

AGENDA

Assets and Infrastructure Committee

Tuesday, 09 June 2026

Committee Meetings commence at 6.00pm and run consecutively

**Dragon Room
Georges River Civic Centre
Hurstville**



OATH OF OFFICE OR AFFIRMATION OF OFFICE

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

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

DISCLOSURES OF INTEREST

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

ASSETS AND INFRASTRUCTURE COMMITTEE MEETING

ORDER OF BUSINESS

OPENING

ACKNOWLEDGEMENT OF COUNTRY

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

APOLOGIES / LEAVE OF ABSENCE

REQUEST TO JOIN VIA AUDIO VISUAL LINK

NOTICE OF WEBCASTING

DISCLOSURES OF INTEREST

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ASS022-26	Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 11 May 2026 (Report by Executive Services Officer)	4
------------------	---	---

COMMITTEE REPORTS

ASS023-26	Capital Projects Update - June 2026 (Report by Manager City Technical Services)	11
ASS024-26	Gifford Park Sporting and Public Amenity - Community Engagement (Report by Manager City Technical Services)	14
ASS025-26	Jubilee Stadium Eastern Toilet Block - Capital Project Scope Change (Report by Manager Assets and Traffic)	20
ASS026-26	Proposed Footpath, East Street Blakehurst (Report by Manager Assets and Traffic)	24
ASS027-26	Additional Lighting, Hogben Park Basketball Court (Report by Manager Assets and Traffic)	29
ASS028-26	Closed Circuit Television (CCTV) Operations Policy for Adoption (Report by Executive Manager City Presentation & Operational Services)	32
ASS029-26	Budget Allocation for Playspace Strategy Implementation for FY2026/27 (Report by Manager Assets and Traffic)	34

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

Item: ASS022-26 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 11 May 2026

Author: Executive Services Officer

Directorate: Office of the General Manager

Matter Type: Previous Minutes

RECOMMENDATION:

That the Minutes of the Assets and Infrastructure Committee Meeting held on 11 May 2026, be confirmed.

ATTACHMENTS

Attachment [↓](#)1 Minutes of the Assets and Infrastructure Committee Meeting held on 11 May 2026

ASS022-26

MINUTES

Assets and Infrastructure Committee

Monday, 11 May 2026

6:00 PM

Dragon Room

Georges River Civic Centre

Hurstville

UNCONFIRMED



GEORGES RIVER COUNCIL

PRESENT

COUNCIL MEMBERS

The Mayor, Councillor Elise Borg, Councillor Natalie Mort (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 Peter Mahoney, 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 Chief Information Officer – Brendan Scott, Chief Finance Officer – Scott Henwood, Manager – Head of Strategic Property – Bernard Morabito, Vicki McKinley, Manager Strategic Planning – Luke Oste, Manager Development and Building – Kristy Griffiths, Chief Audit Officer – Steven Baker, Executive Services Officer – Marisa Severino, Executive Services Officer – Nickie Paras, Manager Community Impact – Estelle Marque, General Counsel - James Fan, Executive Manager City Futures – Kent Stroud, Technology Services Officer Brendan Thorpe.

OPENING

The Chairperson, Councillor Mort, opened the meeting at 6:03pm.

APOLOGIES/LEAVE OF ABSENCE

There were no apologies or requests for leave of absence.

REQUEST TO ATTEND VIA AUDIO VISUAL LINK

There were no requests to attend via Audio Visual Link.

DISCLOSURES OF INTEREST

There were no disclosures of interest made.

CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ASS017-26 Confirmation of the Minutes of the Assets and Infrastructure Committee Meeting held on 13 April 2026
(Report by Executive Services Officer)

RECOMMENDATION: Councillor Landsberry, Councillor Liu

That the Minutes of the Assets and Infrastructure Committee Meeting held on 13 April 2026, be confirmed.

Record of Voting

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

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

CARRIED.

COMMITTEE REPORTS

ASS018-26 Mortdale Streetscape Enhancement Investigation

(Report by Manager City Technical Services)

RECOMMENDATION: Councillor Jamieson, Councillor Liu

That Council:

- (a) Receive and note this report outlining the outcomes of the investigation and the installation of enhancements to the Mortdale streetscape.
- (b) Approves the inclusion of non-budgeted capital expenditure of \$90,000 in the 2026/27 Financial Year.

Record of Voting

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

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

ASS019-26 Draft Verge Management Policy

(Report by Executive Manager City Presentation & Operational Services)

RECOMMENDATION: Councillor Liu, Councillor Jamieson

- (a) That Council endorse the Draft Verge Management Policy to go on public exhibition for a period of not less than 28 days to allow feedback from residents, stakeholders and experts in environmental sustainability.
- (b) That Council receive a further report after the public exhibition period has concluded to adopt the policy after considering the feedback received.

Record of Voting

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

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

ASS020-26 Carss Bush Park Playspace Upgrade (Stage 2) - Community Engagement Outcomes and Concept Design

(Report by Manager City Technical Services)

RECOMMENDATION: Councillor Landsberry, Councillor Allison

That Council:

- (a) Note the outcome of the Carss Bush Park Playspace Stage 2 design community engagement.
- (b) Endorses the concept design for the Carss Bush Park Playspace Stage 2 to proceed to detailed design and construction.

Record of Voting

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

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

ASS021-26 Report of the Local Transport Forum meeting held on 29 April 2026 (Report by Executive Services Officer)

RECOMMENDATION: Councillor Jamieson, Councillor Landsberry

That the Local Transport Forum recommendations for items LTF031-26 to LTF040-26 as detailed below, be adopted by Council.

Record of Voting

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

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

LTF031-26 BAUMANS ROAD AND MEADOWLAND ROAD, PEAKHURST - PROPOSED 'NO STOPPING ZONES' & '1/2P' RESTRICTONS AT THE INTERSECTION. (Report by Traffic Engineer)

- (a) That 'No Stopping' restrictions be introduced at the intersection of Baumans Road and Meadowland Road, Peakhurst, as per the plan attached in the report.
- (b) That '1/2P, 8:30am–6:00pm Mon–Fri & 8:30am–12:30pm Sat' parking restrictions be implemented on southern side of Meadowland Road near the intersection with Baumans Road.

LTF032-26 GLENWALL STREET, KINGSGROVE - FORMALISATION OF AN EXISTING 'BUS ZONE' (Report by Traffic Engineer)

That the existing 'Bus Zone' on the western side of Glenwall Street, Kingsgrove, south of the driveway to No. 34, be formalised as per the plan in the report.

LTF033-26 TRAFALGAR STREET, PEAKHURST - PROPOSED "BUS ZONE" EXTENSION (Report by Traffic Engineer)

That the existing 'Bus Zone' on the southern side of Trafalgar Street, fronting No. 69, be extended 4m east as shown on the plan attached to the report.

LTF034-26 HILLCREST AVENUE, HURSTVILLE - PROPOSED RESIDENT PARKING PERMIT SCHEME (Report by Senior Traffic and Transport Engineer)

That the 'Existing Resident Parking Permit Scheme Area 6' be extended to include Hillcrest Avenue between King Georges Road and Woniora Road, Hurstville as per the plan in the report.

LTF035-26 WEST STREET, BLAKEHURST - PROPOSED RELCOATION OF THE 'NO STOPPING' SIGN

(Report by Traffic Engineer)

That the 'No Stopping' sign on the southern side of West Street, Blakehurst, be relocated 3.4m to the west as per the plan in the report.

LTF036-26 JUNCTION ROAD, BEVERLY HILLS - PROPOSED RELOCATION OF 'BUS ZONE' RESTRICTION

(Report by Traffic Engineer)

That the existing 'Bus Zone' restriction on the southern side of Junction Road, Beverly Hills, be relocated east, as per the plan in the report.

LTF037-26 DEPOT ROAD, MORTDALE - PROPOSED TEMPORARY CHANGES TO PARKING RESTRICTIONS

(Report by Traffic Engineer)

(a) That a temporary 'No Parking' restriction be installed on Depot Road, Mortdale, as per the plan in the report, during the following period to facilitate a waste drop-off event:

Friday 23 October 2026 to Monday 26 October 2026

(b) That the 'No Parking' restriction and associated signage be removed between each waste drop-off event.

LTF038-26 PITT STREET, MORTDALE - PROPOSED ACCESSIBLE PARKING

(Report by Traffic Engineer)

That 6m of the existing time-restricted parking '2P, Mon-Fri 8:30 am-6 pm and Sat 8:30 am-12:30 pm' on the southern side of Pitt Street, Mortdale be converted into an accessible parking zone, as per the plan in the report.

LTF039-26 BURGESS STREET AND TARGO ROAD INTERSECTION - PROPOSED INTERSECTION CHANGES

(Report by Traffic Engineer)

That the priority at the Burgess Street and Targo Road intersection be modified, as per the plan in the report.

LTF040-26 WOODLANDS AVENUE, LUGARNO - PROPOSED CHANGES TO PARKING RESTRICTIONS

(Report by Traffic Engineer)

(a) That the 'No Parking' restrictions on Woodlands Avenue, east of the intersection with Boronia Parade, be converted to 'No Stopping' restrictions, as per the plan in the report.

(b) That the 'No Stopping' restrictions, fronting No. 93 Woodlands Avenue, be extended by approximately 2m, as per the plan in the report.

CONCLUSION

The Meeting was closed at 6:20pm.

Chairperson

UNCONFIRMED

COMMITTEE REPORTS**Item:** ASS023-26 Capital Projects Update - June 2026**Author:** Manager City Technical Services**Directorate:** Assets and Infrastructure**Matter Type:** Committee Reports**RECOMMENDATION:**

That Council receive and note the capital projects update.

EXECUTIVE SUMMARY

1. The purpose of this new monthly report is to provide increased transparency and visibility of the progress of Council's capital projects adopted within the 2025/26 Delivery Plan and delivered by City Technical Services.
2. Projects that have/are projected to reach Practical Completion this month and are/will subsequently open for community use include Peakhurst Park Community Centre, Croot Park Playspace, Bridgeview Reserve Playspace, Oatley Park Security Measures, Olds Park Shared Path and Lighting Upgrade, Mortdale Town Centre Seating Embellishments, and Beverley Park Gross Pollutant Trap.
3. Projects that have entered the construction phase this month include Morshead Drive Boardwalk and Civil Renewal works.
4. This report provides an update on the status of significant projects, including progress to date, key milestones achieved, and any emerging issues or risks.

BACKGROUND

5. The 2025/26 Capital Works Budget was adopted by Council for a total value of \$39 million, with an additional \$6 million carried over from the 2024/25 program and rephased into the current program to align with project programming and associated payment schedules.
6. At the May 2026 Q3 budget review, the 2025/26 Capital Works budget was adopted with a revised value of \$43.4 million. This adjustment was made through the Quarterly Budget Reviews and Council project budget reports and included the rephasing of \$4.99 million to future financial years.
7. City Technical Services, Council's Project Delivery team, is responsible for delivering \$32.5 million of the (\$43.4 million) 2025/26 Capital Works Program (Q3 Revised budget). These work programs and projects span multiple asset classes, including Buildings, Open Space, Stormwater, Transport. The program comprises both renewal works, focused on extending the life, safety and performance of existing assets, and new projects that deliver upgraded or additional infrastructure to meet emerging community needs.
8. Each project delivered by City Technical Services involves significant work across scoping, design, community engagement and execution to ensure assets remain functional, fit for purpose and responsive to current and future community needs. Projects follow a structured lifecycle, commencing with the identification of a community need to define a high-level scope, and progressing through planning, detailed design, approvals and ultimately construction. During the planning and design phases, community engagement is undertaken to inform and shape project outcomes, maximising community benefit.

Throughout this process, project budgets and technical details are progressively refined in response to community feedback as the project develops.

9. Significant capital projects are defined as infrastructure projects with a budget exceeding \$1 million or those that attract a heightened degree of community interest. These projects are detailed in Table 1 and the attached Significant Projects Update Report (Appendix A) and collectively represent substantial capital investment, delivering outcomes that enhance local infrastructure, improve access to essential community facilities, and support broader social, recreational and economic objectives. Their inclusion in this report reflects both their scale and their contribution to meeting community expectations, long-term service needs and Council's strategic priorities.

ASS023-26

Table 1. Significant 2025/26 Capital Projects

Project Title	Project Type	Total Project Budget ('000)
Road Rehabilitation Program (25/26 program)	Renewal Program	\$6,400
Penshurst Lane Retaining Wall Rectification	Multi-year Project	\$1,250
Lime Kiln Bay Constructed Wetlands Rehabilitation	Multi-year Project	\$2,640
Morshead Drive Boardwalk Reconstruction	Multi-year Project	\$1,008
Riverwood Park Sports Field Reconstruction	Multi-year Project	\$2,990
Quarry Reserve Precinct Development	Multi-year Project	\$1,600
Olds Park Premium Sporting Facility	Multi-year Project	\$9,500
The Green Sporting Amenities	Multi-year Project	\$2,570
Gifford Park Sporting Amenities	Multi-year Project	\$1,700
Penshurst Park Operable Fence Construction	Multi-year Project	\$530
Peakhurst Park Community Centre	Multi-year Project	\$2,369
Donnelly Park Foreshore Protection & Enhancement	Multi-year Project	\$2,472
Tom Ugly's Point Reserve Seawall Reconstruction	Multi-year Project	\$3,489
Endeavor Street Seawall Rectification	Multi-year Project	\$250
Oatley Park Security Measures	Multi-year Project	\$500
Croot Park Playspace Upgrade	Multi-year Project	\$600
Carss Bush Park Playspace Upgrade (Stage 2)	Multi-year Project	\$1,800
Peakhurst Park Playspace Upgrade	Multi-year Project	\$1,720
Hurstville Entertainment Centre Renewal	Multi-year Project	\$1,293
Hurstville House Airconditioning Upgrade	Multi-year Project	\$1,583

FINANCIAL IMPLICATIONS

10. No budget impact for this report.
11. Budget information referenced in this report is based on Q3 Revised Budget data available as of 25 May 2026.

RISK IMPLICATIONS

12. Effective project management directly supports the mitigation of Council's Strategic Risks by ensuring that projects are planned, governed, and delivered in a controlled, transparent, and risk-aware manner. By applying structured project controls, including clear scoping, risk assessment, resource planning, and consistent monitoring, Council strengthens its ability to address risks such as Strategic Risk 3 (Assets and Infrastructure), where well-managed projects help ensure infrastructure meets community needs and withstands climate impacts, and Strategic Risk 12 (Business Continuity), where disciplined project oversight improves preparedness for unexpected events and maintains essential service delivery.
13. Financial Sustainability is Council's number 1 strategic risk - Council's failure to implement appropriate financial strategies and controls to ensure financial sustainability. This requirement may be impacted by Council's failure to deliver the Long-Term Financial Plan (i.e., Maintain the financial health of Council) and inability to meet emerging risks and delivery of Council's Community Strategic Plan as well as absorbing additional financial obligations without adequate resourcing. Ensuring monitoring and report of Council's capital program is an essential control in mitigating risks associated with financial sustainability.

COMMUNITY ENGAGEMENT

14. Council's Community Engagement Strategy 2026-2036 guides how and when we engage with the community in relation to the delivery of these projects. The type of consultation and engagement undertaken is based on the scale and stage of a project, with each project subject to an individual Community Engagement Project Plan based on the framework established within the Strategy. This process ensures that the community is aware of projects, understands project intent and scope, and where further information can be obtained to encourage participation in decision making and contribution to outcomes which maximise community benefit.
15. Communication methods used throughout the project lifecycle include Join the Conversation, flyers, signs and posters, customer service channels, social media, media releases, newsletters and newspapers, letters, community consultations, Council's internal and external web pages, project working groups, project control groups, stakeholder reference groups, and weekly Council bulletins.

FILE REFERENCE

D26/32354

ATTACHMENTS

Attachment 1 Significant Projects Update - June A&I - *published in separate document*

Item: **ASS024-26 Gifford Park Sporting and Public Amenity - Community Engagement**

Author: Manager City Technical Services, Manager Assets and Traffic and Manager Sport and Community Facilities

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

RECOMMENDATION:

That Council:

- (a) Note the outcome of the Gifford Park Sporting and Public Amenity concept design community engagement.
- (b) Endorses the final concept design for the Gifford Park Sporting and Public Amenity to proceed to detailed design and construction.

EXECUTIVE SUMMARY

1. Council allocated budget in the 2025/26 Financial Year to commence the detailed design of a new sporting and public amenity facility at Gifford Park, Penshurst. The project involves the upgrade and redevelopment of existing public amenities, and the introduction of sporting amenity infrastructure to deliver a contemporary, accessible and inclusive facility that supports sporting groups and broader community use.
2. Site investigations and the development of a sporting and public amenity building options analysis was undertaken to identify site constraints and opportunities and provide a recommendation for the most appropriate configuration and location for the building (Attachment 1).
3. Community consultation for the Gifford Park Sporting and Public Amenity was undertaken across two stages, including preliminary consultation prior to engagement of the design consultant, followed by consultation on the preferred building location and associated draft concept design. This feedback was included in the final concept design, where applicable.
4. This report seeks Council's endorsement of the Gifford Park Sporting and Public Amenity Draft Concept Design (Attachment 3) to allow progression to the detailed design phase and subsequent construction works in future financial years.

BACKGROUND

5. Gifford Park, Penshurst is a passive and recreational open space utilised by Football (Soccer) and Cricket for organised community sport, alongside a playground and associated picnic facilities. The reserve is serviced by an existing public amenity building, with temporary sporting infrastructure including storage shipping containers and demountable change facilities installed during the winter sports season to service current sporting demands.
6. This ageing public amenity no longer meets contemporary safety, accessibility, or functional standards expected of Gifford Park. Infrastructure at the site does not meet the requirements for organised sport, particularly for competitions and training that require compliant changerooms and accessible facilities.
7. Council's asset data identifies this facility as 'fair to poor' in overall condition, with several key components at or beyond the end of their useful life. Whilst the primary structure

appears to remain generally serviceable and structurally sound, the amenities block is dated and exhibits signs of deterioration, including cracking to external concrete pavements, worn internal finishes, water damaged ceiling linings and aging sanitary fixtures and fittings. The condition and standard of the facility fall below acceptable community expectations and indicate that significant renewal works would be required to bring the building up to a contemporary standard. Given the age of the asset, the extent of deterioration, and the limited value of undertaking major upgrades to an outdated facility, redevelopment is considered the most appropriate option.

8. The need for a new amenities facility at Gifford Park is clearly demonstrated when assessed against the Georges River Open Space, Recreation and Community Facilities Strategy, which requires sporting infrastructure to be appropriately sized, accessible, and inclusive of all users. The existing amenities are not fit for purpose, as identified in the Georges River Community Infrastructure Needs Assessment and Acquisition Area Strategy (CINAAAS), particularly in accommodating increasing female participation, children, and parents who require separate and supportive change facilities. Current infrastructure also lacks adequate accessibility and does not meet contemporary standards for equitable access, limiting the usability of the park for a diverse and growing community. In addition, CINAAAS highlights insufficient storage and operational capacity to support local sporting clubs, particularly junior programs, with temporary sporting amenities provided for the past four (4) winter seasons.
9. Strategically, Gifford Park sits within Penshurst, a key focus area for sport and recreation investment across the Georges River Local Government Area, where enhanced, connected facilities can improve utilisation, passive surveillance, and support the development of competition-level hubs. Upgrading the amenities at this site will address identified service gaps, support ongoing participation growth, and align the facility with Council's long-term planning objectives for high-quality, accessible recreation infrastructure.
10. Consequently, a suitably qualified Architectural consultant was engaged in January 2026 to undertake site investigations including detailed structural and geotechnical sampling, site survey, and service assessments to enable the development of construction designs for a new sporting and public amenity facility. The facility will meet all relevant Australian Standards, enabling comfortable and safe access and use by all community members, with facilities including:
 - modern male, female and accessible public toilets,
 - two (2) fully compliant changerooms,
 - a dedicated storage area,
 - a canteen,
 - subsidiary infrastructure including access paths.
11. As this project includes the introduction of new infrastructure within Gifford Park, a site investigation and building location options analysis was undertaken to identify site constraints and opportunities and provide a recommendation for the most appropriate configuration and location for the public and sporting amenity building (Attachment 1).
12. The building location and design has focused on minimisation of impact to the site and surrounds, while also ensuring appropriate compliant access. A large breezeway has been incorporated to minimise disconnection between the playing field and playground, enabling the provision of a modern, inclusive amenities to increase use and safety of the park, supporting organised sport, and creating a welcoming and functional space for the whole community.

13. Community consultation for the Gifford Park Sporting and Public Amenity was undertaken across two stages, including preliminary consultation prior to engagement of the design consultant, followed by consultation on the preferred building location and draft concept design.
14. Consultation activities included dedicated Your Say pages, resident notification letters, onsite signage, newsletters, media releases and social media promotion. Overall feedback acknowledged that the existing amenities are outdated and in need of renewal, with support for improved safety, accessibility and park amenity. Concerns raised primarily related to potential impacts associated with the size of the facility and increased park usage, including traffic, noise and impacts to surrounding residents. Further detail regarding the community engagement process and outcomes is provided later within this report.
15. This report seeks Council's endorsement of the Gifford Park Sporting and Public Amenity Draft Concept Design (Attachment 3) to allow progression to the detailed design phase and subsequent construction works in future financial years.

FINANCIAL IMPLICATIONS

16. No budget impact for this report. Budget for the continuation of design and subsequent amenity construction is currently identified within the 4 Year Capital Works Program (FY26–FY29).
17. A suitably qualified Quantity Surveyor has prepared a Concept Design Estimate to support this phase of the project. The cost estimate has confirmed alignment with the proposed construction budget included in the Draft 4 Year Capital Works Program (FY27–FY30).
18. As part of the detailed design phase, a Quantity Surveyor will prepare a comprehensive cost estimate to ensure transparency of the final projected costs prior to a Tender being released for construction. This process supports compliance with Council's Sustainable Procurement Policy and alignment with the Long-Term Financial Plan.

RISK IMPLICATIONS

19. Effective project management directly supports the mitigation of Council's Strategic Risks by ensuring that projects are planned, governed, and delivered in a controlled, transparent, and risk-aware manner. By applying structured project controls, including clear scoping, risk assessment, resource planning, and community engagement, Council strengthens its ability to address risks such as Strategic Risk 3 (Assets and Infrastructure), where well-managed projects help ensure infrastructure meets community needs and withstands climate impacts, and Strategic Risk 12 (Business Continuity), where disciplined project oversight improves preparedness for unexpected events and maintains essential service delivery.
20. This public and sporting amenity construction project is focused on mitigating Council exposure to Strategic Risk 1 (Financial Sustainability), Strategic Risk 3 (Assets and Infrastructure), Strategic Risk 6 (Reputation), and Strategic Risk 11 (Liability Claims) given:
 - (a) deterioration or potential failure of the existing building infrastructure, poses an increased public safety risk to park users and increased operational cost to rectify.
 - (b) increased liability to Council should an incident occur, given that existing knowledge of the asset's poor condition.
 - (c) inability to meet community needs and expectations, as the existing amenities building is outdated, lacks sporting infrastructure, and does not comply with current

accessibility requirements, limiting use of the sporting field and recreational park by sporting clubs, families, and people living with disabilities.

- (d) reduced functionality and service capacity of Council assets, as the current supply of temporary facilities and shipping containers for sporting reduces park usability, and undermines Council's ability to provide safe, inclusive, and fit-for-purpose recreational infrastructure.
- (e) reputational risk to Council if safety, accessibility and broader community concerns are not adequately addressed, or if infrastructure continues to be provided that does not align with contemporary standards or community expectations. Undertaking community consultation to clearly understand current and future demand will also mitigate the risk of over-servicing the community through the delivery of facilities that are not aligned with demonstrated need, operational capacity or long-term sustainability objectives.

COMMUNITY ENGAGEMENT

Preliminary Consultation

- 21. Prior to the engagement of an Architect, initial community consultation was undertaken to provide context regarding the purpose and objectives of the project, understand how Gifford Park is currently utilised by the community, and obtain early feedback on the project proposal.
- 22. Preliminary consultation included a media release, inclusion in the November 2025 edition of the Leader, inclusion in Council's eNews and Your Say Newsletters, the creation of a project specific Your Say page, as well as notification letters to surrounding residents and signage on site directing the community to the Your Say page via a QR code.
- 23. The Your Say page was open for feedback from 29 October to 19 November 2025, with results showing 218 views of the page, and 26 submissions to the survey.
- 24. Initial consultation feedback was documented and provided to the design consultants upon engagement to give further context and assist with the building location options analysis.
- 25. Overall, the preliminary consultation indicated that Gifford Park is primarily utilised by the community for passive recreation activities, including use of the playground, exercise and personal fitness, and dog walking. The majority of respondents acknowledged that the existing public amenities are outdated and in need of renewal.
- 26. Participants identified a range of potential benefits associated with the proposed upgrade, including improved safety, increased inclusivity, enhanced opportunities for families and social interaction, support for sporting activities, and a more modern and visually appealing park environment. Key concerns raised included the potential for increased park usage resulting in additional noise and traffic impacts.

Concept Design Consultation

- 27. Upon completion of the Preliminary Gifford Park Sporting and Public Amenity Concept Design Council undertook a second phase of community consultation to seek feedback on the proposed design and preferred building location. The consultation period was conducted from 23 April to 14 May 2026 through a dedicated Your Say page and accompanying survey, supported by concept plans and 3D renders to assist the community in understanding the proposal.
- 28. To encourage community participation and awareness, Council undertook broader notification activities including onsite signage, letters to surrounding residents, inclusion in the May 2026 edition of the Leader, promotion through Council's eNews and Your Say newsletters, and social media posts.

29. The project was strongly received through consultation, with social media posts achieving a 4.87% engagement rate, compared to Council's monthly average of 3.5%. The Your Say page received 440 visits, 183 downloads of the site plans and renders, and 16 submissions to the survey.
30. The high viewership, compared to low comments/submissions, is generally indicative that a large portion of participants were satisfied with the project proposal and did not need to provide feedback.
31. All feedback on the concept design was documented in the Gifford Park Sporting and Public Amenity Community Engagement Report (Attachment 2) and provided to the design consultants. Table 1 summarises the key feedback themes and Council's responses, with no design refinements required to finalise the Gifford Park Sporting and Public Amenity Draft Concept Design (Attachment 3).

ASS024-26

Feedback	Response
Facilities are oversized for their need/usage.	The concept design has been developed to provide a compliant and multi-purpose facility that supports both existing and future recreational use of Gifford Park. The proposed amenities are intended to service a broad range of park users, including sporting groups, families, playground users and the wider community, while replacing ageing facilities that no longer meet modern accessibility, safety or operational standards. This is in alignment with the CINAAS and other Council Strategies.
Visual disconnect between play area and field.	The location and layout of the proposed amenities building were informed through a detailed options analysis process which considered factors including sightlines, park functionality, pedestrian movement, existing trees, field impacts and surrounding residential interfaces. The concept design seeks to balance the operational needs of the park while maintaining open sightlines and connectivity between the playground and sporting field, where practical. The inclusion of a five (5) metre wide breezeway between the two sections of the facility was a key component to maintain sightlines and connectivity.
Impact to neighbouring residents' views privacy, and noise.	Multiple locations across Gifford Park were assessed in regard to surrounding residential properties, park functionality, existing vegetation, access requirements and operational needs. The preferred location identified through this process was considered to provide the most balanced outcome, minimising broader impacts to the park and adjoining properties where practical.
Increased traffic and congestion in the surrounding area.	The proposed upgrade is intended to replace ageing existing amenities and improve functionality for current park users, and to mitigate the need of placing temporary shipping containers each winter season to meet existing traffic, rather than significantly intensify the existing use of Gifford Park. The concept design primarily supports the park's existing recreational and sporting activities, which already occur at the site throughout the year.

Future Community Engagement

32. On endorsement of the Draft Gifford Park Sporting and Public Amenity Concept Design, the YourSay project page will be updated with the Final Gifford Park Sporting and Public Amenity Concept Design, closing the feedback loop on community engagement process.
33. Community notification will be undertaken prior to the commencement of construction, in alignment with City Technical Services' internal Community Engagement Guideline for project delivery. Updates on the progress of the project will also be provided on Council's Project webpage.

FILE REFERENCE

D26/102438

ATTACHMENTS

- | | |
|--------------|---|
| Attachment 1 | Gifford Park Sporting and Public Amenity - Building Location Options Analysis - <i>published in separate document</i> |
| Attachment 2 | Gifford Park Sporting and Public Amenity - Community Engagement Report - <i>published in separate document</i> |
| Attachment 3 | Gifford Park Sporting and Public Amenity - Draft Concept Design - <i>published in separate document</i> |

Item: ASS025-26 Jubilee Stadium Eastern Toilet Block - Capital Project Scope Change

Author: Manager Assets and Traffic

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

RECOMMENDATION:

- (a) That Council note the proposed change in scope and required budget adjustment associated with the Jubilee Stadium - Eastern Toilet Block Replacement project.
- (b) That the 4-year Capital Works Program be updated to reflect the changes to the project budget for the 2026-27 Financial Year.

EXECUTIVE SUMMARY

1. The design of the Jubilee Stadium Eastern Toilet Block was included in the 2024/25 and 2025/26 Capital Works Program with the aim to improve venue infrastructure and meet current accessibility standards.
2. Following further investigations and consideration in line with the draft Jubilee Stadium Precinct Plan of Management and Master Plan, this report seeks Council's endorsement of a proposed change of scope and reduction of the current budget allocation for the Jubilee Stadium - Eastern Toilet Block Replacement project.
3. The new scope of works will utilise the footprint of the existing building, keeping the existing floor slab and walls and, in doing so, reduce the budget required to one third of what is currently allocated in the delivery program.

BACKGROUND

4. Jubilee Stadium, Kogarah is a key regional sporting and events facility, supporting elite sport, community use and broader economic and social activity within southern Sydney. The stadium has undergone several upgrades over time, most notably the significant western redevelopment, completed in 2019, which modernised spectator facilities, improved accessibility, increased seating capacity to approximately 20,500, and enhanced compliance with contemporary safety, accessibility and broadcasting standards.
5. The public amenity block on the north-eastern extent of the stadium complex (known as 'Jubilee Stadium Eastern Toilet Block') was not part of previous redevelopments, and no longer meets contemporary safety, accessibility, or functional standards.
6. The ageing facility lacks accessible and baby change amenities, resulting in non-compliance with current accessibility requirements and Council's Disability Inclusion Action Plan (DIAP). As a result, the current amenities are not fit to meet current service expectations or future demand associated with major events. It has been identified that replacement of the facility would enable Council to provide modern, safe and fully DDA-compliant amenities.
7. Constructed in the 1970's, the Eastern Toilet Block services the northern and eastern portions of the venue and is required to accommodate up to 7,000 patrons during major events. Due to the age of the structure and exposure to elements, it is subject to increased wear and requires frequent and ongoing maintenance to remain operational. This level of demand places ongoing pressure on the asset and limits its ability to consistently provide an adequate level of amenity during peak patronage periods.

8. Council's asset data identifies this facility as in 'fair to poor' condition overall, with several critical components approaching the end of their useful life. While the primary structure remains generally sound, significant deterioration is evident to the roof, floor finishes and bathroom fixtures and fittings, including water damage, corrosion and worn internal finishes. Building services are also aged and require upgrading to meet current standards.
9. Budget was subsequently included in the 2024/25 and 2025/26 financial year Capital Works Program to engage suitably qualified Architects to design a new Eastern Toilet Block, to meet current venue infrastructure requirements and accessibility standards.
10. A suitably qualified Architectural consultant was engaged in November 2024 to undertake site investigations including detailed structural and geotechnical sampling, site survey, and service assessments to enable the development of construction designs for a new amenity. The design was to meet all relevant Australian Standards, enabling comfortable and safe access and use by all venue users, with facilities including:
 - Public amenities aligning with site demand (12 x female cubicles, 4 x male cubicles, 30m of urinal trough).
 - Accessible toilet facilities to include parents room/baby change infrastructure.
 - Incorporation of a wash down bay for grounds team, including capacity to secure during events.
11. The design sought to minimise impacts on the site and surrounding area while improving usability, accessibility and amenity. To achieve compliant access, the concourse areas have been widened and integrated into the hillside through targeted excavation. New retaining structures and access ramps provide modern, inclusive amenities, supporting increased use of the venue and creating a safe, functional and welcoming environment.

JUBILEE STADIUM PRECINCT PLAN OF MANAGEMENT AND MASTER PLAN

12. The draft Jubilee Stadium Precinct Plan of Management and Master Plan was publicly exhibited from 11 February to 27 March 2026. During this period, the community was invited to review and provide feedback on the proposed vision to guide future development within the Jubilee Stadium Precinct.
13. The Master Plan identifies the proposed redevelopment of the north-eastern corner of Jubilee Stadium, incorporating a future toilet block site into a new multi-storey building accommodating RE1 permissible uses, such as community centre facilities, indoor recreation and health services, public amenities, basement car parking and a wash-down bay. The construction of the current designed Eastern Toilet Block is incompatible with the exhibited footprint of this future project. The proposed construction of a community facility for this precinct is being considered as a long-term (15+ years) action.

PROPOSED SCOPE CHANGE

14. Noting the proposed long-term vision of the site within the draft Master Plan, the significant expenditure associated with constructing a new facility in this location is not deemed an appropriate allocation of Council funds.
15. However, it is further noted that based on Council's asset data and recent on-site investigations that repairs are needed to the internal fixtures and fittings as well as the roof structure of the existing toilet block.
16. The current block is serviced by an existing DDA-compliant access but with a slightly further path of travel around existing building structures.
17. The proposed new scope consists of undertaking the following works:
 - (a) Re-coating of the existing epoxy floor covering.

- (b) Full replacement of the existing roof including the metal roof sheeting, timber support joists and eaves.
 - (c) Replacement of the existing electrical system (distribution board) and conversion to energy-efficient lighting system.
 - (d) Full or partial replacement or renewal of utility services (water, sewer, stormwater) as required.
 - (e) Replacement of existing fixtures and fittings (WC's, urinals, hand basins, sinks etc.) to water efficient fixtures.
 - (f) Replacement of all internal fixtures and fittings not mentioned above.
 - (g) Installation of an external door and reconfiguration of existing internal layout to accommodate installation of an accessible washroom and baby change facility. This is proposed to be on the side closest to English Street, to ensure access to existing graded footpath leading to the toilet block.
18. Renewal within the existing footprint can be carried out as exempt works without requirements to obtain approval for a Development Consent.
19. It is proposed that the design and construction of this upgrade be carried out over the next 2 financial years to minimise any impacts on major events held at Jubilee Stadium during that time.

FINANCIAL IMPLICATIONS

20. The current 4-year Capital Works Program has a total allocation of \$3M towards the demolition of the existing toilet block and construction of the new toilet block as designed in Attachment 1. This is spread with \$1M allocated in FY2026-27 and \$2M allocated in FY2027-28.
21. The proposed refurbishment works to the existing toilet block requires a \$400,000 budget allocation in FY2026-27, and \$600,000 allocated in FY2027/28 for design and construction. The remaining allocation within the Delivery Program will be returned to reserves.

RISK IMPLICATIONS

22. If the request for the proposed scope change to the Jubilee Stadium Eastern Toilet Block is not adopted, Council may consequently be exposed to Strategic Risk 1 (Financial Sustainability), Strategic Risk 3 (Assets and Infrastructure), Strategic Risk 6 (Reputation), and Strategic Risk 11 (Liability Claims) given:
- (a) further deterioration or potential failure of the existing building infrastructure, posing an increased public safety risk to site users and increased operational cost to rectify;
 - (b) potential expenditure on the construction of a new asset with the knowledge that the newly constructed asset contradicts the future implementation of the Master Plan outcomes, or will be required to be demolished prior to the end of its useful life;
 - (c) increased liability to Council should an incident occur, given that existing knowledge of the asset's poor condition;
 - (d) possible reduction of content at the venue based on reduced amenity and accessibility;
 - (e) inability to meet community needs and expectations, as the existing amenities building is outdated, lacks adequate facilities, and does not comply with current accessibility requirements, limiting use of the eastern portion of the venue by spectators including families and people living with disabilities;

- (f) reduced functionality and service capacity of Council assets undermines Council's ability to provide safe, inclusive, and fit-for-purpose infrastructure;
- (g) continued provision of infrastructure that does not align with community expectations.

COMMUNITY ENGAGEMENT

- 23. Survey results gathered during a high-attendance NRL event demonstrate low to moderate satisfaction with toilet facilities in the Eastern precinct. A substantial proportion of patrons (67%) indicated that the number of toilets available affected their match day experience, and 100% of surveyed patrons reported that upgrades to the Eastern Toilet Block facility would be useful to spectators and provide overall benefit to match day operations
- 24. The overall pattern of responses highlights capacity and service limitations in the Eastern precinct during peak demand periods. These limitations appear to negatively influence the spectator experience and, if unaddressed, may have broader implications for Jubilee Stadium's reputation and its attractiveness to both major and minor event clients, particularly where event experience and operational performance are key considerations.

FILE REFERENCE

D26/62149

ATTACHMENTS

Attachment 1 Jubilee Stadium Eastern Toilet Block - Concept - *published in separate document*

Item: ASS026-26 Proposed Footpath, East Street Blakehurst
Author: Manager Assets and Traffic
Directorate: Assets and Infrastructure
Matter Type: Committee Reports

RECOMMENDATION:

That Council:

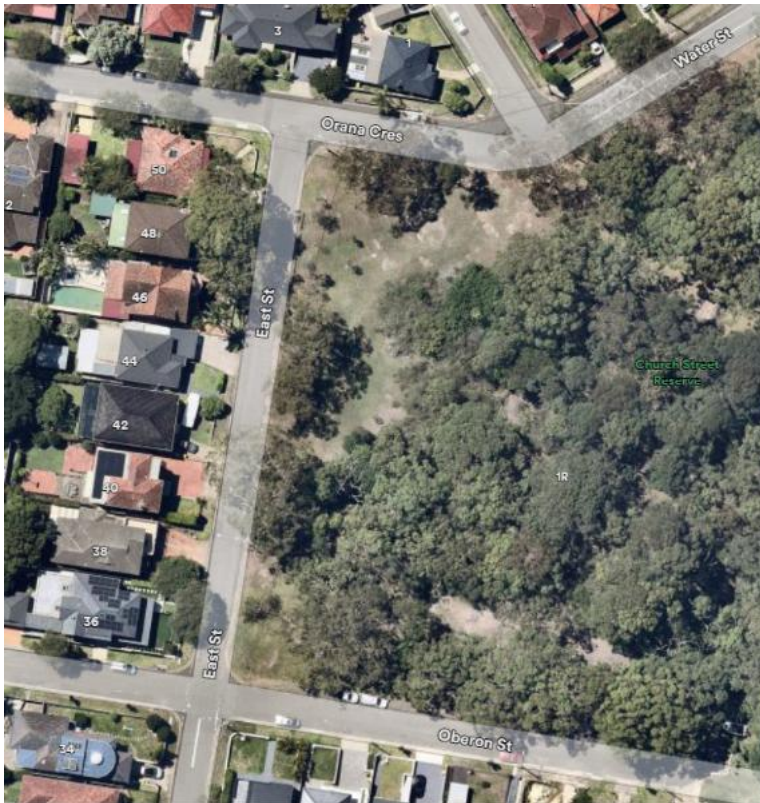
- (a) Receive and note the feasibility assessment outlined in this report for the proposed new footpath on the eastern side of East Street, Blakehurst between Oberon Street and Orana Crescent.
- (b) Does not proceed with community consultation on the proposal to construct a footpath in East Street, Blakehurst, at this time.
- (c) Receives a future report detailing the prioritisation of new footpaths across the LGA, including the proposed program of works over the next four years.

EXECUTIVE SUMMARY

1. This report provides Council details of the feasibility assessment conducted for the proposed installation of a new footpath on the eastern side of East Street, Blakehurst between Oberon Street and Orana Crescent, and further seeks endorsement of the recommended next steps.

BACKGROUND

2. At the Council Meeting held on 28 July 2025 Council resolved the following (NM054-25).
 - (a) Requests Council officers to investigate the feasibility of installing a footpath on East Street, Blakehurst, between Oberon Street and Orana Crescent, taking into account both design and construction viability.
 - (b) Notes the narrow verge width, existing street trees and the steep gradient of some existing driveways on the western side of East Street, and therefore requests that the investigation prioritise the section of the street that passes through Church Street Reserve, on the eastern side.
 - (c) Subject to the investigation confirming the feasibility of installing a footpath in this location, undertakes community consultation with nearby residents to assess support for the proposed footpath.
3. Council Officers have investigated and confirmed the feasibility of installing a footpath on the eastern side of East Street, Blakehurst as per (a) of NM054-25.
4. The proposed footpath is not currently listed as a project under the New Footpath Construction Program in the draft Capital Works Plan for FY2026/27, however it can be considered for inclusion in future years.



5. *Aerial view of East Street between Oberon Street and Orana Crescent.*
6. Due to the existing features in this area, the proposed footpath will need to be constructed behind existing street trees, resulting in the removal of passive green space. Further earthworks will need to be included within the scope of works, to ensure compliant gradients are constructed.
7. There is existing kerb and gutter at the intersection of Orana Crescent and East Street, but no kerb and gutter return at the intersection of Oberon Street and East Street. Further, there is no existing footpath network on the remainder of East Street, or on Oberon Street or Orana Crescent to provide connectivity to a broader footpath network.



Corner of Oberon Street and East Street.



Midblock – East Street



Corner of Orana Crescent and East Street



ASS026-26

Looking south from Orana Crescent to Oberon Street, noting land slopes away from the road.

8. Council's Senior Asset Engineers are currently developing a priority matrix for missing footpath links. The program of works based on this matrix will prioritise construction of new infrastructure near schools, businesses and bus stops. Currently, East Street is not located in the vicinity of any of this type of infrastructure, meaning it ranks as a lower priority missing link in a future program of works.
9. The footpath priority matrix and resulting prioritised list of new footpath locations will be presented to a future Council meeting for consideration and endorsement.
10. Council currently has identified 19 high priority missing link footpaths for consideration to construct during the 2026/27 financial year, subject to project scoping and available budget. Council has currently committed \$500,000 towards the FY2026/27 New Footpath Program. This program will also include \$140,000 of carry over projects that were not funded as part of the FY2025/26 program.
11. In addition to the above, Council Offices are preparing a grant submission as part of the Get NSW Active Funding Program to seek additional funds to deliver footpaths adjacent to schools in the LGA that currently do not have footpaths.
12. Based on the above assessment and other priority missing link footpaths in the LGA, which are currently deemed more critical, it is proposed that Council does not proceed with Community Consultation at this stage, until the construction of a new footpath in this location is prioritised accordingly. Currently this footpath will likely not be listed for inclusion in the proposed New Footpath Program within the next 4 years.

FINANCIAL IMPLICATIONS

13. Within budget allocation.

Any future footpath works on East Street; Blakehurst will be included with a future New Footpath Program for delivery.

RISK IMPLICATIONS

14. The proposed footpath construction of a footpath on East Street, Blakehurst relates to the following Strategic Risk 1 – Financial Sustainability, Strategic Risk 3 – Assets and Infrastructure and Strategic Risk 6 – Reputation considering:
- (a) Council currently has a limited budget to allow for the construction of new footpaths across the local government area each year. The construction of a new footpath in this location would result in deferring the construction of a new footpath in a more critical location.
 - (b) Absence of kerb and gutter returns in this location will require additional infrastructure works, increasing the costs associated with this project.
 - (c) Lack of connection to an existing footpath network reduces overall network usability and project validity.
 - (d) Community perception risk if a lower-priority project is prioritised ahead of alternative programmed locations.
 - (e) Potential negative feedback associated with the removal of a passive green space within Church Street Reserve.
 - (f) Further risk of stakeholder dissatisfaction if expectations are raised through consultation but project delivery is delayed due to prioritisation or funding constraints.

COMMUNITY ENGAGEMENT

15. Community engagement will be conducted once this footpath is listed in the New Footpath Program for construction.

FILE REFERENCE

D26/140025

ATTACHMENTS

Nil

Item: **ASS027-26 Additional Lighting, Hogben Park Basketball Court**

Author: Manager Assets and Traffic

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

RECOMMENDATION:

- (a) Council receives and notes the results of the September 2025 Community Consultation.
- (b) Council endorses the installation of lighting at Hogben Park basketball court for recreational purposes only.

ASS027-26

EXECUTIVE SUMMARY

1. Council resolved on 28 July 2025 (NM053-25 Additional Lighting at Hogben Park) to undertake a new round of community consultation on the proposal for the installation of new lighting at the Hogben Park basketball court, with a view to assessing the current views and concerns of surrounding residents.
2. Community consultation was undertaken between 26 September and 3 November 2025, showing overwhelming support for the proposal of new lighting at Hogben Park.
3. This report seeks Councils endorsement for the installation of lighting at Hogben Park basketball court.

BACKGROUND

4. At the Council Meeting held on 28 July 2025 Council resolved the following (NM053-25).
 - (i) Note that Council regularly receives requests to install lighting at the Hogben Park basketball court to enable its use after dusk.
 - (ii) Note the Lux Level Testing report undertaken by Sportz Lighting in January 2023 (as per NM052-22) confirmed that the Hogben Park basketball court has insufficient lux provision for ball and physical training purpose in accordance with AS2560 after dusk.
 - (iii) Note that the Hogben Park Master Plan (2010) identifies extended use of the park's facilities beyond dusk, including improved lighting for the basketball court, as key recommendations arising from the community consultation process.
 - (iv) Note that community engagement on the 'Proposed Installation of Lighting – Hogben Park Basketball Court' was conducted in April 2023 with surrounding residents. Seventeen submissions were received opposing the proposal, primarily due to concerns about increased noise after dark. No letters of support were received.
 - (v) Undertake a new round of community consultation regarding the proposed installation of lighting at the Hogben Park basketball court, with a view to assessing the current views and concerns of surrounding residents.
 - (vi) Receive a further report within six (6) months outlining:
 - i. the results of the community consultation; and
 - ii. the financial implications of installing lighting at the basketball court
 - (vii) Subject to the outcomes of (f), include a budget bid for the installation of lighting at the Hogben Park basketball court in the 2026/2027 Capital Budget.

5. Hogben Park is a local park bounded by Harrow Road and Railway Parade in Kogarah, approximately a seven-minute walk from Kogarah town centre. It is one of the few green open spaces in the high-density environment of Kogarah.
6. The park is known for its vibrant Jacaranda trees and is frequently used by the community for informal sporting activities like basketball, social gatherings, and as a green space for relaxation. Its proximity to residential areas makes it a convenient destination for families and young people.
7. In August 2022, Council engaged an external consultant to investigate the lux lighting levels at Hogben Park and the basketball court. The resulting report was to guide the intervention required to meet lighting requirement in accordance with Australian Standards.
8. The report identified there is insufficient lighting for casual basketball games or physical training. The external consultant recommended that additional lighting be installed at the basketball court to achieve compliance with AS2560.
9. The Georges River Council 'Community Infrastructure Needs Assessment and Acquisition Area Strategy 2023' (CINAAAS) notes Kogarah is one of the high-density developments along the Eastern Suburbs and Illawarra rail line which does not have access to high quality open space within 200 meters. Kogarah is also noted as an "Area of High Demand" within the LGA requiring further community infrastructure. The CINAAAS notes that Georges River LGA currently only has provision of 7 basketball courts, in 2021 the need was noted as 38-51 courts expanding to 44-49 courts in 2036. Further it is noted that lighting upgrades would support extended use of existing assets within the LGA.
10. The current Hogben Park Landscape Master Plan, prepared by Kogarah Council in November 2010 does not prevent the installation of additional lighting in Hogben Park. It is noted that Council is currently working on an updated Landscape Master Plan for this site, any approved changes within this report can be incorporated into the future Landscape Master Plan.
11. In April 2023, Council undertook community engagement with nearby residents adjoining Hogben Park to determine the appetite for additional lighting to the basketball court. Engagement was conducted via letterbox drops. 17 out of 55 responses received objected to the proposal with the main objection being the potential for increased noise after dusk.
12. In September 2025, following the adoption of NM053-25, Council undertook further community consultation regarding the potential installation of lighting within Hogben Park. The purpose of the proposed lighting is to extend the safe and practical use of the park beyond dusk, particularly for casual basketball games and general recreation.
13. Feedback from the consultation indicated overwhelming community support for the installation of lighting. Respondents highlighted benefits such as increased opportunities for physical activity, improved social interaction, and enhanced safety during evening hours.
14. It is therefore proposed to proceed with the installation of additional lighting at Hogben Park basketball court. The proposed lighting improvements are to be designed to minimise impacts on surrounding areas, including nearby residences and parkland character, while enhancing user safety and accessibility.

COMMUNITY CONSULTATION FINDINGS

15. Community consultation was undertaken via multiple channels to encourage a broad community input. This included:
16. Digital Engagement:
 - Social media posts (Facebook, Instagram)

- Email newsletter inclusion (eNews) - fortnightly distribution
 - Your Say platform with detailed project information
17. Print Engagement
 - Corflute Posters at key access points of Hogben Park
 - Ad in the fortnightly Leader Newspaper
 - Letter Drop adjacent to Hogben Park (approx. 60 addresses)
 18. The Your Say page had questionnaire prompts to ascertain community aspirations and usage for Hogben Park.
 19. The community consultation was well-received, totalling 92 responses. Of which, 86 were in support for new lighting to be installed.
 20. The top common activities, in order of popularity, were using the basketball court, followed by general exercise, followed by socialising.
 21. Youth and young people, age 24 and under, represent 24% of all respondents, representative of the basketball courts user cohort.
 22. If new lighting were installed:
 - 10.00pm was the most popular time for the lights to operate until.
 - 7-8pm was the preferred time for basketball usage if lighting were installed.
 - 80% of respondents indicated their usage would increase if lighting were installed.

FINANCIAL IMPLICATIONS

23. Within budget allocation.
24. The cost of works has been estimated at \$60,000 for the installation of 4 x 10m light poles and associated infrastructure. This will be funded from the Sports Fields Lighting Upgrade budget as part of the Open Space Lighting Renewal Program.
25. It is further noted there will be a \$1,000 increase to the annual Operating Budget from FY27/28 to allow for increased utility costs and maintenance of the new lighting assets.

RISK IMPLICATIONS

26. This report addresses Council's 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.

COMMUNITY ENGAGEMENT

27. Community engagement was conducted and is summarised above in this report.

FILE REFERENCE

D26/140100

ATTACHMENTS

Attachment 1 Hogben Park lighting Survey Results - *published in separate document*

Item: **ASS028-26 Closed Circuit Television (CCTV) Operations Policy for Adoption**

Author: Executive Manager City Presentation & Operational Services

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

RECOMMENDATION:

- (a) That Council acknowledge the results of the community consultation for the new draft Closed Circuit Television (CCTV) Operations Policy.
- (b) That Council adopts the draft Closed Circuit Television (CCTV) Operations Policy.

EXECUTIVE SUMMARY

1. The draft Georges River Council Closed Circuit Television (CCTV) Operations Policy, outlines how Council manages and operates CCTV cameras in public places across the Georges River LGA. The updated Policy reflects current NSW legislation and introduces a new CCTV Assessment Tool to ensure requests for new cameras are evaluated consistently and transparently.
2. The approved draft of the CCTV Operations Policy was placed on public exhibition from Monday 16 March to Wednesday 15 April 2026 and no feedback was received.
3. The proposed final version of the draft Policy is attached to this report and recommended for adoption.

BACKGROUND

4. The draft of the Policy was developed in consultation with Council officers from Security and Emergency Management, IMT, Community Capacity Building, Governance and Risk, and Assets and Infrastructure.
5. This Policy applies to all Council staff, Councillors, contractors, visitors and customers and covers all CCTV systems managed by Council within public spaces of the Georges River Local Government Area.
6. The revised draft ensures all relevant information contained within is current according to relevant legislation and the Local Government Act 1993.
7. At the meeting on 24 February 2026 Council resolved to endorse the Draft Closed Circuit Television Operations Policy (draft Policy) to go on public exhibition for a period of no less than 28 days and noted that a future report will come to Council with the outcome of the community consultation regarding the draft Policy.

RESULTS OF PUBLIC EXHIBITION

8. From Monday 16 March to Wednesday 15 April 2026, the revised draft Policy was placed on public exhibition via Council's Your Say page. During this time there were 104 total visits to the Your Say Public Art Policy webpage. Zero feedback submissions were received during the public exhibition period.
9. Accordingly, no further changes to the draft Policy are recommended.

FINANCIAL IMPLICATIONS

10. Council's CCTV Operations Policy is delivered within budget allocation. The revised draft Policy maintains the existing funding thresholds and processes for CCTV related to capital works programs and development in the Georges River Local Government Area.

RISK IMPLICATIONS

11. *Strategic Risk 6: Reputation* – There is potential for reputational risk to Council should this Policy not be adopted. Without this Policy, there is no governance framework for CCTV Operations across the Georges River Council LGA.

COMMUNITY ENGAGEMENT

12. Community engagement was conducted via Council's Your Say webpage from Monday 16 March to Wednesday 15 April 2026. A total of 104 Your Say Page visits were made relating to the Policy. Media coverage included the Policy published in the St George and Sutherland Shire Leader newspapers. The public exhibition of the Policy was promoted via Georges River Council's Community eNewsletter and YourSay eNewsletter.

FILE REFERENCE

D26/142830

ATTACHMENTS

- Attachment 1 Closed Circuit Television (CCTV) Policy - updated Jan 2026 - *published in separate document*

Item: **ASS029-26 Budget Allocation for Playspace Strategy Implementation for FY2026/27**

Author: Manager Assets and Traffic

Directorate: Assets and Infrastructure

Matter Type: Committee Reports

RECOMMENDATION:

That Council endorse the 2026/27 program of works associated with the budget allocation for the 'Playspace Strategy Implementation' project.

EXECUTIVE SUMMARY

1. Council officers are in the process of developing and finalising the draft Georges River Playspace Strategy, which is anticipated to be completed in the coming months. A future report to Council will recommend its public exhibition.
2. Once endorsed by Council, the Playspace strategy will prioritise Council's playground upgrade and renewal program for future programs of work.
3. To effectively plan and allocate resources towards the upcoming Financial Year program, this report seeks Council's endorsement of the proposed works identified in the preliminary draft Playspace Strategy for the 2026-27 Financial Year.

BACKGROUND

4. Council is currently developing its first Playspace Strategy. The Strategy is a plan that will guide how we manage playspaces across the LGA. Currently Georges River Council manages 118 different playspaces ranging from small neighbourhood spaces to larger regional parks.
5. Development of the Playspace Strategy has progressed throughout FY2025–26 and is now nearing completion. Community engagement to inform the Strategy was undertaken between December 2025 and February 2026. The draft Strategy has since undergone internal peer review and is expected to reach a final draft stage, ready for Council consideration next month.
6. To support effective planning and allocation of internal resources for implementing the Playspace Strategy recommendations, it is proposed that Council adopt the proposed works for FY2026/27 prior to the Strategy's formal adoption. This approach will enable thorough consideration of the proposed works within the current financial year and minimise the risk of delays associated with subsequent approval processes.

PROPOSED WORKS FOR FY2026/27

7. Works are separated into three categories:
 - (a) Upgrade – New equipment is to be added, and the playground is to be expanded to promote the playground to the next hierarchy.
 - (b) Renewal – Equipment is to be removed and replaced. Playground footprint and hierarchy is likely to remain the same.
 - (c) Repurpose - Remove play equipment and establish the space with a new purpose for the community to vitalise. This can range from biodiversity offsets to open space recreation. Repurposed playgrounds are considered high priorities in the short term due to the ongoing costs associated with having these playgrounds operating.

8. Upgrade works are proposed for Pole Depot Park (Forest Road) and Ruby Wing Reserve.
9. Upgrade works are also ongoing and will continue for Carss Bush Park Playspace as part of Stage 2.
10. Repurposing is proposed to be undertaken at Immarne Place Reserve, Milsop Place Reserve, Peakhurst Park (Trafalgar Street), Pole Depot Park (St Georges Road), Progress Park, Yurunga Street Reserve and Walter Street Reserve.
11. Peakhurst Park (Trafalgar Street) will be superseded by the new Peakhurst Park Adventure Playspace.
12. Pole Depot Park (St Georges Road) is proposed to be revitalised in conjunction with the upgrade of the adjacent playground on Forest Road.
13. Progress Park is proposed to be repurposed in consideration of a six-month dog off-leash trial space. A separate report detailing this trial will be presented to Council in July for consideration.
14. Yurunga Street Reserve has been subject to a review into usage levels in conjunction with the neighbouring Austin Avenue Reserve and Bridgeview Reserve. Assessments indicated the Yurunga Street Reserve is generally underutilised. Upgrade works to Austin Avenue Reserve have been completed, with works underway at Bridgeview Reserve expected to be completed by June 2026. (refer to attachment 1).
15. Immarne Place Reserve, Milsop Place Reserve and Walter Street Reserve are all smaller playspaces located within the vicinity of the proposed upgrades at Pole Depot Park and Ruby Wing Reserve. (refer to attachment 2)
16. Immarne Place Reserve, Milsop Place Reserve, Progress Park, Yurunga Street Reserve and Walter Street Reserve are all older playspace installations, and while still in a serviceable condition would require full renewal if retained. At this stage as they are small open space pockets these sites will be returned to passive turf areas.

PROPOSED WORKS AT POLE DEPOT PARK

17. In addition to the above at the Council Meeting on 27 October 2025, Council adopted the following
That Council:
 - (a) Recognise the significance of Pole Depot Park as a valued open space within the highly urbanised Penshurst area.
 - (b) Note that Council is currently developing an LGA-wide Play Strategy to guide the appropriate management, prioritisation, and renewal of playgrounds based on their condition, function, and community value.
 - (c) Undertake community engagement to better understand local demand, desired uses, and amenity expectations for the Pole Depot Park playground.
 - (d) Consider a budget bid for the renewal of the play equipment at Pole Depot Park, informed by the outcomes of community consultation and taking into consideration:
 - (i) passive surveillance and safety;
 - (ii) options to increase the play capacity and play value of the equipment consolidated into one of the site's playground areas; and
 - (iii) the effective utilisation of existing park amenities to support renewed play infrastructure.
18. Community engagement for Playspace Strategy included a targeted engagement at Pole Depot Park on Thursday 22 January 2026 which included surrounding residences and

businesses, seeking their feedback on the future vision of Pole Depot Park as part of the Strategy.

19. As part of the proposed works in this space, upgrade of the Pole Depot Park playground facing Forest Road will be included as well as the repurposing and uplift of the area where the existing playground was previously removed in December 2025.
20. Concurrently Council is also investigating further upgrade works to the existing buildings and park furniture and facilities as part of a broader upgrade to Pole Depot Park.

FINANCIAL IMPLICATIONS

21. Within budget allocation – in the current 4-Year Capital Works Program there is an allocation of \$1.5M in the draft 2026/27 capital works program for works related to 'Playspace Strategy Implementation'.

RISK IMPLICATIONS

22. Strategic Risks associated with not adopting the proposed works have been identified including:

- (a) Strategic Risk 3 – Assets and Infrastructure

Failure to adopt the proposed FY2026/27 works may result in deterioration of existing playspace assets and a misalignment with community needs and expectations. Delays to upgrades, renewals and repurposing may lead to reduced functionality, higher lifecycle costs, continued investment in underperforming assets, and limited integration of resilience measures to address climate and environmental impacts.

- (b) Strategic Risk 6 – Reputation

Delaying the delivery of identified works may negatively impact community confidence in Council's ability to plan and deliver key services. This may result in increased community dissatisfaction, reduced trust, and heightened scrutiny regarding the condition, accessibility and equitable provision of playspaces.

- (c) Strategic Risk 11 – Liability Claims

Deferring planned works may increase Council's exposure to liability risks associated with ageing infrastructure.

COMMUNITY ENGAGEMENT

23. Community engagement was conducted for development of the Playspace Strategy commenced on 14 December 2025 and closed on 6 February 2026. This included a YourSay page and targeted drop-in sessions at key locations across the LGA. Council heard from over 300 people online and in person. This feedback has then driven the development of the final version of the Playspace Strategy which is nearing completion.

FILE REFERENCE

D26/145120

ATTACHMENTS

- | | |
|--------------|---|
| Attachment 1 | Yarunga Place Reserve - Locality map - <i>published in separate document</i> |
| Attachment 2 | Mortdale & Penshurst Playgrounds - Locality Map - <i>published in separate document</i> |