructed to a standard which, in the opinion of Georges River Council, is consistent with other dwellings in the Georges River LGA.

The Georges River AHCS forms part of the broader Georges River Inclusive Housing Strategy and Delivery Program which outlines the framework for encouraging and delivering a greater mix of housing, including affordable rental housing, in the Georges River LGA.

1.8 Definitions

Affordable housing has the same meaning as in the *Environmental Planning and Assessment Act 1979*, which means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

Contribution rate means the contribution rate that is used in the calculation of the monetary contribution for a relevant development and is adjusted quarterly to take into account indexation.

Community Housing Provider (CHP) Includes any organisation or entity registered under the National Regulatory System for Community Housing (NRSCH). Contributions received under this plan must be managed by a Tier 1 provider.

Very low to moderate income households As referenced in State Environmental Planning Policy (Housing) 2021, very low to moderate income households are those households whose gross incomes fall within the following ranges of percentages of the median household income for Greater Sydney or the Rest of NSW:

- Very low-income household < 50%
- Low income household 50% to 80%
- Moderate income household 80% to 120%.

NSW Affordable Housing Ministerial Guidelines provide the details of these income thresholds.

Section 2 Affordable housing contributions

2.1 Contribution Rates

Affordable housing contributions are in addition to other contributions including local infrastructure contributions (s7.11 or s7.12) and special infrastructure contributions (Subdivision 4 of the Act).

The rates of affordable housing contributions for new residential flat buildings and mixed use developments (shop top housing) required under this Scheme are listed below:

- Year 1 and Year 2 – no increase
- Year 3 and beyond – 2% increase of residential GFA

Planning proposals seeking additional residential floorspace may offer affordable housing contributions over the 2.0% flat rate as part of their voluntary planning agreement. The base rate of 2.0% will remain part of the contribution under the Council's LEP. The contribution will be payable to the new residential gross floor area.

2.2 Dedication of Dwellings

Council's preference is for monetary contributions because they can be pooled to provide units in buildings that have low ongoing costs.



However, where the monetary contribution is equal to that of a whole unit (at least 50 square metres), one or more units may be dedicated, free of cost to Council's nominated registered Community Housing Provider.

Affordable housing resulting from a contribution is to be provided in the development in accordance with the following requirements:

- affordable housing dwellings are to align with the Affordable Housing Principles set out in Section 1.7 of this Scheme;
- affordable housing is to be provided in Georges River Council in perpetuity;
- affordable housing is rented to very low, low and moderate income households;
- affordable housing dwellings are to meet the minimum size requirements as outlined;
- in the Apartment Design Guide (ADG) (i.e. one bedroom apartment equates to no less than 50 square metres) and be incorporated within the proposed development;
- affordable housing dwellings are designed and constructed to a standard which, in the opinion of Council, is generally consistent with other dwellings in the LGA, that is, they are not differentiated as affordable housing compared with the design of other housing;
- where multiple affordable rental dwellings are provided within a larger development, the amenity benchmarks established by the Apartment Design Guideline (or any subsequent Guideline) are to be achieved; and
- the location, size and quality of affordable housing dwellings are to be designed to the satisfaction of Council. If they are not satisfactory, Council may require changes to the development application, or require that the contribution is made by way of an equivalent monetary contribution.

2.3 Equivalent monetary contribution

Where a monetary contribution is to be made in lieu of the dedication of completed dwellings on site, an equivalent monetary contribution will be made and indexed quarterly and the contribution rate will be reviewed periodically.

2.4 Development that is exempt from affordable housing contribution scheme

Residential development not specified in section 1.5, employment generating only developments, Social and Affordable Housing; Aged Housing; Townhouses (up to 3 storeys); Dual Occupancies; Detached Dwelling, Heritage Development and Refurbishments.

2.5 Conditions of consent for affordable housing

The provision of affordable housing contributions is to be a condition of development consent for applicable development within the Contribution Area.

The condition of consent must include the following information:

- The total residential gross floor area of the development that was used to calculate the contribution or the monetary contribution required.
- The relevant contribution rates.
- The indexation period at time of determination (for any monetary contributions).
- A requirement to demonstrate that the title of any dwellings will be transferred to Council prior to the granting an Occupancy Certificate.
- A requirement to make any monetary payment at a Construction Certificate (CC) stage in the development application process.
- A requirement that any dwellings that will be dedicated are shown on approved plans in the same development application and referenced in the affordable housing condition.



- The dedicated affordable housing is to be constructed to a standard which in the opinion of Council is consistent with other dwellings in the development.

Section 3 – Administration and implementation

3.1 Making a Contribution

Payment of affordable housing contribution will be paid to council prior to the issue of any Construction Certificate.

In circumstances where the contribution is dwellings, the title of any affordable housing units is to be transferred to Council's nominated registered Community Housing Provider prior to the issue of any Occupation Certificate.

3.2 Indexing of Payments

Where a monetary contribution is agreed upon instead of an apartment dedication, a fixed cash rate, adjusted annually, is proposed for the LGA.

The monetary equivalent rate for the scheme's introduction is proposed to be \$199 per sqm of residential GFA. It will be adjusted annually by CPI and reviewed every three years to ensure the rate has kept pace with apartment prices in the Georges River LGA.

$$\text{AH Contribution Rate (\$/sqmGFA)} = \frac{\text{DCJ Third Quartile Strata Price} \times 0.02}{\text{Average dwelling size non - house}}$$

Contribution Rate

$$= \frac{\$896,000 \times 0.02}{90} = \$199 \text{ (\$/sqmGFA)}$$

Note: The DCJ Third Quartile Strata Price (December 2024) was \$896,000

3.3 Adjustment of a monetary contribution amount

The monetary contribution rate in this plan will be indexed for inflation quarterly from the commencement of the plan.

Contribution at the time of consent

The monetary contribution value specified in this scheme will be indexed at the time development consent is granted. The indexation of contributions at the time of consent will be conducted according to the below formula:

$$\text{Monetary Contribution (Consent)} = \text{Monetary Contribution (Base)} \times \text{Index (Consent)} \div \text{Index (Base)}$$

Where:

Monetary Contribution (Consent) is the required payment amount at the time of the consent being issued.

Monetary Contribution (Base) is the required payment amount specified in this scheme.



Index (Consent) is the increased current rate for the DCJ Third Quartile Strata Price.

Index (Base) is the DCJ Third Quartile Strata Price for March 2024

Note: The contribution required as a condition of development consent will not be less than the contribution that would have been required for the previous quarter, notwithstanding any indexation calculation.

Contribution at the time of payment

Indexation of the amount payable of a monetary contribution that has been imposed between the date of the granted development consent and the date of payment will be undertaken by Council. The indexation of contributions at the time of payment will be conducted according to the below formula:

$$\text{Monetary Contribution (Payment)} = \text{Monetary Contribution (Base)} \times \text{Index (Payment)} \div \text{Index (Base)}$$

Where:

Monetary Contribution (Payment) is the required contribution at the time of payment.

Monetary Contribution (Base) is the required payment amount specified in this scheme.

Index (Payment) is the increased rate for the DCJ Third Quartile Strata Price at the time of payment

Index (Base) is the DCJ Third Quartile Strata Price for March 2024

Note: The contribution payable will not be less than the contribution that would have been payable for the previous quarter, notwithstanding any indexation calculation.

The indexed contribution rates can be viewed on Council's website.

3.4 Distribution and Management of Funds

All contributions, including both dedicated affordable housing and monetary contribution funds, collected for the purpose of providing affordable housing units are to be used in accordance with the Georges River Affordable Housing Contributions Scheme.

All monetary contributions received under this scheme will be paid directly to council. Council will transfer the balance to its nominated Community Housing Provider every six months. Any monetary contribution received under this scheme must be used for the purpose of providing, improving or replacing affordable housing in Georges River Local Government Area.

The title of all dwellings dedicated for affordable housing are to be transferred to Council's nominated Community Housing Provider.

3.4 Management of Affordable Housing

Affordable housing properties acquired or achieved under this AHCS or by any other means, are to be transferred in property title to Georges River Council. Affordable housing dwellings are to be held and maintained in perpetuity.

Council will outsource the management of the affordable housing contributions and dwellings to a Community Housing Provider (CHP) with demonstrated experience and expertise in the management of affordable housing.

Council will also provide a delivery program that outlines how funds raised or dwelling provided under the scheme will be used and requirements for reporting and transparency.



3.5 Monitoring and Review

Council will review and report on the Affordable Housing Contributions Scheme annually. The following key performance indicators will be included:

- amount of unspent funds being held by council and the Community Housing Provider,
- the expenditure of any funding received under this scheme,
- the number of in-kind dwellings received under this scheme,
- the geographical spread of affordable housing provided via this scheme or funded through this Scheme, and
- evidence that all rental income received after the deduction of management and maintenance costs has only been used for the purpose for improving, replacing, maintaining or providing additional affordable rental housing.

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Affordable Housing Contribution Scheme Evidence Base

July 2025

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Introduction

Georges River is a diverse and growing community located in southern Sydney, with a population of over 150,000 residents. The Local Government Area (LGA) has experienced steady population growth over the past two decades, and projections indicate continued growth through to 2046. This demographic change is accompanied by evolving household structures, an ageing population, and increasing demand for varied housing types.

Housing affordability has emerged as a significant issue across the LGA, mirroring broader trends seen throughout Greater Sydney. Rising property prices and rental costs have placed considerable pressure on very low, low, and moderate income households, many of whom are now experiencing housing stress. Essential workers, young adults, seniors, and single-parent families are particularly vulnerable, with limited access to affordable housing options.

This document investigates housing affordability, its need and availability within Georges River, and highlights the importance of implementing an Affordable Housing Contribution Scheme (AHCS) to support inclusive and sustainable growth

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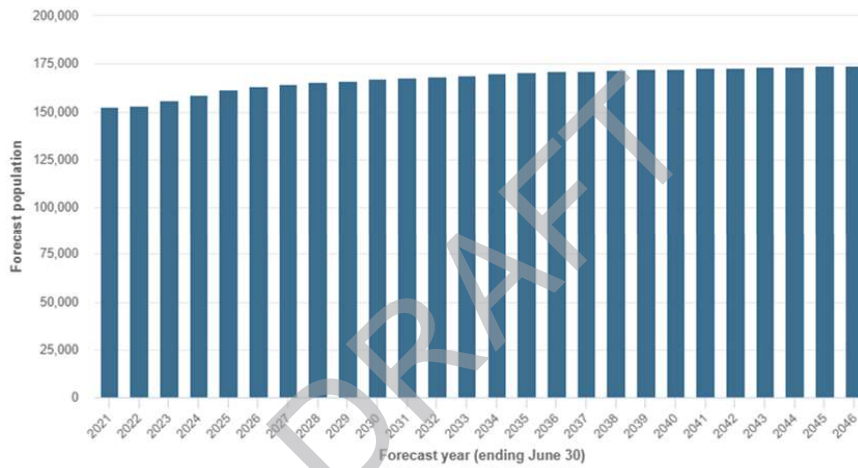
Demographic analysis

Population Growth

The LGA has a current (2021 Census) population of 152,703 people and has experienced significant population growth over the last twenty years. Over the past ten years, population growth has been around 0.7% p.a. This rate of growth is slower than the Greater Sydney average, which experienced a growth rate of 1.3% p.a. over the past decade.

The population of the LGA is forecast to reach approximately 174,000 by 2046. Between 2021 and 2046, the population for Georges River Council is forecast to increase by 21,454 persons (14.05% growth), at an average annual change of 0.53%.

Figure 1 – Population Projections



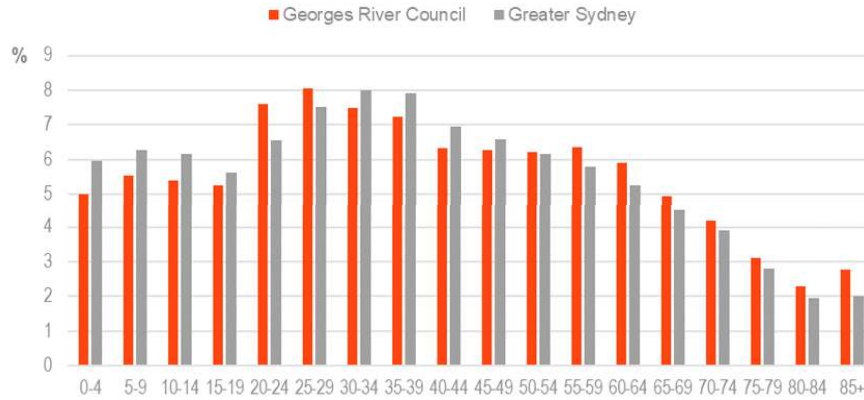
Source: Population and household forecasts, 2021 to 2046 .id (informed decisions), February 2025

Age Structure

Georges River's age structure in 2021 shows that it is fairly similar to that of Greater Sydney. However, there are slightly higher proportions of young adults (20-29 years) and older adults aged over 55 years.

Pre-retirement and Retirement age adults: There was a large increase (5,822) in adults aged 55 years and older observed between 2016 and 2021, those who moved to the area in the 1980s and 1990s.

Figure 2 –Age Structure, Georges River and Greater Sydney – 2021



Source: ABS, Census of Population and Housing (2021). Data based on place of usual residence. (.id informed decisions)

Household composition

The household and family composition of Georges River has evolved over the past decade as a result of demographic and social changes. Key changes observed over the past decade include:

- The average household size declining to 2.75 in 2021 from 2.84 in 2016.
- Couples with children make up 36.2% of total households, reflecting growth of 2% between 2016 and 2021.
- Couples without children households make up approximately 23% of total households. This household type has increased significantly in the area, by 11% in the past five years.
- There was significant growth in couples with older children between 2016 and 2021, through ageing in place. There was also considerable growth in single parent families.
- Over the past five years, there has been significant growth in households without children– both couples and lone persons (13%) when compared to the growth of households with children (3.2% between 2016 and 2021).

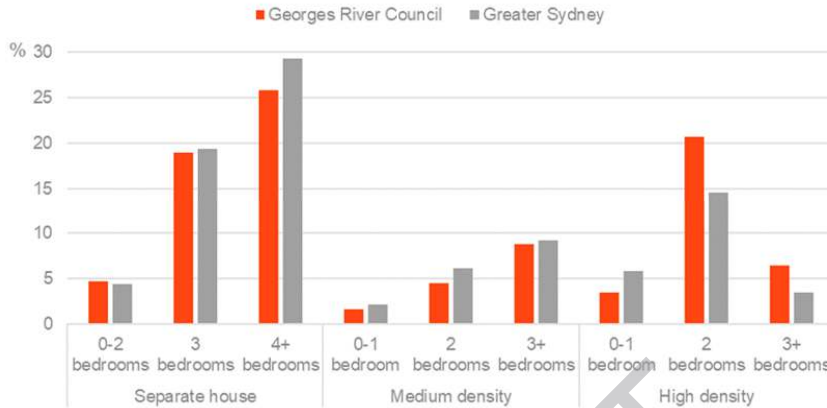
Dwelling Profile

In 2021, there were more multi-dwelling residences than separate houses in Georges River. There were 49.7% separate houses, 16% medium density dwellings and 33.4% high density dwellings.

Based on the number of bedrooms, separate houses with four or more bedrooms are the most common (25.8%, compared with 29.2% in Greater Sydney), followed by high-density dwellings with two bedrooms (20.7%, compared with 14.6% in Greater Sydney).

Compared to Greater Sydney, Georges River has a very similar mix of dwelling structures. Where it differs is in the number of bedrooms. High-density developments in the area are larger, with a higher proportion with two or more bedrooms.

Figure 3 - Dwellings by type, Georges River – 2021



Source: ABS, Census of Population and Housing (2021). (.id informed decisions)

Household Income

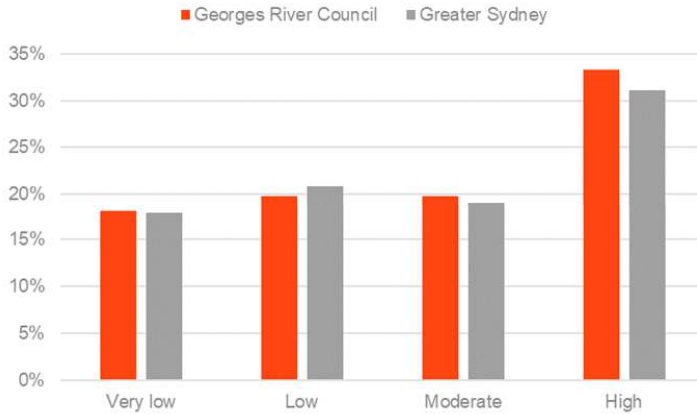
Income is a key indicator of socio-economic status. As at 2021 residents of Georges River recorded a median household income of \$1,968 per week – slightly lower than the Greater Sydney median of \$2,099 per week. Household incomes in Georges River have been increasing with the median increasing by circa \$300 over the five years.

Affordable housing is provided for households on Very Low, Low and Moderate incomes. These are defined as:

- Very Low: households with incomes less than 50% of the Greater Sydney median household income.
- Low: households with incomes between 50% and 80% of the Greater Sydney median household income.
- Moderate: households with incomes between 80% and 120% of the Greater Sydney median household income.

The proportion of households in the Georges River LGA with very low, low and moderate incomes is relatively high and broadly aligns with the Greater Sydney average. Notably, there is a slightly higher proportion of households on very low to low incomes compared to Greater Sydney.

Figure 4 – Proportion of households in Family and Community Services income brackets 2021



Source: ABS, Census of Population and Housing (2021) (.id informed decisions)

Household Tenure

There is currently significant diversity in tenure types across Georges River, which assists in creating a sustainable community. There are almost equal shares of people fully owning their homes, people with a mortgage and those who are renting.

In comparison to Greater Sydney, having a mortgage is slightly less common in Georges River. This is influenced by several factors, including the number of young couples in the area who are most likely renting, and a high proportion of older households who own their own homes.

Figure 5 - Tenure types 2021



Source: ABS, Census of Population and Housing (2021) (.id informed decisions)

Growth in renting has been evident across the LGA, but some areas have had more significant change than others. The number of households renting in the Hurstville City Centre has increased by just over 900 households in the past decade.

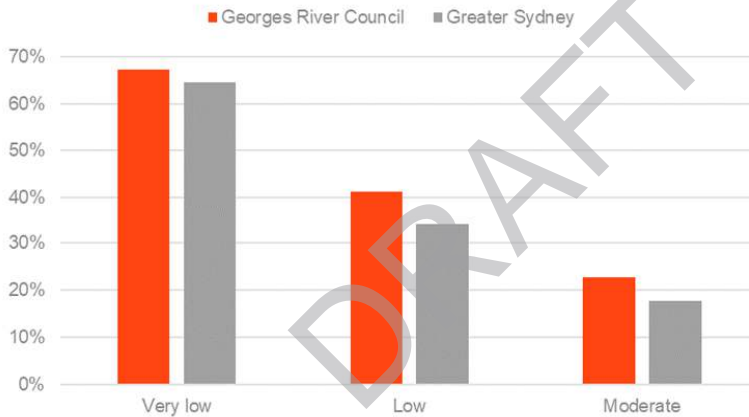
Affordable Housing Demand

Mortgage Stress

Housing stress is defined as households in the very low, low and moderate income brackets spending more than 30% of their income on housing costs.

At the time of the 2021 Census, there were 3,049 (18.7%) households with a mortgage spending more than 30% of their income on housing costs. The chart below shows the proportion of mortgaged households in each income bracket in housing stress, in comparison to Greater Sydney. The level of mortgage stress experienced in Georges River is marginally higher than the Greater Sydney average, especially for low and moderate income households.

Figure 6 – Proportion of households with a mortgage in stress 2021

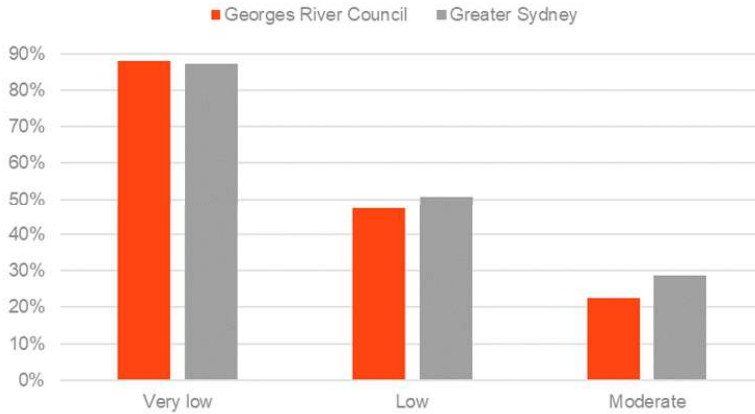


Source: ABS, Census of Population and Housing (2021) (.id informed decisions)

Rental stress

At the time of the 2021 Census, 4,743 (29.7%) households that were renting their dwelling were spending more than 30% of their income on housing costs. The chart below shows the proportion of rental households in each income bracket in rental stress, in comparison to Greater Sydney. The level of overall rental stress experienced in Georges River is marginally higher than the Greater Sydney average. However, when looking at an income breakdown, the rate of rental stress in Georges River is only higher for very low income households. The reason for the overall rate being higher than average is due to a lower number of high income renters in Georges River than is seen across Greater Sydney.

Figure 7- Proportion of renting households in stress 2021

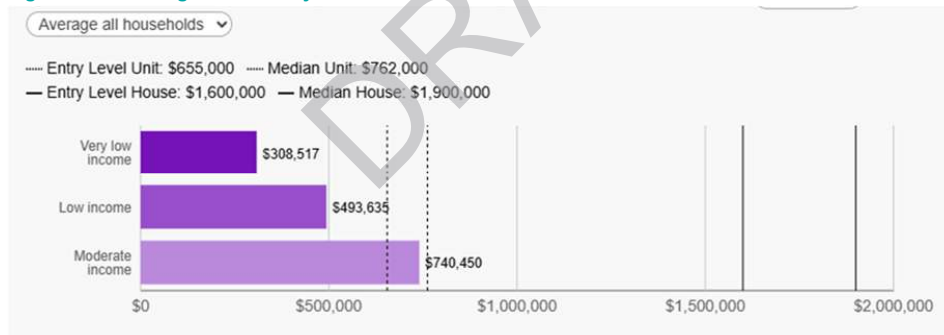


Source: ABS, Census of Population and Housing (2021) (.id informed decisions)

Affordable Housing Supply

Houses and medium and high-density dwellings are largely unaffordable for most lower income households in Georges River. This issue is particularly severe for very low and low income households who would find it near impossible to enter the housing market. For instance, in 2024, the median price for medium and high-density housing was 2.1 times higher than what a very low income lone person household could afford (\$308,517).

Figure 8 – Housing Affordability



Source: Compiled and presented by .id (informed decisions using data from PropTrack Pty Ltd. Updated December 2024)

Over the 12 months to December 2024, there were 2,536 property sales in Georges River. Of these, 26.4% were considered affordable for households on moderate incomes while only 2.3% and 0.7% were within reach for low and very low income households, respectively. A large share of these affordable properties was concentrated in the suburbs of Penshurst and Kogarah.

Similar analysis can be undertaken for rental costs. Renting in Georges River is somewhat more affordable for lower income households. However, those with very low incomes would

struggle to find affordable housing in the private market as the median rental cost for a unit in the area is 1.8 times what they could afford (\$349 per week).

Figure 9 – Renting Affordability



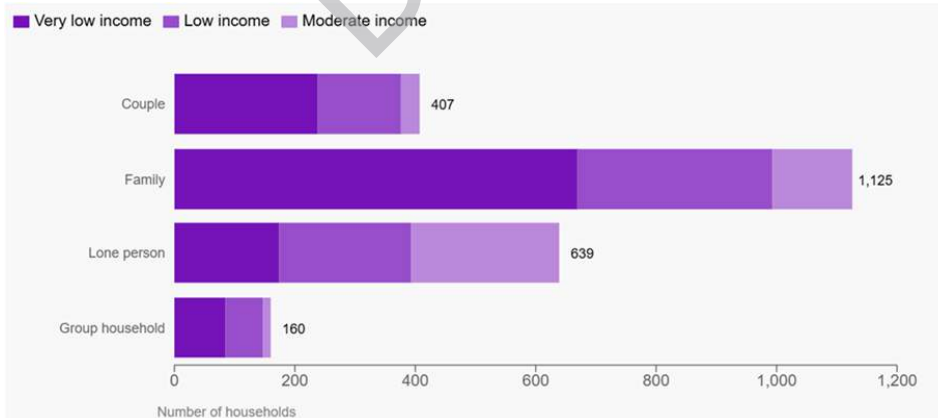
Source: Compiled and presented by .id (informed decisions using data from PropTrack Pty Ltd. Updated December 2024)

Affordable Housing need

It is estimated that 3,825 households have an unmet need for affordable housing in Georges River. This represents 7.3% of all households compared to 7.2% for Greater Sydney.

Families are the most affected, with 1,125 households in need of affordable rental housing—highlighting the growing challenge for working families to secure stable accommodation while managing the costs of raising children. Lone person households follow closely behind, often comprising seniors or young adults who face unique vulnerabilities in the housing market.

Figure 10 – Households in need of affordable housing



Source: ABS census of Population and Housing 2021. Compiled and presented by .id (informed decisions)

Key workers

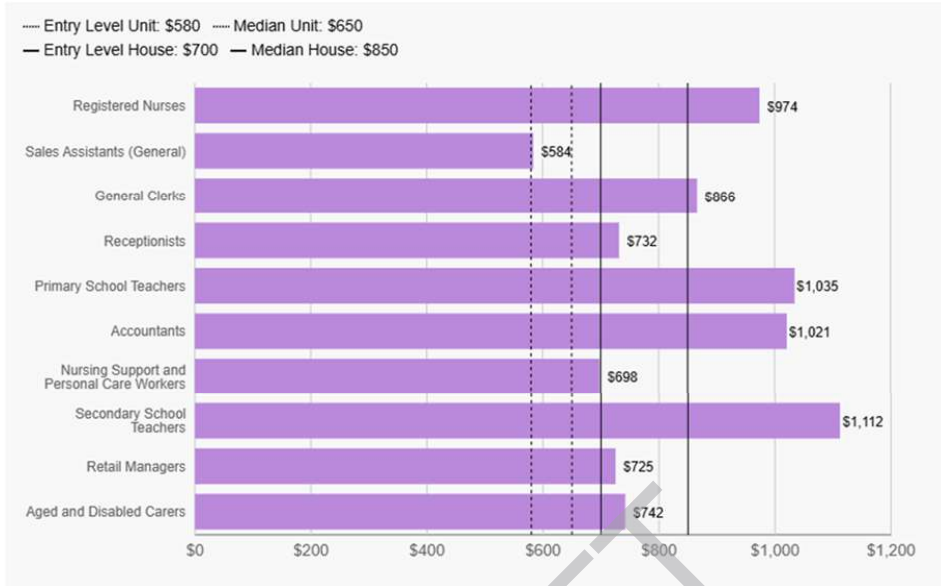
There is a significant gap between property prices in Georges River and the purchasing capacity of local workers based on their median household incomes. In the 12 months to December 2024, even the most affordable housing options—entry-level units priced at \$655,000—were beyond reach for most key occupations, including nurses, teachers, and retail workers. Entry-level houses (\$1.6 million) and median houses (\$1.9 million) were entirely unaffordable for all listed professions.

Figure 11- How affordable is buying a home for local workers



Source: Compiled and presented by .id (informed decisions) using data from PropTrack Pty Ltd Updated December 2024

Figure 12 - How affordable is renting for local workers



Source: Compiled and presented by .id (informed decisions) using data from PropTrack Pty Ltd Updated December 2024

Conclusion

Similar to the broader Greater Sydney region, the Georges River LGA is facing mounting challenges in housing affordability, particularly for very low-, low-, and moderate-income households. The evidence presented highlights a growing disparity between income levels and housing costs, with both rental and mortgage stress affecting a significant proportion of the population.

The demographic trends—such as an increasing number of lone-person households, ageing residents, and young couples migrating to the area—underscore the urgent need for diverse and affordable housing options. The data reveals that only a small fraction of property sales and rental listings are accessible to those on lower incomes, including key workers who are essential to the functioning of the community but often priced out of the local housing market.

With 3,825 households currently experiencing unmet affordable housing needs, and a notable proportion of families and lone-person households who are at increasing risk of housing stress or exclusion from the housing market altogether.

All data has been sourced from .id (informed decisions) Georges River community profile, population forecast and housing monitor modules <https://profile.id.com.au/georges-river>



Planning Proposal Report

**Affordable Housing Contribution Scheme
(PP2026/0003)**

Planning Portal Reference: PP-2026-347

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Planning Proposal Information:

No.	Date	Version
1	March 2026	For review by the Georges River Local Planning Panel
2	March 2026	For Gateway Determination



1. Introduction

The Planning Proposal (PP) seeks to amend the Georges River Local Environmental Plan (GRLEP) 2021 by proposing a new Part 6 Additional Local Provision clause for an affordable housing contribution scheme across the entire Georges River Local Government Area (LGA).

It is requested that Council be given delegation for the plan making functions for this PP.

This PP has been prepared in accordance with Section 3.33 of the Environmental Planning & Assessment Act 1979 (EP&A Act), its Regulation 2021 and the Local Environmental Plan Making Guideline (August 2023) released by the NSW Department of Planning, Housing and Infrastructure (DPHI).

2. Background

The Georges River LGA is experiencing significant housing affordability challenges. Based on the most recent Census data from 2021, an estimated 3,825 households (7.3%) of all households have an unmet need for affordable housing, slightly higher than the Greater Sydney average of 7.2%. These households are primarily those unable to access market-priced rental housing, including very low, low, and moderate-income families.

The local housing market has become increasingly unaffordable. In the June 2025 quarter, the median house price in Georges River reached \$1.97 million, compared to \$1.54 million for Greater Sydney. Median unit prices are also high at \$790,000, while median weekly rents are \$850 for houses and \$656 for units. This price escalation has resulted in only 4.1% of property sales and 18.6% of rentals being affordable to low-income households in the past year.

The lack of affordable housing has broader social and economic implications. Key workers in essential occupations often cannot afford to live locally, forcing them to commute from other areas, which impacts workforce stability and community cohesion. Additionally, 513 people were recorded as experiencing homelessness in 2021, and nearly 939 individuals were marginally housed, highlighting the severity of housing stress.

Rising property prices, limited affordable rental options, and growing population pressures highlight the need for affordable housing in Georges River to ensure equitable access to housing and support sustainable community development.

The PP has been informed by the following documents:

Georges River Local Strategic Planning Statement (LSPS) 2040 -

The Georges River LSPS sets out a 20-year vision for land use in the LGA, guiding planning decisions that support environmental, economic, and social outcomes. It provides a strategic framework for future development while preserving the character of suburbs and strengthening community values.

The LSPS specifies measures to deliver an increased proportion of affordable housing provision in all new development. This includes planning priorities and actions to deliver:



- P9. A mix of well-designed housing for all life stages caters for a range of needs and incomes
 - A47. Complete a Local Housing Strategy that includes planning for District Plan housing targets, a hierarchy of residential zones, providing targets for inclusive housing and addressing housing diversity
 - A50. Establish a planning framework to provide housing for people from very low to moderate income households including key workers
 - A51. Utilise the provisions for planning agreements in the EP&A Act for affordable housing, drawing from the outcomes of the Inclusive Housing Strategy

Georges River Local Housing Strategy

The Georges River Local Housing Strategy (LHS) sets out the strategic direction for housing in the LGA over the next 20 years, and identifies the housing demand, gaps and issues as well as establishing housing objectives to manage future growth.

- Objective 3: Provide affordable and inclusive housing
 - HA13. Include provisions in the LEP for affordable and inclusive Housing
 - HA14. Prepare an Affordable Housing Contributions Scheme
 - HA17. Preparation of a policy and procedures via collaborating with community housing providers to support the ongoing delivery and management of affordable housing
- Objective 4: Provide greater housing choice and diversity

Georges River Inclusive Housing Strategy and Delivery Plan

Sets out a 20-year framework to address housing diversity and affordability within the Georges River LGA. It identifies key challenges such as rising housing stress, limited options for smaller households, and the need for age-friendly and accessible housing. The strategy proposes actions to increase housing choice, integrate affordable housing into new developments, and align growth with transport corridors and infrastructure. The following actions support the need for an affordable housing contribution scheme:

- Action 2.1.1 Prepare an Affordable Housing Contributions Scheme (AHCS)
 - An affordable housing contributions scheme would be prepared to comply with the Department of Planning, Industry and Environment's Guideline
 - Inclusion of the scheme into Council's LEP 2022 is subject review by DPIE and public exhibition.

Georges River Affordable Housing Policy

The policy outlines Council's position and high-level approach to providing affordable housing in the LGA.

The Policy in Section 3 outlines Council's commitment to prepare an AHCS:

- 3.1 Council will prepare an AHCS which will be compliant with the DPHI's Guideline for Developing an Affordable Housing Contribution Scheme.



- 3.2 An Affordable Housing Contribution rate under the AHCS will be applied by Council for new residential flat buildings, independent living units, multi-dwelling housing and shop top housing developments in the Georges River LGA. Council will also seek an Affordable Housing Contribution towards affordable housing for sites that receive planning uplift through planning controls.

Draft Affordable Housing Contributions Scheme

To inform the preparation of this PP, a Draft Affordable Housing Contributions Scheme was prepared which includes a feasibility assessment that examined the capacity of development to tolerate affordable rental housing contributions within the residential release areas in the LGA. The draft AHCS is provided as **Appendix 1**.

Council completed an Affordable Housing Contribution Scheme - Evidence Base (**Appendix 2**), which investigates housing affordability, its need and availability within Georges River, and highlights the importance of implementing an Affordable Housing Contribution Scheme (AHCS) to support inclusive and sustainable growth.

Council engaged HillPDA to investigate the viability of introducing an affordable housing contribution charge for all new residential flat and shop-top housing developments across the LGA. This feasibility report provides evidence-based advice on the following:

- Identify an appropriate flat rate to implement across the LGA.
- A monetary equivalent rate to affordable housing dedication.
- Establish an adequate transition period for introducing a flat rate if it is not currently viable.

The key recommendations in the feasibility report are:

- A 2% affordable housing contribution (based on gross sales revenue or GFA) is viable across the Georges River LGA.
- Tested on four recent developments (Carlton, Kogarah Bay, Kogarah, Mortdale), the 2% rate did not compromise project viability.
- Higher rates (3–4%) were tested but found to reduce development margins below acceptable thresholds.
- A two-year implementation delay from gazettal is recommended. This allows developers to adjust feasibilities and acquisition strategies.
- Allow voluntary planning agreements (VPAs) to exceed 2% in association with rezoning proposals.

The proposed Georges River AHCS is inconsistent with the Department's Guideline for Developing an Affordable Housing Contribution Scheme (Guidelines), which require precinct scale upzonings to levy affordable housing contributions. This approach risks creating inequities by concentrating the cost burden on a limited number of landowners and developments, while other areas benefiting from growth and infrastructure investment are not required to contribute. A more equitable and fairer scheme would apply consistently across the LGA, ensuring that all development contributes proportionately to meeting affordable housing needs. This broader application supports transparency, fairness, and compliance with the Guideline's principle of distributing obligations in a way that reflects the shared responsibility for housing affordability.



The Proposal

The Georges River AHCS is proposed to apply across the entire LGA, rather than being limited to areas with planning uplift.

HillPDA was engaged to investigate the viability of introducing an affordable housing contribution charge for all new residential flat and shop top housing developments across the LGA. This has been used to inform the draft AHCS.

The draft AHCS proposes the following contribution rates:

- A 2% affordable housing contribution for all new residential flat buildings and shop top housing.
- A two-year implementation delay from gazettal. This allows developers to adjust feasibilities and acquisition strategies. Currently Council does not have an adopted mechanism for the delivery of affordable rental housing.

Applying the AHCS across the entire LGA delivers several key benefits:

- Ensures all high density developments contribute to affordable rental housing, avoiding uneven distribution.
- A uniform framework reduces complexity, providing developers with greater certainty and the ability to factor contributions into feasibility assessments early.
- Broad application increases the potential supply of affordable housing, meeting needs across the community rather than concentrating benefits in select areas.
- Supports Council's long-term housing strategies and regional planning goals, embedding affordability in growth management.

An LGA wide AHCS represents a proactive and equitable approach to addressing housing affordability challenges in the Georges River LGA. A low rate applied broadly throughout the LGA has been demonstrated as an effective mechanism for providing a consistent supply of affordable housing in other Council areas, most notably the City of Sydney. By ensuring consistent contributions and supporting sustainable development, this strategy will help deliver a more balanced approach to affordable rental housing and meet the needs of the community.

3. Part 1 – Objectives and Intended Outcomes

Objective and Intended Outcomes

The PP seeks to amend the GRLEP 2021 by introducing a new affordable housing contribution requirement in the GRLEP 2021.

The objects and intended outcomes of the proposed LEP amendments are to:



- To recognise the provision of affordable rental housing as critical infrastructure to support sustainable growth and social outcomes for the Georges River LGA;
- Increase the quantity of affordable housing in Georges River LGA to meet the needs of individuals earning very low to moderate incomes to live directly within the communities where they work and fostering a stronger connection between employment and residence;
- To provide certainty around the requirements for affordable rental housing in the Georges River LGA, including the rate for contributions and how contributions will be collected; and
- To ensure that contribution rates for affordable housing are viable, evidence based, and ultimately result in an increase in affordable rental housing.

The draft AHCS addresses the growing gap between housing supply and affordability in the LGA. Without a dedicated contribution scheme, new development will continue to exacerbate housing stress for low- to moderate-income households by replacing the more affordable, older housing stock. Implementing the AHCS ensures that a proportion of new housing stock remains affordable, supporting inclusive communities.

4. Part 2 – Explanation of Provisions

To achieve the objects and intended outcomes, this PP seeks to amend the GRLEP 2021 to increase the supply of affordable rental housing in the LGA.

It is proposed to include a new local provision in Part 6 of the GRLEP 2021 to enable the collection of development contributions for affordable rental housing within the LGA, giving effect to the AHCS. The scheme is proposed to apply to all new residential flat buildings and shop top housing developments in the LGA.

The draft Georges River AHCS proposes the following contribution rates:

- A 2% affordable housing contribution for all new residential flat buildings and shop top housing developments.
- A two-year implementation delay from gazettal.

The proposed wording for the new Part 6 Additional Local Provision clause is as follows:

6.19 Affordable housing contributions

- (1) This clause applies to development involving the erection of the following—
 - a) residential flat buildings,*
 - b) shop top housing.**
- (2) The consent authority may, when granting development consent to development to which this clause applies, impose a condition requiring an affordable housing contribution (a **contribution**) equivalent to 2% of the gross floor area of the residential component of the development.*
- (3) A condition imposed under this clause must permit a person to satisfy the contribution by—*



- a) a monetary contribution paid to the Council, calculated in accordance with the Georges River Affordable Housing Contributions Scheme, or
- b) a dedication in favour of the Council of land, comprising 1 or more dwellings, with a gross floor area of at least 50m² each.

(4) This clause does not apply to development—

- a) for the purposes of affordable housing, or
- b) that will be used as a social housing premises within the meaning of the Residential Tenancies Act 2010, or
- c) that will be used to provide public housing within the meaning of the Housing Act 2001.

(5) The demolition of a building, or change in the use of land, does not give rise to a claim for a refund of a contribution.

Note – It is requested during the drafting that the clause commences 2 years after gazettal.

5. Part 3 – Justification of Strategic and Site-Specific Merit

Strategic Merit

Section A – Need for the planning proposal

1. Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The PP is a direct outcome of Council's endorsed strategic work, including the LSPS Inclusive Housing Strategy and Delivery Plan, the Local Housing Strategy, and the Affordable Housing Policy as outlined in the **Background** section of this report.

The draft AHCS prescribes a 2% contribution levy on all new residential flat buildings and shop top housing developments and a levy on all sites that receive uplift through planning controls. Implementing the AHCS via this PP will allow Council to secure much needed affordable rental housing for low-moderate income households.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

A PP is the best means of achieving the objectives of the AHCS within Georges River LGA as it is the only means of amending the GRLEP 2021.

Section B – Relationship to the strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Greater Sydney Region Plan

Greater Sydney Region Plan – A Metropolis of Three Cities is the Greater Sydney Commission's



strategic plan for Greater Sydney. It is a 20-year plan with a 40-year vision, seeking to transform Sydney into a metropolis of three distinct by connected cities. The following Objectives apply to the PP:

- Objective 10: Greater housing supply,

The Affordable Housing Contributions Scheme (AHCS) supports the delivery of greater housing supply in Georges River by enabling additional affordable housing to be delivered, without undermining development feasibility or overall dwelling supply. As the contributions are proposed to cover the entirety of the Georges River LGA there will be greater certainty that the supply of housing will be located with good access to jobs, services and public transport.

A 2% affordable housing contribution rate can be absorbed for Residential Flat Buildings and Shop Top Housing development types without rendering projects unviable as demonstrated by the Feasibility Assessment Report. Importantly a 2% rate would have a limited impact on housing supply and would not discourage development activity, while higher contribution rates may risk reducing supply if imposed broadly.

Feasibility testing completed by HillPDA showed that other housing types such as multi dwelling housing and dual occupancies could not reliably accommodate an affordable housing contribution rate.

- Objective 11: Housing is more diverse and affordable

The evidence base demonstrates that housing affordability constraints are not caused by a lack of total dwellings alone, but by the limited supply of housing that is affordable to very low-, low- and moderate-income households.

It is estimated that 3,825 households have an unmet need for affordable housing in Georges River. This represents 7.3% of all households compared to 7.2% for Greater Sydney. Families are the most affected, with 1,125 households in need of affordable rental housing—highlighting the growing challenge for working families to secure stable accommodation while managing the costs of raising children.

Affordable rental housing plays a critical role in enabling key workers to live locally and close to employment and providing a stable housing outcome for essential workers within the Georges River LGA.

This PP is consistent with the above objectives and, will help increase the supply of affordable rental housing in Georges River LGA.

South District Plan

This South District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the vision of Greater Sydney. The South District covers the Canterbury Bankstown, Georges River and Sutherland local government areas. The following planning priority of the South District Plan applies to the PP:



- S5 Providing housing supply, choice and affordability, with access to jobs, services and public transport

The PP seeks to deliver new affordable rental dwellings in locations that are well connected to existing transport and community infrastructure.

Draft Sydney Plan

The Sydney Plan is the NSW Government’s 20-year land-use strategy for the Sydney region, it will replace the Greater Sydney Region Plan (2018) and associated District Plans and become the primary spatial framework guiding local planning, infrastructure investment and development decision-making across Sydney. The following action is assigned to local councils:

- Action 3.3 – Prepare and adopt an affordable housing scheme

The PP is consistent with the draft Sydney Plan as it seeks to adopt an affordable housing scheme.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Yes, the PP is consistency with the endorsed LSPS 2040, especially *Planning Priority 9: A mix of well-designed housing for all life stages caters for a range of needs and incomes.*

The PP introduces an affordable housing contribution framework, enabling Council to collect funds dedicated to delivering affordable housing and ensuring a sustained supply for low to very low-income households, including key workers.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

There are no other applicable State and regional studies or strategies.

6. Is the planning proposal consistent with applicable SEPPs?

This PP has been considered against the relevant SEPPs and is determined to be consistent with the relevant provisions as set out in **Table 1** below.

Table 1 – Consistency with SEPPs

SEPP	Consistency	Comment
State Environmental Planning Policy (Biodiversity and Conservation) 2021	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.



State Environmental Planning Policy (Housing) 2021	Consistent	The framework to develop an affordable housing scheme is through Chapter 2 – Affordable Housing. This SEPP identifies that there is a need for affordable rental housing across NSW and is the mechanism through which Council can mandate a contribution to affordable rental housing from new development.
State Environmental Planning Policy (Industry and Employment) 2021	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.
State Environmental Planning Policy (Planning Systems) 2021	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.
State Environmental Planning Policy (Precincts—Central River City) 2021	N/A	Not applicable
State Environmental Planning Policy (Precincts—Eastern Harbour City) 2021	N/A	Not applicable
State Environmental Planning Policy (Precincts—Regional) 2021	N/A	Not applicable
State Environmental Planning Policy (Precincts—Western Parkland City) 2021	N/A	Not applicable
State Environmental Planning Policy (Primary Production) 2021	N/A	Not applicable
State Environmental Planning Policy (Resilience and Hazards) 2021	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.
State Environmental Planning Policy (Resources and Energy) 2021	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.
State Environmental Planning Policy (Sustainable Buildings) 2022	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.
State Environmental Planning Policy (Transport and Infrastructure) 2021	Consistent	This PP does not seek to introduce any controls that would be inconsistent with the SEPP.

7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

This Planning Proposal has been considered against the relevant Ministerial Directions as set out in **Table 2** below and key government priorities as set out in **Table 3** below.

Table 2 – Consistency with Ministerial Directions

Ministerial Direction	Consistency	Comment
Focus area 1: Planning Systems		



1.1 Implementation of Regional Plans	Consistent	The PP is consistent with the objectives of the Greater Sydney Region Plan and South District Plan by delivering housing and jobs in appropriate locations. See Q3 and Q4 above.
1.2 Development of Aboriginal Land Council land	N/A	Not applicable
1.3 Approval and Referral Requirements	Consistent	The planning proposal does not introduce additional requirements for the concurrence, consultation or referral of DAs to a Minister or public authority.
1.4 Site Specific Provisions	Consistent	The PP does not propose a provision allowing a particular development to be carried out.
1.4A Exclusion of Development Standards from Variation	Consistent	The PP does not propose to introduce or alter an existing exclusion to Clause 4.6 of a Standard Instrument LEP or an equivalent provision of any other environmental planning instrument.
Focus area 1: Planning Systems – Place-based	N/A	Not applicable
Focus Area 2: Design and Place	N/A	This Focus Area was blank when the Directions were made.
Focus Area 3: Biodiversity and Conservation		
3.1 Conservation Zones	Consistent	The PP does not apply to land within a conservation zone or land otherwise identified for environment conservation/ protection purposes in a GRLEP.
3.2 Heritage Conservation	Consistent	The planning proposal does not seek to amend heritage conservation provisions in the GRLEP.
3.3 Sydney Drinking Water Catchments	N/A	Not applicable
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	Not applicable
3.5 Recreation Vehicle Areas	N/A	Not applicable
3.6 Strategic Conservation Planning	Consistent	The PP does not propose any changes to existing controls protecting strategic conservation areas.
3.7 Public Bushland	Consistent	The PP does not propose any changes to existing controls protecting bushland.
3.8 Willandra Lakes Region	N/A	Not applicable
3.9 Sydney Harbour Foreshores and Waterways Area	N/A	Not applicable
3.10 Water Catchment Protection	Consistent	The PP does not propose any changes to controls that would impact on water catchments.
Focus Area 4: Resilience and Hazards		
4.1 Flooding	Consistent	This PP does not seek to amend the existing flood planning provisions within the GRLEP.
4.2 Coastal Management	Consistent	The PP does not propose any changes to existing coastal management controls.
4.3 Planning for Bushfire Protection	Consistent	The PP does not propose any changes to existing controls for bushfire protection.
4.4 Remediation of Contaminated Land	Consistent	The PP does not propose any changes to existing controls for the remediation of contaminated land.



4.5 Acid Sulfate Soils	Consistent	The PP does not propose any changes to existing acid sulfate soils controls.
4.6 Mine Subsidence and Unstable Land	N/A	Not applicable
Focus Area 5: Transport and Infrastructure		
5.1 Integrating Land Use and Transport	Consistent	This PP is not inconsistent with this direction, as it is still proven to be financially viable to development the applicable residential land uses in well-connected areas with good access to jobs and services by cycling, walking and public transport particularly within the MU1, E1 and R4 zones.
5.2 Reserving Land for Public Purposes	Consistent	This PP does not create, alter, reduce, rezone existing zonings or reservations of land for public purposes.
5.3 Development Near Regulated Airports and Defence Airfields	Consistent	The PP does not propose any changes to existing controls for development near regulated airports.
5.4 Shooting Ranges	N/A	Not applicable
Focus Area 6: Housing		
6.1 Residential Zones	Consistent	This PP proposes to introduce a clause that will collect development contributions for the delivery of affordable rental housing within the Georges River LGA. As such, it will support the objectives of this direction to encourage a variety and choice of housing types to provide for existing and future housing needs.
6.2 Caravan Parks and Manufactured Home Estates	Consistent	Not applicable
Focus Area 7: Industry and Employment		
7.1 Employment Zones	Consistent	This PP is not inconsistent with this direction as it will not discourage employment growth in suitable locations nor impact on the viability of identified centres.
7.2 Reduction in non-hosted short-term rental accommodation period	N/A	Not applicable
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	Not applicable
Focus Area 8: Resources and Energy		
8.1 Mining, Petroleum Production and Extractive Industries	Consistent	Not applicable
Focus Area 9: Primary Production		
9.1 Rural Zones	N/A	Not applicable
9.2 Rural Lands	N/A	Not applicable
9.3 Oyster Aquaculture	N/A	Not applicable
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	Not applicable

Table 3 – Key Government Priorities

Key Government Priority	Consistency	Comment
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Building better homes for NSW	Consistent	This PP proposes to introduce a contribution fee which will increase the supply of affordable housing in locations where people can access jobs, services and transport.
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Site-Specific Merit

Section C – Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

This PP is unlikely to adversely affect critical habitat, threatened species, populations or ecological communities or their habitats as no physical developments are proposed.

9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

It is unlikely that this PP would have any adverse environmental effects as the proposal relates to the collection of contributions for affordable housing.

10. Has the planning proposal adequately addressed any social and economic effects?

Housing in the Georges River LGA has become increasingly unaffordable, creating significant challenges for families, seniors, young adults, and key workers. Based on the most recent Census data from 2021, an estimated 3,825 households around 7.3% of all households have an unmet need for affordable housing. Many essential workers, such as nurses, teachers, and retail staff, cannot afford to buy or rent locally, forcing them to commute long distances and weakening the connection between employment and community life. Rising housing costs have also led to higher levels of housing stress, with nearly 30% of renters and 19% of mortgaged households spending more than 30% of their income on housing at the time of the 2021 Census. This financial pressure affects health, wellbeing, and stability for thousands of residents.

The AHCS will help address these issues by requiring developers of new residential flat buildings and shop top housing to contribute 2% of residential floor space or an equivalent cash amount. This will help to create more affordable rental homes for people on very low to moderate incomes, contributing to a reduction in housing stress and the risk of homelessness. It will also allow key workers to live closer to their jobs, improving workforce stability and reducing commuting times. By embedding affordable housing in new developments across the entire local area, the scheme promotes fairness and inclusion, ensuring that people of different income levels can remain part of the Georges River community. Over time, this will strengthen social cohesion, support better health and education outcomes, and create a more resilient and connected community.

Under the proposal, developers of residential flat buildings and shop top housing will contribute 2% of the residential floor space towards affordable housing. This can be provided as homes dedicated



for affordable housing or as a defined cash contribution in accordance with the Scheme. Other residential accommodation such as detached houses, multi dwelling housing, aged housing, and social housing developments will be exempt.

The scheme will start two years after it is gazetted, giving developers time to plan and adjust. Independent testing shows the 2% contribution will not stop projects from being built. It is a fair and modest rate that developers can absorb without reducing housing supply as demonstrated by the Affordable Housing Contribution Assessment completed by HillPDA.

Section D – Infrastructure (Local, State and Commonwealth)

11. Is there adequate public infrastructure for the planning proposal?

This PP does not create additional need for public infrastructure as it does not seek to increase the number of dwellings permitted within the GRLEP.

This Planning Proposal proposes a new local provision to collect affordable rental housing development contributions for the delivery of affordable rental housing in the Georges River LGA.

Section E – State and Commonwealth interests

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

As this PP is yet to be forwarded to the Minister for a Gateway Determination, the appropriate State and Commonwealth public authorities have not yet been consulted.

However, State and Commonwealth public authorities will be consulted in accordance with a Gateway Determination and will be given at least 28 days to comment on this Planning Proposal.

6. Part 4 – Maps

The PP will result in no map amendments.

7. Part 5 – Community Consultation

It is anticipated that this PP will be exhibited for a minimum period of 28 days in accordance with the provisions of the *EP&A Act 1979* and the *Environmental Planning & Assessment Regulation 2000* and any requirements of the Gateway Determination.

Exhibition material, including plain English explanatory information, fact sheets, description of the objectives and intended outcomes and a copy of the PP will be available for viewing during the exhibition period on Council's website and hard copies available at Council offices and libraries.

Notification of the public exhibition will be through:



- Newspaper advertisement in The Leader,
- Exhibition notice on Council's website,
- Community engagement project on Council's YourSay website,
- Notices in Council offices and libraries,
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.

8. Part 6 – Project Timeline

The anticipated project timeline for completion of this PP is shown below:

Task	Anticipated Timeframe
Referral to LPP in accordance with S9.1 Ministerial Direction	March 2026
Reporting to Council on PP seeking endorsement to forward PP for a Gateway Determination	April 2026
Anticipated commencement date (date of Gateway Determination)	July 2026
Timeframe for government agency consultation (pre and post exhibition as required by Gateway Determination)	August 2026
Commencement and completion dates for public exhibition period (minimum of 28 days)	September 2026
Timeframe for consideration of submissions	October 2026
Report to Council on community consultation outcomes and finalisation	November 2026

9. Appendices

Appendix 1 – Georges River Affordable Housing Contributions Scheme

Appendix 2 – Georges River Affordable Housing Contribution Scheme - Evidence Base



Item: ENV016-26 Adoption of Carss Bush Park and Todd Park Master Plan and Plan of Management

Author: Senior Strategic Planner

Directorate: Environment and Planning

Matter Type: Committee Reports

ENV016-26

RECOMMENDATION:

- (a) That Council adopt the Carss Bush Park and Todd Park Master Plan (**Attachment 1**) and Plan of Management (**Attachment 2**) in accordance with section 40 of the *Local Government Act 1993* and section 3.23(6) of the *Crown Land Management Act 2016*.
- (b) That Council authorise the Director Environment and Planning to make minor editorial modifications in the finalisation of the Carss Bush Park and Todd Park Master Plan and Plan of Management.
- (c) That the adopted Carss Bush Park and Todd Park Master Plan and Plan of Management be forwarded to the NSW Department of Planning, Housing and Infrastructure (DPHI) Crown Lands.
- (d) That the Carss Bush Park and Todd Park Master Plan and Plan of Management be placed on Council's website following adoption by Council.
- (e) That all individuals who provided a submission during the public exhibition of the Carss Bush Park and Todd Park Master Plan and Plan of Management be notified of Council's decision.

EXECUTIVE SUMMARY

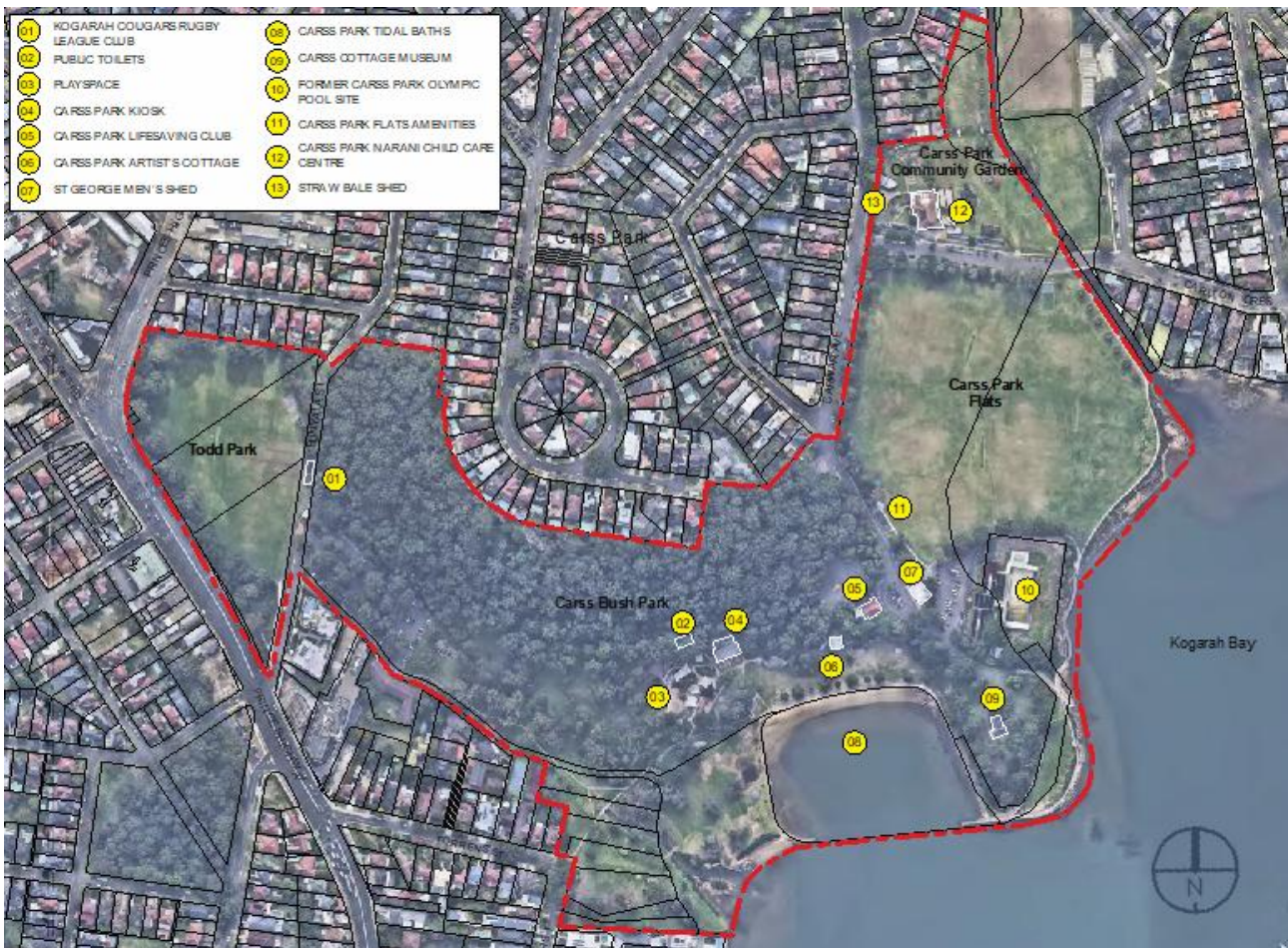
1. At its meeting on 26 May 2025 (ENV015-25), Council endorsed the draft Carss Bush Park and Todd Park Master Plan and Plan of Management (PoM) for public exhibition and for referral to the Department of Planning, Housing and Infrastructure (DPHI) for landowner consent in relation to Crown land parcels. Landowner consent was received on 10 October 2025.
2. The draft Carss Bush Park and Todd Park Master Plan and PoM were publicly exhibited for a period exceeding 28 days, from 5 November to 17 December 2025 (inclusive). During this period, a total of 73 submissions were received, comprising 33 written submissions and 40 online surveys via Council's Your Say webpage.
3. Submissions generally demonstrated broad support for the draft Master Plan and PoM in relation to protection of heritage values, conservation of natural character, and improved parking management. Key concerns were raised by submissions regarding the proposed integration of the St George Men's Shed, potential conflicts between pedestrians and cyclists on shared paths, and the possible loss of parking along Carwar Avenue associated with the proposed shared zone.
4. As part of the exhibition process, Council held a Community Drop-in Day on 22 November 2025 and a Public Hearing on 25 November 2025 in accordance with section 40A of the *Local Government Act 1993* (LG Act), in relation to proposed changes to community land categorisation. No submissions were received, and no matters were raised at the Public Hearing in relation to the land categorisation.
5. The draft Master Plan and PoM have been amended in response to community feedback and minor editorial matters. These changes are not considered to be of sufficient significance to warrant re-exhibition.

6. This report recommends that Council adopt the Carss Bush Park and Todd Park Master Plan (**Attachment 1**) and Plan of Management (**Attachment 2**) in accordance with section 40 of the *LG Act* and section 3.23(6) of the *Crown Land Management Act 2016* (CLM Act).
7. The Carss Bush Park and Todd Park Master Plan and PoM provide a long-term strategic framework to guide the future management and improvement of Carss Bush Park and Todd Park. The timing and implementation of any works will be determined progressively through Council’s Capital Works Program, annual budget processes and funding availability.

BACKGROUND

8. Carss Bush Park and Todd Park are located in the suburb of Carss Park within the Georges River Local Government Area (LGA) with a major foreshore frontage to Kogarah Bay. The subject site adjoins residential areas on much of its northern boundary, with Todd Park adjoining the Princes Highway to the west.
9. The subject site covers a total area of approximately 31.2 hectares and is made up of 22 individual parcels of land comprising of a series of precincts including Todd Park, Carss Bush Park, Carss Park Flats and the Narani Childcare Centre / 3 Bridges Community Centre and Carss Park Community Gardens to the north of Carlton Crescent. Refer **Figure 1** below.

Figure 1 - Site Plan



10. The majority of the land parcels within the subject site (listed in **Table 1** and shown in **Figure 2**) are community land that is owned and managed by Georges River Council.

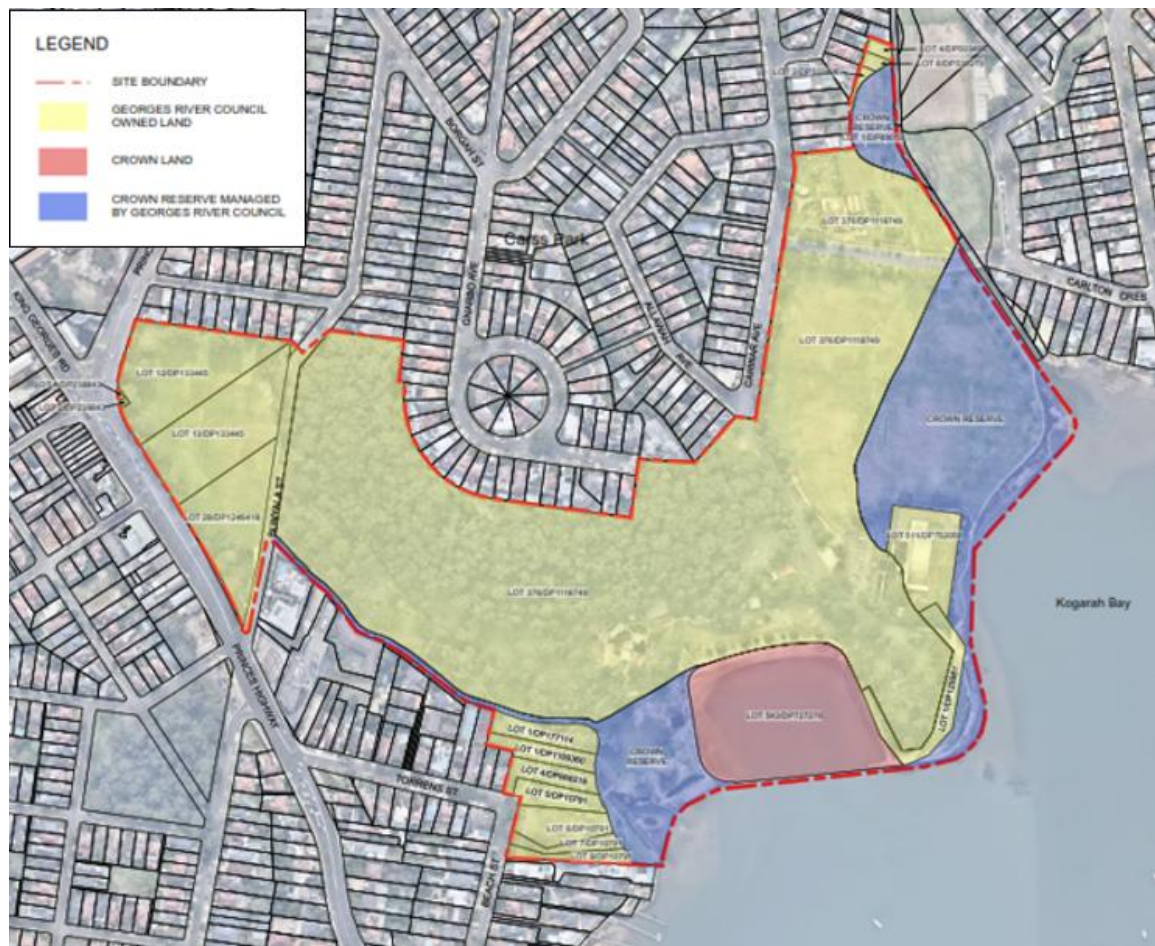
11. In addition, there are Crown parcels, for example, Reserve R83252 which comprises an original crown reserve area to the north of Carlton Crescent and the foreshore reclamation areas which were previously unreserved crown land prior to being added to Reserve R83252 in 2024, for which Georges River Council is appointed Council manager under the CLM Act. The Crown Reserve now comprises 8.58 hectares of the overall reserve area.

Table 1 Property/Lot Details (Refer to Figure 2 for land ownership)

Park area	Crown Reserve	Lot No	DP No	Description	Ownership	Classification	Proposed Category
Carss Bush Park		376	1118749	Carss Bush Park, west section of Carss Flats, Carss Bush Community Gardens, Narani Child Care Centre, 3 Bridges, Carss Cottage, St George Men's Shed and Carss Park Café	Council	Community Land	General Community Use
Carss Bush Park		1	177114	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		1	1109360	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		4	668319	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		5-8	10791	Vicinity of Beach and Torrens Streets	Council	Community Land	Park
Carss Bush Park		511	752056	Former Kogarah War Memorial Olympic Pool	Council	Community Land	General Community Use
Carss Bush Park		1	125981	Strip of land around the headland below Carss Cottage Museum	Council	Community Land	Park
Carss Bush Park		2	503496	Land north of Carss Bush Park Community Gardens area and dog park	Council	Community Land	Park
Carss Bush Park		6	530273	Land north of Carss Bush Park Community Gardens area	Council	Community Land	Park
Carss Bush Park		4	503495	Land north of Carss Bush Park Community Gardens area and dog park	Council	Community Land	Park
Carss Bush Park	R.83252 Gazetted 30/06/1961 Purpose: Public Recreation	1	89019	Land north of Carss Bush Park Community Gardens area	State of NSW Council as CLM	Part of Crown Reserve R.83252 for Public Recreation	Park
Carss Bush Park	R.83252 Gazetted 30/06/1961 Purpose: Public Recreation	2	1311599 (DP registered 14/06/2024)	Reclaimed land forming part of park to west of tidal baths	State of NSW Council as CLM	Part of Crown Reserve R.83252 for Public Recreation	Park and Natural Area - Foreshore

Park area	Crown Reserve	Lot No	DP No	Description	Owner ship	Classification	Proposed Category
Carss Bush Park	R.83252 Gazetted 30/06/1961 Purpose: Public Recreation	1	1311599 (DP registered 14/06/2024)	Reclaimed land forming east part of Carss Flats	State of NSW Council as CLM	Part of Crown Reserve R.83252	Sports ground and Natural Area - Foreshore
Carss Park Tidal Pool	R.83252 Gazetted 30/06/1961 Purpose: Public Recreation	543	727276	Crown land below means high water mark	State of NSW Council as CLM	Part of Crown Reserve R.83252	Natural Area – Water course
Todd Park		13	133445	Northern zone of Todd Park	Council	Community Land	Sports ground and Park
Todd Park		12	133445	Central zone of Todd Park	Council	Community Land	Sports ground and Park
Todd Park		28	1246418	Southern zone of Todd Park	Council	Community Land	Sports ground and Park
Todd Park		2	238843	Northern zone of Todd Park	TfNSW	Not available	Park
Todd Park		1	238843	Northern zone of Todd Park	TfNSW	Not available	Park
Notes	The RMS in 2019 compulsorily acquired part of Todd Park (a narrow strip of land at southwest edge of Todd Park adjoining Princes Highway - Lot 41 DP 1246418, now zoned SP2 Infrastructure Classified Road) for road widening purposes. Lot 41 in DP1246418 was previously part of Todd Park being Lot 14 in DP133445. Lot 28 in DP1246418 (which forms a part of the subject land parcels) is the residue/current lot. Council in August 2018 resolved to allow the matter to proceed by compulsory acquisition process.						

Figure 2 - Land Ownership Map



12. The Reserve also includes two parcels of land owned by other government agencies. These are lots 1-2 DP 238843 owned by Transport for NSW. These lots adjoin Princes Highway in the north west of Todd Park. Council has management responsibility for both land parcels.
13. The land at Carss Bush Park and Todd Park is zoned RE1 Public Recreation under the Georges River Local Environmental Plan (LEP) 2021.
14. In 2019, Council engaged Environmental Partnership to prepare a draft Master Plan and Plan of Management for Carss Bush Park and Todd Park.
15. The new PoM which is the subject of this report will consolidate and supersede a series of older PoM documents as follows into one succinct Master Plan and PoM:
 - Carss Bush Park & Todd Park Plan of Management 2004 – prepared by Kogarah Municipal Council,
 - Carss Park Bowling Club Surrounding Parkland PoM Review 2008 – prepared by Landscape Australia Consultants, and
 - Carss Bush Park Landscape Master Plan 2011 – prepared by Knox & Partners Landscape Architects.

CONSENT FROM CROWN LANDS

16. At its meeting on 26 May 2025, Council endorsed the draft Carss Bush Park and Todd Park Master Plan and PoM for public exhibition and for these to be forwarded to DPHI for landowners' consent (related to Crown Reserve components of the site).
17. Consent was received from DPHI (Crown Lands) on 10 October 2025 for the draft Master Plan and PoM to go on public exhibition. There were no requests for change to the draft as submitted.

OUTCOMES OF COMMUNITY CONSULTATION AND PUBLIC EXHIBITION

18. The draft Master Plan and PoM and supporting information were publicly exhibited for a period exceeding 28 days, from 5 November to 17 December 2025 inclusive.
19. As part of the public exhibition, the following actions were undertaken:
 - The draft Master Plan, the draft PoM were made available for viewing on Council's Your Say web page,
 - An advertisement was placed in The Leader newspaper, notifying the community of the public exhibition,
 - Letters were sent to adjoining owners and previously engaged residents to inform them of the public exhibition, and
 - Hard copies of the draft Master Plan and PoM and were available at Council's Service Centre and the Hurstville and Clive James (Kogarah) libraries.
20. The exhibition period also included the following activities:
 - Community Drop-in Day held on 22 November 2025
 - Public Hearing held on 25 November 2025

Summary of Submissions Received and Recommended Amendments

21. A total of 73 submissions were received on the draft Master Plan and PoM, which included 33 individual submissions, and 40 surveys completed in the Your Say webpage.
22. There were no submissions or survey responses that queried the proposed community land categorisation in the draft PoM. 25 people attended the Community Drop-in Day. One (1) person attended the Public Hearing.
23. Key issues raised through the submissions include:
 - Strong support for protecting the park’s heritage values and natural character,
 - Improving parking management and the design of shared zones,
 - Retaining and expanding the St George Men’s Shed at its current location,
 - Enhancing dog facilities, and
 - A clear preference for modest upgrades to existing sporting facilities at Todd Park, while maintaining its informal, open and organic character.
24. Most amendments to the draft PoM are in response to community feedback. However, changes to the draft documents have also been made in relation to:
 - Progress of Native Title work,
 - Minor legislative, information and typographic corrections, and
 - “Consequential” changes – to action numbering, cross-references, layout, etc.
25. The Phase Two Consultation Report (refer **Attachment 3**) provides an overview of the submissions received during the public exhibition. It also identifies the main themes raised through the feedback and provides comments or observations (shown in italics), along with suggested changes/recommendations to the Draft Master Plan and PoM.
26. A summary of key themes raised by the submissions and the recommended amendments are provided in **Table 2** below. A response to each individual submission is detailed in **Attachment 4** based on the themes categorised in the Phase Two Consultation Report.

Table 2 - Summary of Key Consultation Themes and Recommendations

Key Theme	Summary of Community Feedback	Recommendation for Master Plan and PoM
St George Men’s Shed	Strong, community support for retaining the Men’s Shed as a stand-alone facility at its current location; concerns about safety, cost, loss of amenity and community value if integrated or relocated.	Maintain a flexible approach. Update Master Plan and PoM to remove fixed assumptions and allow investigation of future options in consultation with the Men’s Shed and other user groups.
Parking and Access (including Carwar Avenue Shared Zone)	Concerns regarding potential loss of parking, demand generated by the Aquatic Centre, accessibility for older and mobility-impaired users, and bus manoeuvrability.	Reinstate options to maintain existing parking numbers, strengthen drop-off provisions, ensure bus turnaround capability, and note parking management as an operational matter.
Shared Paths	Mixed views: support for improved connectivity, but concerns about cyclist behaviour and pedestrian safety, particularly near café,	Retain shared path network. Emphasise design measures including path width, speed management, signage and

Key Theme	Summary of Community Feedback	Recommendation for Master Plan and PoM
	playground and foreshore.	enforcement.
Event Management	Ongoing concern about frequency, scale and management of events, particularly impacts on traffic, parking and rubbish.	Strengthen commitment to reviewing event management protocols, including limits on annual event numbers and DA requirements as part of Council's operational considerations.
Ramp and Universal Access	Queries about need, heritage impacts and relationship to Men's Shed; recognition of accessibility shortcomings in existing routes.	Retain proposal for investigation only; clarify that design and heritage impacts will be resolved before any implementation.
Boat Ramp Access	Safety concerns and desire for clarity around public versus authorised use and maintenance responsibilities.	Confirm controlled access approach; update PoM to limit public vehicular use while retaining operational access for Council vehicles.
Todd Park Facilities	Clear preference for modest upgrades only; strong opposition to large or "premium" sporting facilities that reduce informal community use.	Council will undertake separate consultation process for the design options for the Todd Park Sports Facility.
Dog Park and Community Garden	Requests for improvements to durability, shade, connections and garden security.	Minor amendments to improve clarity and investigate operational improvements; no change to overall strategy.
Carss Park Flats Sportsfields	Community acknowledgement that more park seating is needed instead of spectator seating.	Amend Master Plan by replacing 'spectator seating' with 'park seating.'
Bunyala Street Car Park	Suggestions regarding reconfiguration, improved access controls and additional parking capacity.	Not supported within scope of the Master Plan and PoM due to the need for detailed design, however this may be considered through a separate traffic review process in future.
Additional Facilities (e.g. skate parks, gyms)	Suggestions for new facilities beyond those exhibited.	Not supported within scope of the Master Plan and PoM; noted for consideration through separate strategic processes if required.

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27. In response to the submissions received, a range of amendments have been made to the final Draft Carss Bush Park and Todd Park Master Plan (as highlighted **yellow** in **Attachment 1**) and PoM (in **red text** in **Attachment 2**). The amendments are not considered to be of sufficient significance to warrant any re-exhibition of the draft documents. The amendments are itemised in **Table 3** below.

Table 3 - Amendments to the Carss Bush Park and Todd Park Master Plan and PoM

Section	Issue / Comments	Amendment
Amendments to Master Plan and corresponding Master Plan in section 9.2 of the PoM		
Item 1. Off leash Dog Park	Dot point 1 requires rewording to improve clarity.	Amend dot point 1: <ul style="list-style-type: none"> Enhance connections to Charles Pirie Field and other community facilities like Community Centre
Item 2. Carss Park Facilities	Amend the second dot point under Item 2 in relation to request for fencing to prevent theft of equipment and produce.	Amend dot point 2: <ul style="list-style-type: none"> Investigate options for improvements to the community garden operation, including dedicated storage and potential measures to enhance site security
Item 3. Carlton Crescent Parking and Access	In response to optimisation and regulation of parking around Carlton Crescent, amend dot point 5 by adding extra words (highlighted). Add dot points 6 and 7 in relation to using Parkside Drive parking area and making the temporary car parking arrangements put up during aquatic complex construction as permanent.	Amended dot point 5: <ul style="list-style-type: none"> Investigate and action formalised parking with line marking along Carlton Crescent and no stopping zones related to bridge Add new dot points 6 and 7: <ul style="list-style-type: none"> Investigate potential for use of Parkside Drive Parking area (Lot 8/6/DP1963) as event / weekend parking area with suitable path access links to Carlton Crescent Investigate making the temporary car parking arrangements that will be put in for the aquatic complex construction along Carlton Crescent as permanent.
Item 4. Carss Park Flats Sport fields	Submissions noted there is no need for formalised spectator seating, and additional park seating within the Flats would be welcome. 'Spectator' seating to be amended to 'park' seating.	Amend dot point 5: <ul style="list-style-type: none"> Install 'park' seating including some shaded areas around sports fields, and other street furniture
Item 6. Carss Park Flats Amenities / Men's Shed Replacement Buildings	The three original dot points to be replaced by the two new dot points to address the concerns put forward by the number of submissions submitted regarding retaining and expanding the St George Men's Shed at its current location.	Insert two new points to address the concerns raised by the number of submissions: <ul style="list-style-type: none"> Investigate, in liaison with sporting groups, options to replace sporting and park amenities at Carss Park Flats (refer Item 4) Investigation in liaison with Men's Shed community group, options for future upgrade / replacement of building and facilities. For example, options to be explored may include: <ol style="list-style-type: none"> Replacement facility as stand-alone facility in alternative location at another site (not in the park) Replacement facility as stand-alone facility in alternative location in the park Replacement facility as stand-alone / secure space integrated into building structure in park shared with another use (e.g. playing fields amenities / club / storage)

Section	Issue / Comments	Amendment
Item 7. Carwar Avenue Shared Zone	<p>Reinstate the option considered during the preparation of the master plan:</p> <ul style="list-style-type: none"> for the shared zone design to maintain the existing number of parking spaces reconfigured as ninety-degree parking to reinforce role of drop-off bays to the proposed shared zone to ensure bus turn around to review event management protocols 	<p>Amend dot point 3:</p> <ul style="list-style-type: none"> Remove existing middle parking island on Carwar Ave and create a formalised drop off zone. Reconfigure carriageway and parking (revised to ninety degree) to maintain existing numbers <p>Insert new dot points 4, 6, 7 and 9:</p> <ul style="list-style-type: none"> Provide vehicle drop-off days for users to drop off; then seek parking in the precinct The Hilltop Car Park driveway to be investigated as a dual direction access in the future. Minimise negative impacts of buses on site users and ensure bus turn around; subject to approval by Council's traffic section Review event management protocols to manage impacts of Council and community major events
Item 8. Ramp Access to Park Level	Maintain the proposal for further investigation of ramp access; and ongoing design and implementation, if feasible.	<p>Amend dot point 1:</p> <ul style="list-style-type: none"> Investigate the design and provision of lightweight ramp and stair structure from Carwar Avenue shared zone to park level for universal access; if feasible
Item 14. Carss Park Hilltop car park	Amend dot point 1 to improve vehicle access to address narrow circulation.	<p>Amend dot point 1:</p> <ul style="list-style-type: none"> Investigate improved vehicle access and traffic management including potential future dual-direction driveway access to assist with narrow circulation
Item 16. Shared Path	<p>Submissions cited poor experiences with shared paths; with lack of etiquette by cyclists and potential safety concerns.</p> <p>It is noted that shared path arrangement as per the Draft Master Plan is to be maintained.</p> <p>Add points about maximising shared path width and provision of speed management measures.</p>	<p>Add new dot points 2 and 3:</p> <ul style="list-style-type: none"> Maximise shared path width (refer Inner West Greenway precedent) Provide speed management measures through signage and policing
Item 24. Todd Park	<p>Council will undertake community consultation in relation to the proposed facility.</p> <p>Update last dot point to include words re fencing.</p>	<p>Update last dot point:</p> <ul style="list-style-type: none"> Upgrade paths with energy efficient lighting and appropriate site delineation as needed.
Item 26. Boat	The proposal relates to	Update second dot point:

Section	Issue / Comments	Amendment
Ramp	maintaining (the existing) closure of the roadway access from Carwar Ave to the foreshore to general public access. The corridor from the Carwar Avenue roundabout to the foreshore is to be designated as a pedestrian-priority area. Public vehicular access will remain closed to address identified pedestrian-vehicle safety conflicts.	<ul style="list-style-type: none"> Public vehicular access to the boat ramp to be discontinued; limiting its use exclusively to Council operational and maintenance requirements.
PoM Amendments (Details in the Phase Two Consultation Report)		
Table 10.1 Management Action Plan		
<u>Carss Park Hilltop Car park:</u> Submissions queried if the car park can have increased parking.	The possibility of reconfiguring the car park to increase parking needs to be reviewed.	Update Action 5.1 in the PoM by inserting the following additional measure under 'Section 5 – Access': <i>The Hilltop Car Park driveway to be investigated as a dual direction access in the future.</i>
<u>Parking availability:</u> Several submissions mentioned parking at Narani Childcare / Community Centre: <ul style="list-style-type: none"> What is its current status – is it available for general public use? Is there potential to extend this off-street parking? 	Optimisation of parking is required at Narani Childcare / Community Centre (including potential extension of existing off-street parking).	Update Action 5.2 in the PoM by inserting the following additional measure under 'Section 5 – Access': <i>Investigate making the temporary car parking arrangements that will be put in for the aquatic complex construction along Carlton Crescent; as permanent.</i>
<u>Controlled access to boat ramp</u>	This relates to maintaining (the existing) closure of the roadway access from Carwar Ave to the foreshore to general public access. The corridor from the Carwar Avenue roundabout to the foreshore is to be designated as a pedestrian-priority area. Public vehicular access will remain closed to address identified pedestrian-vehicle safety conflicts.	Insert new Action 5.22 in the PoM under 'Section 5 – Access': <i>Public vehicular access to the boat ramp to be discontinued; limiting its use exclusively to Council operational and maintenance requirements.</i>
<u>Request to enhance public</u>	The point is valid and has been incorporated into the PoM as a	Insert new Action 5.23 under 'Section 5 – Access':

Section	Issue / Comments	Amendment
<u>transport access to park</u>	new action.	<i>Council to liaise with State Transit regarding potential for bus stop and shelter to serve Community Centre and park generally.</i>
<u>Event Management:</u> Several online respondents and submissions raised planning and management of major events on the site as a key issue for local residents and the general community.	Council acknowledges the issue and is working on it.	Amend Action 6.4 in the PoM by inserting the following additional measure under 'Section 6 – Community and social activity': <i>Review existing event management protocols that include a limited number of events in a year and the need for a development application (DA).</i>
<u>Drinking water facilities for park users and dogs</u>	The Master Plan identifies upgrading of drinking fountains to playspace and toilet areas.	Insert new Action 7.19 under 'Section 7 – Built facilities for diverse community uses': <i>Plan and implement enhancement of drinking fountain provision across park. Include dog water bowl provisions to appropriate locations.</i>

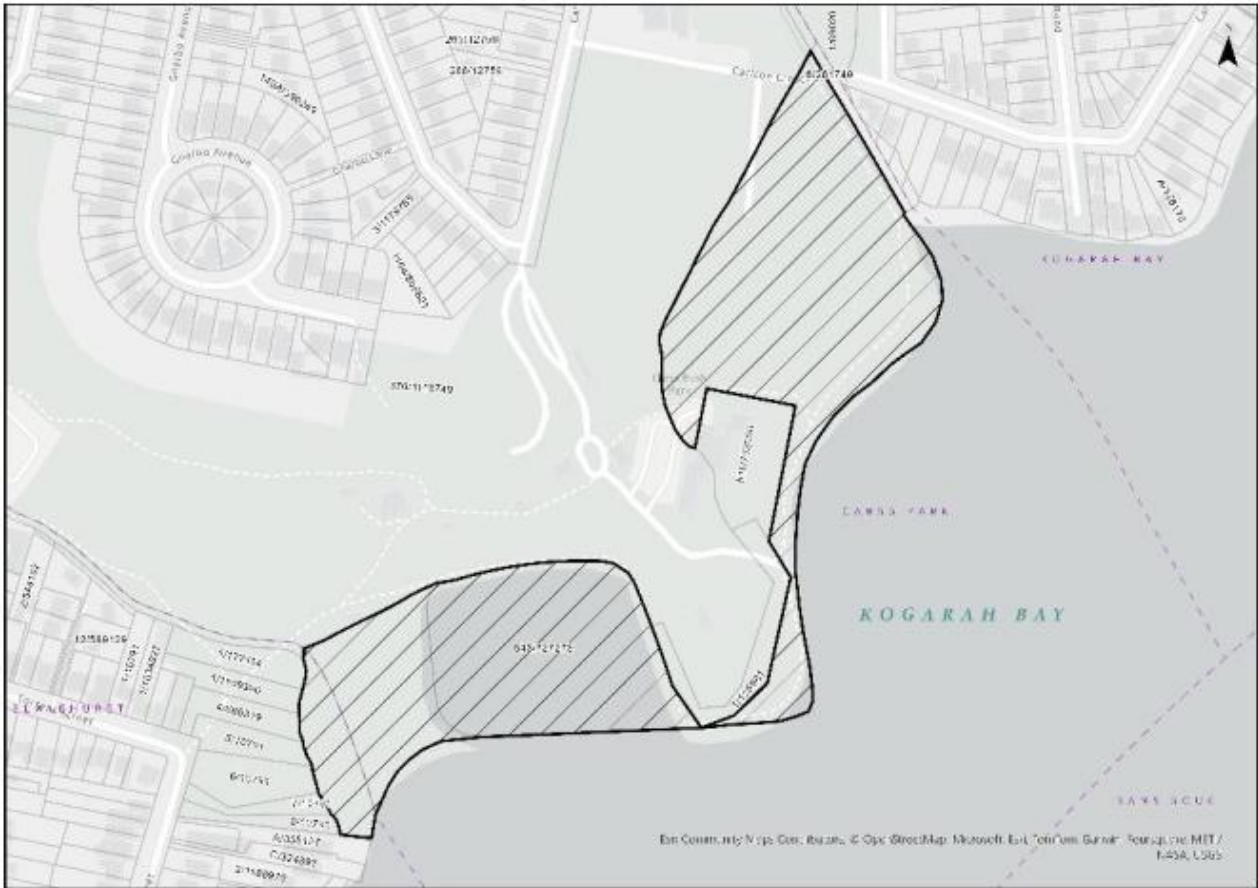
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NATIVE TITLE

28. Native Title is a requirement for Council Crown land managers to obtain written advice from a qualified native title manager that the PoM covers Crown Land that is not 'excluded land.'
29. Excluded land is defined in the *Crown Lands Act 2016* to include:
- a. *land subject to an approved determination of native title (as defined in the Native Title Act 1993 of the Commonwealth) that has determined that:*
 - *all native title rights and interests in relation to the land have been extinguished, or*
 - *there are no native title rights and interests in relation to the land,*
 - b. *land where all native title rights and interests in relation to the land have been surrendered under an indigenous land use agreement (as defined in the Native Title Act 1993 of the Commonwealth) registered under that Act,*
 - c. *an area of land to which section 24FA protection (as defined in the Native Title Act 1993 of the Commonwealth) applies,*
 - d. *land where all native title rights and interests in relation to the land have been compulsorily acquired,*
 - e. *land for which a native title certificate is in effect.*
30. Two parcels in the subject area (see **Figure 3** below) were unregistered and unreserved as Crown Reserve at the time of commencement of the process of preparation of the draft Carss Bush Park and Todd Park Master Plan and PoM.

Figure 3 - Existing Lot 543 DP 727276 and new lots 1 and 2 DP 1311599 (hatched) added

to Reserve No. 83252



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31. A concurrent exercise to formalise the reservation of these areas of Crown land within the park as Crown Reserve for ongoing management by Council has been undertaken since 2024. To finalise this process, Council has undertaken to prepare, lodge and prosecute a non-claimant application with the Federal Court of Australia (FCA) for future act protection (the future act being the reservation of the land and the adoption of the Draft PoM), to address Native Title requirements under the CLM Act. This application was notified from 30 July to 29 October 2025. The Master Plan and PoM went on public exhibition in late-2025 and have been finalised for approval by Council and the Minister for Lands and Property.
32. Council's Native Title manager confirms that this PoM satisfies the requirements of the applicable provisions of the native title legislation because:
 - the notification period of a non-claimant application to the Federal Court of Australia has expired, and
 - the notification period under section 24JB of the *Native Title Act 1993* has expired.
33. As such, Council is able to adopt this PoM under Sections 24FA and 24JA of the *Native Title Act 1993*.
34. The next steps regarding Native Title are:
 1. Adoption of the PoM
 2. Lodgement of Notice of Discontinuance to the Federal Court once the PoM has been adopted allow the court to make a final determination.

Note: The most recent amendments to the Native Title sections of the PoM are highlighted red for ease of reference in **Attachment 2**.

CATEGORISATION OF COMMUNITY LAND AND COUNCIL-MANAGED CROWN

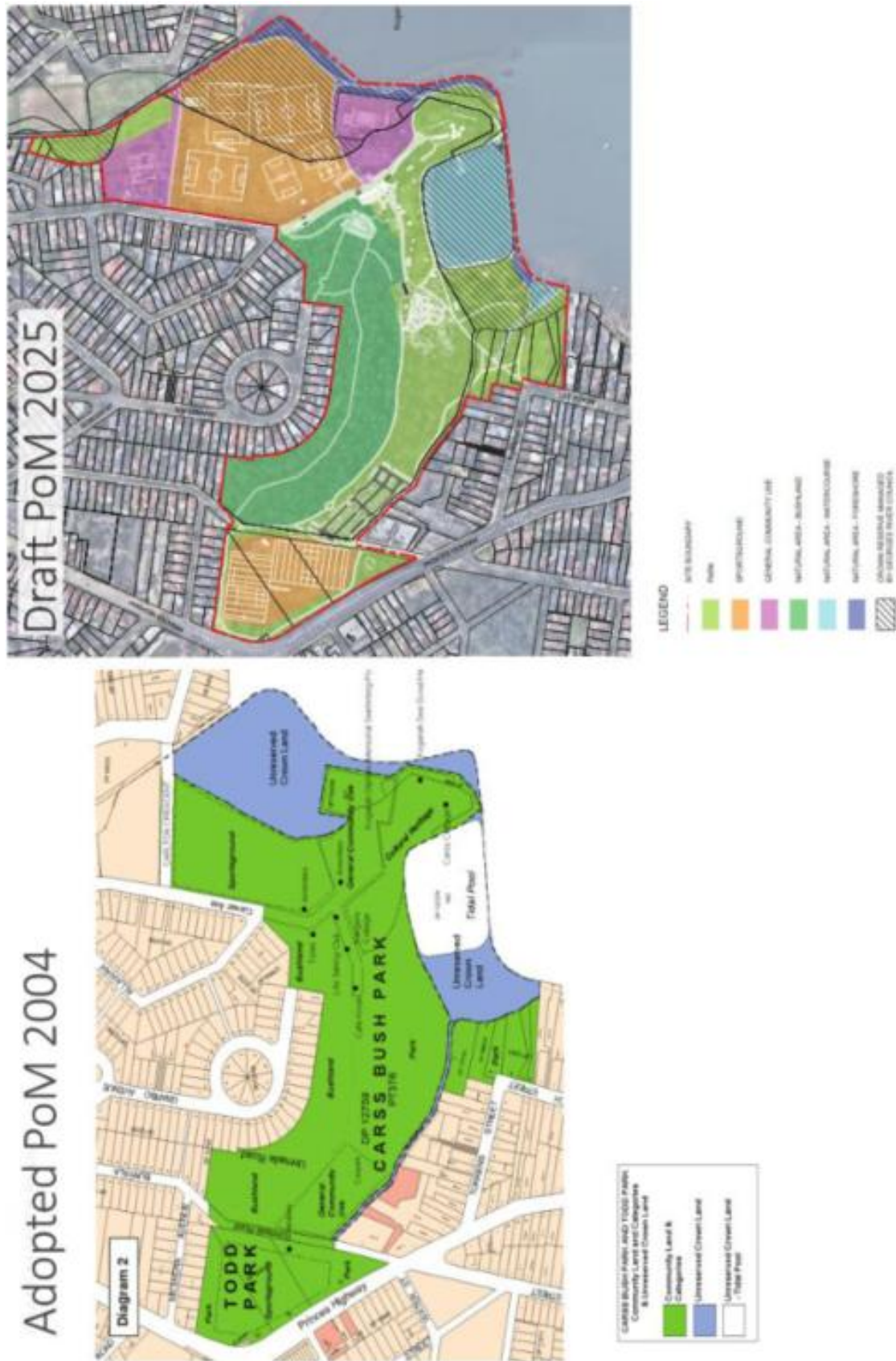
RESERVES AND PUBLIC HEARING

35. Section 40A of the LG Act requires that, where a draft PoM proposes to alter the categorisation of community land; including land within a Crown reserve managed by Council, a public hearing must be held in respect of the proposed categorisation.
36. In accordance with this requirement, a Public Hearing was held on 25 November 2025 in relation to the proposed changes to the categorisation of land within Carss Bush Park and Todd Park, as compared to the categorisation applied under the 2004 Plan of Management. The Public Hearing Report is provided at **Attachment 5**, with **Figure 4** and **Table 4** below illustrating the current and proposed land categorisations and the associated justification for change.

Table 4 - Current and Proposed Categorisation in the draft PoM

Location	Crown Reserve	Past categorisation	Proposed categorisation	Notes	Public Hearing required
Carss Bush Park and Carss Park Flats	Part Crown Reserve R.83252 Gazetted 2024 Purpose: Public Recreation	2004 PoM Park Sportsground General Community Use Bushland Area of Cultural Heritage Note: creek / watercourse previously un-categorised being Crown Land	2025 PoM Park Sportsground General Community Use Natural Area Bushland Natural Area Watercourse Natural Area Foreshore	Categorisation added in 2025 PoM for creek / watercourse. Area of Cultural Heritage category removed as the park's heritage is addressed through its Heritage Listings and conservation strategies for park and Carss Cottage. The PoM defers to this detailed guidance for management of heritage in the park.	Yes
Carss Bush Community Gardens	Part Crown Reserve R.83252 Gazetted 30/06/1961 Purpose: Public Recreation	2007 PoM Park Natural Area Watercourse	2025 PoM General Community Use Park	General Community Use category added for Narani Childcare, 3 Bridges Community Centre and Carss Park Community Gardens facilities.	Yes
Todd Park		2004 PoM Park Sportsground	2025 PoM Park Sportsground	No Change	No

Figure 4 – Comparison of Categorisation in the 2004 and 2025 PoMs



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37. The Public Hearing was convened for the purpose of considering the proposed categorisation changes only. It did not constitute a broader review of the draft PoM, nor did it replace the public exhibition process, which is the primary mechanism for community feedback on the content, effect and outcomes of a draft PoM.

38. There were two RSVPs and one member of the public in attendance at the Public Hearing. The Hearing was chaired by Adam Hunter of Environmental Partnership NSW Pty Ltd, acting as an independent facilitator in accordance with section 47G of the LG Act. The Chair presented a comparative analysis of the categorisation applied in the 2004 PoM and the proposed categorisation for the 2025 PoM (refer **Figure 4** above).
39. A summary record of proceedings is included in the Public Hearing Report, see **Attachment 5**.
40. The participant was given the opportunity to express their views and raised a range of general comments and questions relating to use and management of the Carss Bush Park and Todd Park area. These matters are documented in **Table 2** of the Public Hearing Report. No matters were raised in relation to the proposed categorisation of land.

INDICATIVE DELIVERY AND STAGING

41. Works currently underway in the subject area include construction of the new Carss Park Aquatic Centre and associated works like landscape improvements representing a major reinvestment in aquatic and community recreation facilities. Works are also underway associated with Todd Park's role as a sports and recreation space.
42. This report provides an indicative sequence of short, medium and long-term priorities to guide future delivery. These timeframes are indicative only and do not represent confirmed delivery commitments. All works remain subject to Council's Capital Works Program, funding availability and competing priorities.

Short-term (0–5 years)

- Completion of funded and committed projects, including the Carss Park Aquatic Centre (e.g. Action 3.2)
- Works associated with the sports facility at Todd Park
- Minor safety, accessibility and compliance upgrades
- Low-cost, high-benefit improvements where funding opportunities arise

Medium-term (5–15 years)

- Progressive renewal of park amenities, paths and furniture (e.g. Action 5.17)
- Targeted improvements addressing asset condition and functionality (e.g. Actions 7.12, 7.13, 9.1)
- Accessibility and connectivity upgrades subject to further design and funding (e.g. Action 5.23)

Long-term (15+ years)

- Larger or more complex infrastructure projects
 - Aspirational improvements identified in the Master Plan like feasibility of floating pontoon access (e.g. Action 2.4)
 - Projects requiring substantial capital investment or external funding sources (e.g. Actions 5.4, 5.8, 7.15)
43. It should be noted that the above timing and prioritisation may change over time as project feasibility, funding availability and Council priorities evolve.

NEXT STEPS

44. It is noted that consent to exhibit and adopt the Carss Bush Park and Todd Park Plan Master Plan and PoM was received from the DPHI on 10 October 2025 in accordance with clause 70B of the *Crown Land Management Regulation 2018*, subject to any changes being “minor editorial and formatting changes”.
45. If Council resolves to adopt the amended draft Carss Bush Park and Todd Park Plan Master Plan and PoM, the next steps will be as follows:
 - The Carss Bush Park and Todd Park PoM (including the Master Plan) will be forwarded to the DPHI (Crown Lands) for information,
 - Submitters will be advised of the adoption of the Master Plan and PoM,
 - The Master Plan and PoM will be placed on Council’s website, and
 - Council will publish notice of its decision on its website within 28 days after the decision is made.

FINANCIAL IMPLICATIONS

46. Preparation of the Carss Bush Park and Todd Park Master Plan and PoM was within budget allocation.
47. The final PoM notes that implementation of the works/measures included in the Master Plan and PoM, is subject to the funding and resources available to Council and is determined by Council’s overall Delivery Program and shorter-term annual Operational Plans, annual budget cycles, and works/activity planning for Council’s various units.
48. Other than projects that are currently underway or already approved through Council’s Capital Works Program, there is no additional financial commitment at this time to deliver other works identified in the Master Plan. Inclusion of projects or actions within the Master Plan does not imply funding approval, delivery timing or certainty of implementation.

RISK IMPLICATIONS

49. Adopting the Carss Bush Park and Todd Park Master Plan and PoM supports mitigation of **Strategic Risk 5: Climate Change** by embedding adaptive management principles, strengthening bushland and foreshore protection, and guiding climate-responsive planning for open space and facilities.
50. The adoption of the Master Plan and PoM also addresses **Strategic Risk 8: Social Cohesion** by promoting inclusive and flexible use of parkland, balancing the needs of diverse user groups, and responding to identified conflicts between park users, such as pedestrians, cyclists, dog owners and families. The Plan prioritises equitable access to facilities and the retention of informal community use of public open space.
51. In addition, adoption of the Master Plan and PoM assists in mitigating **Strategic Risk 11: Liability Concerns** by providing a clear framework for the management of foreseeable risks associated with public open space. This includes risks related to shared path conflicts, informal bush track use, playground safety, accessibility infrastructure, and the management of large-scale events. Clear management actions and staged investigation requirements help reduce exposure while maintaining appropriate public access and recreation.

FILE REFERENCE

D26/61148

ATTACHMENTS

- Attachment 1 Carss Bush Park Master Plan - March 2026 - *published in separate document*
- Attachment 2 Carss Bush Park & Todd Park PoM - April 2026 - *published in separate*

document

- Attachment 3 Phase Two Consultation Report - Dec 2025 - *published in separate document*
- Attachment 4 Draft Carss Bush Park and Todd Park - Submissions Summary and Recommendations - *published in separate document*
- Attachment 5 Carss Bush Park and Todd Park PoM Public Hearing Report - *published in separate document*

ENV016-26

CONFIDENTIAL ITEMS (CLOSED MEETING)

Council's Code of Meeting Practice allows members of the public present to indicate whether they wish to make representations to the meeting, before it is closed to the public, as to whether that part of the meeting dealing with any or all of the matters listed should or should not be considered in closed session.

RECOMMENDATION

That in accordance with the provisions of Part 1 of Chapter 4 of the Local Government Act 1993, the following matters be considered in closed Meeting at which the press and public are excluded.

That in accordance with the provisions of Section 11(2) of the Act, the reports and correspondence relating to these matters be withheld from the press and public.