# ATTACHMENTS EXCLUDED FROM AGENDA

## Environment and Planning Committee

**Tuesday, 09 June 2026**

**Committee Meetings commence at 6.00pm and run consecutively**

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

GEORGES RIVER COUNCIL

# ENVIRONMENT AND PLANNING COMMITTEE MEETING

# ATTACHMENTS EXCLUDED FROM AGENDA


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**Attachment 1**

**Update on existing litter reduction programs and infrastructure systems delivered by regional groups or other external stakeholders**

Georges River Local Government Area (LGA) is one of eight Councils in the Georges River catchment and is currently a member of the Georges Riverkeeper, whereby Council pays an annual membership and program fee. The Georges River catchment spans over approximately 960 km ², and currently 7 Councils are financial members of Georges Riverkeeper.

78.56% of the Georges River LGA contributes to the Georges River Catchment, making it the largest catchment for Council, followed by the Cooks River Catchment (19.50%), and Scarborough Ponds Catchment (1.94%).

The update on each litter reduction program delivered by Georges Riverkeeper is outlined in detail within the Georges Riverkeeper Annual Report 2024-2025 (Attachment 2). A summary of each of Georges Riverkeeper programs is outlined in this report.

***(a) Georges Riverkeeper's Catchment Actions Program***

The Georges Riverkeeper Catchment Actions Program (CAP) is overseen and implemented by Georges Riverkeeper in partnership with the member Councils of Georges Riverkeeper, including Georges River Council, which provides site assessments and undertake litter removal services as part of the program.

The Georges Riverkeeper in collaboration with Corrective Services NSW undertakes regular river litter clean-ups at a total of 27 sites within the Georges River Local Government Area. The results of the litter collection under the CAP since the last progress report is outlined in Table 2 below.

**Table 2** – Results of the CAP

| **Year** | **2024/2025** | **2025/2026 (up to 31 December 2025)** |
|---|---|---|
| Number of Sites within the Georges River LGA | 27 | 27 |
| Litter Removed (kilograms) | 5,415.4 | 390* |

*Georges Riverkeeper has advised that the low litter removal was due to bus cancellations from NSW Corrective Services.

Council has raised this as a concern with Riverkeeper and are working with Riverkeeper to resolve the lack of equity share with Georges River Council amongst the other member Councils because of the reduced services from NSW Corrective Services.

In March 2026, Georges Riverkeeper wrote to the Hon. Anoulack Chanthivong, Minister for Corrections to address the decline in the partnership with NSW Corrective Services under the Corrective Orders Program, however, have not received a response at the time of this report.

***(b) Georges Riverkeeper's Education and Capacity Program***

This program continues to build the capacity of the Georges River community to reduce littering and foster stewardship by creating opportunities for people to connect with, learn about, and contribute to the river.

This is achieved through the delivery and support of campaigns, events, and partnerships that encouraged practical action for a healthier river. Recent campaigns include 'Get the Site Right' in March and October each year with member Councils. The results from this campaign with Georges River Council as a participating member are outlined further in this report.

In April 2026, Georges Riverkeeper, Canterbury-Bankstown Council and Georges River Council collaborated to host a guided-on water clean-up of Salt Pan Creek with canoes and kayaks to remove litter from the surrounding waterway along Salt Pan Creek. The cross local government area event was a success, with 24 participants on the water collecting 12 bags of rubbish and removing large bulky items from the waterway.

***(c) Georges Riverkeeper's Stormwater and Sewage Program***

Stormwater is a key pathway for pollutants entering the Georges River, transporting sediment, litter, nutrients, and other contaminants from urban areas into local waterways. Through the Stormwater & Sewage Program (S&SP), Georges Riverkeeper works in partnership with councils, government agencies, and Sydney Water to strengthen catchment management, share knowledge, and identify opportunities to improve water quality.

Georges Riverkeeper is leading the development of the Georges River Estuary Coastal Management Program (CMP) under the Coastal Management Act 2016 on behalf of member Councils, to improve the ecological health and resilience of the estuary. The CMP will assess risks, explore management options, and establish a certified, coordinated plan for managing the estuary, including stormwater and sewage inputs to the Georges River catchment.

In February 2025, Georges Riverkeeper helped to secure $665,000 from the NSW Government's Coastal and Estuary Grants Program to deliver CMP Stages 2–4 over a three-year period. Stages 1 of the CMP has already been completed.

A certified CMP enables councils to access NSW Coastal and Estuary Grants and implement on-ground works supported by evidence-based decision-making.

***(d) Georges Riverkeeper's River Health & Research Program***

Georges Riverkeeper continues to undertake water quality assessments at regular intervals. The Program helps assist by providing information on where GPT and stormwater infrastructure upgrades would be beneficial in the catchment.

Georges Riverkeeper undertakes water quality monitoring every two years through its River Health Monitoring Program, which gathers environmental data to guide waterway management and inform the community about the condition of waterways across the catchment. The program uses scientifically robust methods to assess both freshwater tributaries and the estuarine sections of the Georges River.

The Georges River Health Report Card 2023-2024 (Attachment 3) gives river health grades to estuarine creeks including Dairy Creek (B- Health grade), Myles Dunphy Reserve Creek (B health grade), and Poulton Creek (E health grade), located in the lower Georges River Sub catchment. These grades evaluate vegetation condition, water quality, and macroinvertebrate communities. The grades in this sampling season may be correlated to the higher average rainfall during the sampling period, where more pollutants can enter the waterway.

Georges Riverkeeper and Council assisted in providing information to Department of Primary Industries and Regional Development – Fisheries, to develop the Georges River Estuary NEAP Bank Erosion and Riparian Condition Assessment Report released on 3 July 2025. The report will be used to assist Council focus future design and on-ground works to improve estuarine health, riparian vegetation condition, riverbank resilience, and protect threatened species habitat, and cultural values.

Georges Riverkeeper undertakes microplastics monitoring using Australian Microplastics Assessment Project (AUSMAP) methodology at sites across the catchment. As of April 2026, Jewfish Bay Baths (Oatley Park Baths) has been added as a AUSMAP sampling site located in the Georges River LGA. The sampling results from Jewfish Bay Baths were not available at the time of compiling this report.

Updates to NSW Beachwatch Program:

The Beachwatch program provides a comprehensive monitoring service for swim sites in the Sydney coastal area since 1989, at no cost to local government. This has included monitoring and reporting water quality at three sites (being Carss Park, Oatley Bay and Jewfish Bay) within the Georges River Local Government Area (LGA) since 1995.

The NSW Government announced on 4 June 2025, that it will continue the Beachwatch program funding under the current model for another two years, and will continue to work with Councils on sustainable long-term arrangements for Beachwatch. Council will continue to advocate for this program to be funded by the NSW Government, to ensure the monitoring of water quality for swimming at the 3 swim sites in the Georges River LGA.

***(e) Litter Prevention Strategy***

Council supports the strategic direction of the Litter Prevention Strategy (Attachment 4), including its focus on building awareness and community knowledge around litter prevention, engaging with diverse partners, including CALD communities and schools, and taking a coordinated, catchment-wide approach to reducing litter.

In 2024/25, Georges Riverkeeper strengthened litter prevention efforts by developing a Litter Prevention Roadmap, supported by a $42,000 grant from the NSW Environment Protection Authority (EPA) under the NSW Government's Waste and Sustainable Materials Strategy, delivered in partnership with six Member Councils, including Georges River Council. The roadmap builds on earlier strategic work and will guide targeted actions to reduce litter entering waterways over the next five years.

**Update on Council's Existing Programs relating to Waste Management – including Education Programs on Littering and Healthy Waterways**

Return and Earn Litter Reduction Education and Enforcement Program:

Council continues to provide Return and Earn facilities for the community, such as at Carss Bush Park car park, adjacent to Todd Park, which is heavily used by residents.

From mid-2027, The Return and Earn scheme is expanding to include wine/spirit bottles and larger cordial containers that can be returned.

The Return and Earn Collections by Material Type through the Network Operator (in Count) for the Georges River LGA over the past 2 years are as follow:

| Year | Total number of items |
|---|---|
| July to December 2024: | 9,662,247 |
| January to June 2025: | 9,404,373 |
| July to December 2025: | 9,596,872 |

The total number of items includes aluminium, glass, plastic drink bottles, High-Density Polyethylene, Liquid Paper Board, Steel, other materials and other plastics. The Return and Earn data for each local government area includes Reverse Vending Machines (RVMs), Reverse Vending Centres (RVCs) and Automated Depot (AD) return volumes and the disaggregated Over the Counter and Donation Stations weekly return volumes.

Council is currently trialling the Return and Earn 'Bin Basket Program' in key locations including:

- Kogarah CBD
- Hurstville CBD
- Carss Bush Park, Carss Park
- Poulton Park, Hurstville Grove

This joint program provides councils with bin baskets, signage and promotional resources to help capture eligible drink containers next to public litter bins, to help reduce contamination in public waste bins and promote recycling through the return and earn program. At the conclusion of the trial, council will review and evaluate the 'Bin Basket Program', with opportunities to expand the program in 2026/27.

Environmentally Sustainable Event Guidelines:

n 2022, the supply of certain single use plastic items was banned in NSW. A transition period was provided to allow industry time to move away from banned plastic items integrated into the packaging of food or drinks. This transition period ended on 1 January 2025. As a result, environmentally sustainable Event Management Guidelines were developed and endorsed by Council's executive team in July 2022 to minimise energy use, water consumption, and waste generation at Council-run or hosted events.

These guidelines apply the waste hierarchy of avoid, reduce, reuse, recycle, recover, and dispose. An event waste checklist is part of the guidelines, which outlines measures to minimise waste and litter at events.

The Guidelines also outline recommendations for event organisers to adhere to the single use Plastics Ban, implemented by the NSW EPA. Council's Environmental Health Team undertake education and enforcement at Council events regarding:

- Understanding prevalence of single use plastics
- Monitoring correct disposal of wastewater or fluids associated with mobile food premises.
- Ensuring all waste generated from temporary food premises is collected and disposed of appropriately.

Council is currently reviewing the environmentally sustainable event guidelines to improve and update the guidelines to best practice, including banning plastic confetti, plastic confectionary sticks, single-use balloons and 'soy sauce fish' containers.

Contributions to the Georges Riverkeeper:

Council remains an active member of Georges Riverkeeper and provides financial support through annual membership and program contributions. Georges Riverkeeper delivers and supports a range of initiatives, including the Zero Litter to Georges River project, Get the Site Right campaign, Clean Up Australia Day, river health monitoring, the Paddle Against Plastic event, and strategic resources such as the practical guide for GPT planning, design, and procurement.

Council will continue to collaborate with and support Georges Riverkeeper on projects delivered through the Catchment Action Program, Education and Capacity Building Program, and River Health and Research Program to reduce litter entering the Georges River.

Georges River Council has also recently joined the Georges Riverkeeper Clean Water Taskforce as a member Council which commenced on 5th February 2026. The taskforce acts as a coordinated platform to align expertise, resources, and actions to protect and improve the health of the Georges River through collaboration and capacity building to achieve better outcomes.

Contributions to Reduce Illegal Dumping:

The NSW EPA Regional Illegal Dumping (RID) Squad ceased operating on 30 June 2023 by NSW EPA. To continue the work of this program, Council now has a dedicated Ranger – Waste within the Environmental Health & Regulatory Services Section to enable Council to investigate illegally dumped waste within the Georges River LGA.

The total number of illegally dumped waste request that was received by Council during the same period is as follows:

- 2024: 1208
- 2025: 2914
- 2026: 1140 (up to 23 April)

A large volume of illegally dumped waste requests to Council has insufficient evidence to proceed with enforcement to an individual or business for illegal dumping. Therefore, when no enforcement action can be taken, the materials are removed by Councils waste contractor.

The following results relate to Council's Ranger of waste for illegally dumped waste investigations between 1 July 2024 and 23 April 2026 and are as follows:

- Penalty notices issued: 7
- Clean up notices issued: 0*
- Cautions Issued: 0*

*The Ranger - waste position was vacant between October 2024 and January 2026, thus the results for the 1 July 2024 and 23 April 2026 reporting period have been impacted.

In 2024, Council submitted a grant application under the NSW Environment Protection Authority's Illegal Dumping Prevention grant program. Council applied for and was successful in being awarded $103,881 to complete a 2-year project to tackle illegal dumping in our parks and bushland. This project has not been completed at the time of writing this report. Therefore, the outcomes of the project will be presented in the next progress report to Council.

Using the grant Council has actively addressed illegal dumping through a combination of on-ground infrastructure, site improvements and targeted enforcement initiatives. Physical deterrents have been delivered at key hotspot locations, including the installation of bollards at Morshead Drive, Salt Pan Creek Boat Ramp and Riverwood Park, which have already contributed to a reduction in dumping incidents by restricting vehicle access. Additional work, planting and site beautification at Salt Pan Creek Road Boat Ramp, have now been completed, helping to transform the area and encourage community stewardship. In parallel, the introduction of surveillance cameras is supporting improved compliance outcomes, with early indications that monitoring and enforcement presence is helping to deter illegal dumping behaviour.

This two-year project, concluding at the end of June 2026, has played a key role in re-establishing Council's illegal dumping response following the disbandment of the RID Squad. While bringing these functions back in-house has presented challenges, Council has made steady progress in rebuilding internal processes, strengthening on-ground actions, and improving coordination. This work reflects Council's ongoing commitment to reducing illegal dumping and protecting public spaces.

Waste Education Program:

Council's Waste Education Program continues to deliver a combination of enforcement and education programs to actively prevent litter within the community, including, but not limited to the following:

- Providing waste education and information through the annual Waste Calendar and guide.
- Requiring all residential waste, recycling, and garden organics bins, as well as Council-serviced commercial bins, to be presented with closed lids.
- Delivering, managing, and monitoring clean-up services to support the efficient removal of bulky waste from kerbsides and reduce litter.
- Preventing illegal dumping and undertaking enforcement actions where necessary.
- Hosting free e-waste collection events.
- Offering free household chemical clean-out events.
- Supporting composting and worm farming by providing subsidised worm farms, compost bins, and bokashi bins through the Compost Revolution program, alongside community workshops.
- Delivering community education workshops and events, including translated materials to reach culturally and linguistically diverse communities.
- Providing waste education and guidance at established community events such as Lunar New Year and the Lugarno Lions Festival.
- Offering free waste education programs to schools within the LGA, including events, resources, and annual workshops.

- Enforcing clean, litter-free bin storage areas in large developments across the LGA.
- Managing and discouraging overuse of collection services within the business community through resources such as the Business Information Pack and Commercial Waste Guide.
- Continuously improving and monitoring public litter bin services, taking into account seasonal demand to reduce litter in areas such as parks, CBDs, and foreshore locations.
- Maintaining and regularly updating Council's waste webpages, which receive over 80,000 visits annually.
- Providing a reliable, efficient, and sustainable waste collection service to ensure timely removal of waste and litter across the LGA.

Since the last progress report to Council in 2024, new initiatives have been delivered by Council's Waste Team to further strengthen waste education, support service transitions, and improve community waste behaviours.

- Binfluencing Campaign: Delivered as part of the new waste collection contract, this multi-channel campaign supported significant service changes, including updated collection schedules and a full bin replacement program. Through targeted print materials, digital communications, and direct engagement, the campaign successfully improved bin presentation behaviours and reduced missed services associated with the transition.
    - The peak of missed service request occurred on Week 2 of the new contract with over 300% increase above baseline. By Week 4, request was only 25% above baseline indicating contractor and resident compliance.
    - Driver-Led reporting of non-presentation of bins, peaked in March on the first week of bin day changes, a 5-fold-decrease in non-presentation was found by the third week.
    - Less than 1% of properties reported missing or incorrect materials, indicating high penetration of print and digital media.
    - Social media and website tracking showed strong engagement with the Bin Replacement posts amassing 10,000 link clicks, 13% click through rate to the webpage, over 200 comments (91% of all impressions and reach came organically – community shared posts).
    - Targeted strata communications generated over 19,000 views between March and June 2025, supporting awareness of bin replacement schedules and rollout timing for multi-unit properties.
- Never Bin a Battery Campaign: Delivered in partnership with EPA NSW and SSROC, this campaign raises awareness of the risks associated with incorrect battery disposal, particularly fire hazards. It promotes safe recycling practices to help protect collection staff, infrastructure, and the environment.

- Illegal Dumping Awareness Campaigns: Georges River Council continues its commitment to reducing illegal dumping across the LGA through a two-year campaign, designed as an ongoing annual initiative. The campaign is strategically scheduled from late November to early February to align with NSW National Asbestos Awareness Week and peak periods of illegal dumping during the warmer months and Christmas/holiday season. These multi-week social media campaigns, consisting of six targeted posts, were complemented by on-ground activation, including on-site banners across eight high-visibility parks and the installation of 17 corflute signs in identified illegal dumping hotspots. Messaging such as “Dumping is Illegal – Keep Georges River Beautiful” highlighted the environmental and financial impacts of illegal dumping, while promoting available Council services and encouraging responsible disposal behaviours across the community.
- The Great Unwaste Campaign: Delivered during 2025-26, this initiative encourages residents to reduce food waste through simple, everyday actions. It also fosters community engagement through an online ideas wall where residents can share tips, recipes, and waste reduction strategies. The campaign will return 2026-27 with messaging aligned to key holidays when food waste is typically higher, as well as significant dates such as the International Day of Awareness of Food Loss and Waste (IDAFLW).

Installation, Maintenance and Monitoring of Street Litter Bins:

Council regularly inspect and replace Council Street and Park litter bins throughout the LGA, with old and damaged street litter bins being replaced.

Council will continue to monitor and assess street litter bins to ensure they are operational and effective in preventing litter from entering streets and the stormwater system that ultimately flows into the Georges River.

As part of Councils ongoing operations of waste collection services at Council parks and reserves, the amount of waste collected from Council Street litter bins is as follows:

- 2024/2025: 810 tonnes
- 2025/2026 (Up to April 2026): 739 tonnes

Council’s E-Waste and Extras Drop Off Events:

Council’s E-Waste and Extras Drop Off events are for residents of the Georges River area to safely dispose of their unwanted e-waste and extras free of charge. This diverts hazardous material away from landfill and enables residents a safe disposal method to deter illegal dumping that could potentially enter the Georges River. The valuable resources contained in E-Waste can also be recovered and reused.

The results of the E-waste and Extras drop off events are as follows:

- 2024/2025 (4 events) = 2875 cars and 1026.29 tonnes of material collected
- 2025/2026 (3 events) = 3837 cars and 1046.77 tonnes of material collected

Council delivered a further E-Waste & Extras Drop Off on 17 May 2026, however the stats were not available at the time of writing this report.

From 2024, The E-waste events have been expanded to accept additional non-E-waste items, which include Expanded Polystyrene (EPS), Cardboard, Hard Plastics and Child Car Safety Seats. The results of this additional drop off service are as follows:

| | 2024/25 | 2025/2026 |
|---|---|---|
| **Expanded Polystyrene (EPS)** | 52kg | 453 (m^3) |
| **Cardboard (kgs)** | 2741 | 5377 |
| **Hard Plastics (kgs)** | 1750 | 2099 |
| **Child Car Safety Seats** | 60 | 0* |

*Child Car Safety seats were not collected in 2025/2026 as the trial had closed and was being evaluated. However, because of this evaluation, the disposal of Child Car Safety Seats recommenced at the E-waste and extras events on 17 May 2026.

Further, in 2026, Council is trialling new additional items that can be disposed of at E-Waste and Extras events including acceptance at the event of clothing/fabrics and bicycles for recycling.

Council's Household Chemical Cleanout Events:

Councils Household Chemical Cleanout events are for residents of the Georges River area to safely dispose of their unwanted and hazardous chemical waste free.

The results of the Household Chemical Cleanout events are as follows:

- 2024/2025: (1 event) = 1365 cars and 474.21 tonnes
- 2025/2026: (3 events) = 3132 cars and 1031.50 tonnes

*There was only 1 event in 2024/2025 as other events were cancelled due to a fire incident at the waste processing facility. The number of events was also reduced as the NSW EPA scaled back funding for further Chemical Clean Out events.

Clean Up Australia Day Events:

Council continues to support the annual Clean-Up Australia Day events across the LGA. Clean-Up Australia Day is an annual litter clean-up event that encourages Australians to volunteer and clean up their local parks, reserves, waterways and streets. Council facilitates the removal of litter collected free of charge, for all groups undertaking a clean-up in the LGA.

The following table outlines the results from Clean Up Australia Day over the past two years in the Georges River LGA:

| | March 2025 | March 2026 |
|---|---|---|
| **Number of Sites** | 26 | 27 |
| **Tonnes of litter collected** | 1.26 | 1.50 |

Council's Abandoned Vehicle Management:

Due to Abandoned Vehicles being classified as litter under section 144A of the *Protection of the Environment Operations Act 1997* (POEO Act), Council Rangers respond to reports of abandoned vehicles (articles) to help reduce littering and illegal dumping, particularly on public land within the LGA.

Where possible, efforts are made to identify and contact the owner. If the vehicle is not removed within the specified timeframe following the issuance of appropriate notice, it is removed and taken to Council's contracted impound yard. If unclaimed after the required holding period, the vehicle may then be sold by Council's contractor.

Reports of abandoned vehicles (calendar year):

- 2024: 2,068
- 2025: 2,607
- 2026 (Up to 23 April 2026): 938

Number of abandoned vehicles sold by Councils contractor (calendar year):

- 2024: 68
- 2025: 81
- 2026 (Up to 23 April 2026): 20

Council's Prevention of Construction and Demolition Litter:

Council delivers waste education to both residential and commercial sectors across the Georges River LGA through its Waste Education Program, providing guidance on resource recovery and disposal requirements via Council's website. In addition, all Development Applications must address waste management during demolition, construction, and the ongoing operation of the proposed development, as outlined in a Waste Management Plan submitted for approval.

Developers within the LGA are required to comply with the approved Waste Management Plan or any additional requirements set by Council and are subject to oversight by Council's Development Compliance team. Certifiers and/or builders must ensure these conditions are met, managing waste in accordance with best-practice on-site procedures and disposing of materials at licensed waste management facilities.

Council continues to participate in the bi-annual Get the Site Right campaign led by the Georges Riverkeeper. The campaign is an education and compliance program, targeting erosion and sediment control issues on building sites. The results of the campaign over the past 2 years are as follows:

| | **May 2024** | **October 2024** | **March 2025** | **August 2025** | **March 2026** |
|---|---|---|---|---|---|
| **Total sites inspected** | 38 | 58 | 64 | 70 | 69 |
| **Compliant** | 23 | 44 | 44 | 56 | 54 |
| **Non-Compliant** | 15 | 14 | 20 | 14 | 19 |
| **Penalty notices Issued** | 3 | 5 | 8 | 7 | 8 |

Council's Hook and Line Bin:

Following the 12-month trial of the hook and line bins at Tom Uglys Bridge, Blakehurst and Sans Souci Park Fishing Pier, Sans Souci, in collaboration with the NSW Department of Primary Industries and Regional Development (NSW DPIRD), Council has evaluated the trail and decided to continue to provide the bins at the two popular fishing spots.

The hook and line bins create awareness on the issue of recreational fishing litter and encourage individuals to do the right thing. They provide a place to dispose of fishing hooks and lines, which may otherwise enter the Georges Riverway if not disposed of responsibly, thus contributing to the target of Zero Litter to the Georges River by 2030.

Due to the collection and disposal of the Hook and Line bins by Councils City Presentation staff, the amount of fishing line and tackle cannot be quantified. However, the bins are well utilized and continue to raise awareness and provide a disposal option for the community.

Council's Street Sweeper Program:

Councils' street sweeping program helps keep streets and roads clean, and prevents rubbish from entering the stormwater system, which can end up in the Georges River if not captured in Councils GPT's. Street Sweepers remove leaves, dirt, and litter from streets and gutters before it can be washed into stormwater drains during rain. By removing this litter, the amount of debris, sediments, and pollutants that would otherwise enter the stormwater system is reduced. This program helps to protect the Georges River and reduces litter entering the waterway, working towards Councils Zero Litter to Georges River target.

The total waste collected over the past two financial years by Councils Street Sweepers is as follows:

- 2024/2025: 1079.88 Tonnes
- 2025/2026 (Up to 30 April 2026): 949.16 Tonnes

**An Update on the Location and Effectiveness of Infrastructure on Reducing Litter Entering the River**

Infrastructure Improvements:

Council conducts monthly cleaning of its gross pollutant traps (GPTs), removing accumulated litter, sediment, and vegetation that is captured from the stormwater system. Without this infrastructure and ongoing maintenance, this material would ultimately enter the Georges River.

The estimated total tonnes of material removed from the GPTs each financial year as reported by Councils contractors are outlined below:

- 2024/2025: 337.56 tonnes
- 2025/2026 (Up to April 2026): 334.15 tonnes

Detecting Litter Using Artificial Intelligence:

Georges River Council partnered with CSIRO on a trial project, which involved installing remote cameras over waterways at Lime Kiln Bay and Poulton Creek to record the amount and types of litter floating downstream using artificial intelligence for detection.

The cameras were programmed to capture an image every five seconds between the hours of 6am to 6pm (daylight). Every two weeks, the camera batteries and memory card were replaced, and the images uploaded onto a CSIRO server.

From there, a model was trained on each site location to ensure any site-specific conditions were accounted for, such as shadows, common occurrences of wildlife, or large rocks.

The cameras were deployed for 16 weeks between December 2024 and April 2025 capturing a total of 280,000 useable images.

A summary of the results is as follows:

- Lime Kiln Bay and Poulton Creek both detected an average of one litter item per hour of footage.
- Soft plastic packaging was the most common litter item detected at both sites.
- Georges River Council had comparatively lower detection rates than five other sites and was on a par with three other sites outside of the LGA. There was a total of 13 pilot project sites as reported by CSIRO.

Note: The litter detection model is still in development and currently requires operation by a software engineer. In future, CSIRO aim to develop a model that can be utilised more widely by individuals with limited training.

The full report for Georges River Council - Detecting litter in waterways using artificial intelligence can be found in Attachment 5.

**Update on Additional Mechanisms / Approaches / Programs that could be Implemented to Reduce Litter Entering the River**

Litter Education, Engagement and Enforcement Projects:

*Plastics Ban*:

The NSW State Government has implemented a ban of single-use plastics under the Plastic Reduction and Circular Economy Act 2021, to help prevent litter in the environment. The roll-out of the plastic ban are as follows:

**From 1 June 2022:**

- lightweight plastic bags with handles, other than a barrier bag, that are 35 microns or less in thickness at any part of the bag.

**From 1 November 2022:**

- single-use plastic straws, stirrers, cutlery (including chopsticks and sporks), plates, bowls (excluding those with spill-proof lids) and cotton buds.
- expanded polystyrene (EPS) food service ware, including cups.
- certain rinse-off personal care products containing plastic microbeads.

**From 1 November 2024:**

- Further, plastic-lined plates and bowls were banned

The NSW EPA Plastics Plan 2.0 (November 2025), proposes a multi-stage consultation process and sets out the actions the NSW Government will take to reduce plastic litter in the environment, which proposes the following:

**From 2026:**

- Ban the release of lighter-than-air (helium) balloons.
- Commence trials for reusable cup systems in NSW Government premises.

**From 2027:**

- Establish a reuse-only precinct in the Sydney CBD in late 2027.

**From 2028:**

- Commence regulations phasing out the supply of a number of single use plastic items, after an 18-month transition period from the date regulations are made.

**From 2029:**

- Commence regulations phasing out plastic tags used to seal bags containing fresh produce (temporary exemption expires).

**From 2030:**

- Commence regulations phasing out fruit and vegetable stickers.
- Commence requirement for large food service businesses to offer reusable cups for takeaway beverages as part of a reuse system.

- Commence regulations requiring single-serve plastic condiment packages to be recyclable and to have labelling for proper disposal.
- Commence regulations requiring plastic lids to be tethered to plastic beverage containers at or below 1.25L, and for both to be recyclable.
- Implement a product stewardship scheme for plastic takeaway cups and food containers.

Council will continue to educate the community and procuring appropriate replacement materials to ensure compliance with the ban and support the NSW Government with their education and enforcement of the plastic bans where applicable.

**Update on Potential Sources of Funding to Implement any Proposed Mechanisms, Approaches or Programs that may be Identified**

Internal Funding:

Council continues to deliver waste collection services funded through the Domestic Waste Management Charge. Routine and scheduled services, including residential and commercial bin collections, kerbside clean-up services, illegal dumping removal, and public litter bin collections are maintained through the operational budget.

Council continues to support the Georges Riverkeeper as a financial member, to deliver several litter reducing programs and projects across the Georges River Catchment.

In addition, the maintenance and servicing of GPTs across the LGA is funded through the operational budget of the Assets & Infrastructure Directorate.

Litter Prevention Grant Programs:

Council continues to explore external grant funding opportunities from the NSW Department of Planning, Industry and Environment, the NSW EPA, and/or the Environmental Trust. Where appropriate funding opportunities arise, Council will seek to secure funding to support the delivery of local litter prevention programs that assist with working towards the Zero Litter to Georges River target by 2030.

In 2024, Council received grant funding of $35,000 from the NSW EPA grant to tackle on ground litter. From July 2024 to August 2025 Georges River Council's Healthy Hospitals project targeted five hospital precincts identified through local litter checks as significant but previously overlooked hotspots, with high levels of food packaging and cigarette butt litter linked to staff and visitor behaviour.

Using an integrated approach combining new bin infrastructure, education campaigns ("Don't Be a Tosser" signage and decals), regular cleaning, and on-site engagement, the project achieved substantial improvements in site cleanliness and behaviour change. Litter counts decreased by 78% (from an average of 66 to 14 items per 48m²) and litter volume reduced by 95%, significantly exceeding the original target of a 40% reduction.

Georges Riverkeeper

# ANNUAL REPORT 2024/25

# GEORGES RIVERKEEPER EXECUTIVE GROUP REPORT

**Councillor Stephen Nikolovski**
(Sutherland Shire Council)
Georges Riverkeeper Chairperson
Jul. 2024 – Jun. 2025

**Councillor David Walsh**
(City of Canterbury Bankstown)
Georges Riverkeeper Vice Chairperson Feb. 2025 – Jun. 2025
Georges Riverkeeper 2nd Vice Chairperson Jul. 2024 – Feb 2025

**Leanne Niblock**
(Sydney Water)
Georges Riverkeeper 2nd Vice Chairperson
Feb. 2025 – Jun. 2025

**Councillor Matthew Allison**
(Georges River Council)
Georges Riverkeeper Treasurer
Feb. 2025 – Jun. 2025

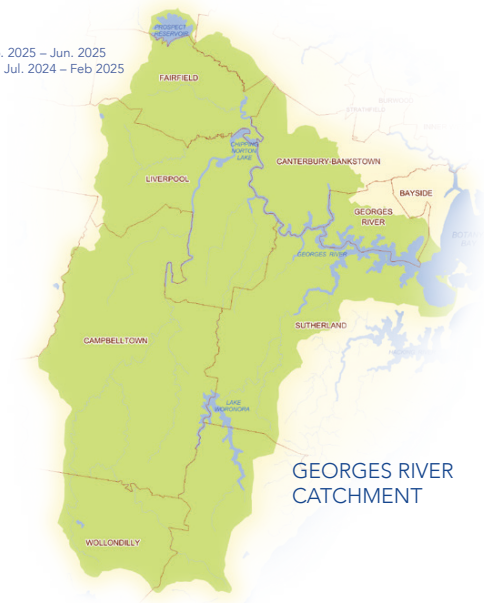
**Councillor Peter Mahoney**
(Georges River Council)
Georges Riverkeeper Treasurer
Jul. 2024 – Feb. 2025

**Narelle (Nell) Graham**
Georges Riverkeeper Program Manager
Jan. 2025 – Jun. 2025

**Kirsten Spry**
Georges Riverkeeper Program Manager
Jul. 2024 – Feb. 2025

**Michael Zengovski**
(Liverpool City Council)
Georges Riverkeeper Host Manager
Oct. 2024 – Jun. 2025

**Jordan Widenstrom**
(Sutherland Shire Council)
Georges Riverkeeper Host Manager
Jul. 2024 – Sept. 2024




GEORGES RIVER CATCHMENT

Georges Riverkeeper is the business name of the Georges River Combined Councils' Committee Incorporated (GRCCC). In 2024/25, Member Councils included Bayside, Campbelltown, City of Canterbury Bankstown, Fairfield, Georges River, Liverpool, and Sutherland Shire, with Wollondilly Shire Council a member until December 2024. Sydney Water is our valued Financial Partner. Together, we work to protect and enhance the environmental health and liveability of the Georges River and its catchment.

Following the September 2024 local government elections and caretaker period, Member Councils nominated new representatives. The Annual General Meeting was held in February 2025, with Office Bearers elected and a refreshed Committee and Executive Group established.

This year also marked a transition in hosting arrangements. We sincerely thank Sutherland Shire Council for hosting Georges Riverkeeper from 2020 to 2024 and warmly welcome Liverpool City Council as our new Host.

Another milestone was registration as a charity with the Australian Charities and Not-for-profits Commission, providing income tax exemption and other concessions.

Chairperson Cr Nikolovski congratulates staff for securing major grants, the Federal Urban Rivers and Catchments Grant and the NSW Coastal and Estuary Grant, and acknowledges the leadership of Kirsten Spry before Nell Graham joined the team, and the diligence and dedication of Lydia Smithers and Rob Dixon during this transitional year.



# GEORGES RIVERKEEPER PROGRAM MANAGER'S REPORT

**Kirsten Spry**
Georges Riverkeeper
Acting Program Manager
Jul. 2024 – Feb. 2025

**Narelle (Nell) Graham**
Georges Riverkeeper Program Manager
Jan. 2025 – Jun. 2025

The 2024/25 financial year was one of significant transition and renewal for Georges Riverkeeper. A major milestone was the conclusion of our hosting arrangement with Sutherland Shire Council, which had supported our operations since 2020. We extend our sincere thanks to their Councillors and staff for four years of partnership.

In October 2024, our move to Liverpool City Council as new Host was finalised, following months of planning and coordination. This transition involved the transfer of staff, systems, finances, records, and operational assets. The support of Liverpool City Council's Environment, Finance, HR, and IT teams has been invaluable in embedding our operations into the new host environment.

Staff changes also shaped the year. Two temporary Catchment Officers supported the organisation while we transitioned between Host Councils. We welcomed new Program Manager Nell Graham in late-January 2025, bringing strong experience in environmental program delivery and integrated water management. And, after farewelling Rob Dixon in April following more than five years of service, we welcomed Phuong To, Environmental Project Officer Water Quality, in May and Felipe Moretto, Catchment Project Officer in June.

The Riverkeeper Centre remains a key base for our work. This year, the Licence of Occupation was renewed for a further five years, with the option of an additional five-year extension, thanks to ongoing support from NSW National Parks and Wildlife Service (NPWS).

These structural changes and staff appointments have strengthened our capacity to deliver programs and expand our impact across the catchment. With refreshed leadership, a secure operational base, and strong Host Council support, we are well-positioned to continue advancing our mission to protect and improve the Georges River.

## CHANGE FOR THE RIVER

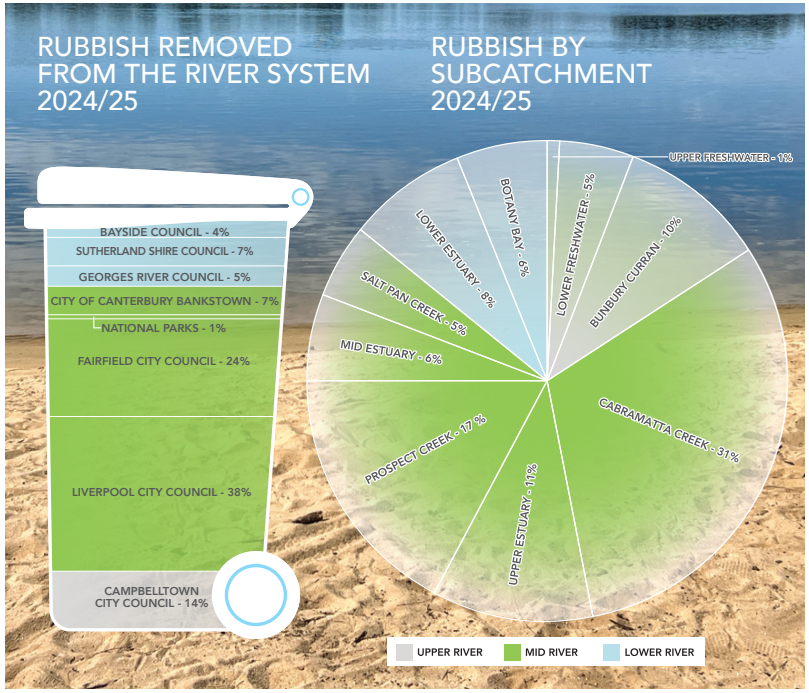
Through the NSW Return and Earn scheme, you can now donate your 10c container refunds directly to Georges Riverkeeper to help restore and protect the river. Your support funds litter clean-ups, bush regeneration, water quality monitoring, and community education. Every 10c makes a difference. To donate, download the Return and Earn app, select Georges Riverkeeper – Change for the River as your preferred payout/charity, and return your containers as usual. Donations can only be made via the app, not at the machine. People often ask how they can help; this is a simple and powerful action.

# CATCHMENT ACTIONS PROGRAM
# LITTER & BIODIVERSITY

## LITTER REMOVAL

Georges Riverkeeper coordinated extensive litter removal across the catchment. Through our partnership with Corrective Services NSW, teams worked weekly at 280 approved sites, expanding to include new locations in Fairfield and Campbelltown Local Government Areas (LGA). This financial year, the program contributed over 18,308 clean up hours and removed approximately 110,521 kg of litter, more than 7,000 large bags, from foreshores, creeks, and industrial areas.

Discarded plastics and other waste can entangle wildlife, introduce toxins into the food chain, and smother sensitive aquatic habitats. Our work not only removes these pollutants but also prevents further environmental harm. We also supported community clean-ups by collecting rubbish gathered by local volunteers, inspected illegal dumping sites, and addressed hotspot areas including Salt Pan Creek and Satyam Ghat, helping to restore healthier, safer waterways for people and nature.






# CATCHMENT ACTIONS PROGRAM
# LITTER & BIODIVERSITY

## LITTER PREVENTION

In 2024/25, Georges Riverkeeper advanced litter prevention efforts with the development of a Litter Prevention Roadmap, funded through a $42,000 NSW Environment Protection Authority (EPA) grant under the NSW Government's Waste and Sustainable Materials Strategy which was delivered in partnership with six Member Councils. The Roadmap builds on previous strategic work and will guide targeted initiatives to reduce litter entering waterways over the next five years. We worked with councils to secure formal endorsement of the strategy.
A litter prevention boat tour for the Committee was undertaken to highlight how much litter is costing councils, pinpoint problem areas and discuss solutions. We also assisted with NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) and NSW EPA statewide litter monitoring at Blakehurst and piloted the use of wildlife cameras with Georges River Council to monitor litter levels in waterways.

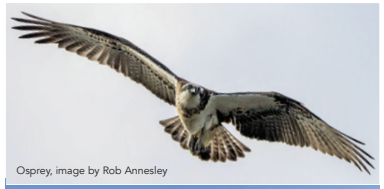
## BIODIVERSITY

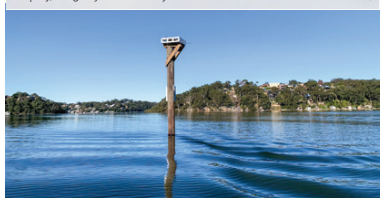
Bush regeneration programs have remained a focus, with Corrective Services NSW offenders working fortnightly at eight sites for Fairfield City Council and a newly established site for Liverpool City Council. These projects target the removal of invasive weeds, allowing native vegetation to re-establish and strengthening habitat for local wildlife.

Using our boat, we facilitated our Member Councils' development compliance and priority weed inspections of the foreshores, creeks and rivers across the catchment, helping protect aquatic environments and riparian corridors.

Major highlights this year included the successful installation of a custom-built Osprey nesting platform at Lime Kiln Bay, Lugarno, in partnership with Georges River Council and with support from Crown Lands and Maritime Services, providing a safe, permanent breeding site for a vulnerable osprey pair that had previously nested on a construction crane. $899,190 in grant funding was also secured from the Australian Government's Natural Heritage Trust under the Urban Rivers and Catchments Program to undertake large-scale riparian restoration across Liverpool, Georges River, Fairfield, and Bayside LGAs. Actions at the four project sites over the three-year project include extensive weed removal, Indigenous-led cultural burns, including fencing for protection, and habitat revegetation.

Shorebird conservation efforts continued via bimonthly monitoring with the Australian Waders Studies Group and National Parks and Wildlife Service across Sutherland Shire, Bayside and Towra Point. Collectively, these initiatives are restoring ecological function, enhancing biodiversity resilience, and offering our catchment's fauna renewed opportunities to thrive in a healthier landscape.


Osprey, image by Rob Annesley



# RIVER HEALTH & RESEARCH PROGRAM

Our River Health & Research Program continues to deliver vital, evidence-based insights into the ecological condition of the Georges River. Using a scientifically rigorous framework that assesses riparian vegetation, water quality, and macroinvertebrate populations, the program evaluates both freshwater creeks and the estuary. Field teams completed sampling at 51 sites across the catchment, from tidal estuarine waters to urban and bushland freshwater reaches during 2023/24 and the data was analysed and released in 2024/25.

The latest 2023/24 River Health Report Card for the Georges River presents a nuanced environmental picture. The estuary's overall ecological rating rose to A–, up from a B in 2021/22, largely driven by reduced turbidity and low rainfall during the sampling period, which resulted in clear and healthy conditions. In contrast, the freshwater reaches dipped slightly to C+ (from B–), reflecting lower macroinvertebrate diversity and degraded water quality following unusually heavy rainfall and flooding. Notably, even relatively untouched bushland areas, including O'Hares Creek, Mill Creek, and Woronora River, saw declines. These appear to be linked to sediment run-off and displaced aquatic organisms during the wet season. Highly urbanised subcatchments, such as Cabramatta Creek and Prospect Creek, also faced pressures from polluted runoff and altered riparian health.

Ongoing data collection strengthens our understanding of trends, informs on-the-ground restoration, and helps build resilience within the catchment's waterways.

Freshwater macroinvertebrates
Riparian vegetation
Water Quality

| GRADE | CONDITION |
|---|---|
| A+ | EXCELLENT |
| A - B+ | GOOD |
| B - C- | FAIR |
| D+ - F- | POOR |



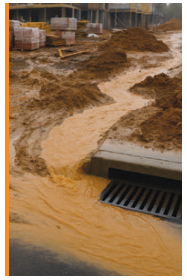
# RIVER HEALTH & RESEARCH PROGRAM

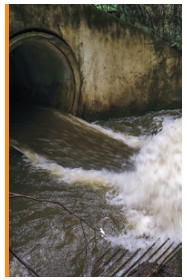
In 2024/25, Georges Riverkeeper supported several research initiatives to deepen understanding of the river's ecology and inform restoration work. We assisted a PhD project examining nutrient enrichment in a saltmarsh rehabilitation site, contributing to fieldwork and data collection on vegetation cover and invertebrate abundance. Collaboration with Macquarie University expanded through a postgraduate project using satellite imagery to analyse water quality in the lower Georges River, with Georges Riverkeeper providing feedback on research design.

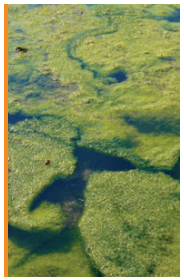
We also assisted in collating data for NSW Department of Primary Industries' Estuary Asset and Protection Program (NEAP) which focuses on the condition of the estuary and environmental assets with the aim of improving them following 2022 flooding events.

Field-based investigations included sampling to assess mangrove dieback at Picnic Point for NPWS and at the Ampol spill site in Kurnell as part of investigations with NSW EPA and NSW Fisheries, algae monitoring with Liverpool City Council near Chipping Norton for WaterNSW, and ongoing microplastics monitoring using Australian Microplastics Assesment Project (AUSMAP) methodology at ten sites across the catchment. We also worked with Campbelltown City Council to assess microplastic dispersal from synthetic turf during an upgrade at Lynwood Park. These activities enhance the evidence base for management decisions, build partnerships with academic and government agencies, and ensure that restoration strategies are underpinned by robust science.

## STORMWATER & SEWAGE PROGRAM







Stormwater is a major pathway for pollutants entering the Georges River, carrying sediment, litter, nutrients, and other contaminants from urban areas into our waterways. Through the Stormwater & Sewage Program (S&SP), Georges Riverkeeper partners with councils, agencies, and Sydney Water to improve catchment management, share expertise, and identify opportunities for water quality improvement.

A key initiative is Get the Site Right (GTSR), a multi-agency compliance and education campaign targeting erosion and sediment control on building sites. Two major campaigns were delivered during the year: the October 2024 blitz involved 20 agencies inspecting 748 sites, with $357,410 in fines issued, and the March 2025 blitz which engaged 21 agencies, inspected 867 sites and resulted in fines of $404,780.

Georges Riverkeeper is also facilitating the development of the Georges River Estuary Coastal Management Program (CMP), which will enhance the ecological health and resilience of the estuary. In February 2025, Liverpool City Council with assistance from Georges Riverkeeper secured $665,000 in funding from the NSW Government's Coastal and Estuary Grants Program to support the development of CMP Stages 2–4 over three years. This work will identify risks, evaluate management options, and develop a certified plan for coordinated estuary management.

Our partnership with Sydney Water continues through technical meetings, field visits, and information exchange to ensure better integration of council and utility projects. Sydney Water presented updates to the Committee and facilitated site tours for the Georges Riverkeeper team to highlight infrastructure and planning initiatives.

By fostering collaboration, targeting pollution sources, and securing funding for long-term estuary planning, the S&SP addresses one of the catchment's most significant environmental pressures. These coordinated actions help protect aquatic habitats, safeguard water quality, and reduce pollutant loads before they reach the Georges River.

Images showing the impact of sediment runoff from building sites: loss of building materials, stormwater pollution, algal blooms, threats to wildlife.

## EDUCATION & CAPACITY BUILDING PROGRAM

The Education & Capacity Building Program fosters community stewardship of the Georges River by creating opportunities for people to connect with, learn about, and help the river. In 2024/25, Georges Riverkeeper delivered and supported campaigns, events, and partnerships that encouraged practical action for a healthier river.

Highlights included a Plastic Free July Author Talk and Q&A with Louise Williams, co-author of Quitting Plastic, hosted by Sutherland Libraries and livestreamed.
In partnership with councils and Greater Sydney Landcare, we joined National Tree Day in Liverpool and the Bushcare Fair in Sutherland Shire. We contributed to the Hawkesbury Nepean Waterkeepers Annual Forum panel and led guided paddle tours at Towra Point for Sutherland Shire Bushcare volunteers and from Lambeth Reserve to Fitzpatrick Park with City of Canterbury Bankstown. For World Water Day, a Yeramba Lagoon Walk and Talk highlighted wetland ecology.

Hands-on litter education featured strongly, with December clean-ups alongside Oatley Bay Sea Scouts and an April Canoe and Clean-Up at Chipping Norton with Liverpool City Council that removed 355 kg of rubbish, a record haul for our annual Clean Up Australia Event.

We supported and promoted the Get the Site Right campaigns in October and March and held a June Litter Prevention River Tour for councillors and stakeholders. Internal communications showcased Georges Riverkeeper's work at Liverpool City Council.

Education materials and updates were delivered through the publication of the 2023/24 River Health Report Card and Annual Report, our website, and social media. We responded to community enquiries on diverse topics, from litter and debris removal to water quality, erosion, fishing, and school assignments.

Through events, advocacy, and direct engagement, the program strengthened community knowledge and motivation to protect the river. Discover more and get involved at georgesriver.org.au or follow our social media channels to enjoy, learn about, and help the Georges River.

# OPERATIONS MANAGEMENT PROGRAM

The Operations Management Program (OMP) underpins all aspects of Georges Riverkeeper's work, ensuring effective governance, compliance, and operational delivery. In 2024/25, the Executive Group met regularly to oversee strategy, finance, and performance, while General Committee meetings provided a forum for Member Councils to contribute to decision-making.

Advocacy remained central, with submissions made on key environmental issues, including plastics regulation, PFAS contamination, and catchment management reforms. Targeted engagement with Ministers, agencies, and industry partners helped promote the role of multi-council collaborations in delivering catchment-scale solutions.

Staff training focused on compliance, safety, and professional development, with sessions covering manual handling, workplace conduct, privacy, risk management, cultural engagement, and cyber security.

Policy review was a priority, leading to the adoption of a new Vehicle Use Policy and Agile Working Policy, alongside a major update to the Code of Conduct to align with best-practice governance standards.

Community consultations included engaging with the Aboriginal Advisory groups at Fairfield and Georges River Councils about our Urban Rivers and Catchments programs, regularly contributing to Liverpool Environment Committee meetings and participating in Liverpool City Council's Satyam Ghat stakeholder forums.

Through strong governance, informed advocacy, and continued investment in staff capability, the OMP has ensured Georges Riverkeeper remains a capable, responsive, and well-managed organisation.

# FINANCIAL REPORT
## GEORGES RIVERKEEPER 2024/25

| | LAST YEAR (2023/24) | THIS YEAR (2024/25) |
|---|---|---|
| **INCOME** | **$** | **$** |
| Membership and Program fees | 697,960 | 968,891 |
| Operating Grants | 16,997 | 233,824 |
| Interest | 43,973 | 63,832 |
| Other Revenue | 15,000 | 20,509 |
| **TOTAL INCOME** | **773,930** | **1,287,056** |
| | | |
| **EXPENSES** | | |
| Employee benefits expense | 316,422 | 294,268 |
| Depreciation and amortisation expense | 10,026 | 18,098 |
| Materials & Contracts | 211,375 | 513,037 |
| Other expenses | | |
| **TOTAL EXPENSES** | **537,823** | **825,403** |
| **NET OPERATING RESULT** | **236,107** | **461,653** |

# MEMBERS & STAKEHOLDERS

Georges Riverkeeper acknowledges the Traditional Owners and Custodians of the Georges River, the Kamegal, Bedigal, Cabrogal, Cannemegal, Gweagal and Norongerral people of the Eora, Dharug and Dharawal nations and we pay our respects to their Elders past, present and emerging.

### EXECUTIVE GROUP

- Chairperson: Cr Steven Nikolovski, Sutherland Shire Council.
- Vice Chairperson: Cr Paul Sedrak, Bayside Council; Cr David Walsh, City of Canterbury Bankstown.
- 2nd Vice Chairperson: Cr David Walsh, City of Canterbury Bankstown; Leanne Niblock, Sydney Water.
- Treasurer: Cr Peter Mahoney, Georges River Council, Cr Matthew Allison, Georges River Council
- Georges Riverkeeper Program Manager: Kirsten Spry (Acting), Nell Graham
- Georges Riverkeeper Host Manager: Jordan Widenstrom, Sutherland Shire Council; Michael Zengovski, Liverpool City Council.

### COUNCILLORS OF MEMBER COUNCILS

- Bayside Council: Cr Paul Sedrak, Cr Andrew Tsounis, Cr Vicki Poulos, Cr Chris Saravinovski.
- Campbelltown City Council: Cr Rey Manoto, Cr Masud Khalil, Cr Matthew Stellino, Cr Cameron McEwan, Cr Jayden Rivera.
- City of Canterbury Bankstown: Cr David Walsh.
- Fairfield City Council: Cr Kevin Lam, Cr Carmen Lazar OAM, Cr Ninos Khoshaba, Cr Michael Mijatovic.
- Georges River Council: Cr Peter Mahoney, Cr Matthew Allison.
- Liverpool City Council: Cr Peter Harle, Cr Fiona MacNaught.
- Sutherland Shire Council: Cr Hassan Awada, Cr Stephen Nikolovski, Cr Kal Glanznig.
- Wollondilly Shire Council: Cr Michael Banasik.

### GEORGES RIVERKEEPER STAFF

- Program Manager: Kirsten Spry (Acting), Nell Graham.
- Project Coordinator, Environmental Officer: Robert Dixon.
- Environmental Project Officer Water Quality: Phuong To.
- Catchment Project Officer: Felipe Moretto.
- Administration and Project Support Officer: Lydia Smithers.
- Communications Officer: Kirsten Spry.

### STAFF REPRESENTATIVES OF MEMBER COUNCILS AND FINANCIAL PARTNERS

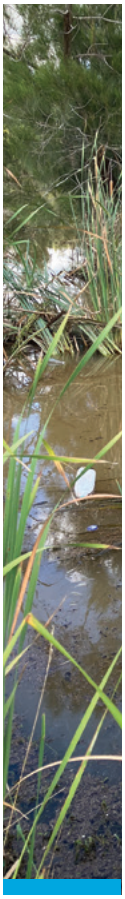
- Bayside Council: Judith Betts, Madelaine Hourihan, Colin Mable, Hong Nguyen, Peter Ryan, Pulak Saha, Elliot Stephens.
- Campbelltown City Council: Ian Andrews, Michaela Beattie, Mitchell Clark, Keira Ebers, Michael Ellison, Jessie Maddock, Will Shaw, Natalie Stewart.
- City of Canterbury Bankstown: Paul Angel, David Lowery, Sasha Marosevac, Jayden McGregor, Lachlan Prentice, Tarah Slattery, Asad Suman.
- Fairfield City Council: Eddie Ferry, Leonie Gray, Helen Pollard, Robert Stevenson.
- Georges River Council: Elyse Ballesty, Mallory McLennan, Emma Mitchell, Fiona O'Brien, Sean Simpson, Andrew Spooner, Craig Wilson.
- Liverpool City Council: Ismail Asad, Joel Daniels, Alexi Gilchrist, Maruf Hossain, Roshan Khadka, Kyran Coogan, Sam Nasser, Michelle Playford, Lee Rennie, Michael Zengovski.
- Sutherland Shire Council: Linda Brown, Corrine Glennan, Andrew Reid, Jason Salmon, Nathan Varley, Jordan Widenstrom.
- Wollondilly Shire Council: Ian Berthon, Bianca Klein, Ibrahim Muharrem.
- Sydney Water: Nathan Harrison, Lyndall Pickering, Leanne Niblock, Nerida Taylor.

### STAKEHOLDERS

- Australian Government
- Australian Microplastics Assessment Project (AUSMAP)
- Australian Waders Studies Group
- Botany Bay Catchment Alliance
- Conservation Volunteers Australia
- Cooks River Alliance
- Corrective Services NSW
- CSIRO
- Friends of Oatley
- Greater Sydney Landcare
- Greater Sydney Local Land Services
- Lands and Water – Crown Lands
- Local Aboriginal Land Councils
- Macquarie University
- National Parks and Wildlife Service
- NSW Department of Education – Georges River Environmental Education Centre
- NSW Department of Planning and Environment
- NSW Department of Primary Industries - Fisheries
- NSW Environment Protection Authority
- Oatley Flora and Fauna
- Parramatta River Catchment Group
- Sydney Coastal Councils Group
- The Nature Conservancy
- Transport for NSW – Maritime Services
- University of New South Wales
- Water NSW

Georges Riverkeeper

Georges Riverkeeper is an alliance of Councils with collective responsibility for the Georges River and its catchment.
www.georgesriver.org.au



## MEMBERS

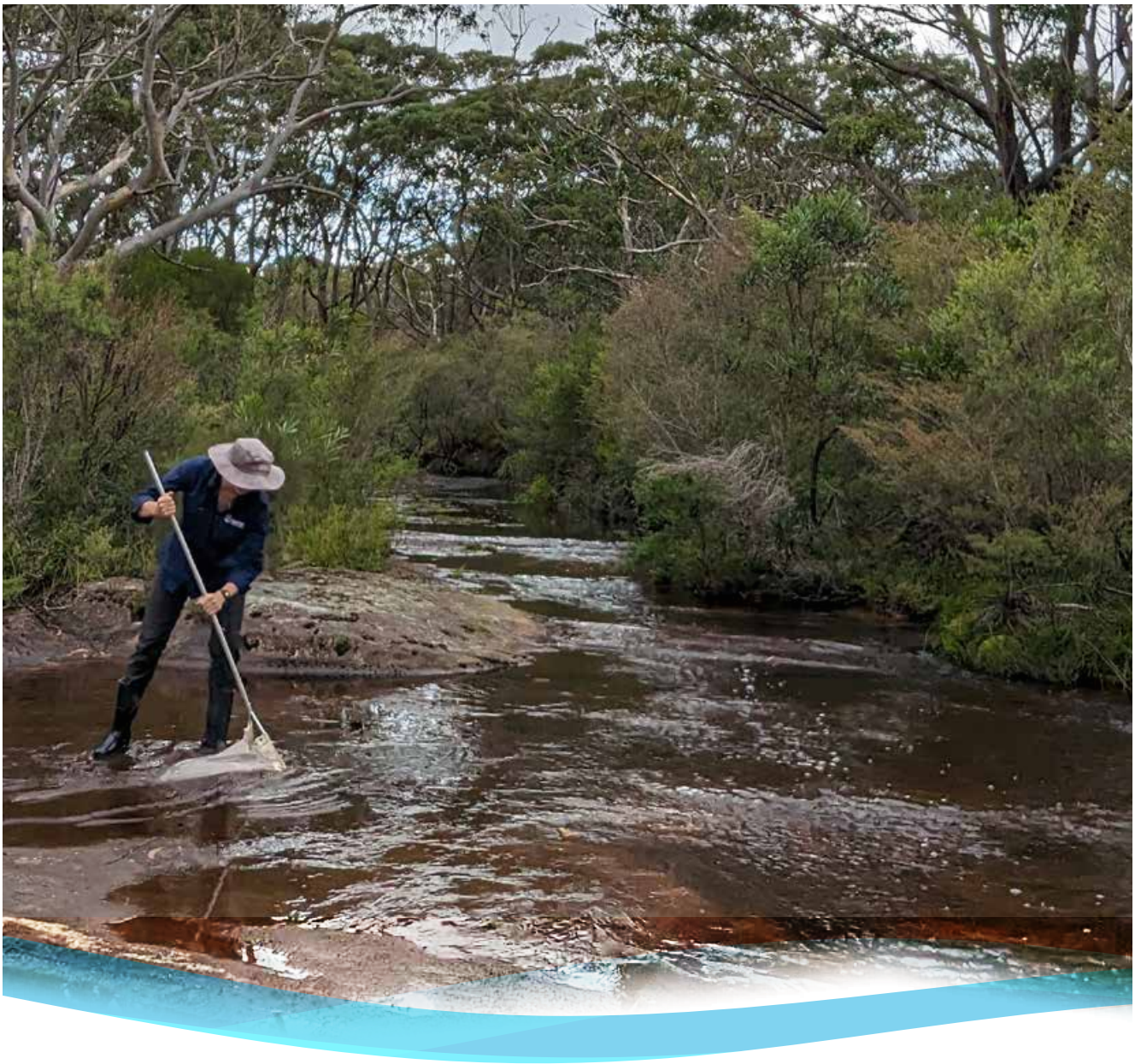
There are many different stakeholders and landowners in the Georges River catchment who all have a responsibility to manage their land in a way that ensures there is a minimal impact on the river and its ecosystems.

Sutherland Shire Council
FairfieldCity Celebrating diversity
Liverpool City Council
Canterbury Bankstown
Wollondilly Shire Council
Georges River Council
Campbelltown
Bayside Council Serving Our Community

## PARTNERS

Financial partner
Sydney Water
NSW Government Justice Corrective Services
National Parks & Wildlife Service NSW

Georges Riverkeeper is the business name of Georges River Combined Councils' Committee Incorporated (ABN: 182 467 92704)



Georges Riverkeeper

# GEORGES RIVER REPORT CARD 2023 - 2024

# MONITORING THE HEALTH OF THE GEORGES RIVER

*The Eastern long-necked turtle (Chelodina longicollis) is one of the iconic native animals more commonly found in the freshwater reaches of the Georges River and its creeks and tributaries.*

The Georges River catchment spans approximately 960 km$^2$. The Georges River originates about 60 km southwest of the Sydney CBD near the town of Appin and flows north towards Liverpool, before turning east at Chipping Norton Lakes to the mouth of the river at Botany Bay. The river has a number of key tributaries like Bunbury Curran Creek, Cabramatta Creek, Prospect Creek, Mill Creek and Woronora River.

Georges Riverkeeper's monitoring program has compared the ecological condition of waterways across the Georges River catchment since 2009 and assessed changes over time. The waterways assessed are representative of those occurring across the nine major subcatchments contributing freshwater to Georges River, plus the 46 km of estuary in the main channel of the river which is influenced by the tides (from Liverpool Weir to Botany Bay). Freshwater ecological condition is determined by measuring three important ecological indicators – Riparian vegetation, Water quality and Macroinvertebrates, whilst only a subset of water quality parameters were used to assess estuarine sites. These indices provide a 'snapshot' of Georges River catchment health and are representative of conditions during sampling.

# RIVER HEALTH GRADES

The overall ecological grade for the freshwater reaches was C+ in 2023-24 which is a slight drop from B- in 2021-22.

However, these results might not be a true reflection of the overall water quality, as unusual rainfall, such as what was experienced during the sampling period, has a significant impact on freshwater water quality since it brings sediments and pollutants from urban areas.

Surprisingly, the most pristine bushland subcatchments at the headwaters (i.e. Upper Freshwater, O'Hares Creek, Lower Freshwater, Mill Creek and Woronora River subcatchments) had overall grades reduced from previous years. This is because although the largely forested areas had good riparian and water quality grades, the macroinvertebrate grades showed an overall drop this year. This decline can be attributed to the wet season, which washed these organisms downstream.

Conversely, the predominantly urbanised subcatchments (i.e. Bunbury Curran Creek, Cabramatta Creek, Prospect Creek and Lower Estuary subcatchments) showed a decline in water quality and riparian vegetation grades. This was probably caused by an increase in pollutants and nutrients being flushed from the urbanised area and entering the waterways during flooding and frequent rainfall events. The macroinvertebrate assemblage in the urban freshwater creeks subcatchments had low diversity and was mainly dominated by pollution-tolerant species like snails and worms.

The overall estuary grade improved to A- this year from B in 2021-22. The improvement can be attributed to lower

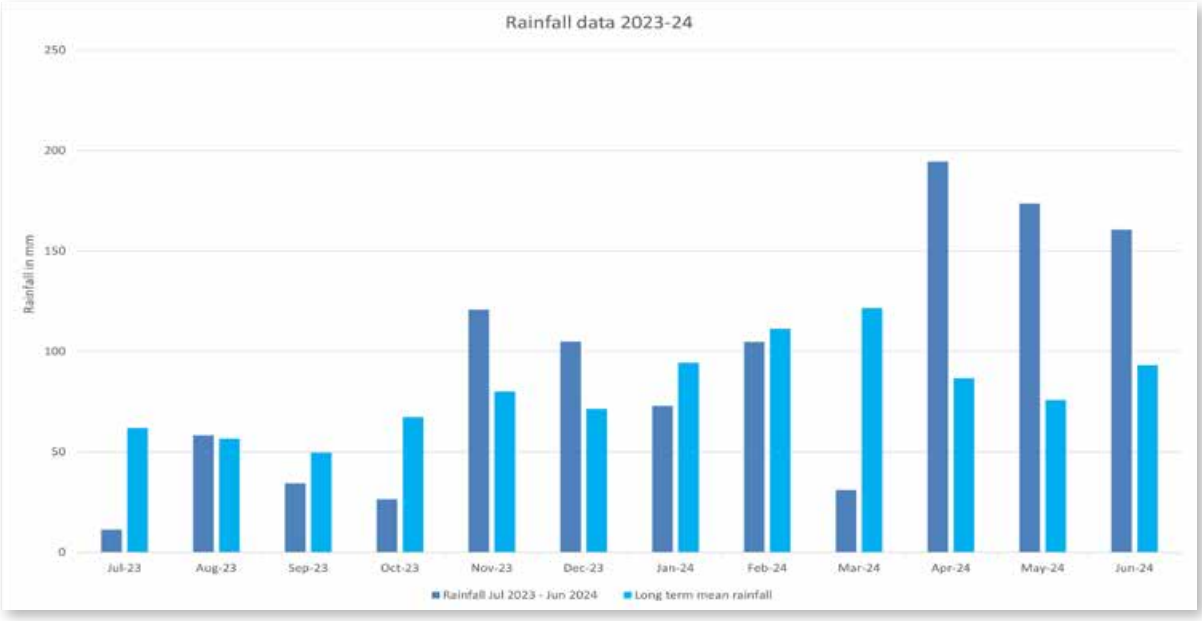
*A small creek within the Cabramatta Creek subcatchment (overall grade D-, poor). Weedy riparian vegetation, litter and poor water quality are common.*

*Kyle Bay, in the lower Georges River estuary received an A- (good) grade.*

turbidity during sampling. This year's estuary sampling coincided with limited rainfall resulting in generally good grades. The lower sections of the estuary are regularly flushed by tidal movement, particularly within the main channel and have received excellent grades. Further up the river some bays experience less tidal flushing and are known as dead water areas. In the past these shallow, muddy bays which include sampling sites such as Gungah and Bonnet Bays have typically received a lower grade. In the upper sections, the estuary has reduced tidal flushing and is more impacted by pulses of stormwater from the urbanised catchment.

## RAINFALL

There has been abundant rainfall in Sydney during 2023-2024 resulting in a wetter period. The graph compiled with information from the Bureau of Meteorology clearly shows an increase in rainfall this year, compared to the average rainfall from 1887 to present. The east coast of Australia had its third wettest summer for an El-Nino year as the beginning of summer saw heavy downpours, even resulting in floods in some areas, while 2024 winter rainfall was one of the wettest winters in years.



# HOW TO READ THE MAPS

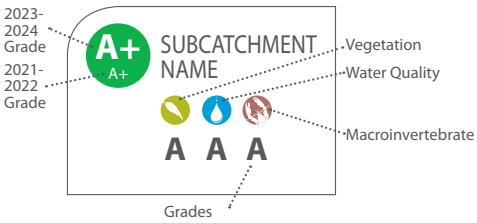
## GRADING SYSTEM

River Health indicators are assessed against environmental guidelines allowing the award of a grade between A+ and F-.

| GRADE | CONDITION |
|---|---|
| A+ | EXCELLENT |
| A - B+ | GOOD |
| B - C- | FAIR |
| D+ - F- | POOR |

## INTERPRETING MAP ICONS

This diagram shows an example grading box.




## RIPARIAN VEGETATION

Riparian vegetation are plants living along the edge of waterways. Vegetation maintains waterways by stabilising the banks of rivers and creeks with roots, which binds the soil together and creates a living ecosystem of its own. Roots, leaves and branches falling into waterways from riparian vegetation, create habitats and food for aquatic animals. Riparian vegetation provides shade and filters pollutants from urban stormwater runoff that would otherwise enter the waterway.

*Pristine riparian vegetation along Stokes Creek (overall riparian vegetation grade A+, excellent)*

## WATER QUALITY

All aquatic plants and animals have specific water quality requirements to exist in a healthy condition. All flora and fauna have a limit of tolerance to varying water quality conditions; hence they will not survive or be in healthy condition in water quality ranging outside their level of tolerance. Georges Riverkeeper's River Health & Research Program monitors water quality in the main channel, tributaries and estuary of the Georges River catchment. Determining which water quality indicators are depleted and elevated at different locations provides valuable information about the effects of various pollution types and impacts of land uses within the Georges River catchment. Different parameters like Dissolved Oxygen, Turbidity, pH, Total Nitrogen, Total Phosphorus and Electrical Conductivity are used to assess the water quality for freshwater, while parameters like Turbidity and Chlorophyll a were used to monitor water quality in the estuary.

*Measuring turbidity in the estuary with a Secchi disk. Location – Oatley Bay Poulton Park*

## MACROINVERTEBRATES

Aquatic macroinvertebrates are small animals without backbones such as worms, snails and insects. Organisms that live in freshwater streams vary in their sensitivity to changes in water quality and habitat. Georges Riverkeeper's River Health & Research Program surveys aquatic macroinvertebrates in the seasons of spring and autumn. Identifying and monitoring which macroinvertebrates can and cannot live at certain locations provides valuable information about the freshwater ecosystems across the Georges River catchment.

*Damselfly (Zygoptera) considered tolerant of polluted waterways. Credit: Michelle McFarlane*

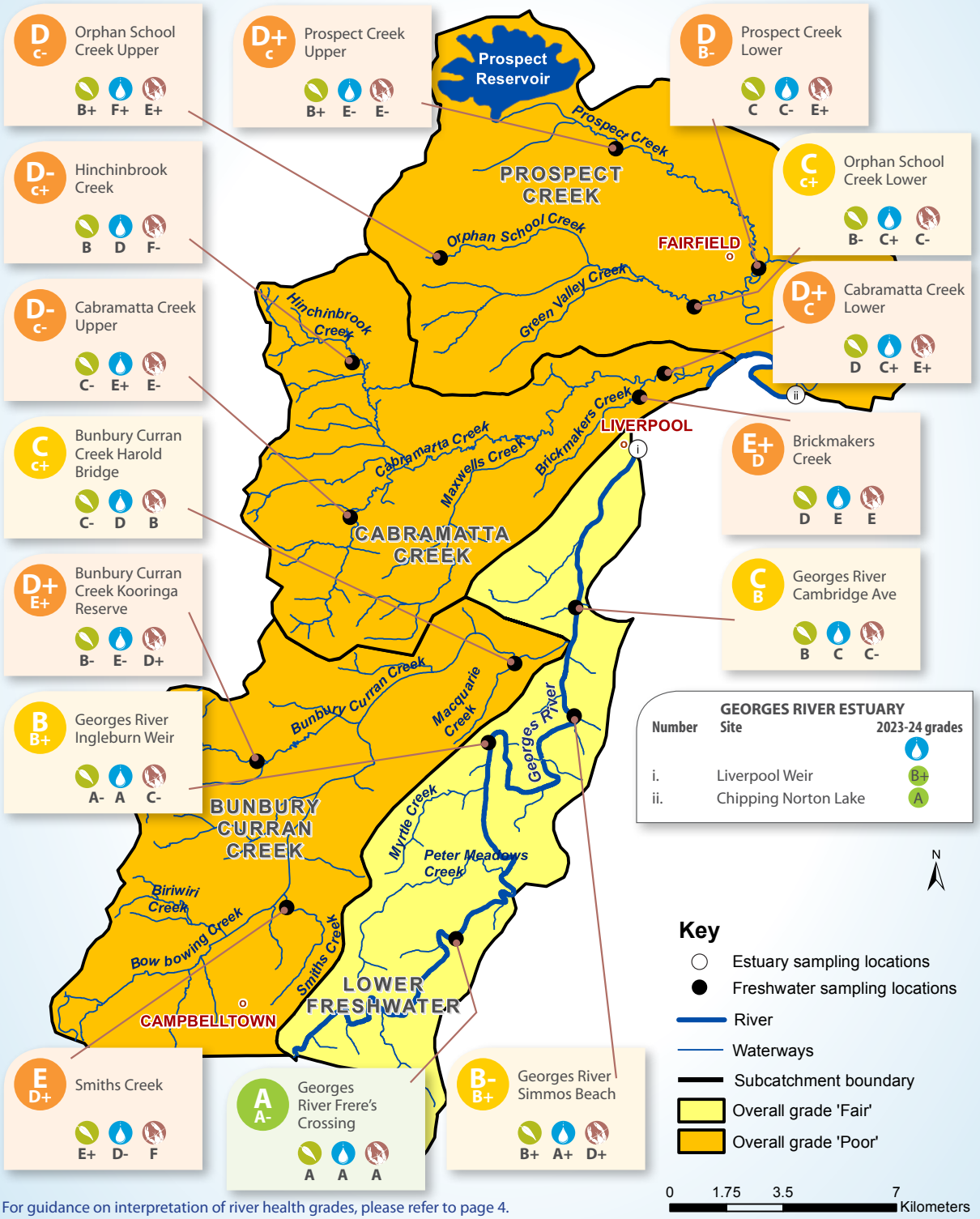
# SNAPSHOT OF RIVER HEALTH IN THE GEORGES RIVER CATCHMENT

The map above is a visual representation of the distribution of Georges River waterways across different Local Government Areas (LGAs) along with river health grades at the subcatchment level. For guidance on interpretation of river health grades, please refer to page 4.

# UPPER GEORGES RIVER SUBCATCHMENTS MAP

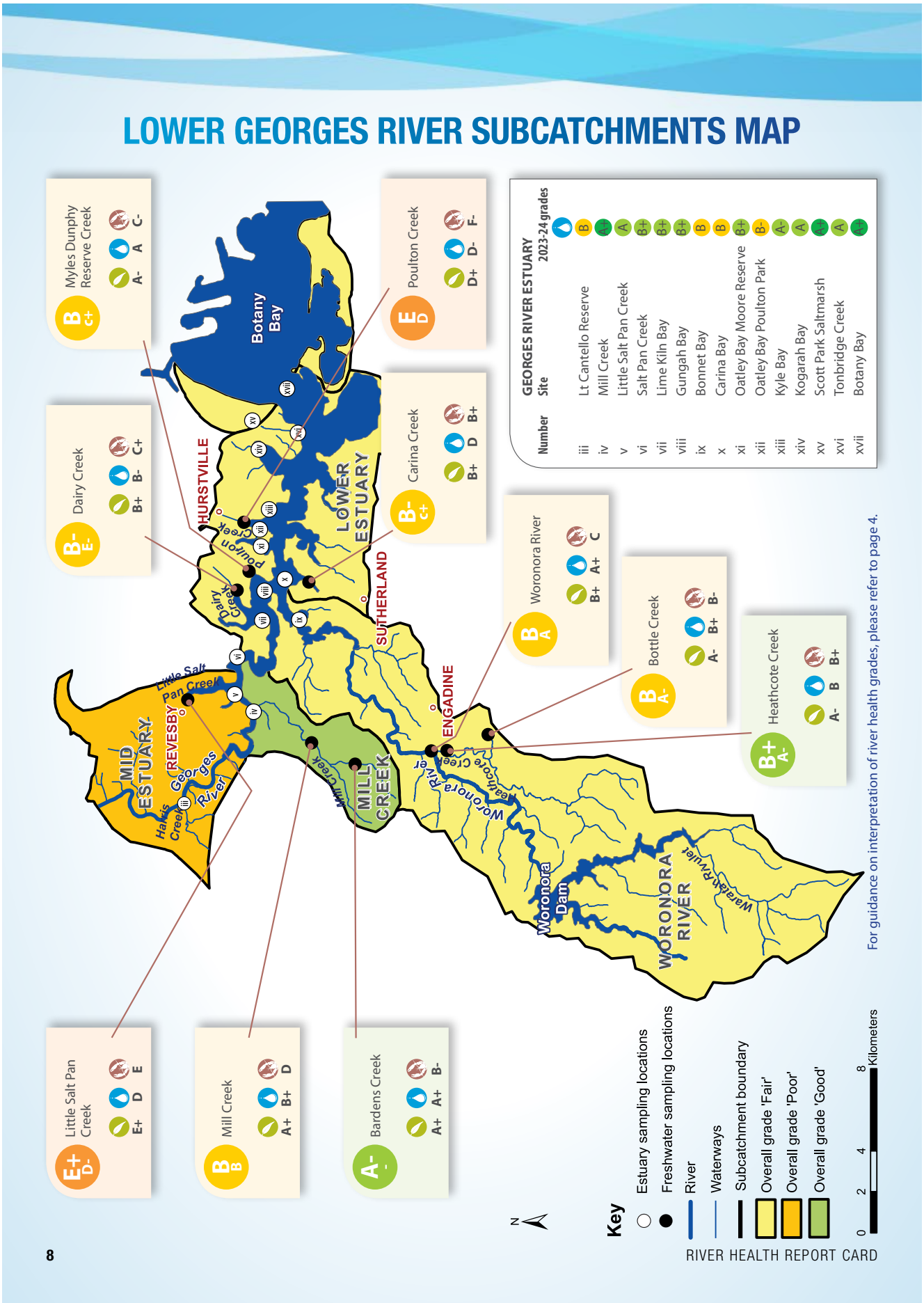
For guidance on interpretation of river health grades, please refer to page 4.

# MID GEORGES RIVER SUBCATCHMENTS MAP




For guidance on interpretation of river health grades, please refer to page 4.

# LOWER GEORGES RIVER SUBCATCHMENTS MAP



# WHAT CAN YOU DO TO PROTECT THE GEORGES RIVER?

Visit and enjoy the river.

Get involved in local groups such as Bushcare.

Place litter in bins as rain carries litter pollution to the river.

Plant native plants, install a rainwater tank or build a raingarden at your house.

Use Council Chemical CleanUps to dispose of unwanted paints, chemicals and solvents.

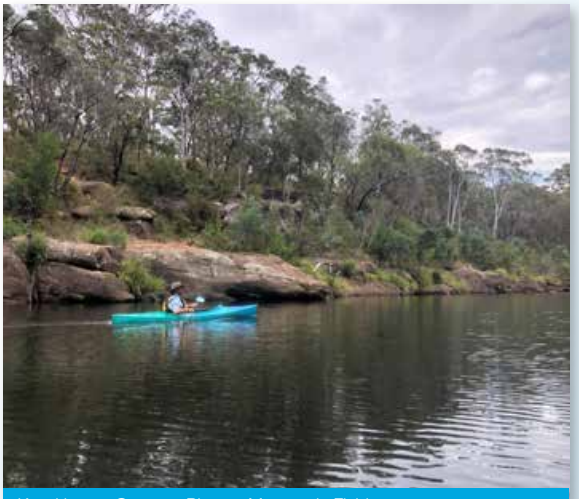
When washing your car or boat, do it on your lawn so that detergents and wastewater don't end up in our waterways.

Register and participate in the NSW Container Deposit Scheme and recycle eligible cans and bottles. Reduce your use of plastic generally, but particularly near waterways.

Report an incident or problem that could affect the health of the river or people using the river.

*Native tree planting at Tonbridge Creek, Ramsgate.*

*Pick up litter and dispose of it thoughtfully.*



*Kayaking on Georges River at Macquarie Fields.*

Georges Riverkeeper

## MEMBER COUNCILS

Bayside Council
Serving Our Community

CAMPBELLTOWN

CANTERBURY BANKSTOWN

FairfieldCity
Celebrating diversity

GEORGES RIVER COUNCIL

LIVERPOOL CITY COUNCIL

Wollondilly Shire Council

SUTHERLAND SHIRE COUNCIL

## PARTNERS

Financial Partner
Sydney WATER

NATIONAL PARKS & WILDLIFE SERVICE NSW

NSW GOVERNMENT Justice
Corrective Services

Georges Riverkeeper acknowledges the Traditional Owners and Custodians of the Georges River, the Kamegal, Bedigal, Cabrogal, Cannemegal, Gweagal and Norongerral people of the Eora, Dharug and Dharawal nations and we pay our respects to their Elders past, present and future.

For a PDF of this report, as well as previous River Health Report Cards, visit www.georgesriver.org.au

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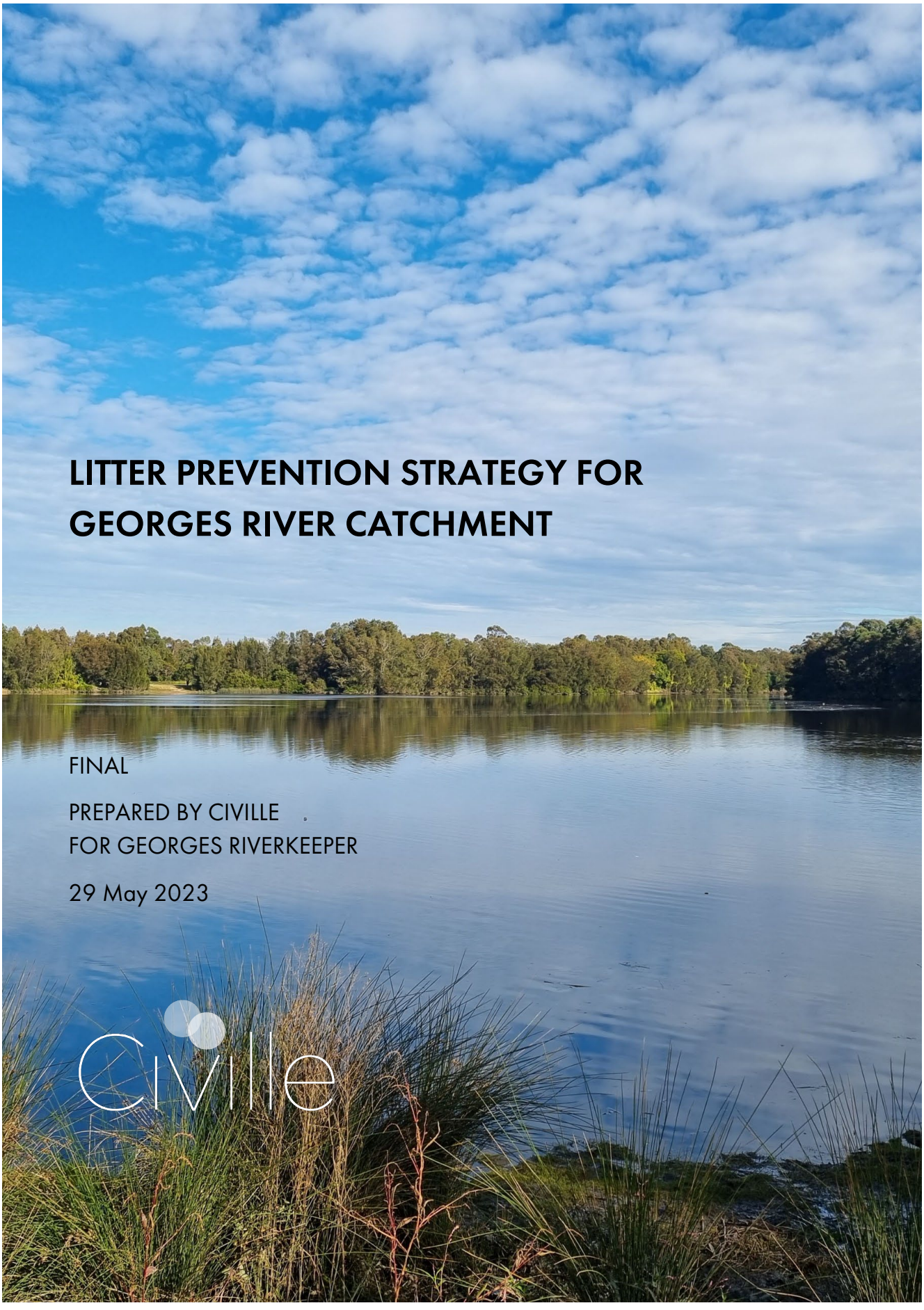
*Cover photo – Sampling being conducted at Maddens Creek (overall grade A-, good).*


LITTER PREVENTION STRATEGY FOR
GEORGES RIVER CATCHMENT
FINAL
PREPARED BY CIVILLE
FOR GEORGES RIVERKEEPER
29 May 2023
Civille

**Project name:**
Georges River Litter Prevention Strategy

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**Date:** 29 May 2023

**Report contact:** Alexa McAuley, Civille

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# 1 INTRODUCTION

*The Georges River Litter Prevention Strategy provides strategic directions for Georges Riverkeeper to tackle litter prevention in partnership with its members and other stakeholders in the catchment.*

Civille has been engaged by Georges Riverkeeper to prepare the Georges River Litter Prevention Strategy, a high-level strategy that participating organisations can use as a starting point to reduce littering in public places in the Georges River catchment to contribute to the state government targets of a 30% reduction in plastic litter by 2025 and 60% reduction in litter by 2030.

This Litter Prevention Strategy presents the where and how to tackle litter, a business case for litter prevention in the Georges River catchment, strategic directions for Georges Riverkeeper and its members, and options for monitoring and evaluation.

The Georges River catchment is shown in Figure 1. This also shows the council areas in the catchment. Six councils covering the majority of the catchment area (Campbelltown, Canterbury-Bankstown, Fairfield, Georges River, Liverpool and Sutherland) are all actively participating in the development of the Georges River Litter Prevention Strategy. They have provided information for this report and attended three Project Reference Group meetings in July, September, and November 2022.

The Georges River Litter Prevention Strategy has also been informed by consultation with Georges Riverkeeper staff, site visits to local litter hotspots, and review of relevant publications.

This document includes the following:

- Section 2 presents background information on litter and litter prevention in the NSW context.
- Section 3 describes where to tackle litter, including information on where litter comes from, where it is typically found and what types of litter are most common.
- Section 4 describes how to tackle litter, including information on what is currently being done about litter, what has been tried in the past and opportunities to tackle litter more effectively.
- Section 5 makes a high-level case for investing in litter prevention.
- Section 6 examines who can play a role in litter prevention and considers the drivers for different organisations to get involved.
- Section 8 presents Georges Riverkeeper's vision and goals for litter prevention.
- Section 9 presents strategic directions for litter prevention in the catchment.
- Section 10 presents options for monitoring and evaluation.

Georges Riverkeeper intends to follow up on this strategy by completing a 'litter prevention roadmap', which will flesh out the strategic directions and monitoring and evaluation framework into a more specific action plan for the next five years.

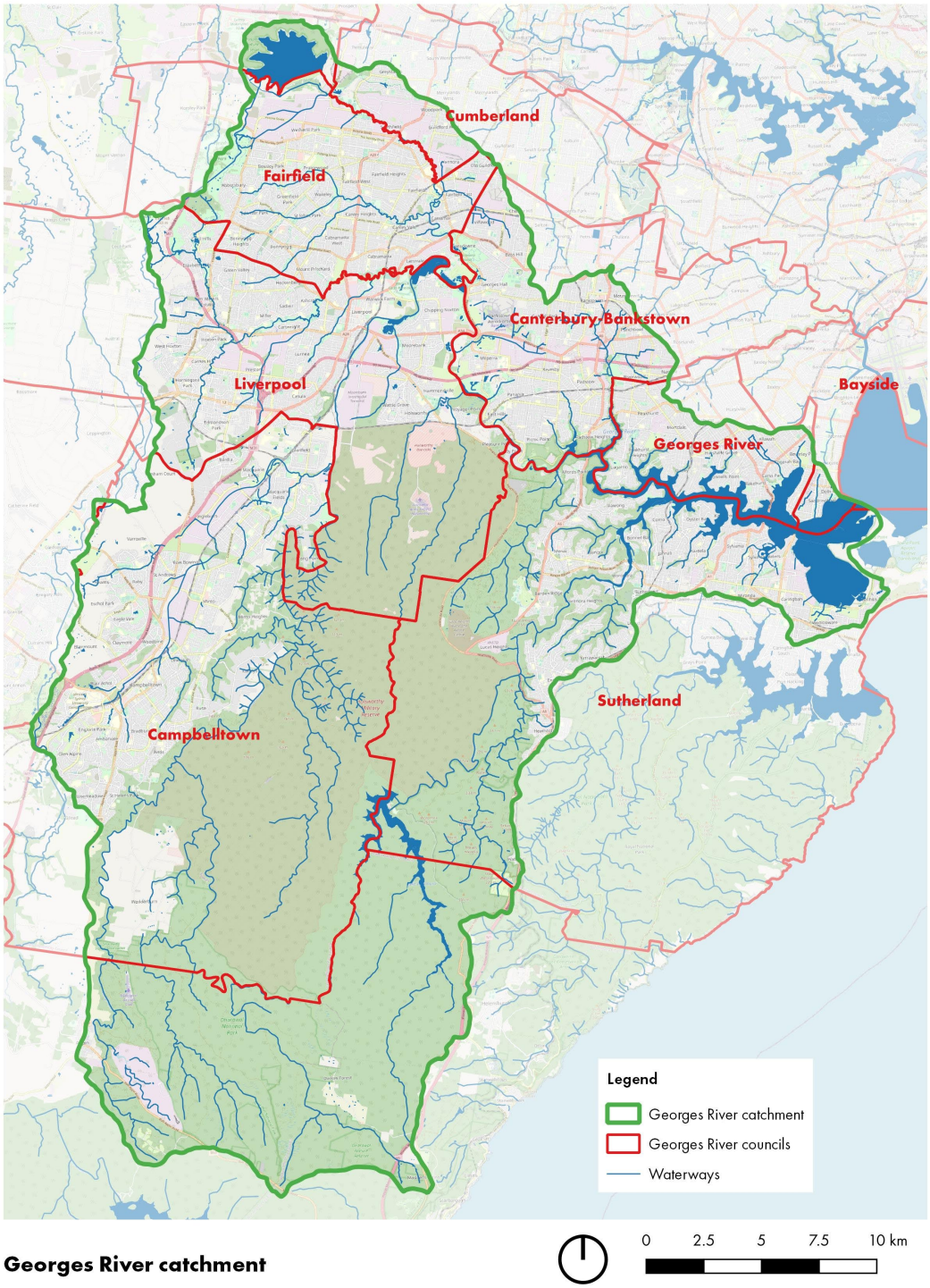


Figure 1: Georges River catchment and council area boundaries

# 2 BACKGROUND

*In NSW, there is established legislation, guidance, policy direction and a state-wide strategic plan for litter prevention.*

## 2.1 A DEFINITION OF LITTER

Litter is refuse, debris or rubbish deposited in a place. It is defined in NSW legislation (section 144A of the Protection of the Environment Operations Act 1997) as:

a) *"any solid or liquid domestic or commercial refuse, debris or rubbish including any glass, metal, cigarette butts, paper, fabric, wood, food, abandoned vehicles, abandoned vehicle parts, construction or demolition material, garden remnants and clippings, soil, sand or rocks, deposited in or on a place, whether or not it has any value when or after being deposited in or on the place; and*

b) *"any other material, substance or thing deposited in or on a place if its size, shape, nature or volume makes the place where it has been deposited disorderly or detrimentally affects the proper use of that place."*

While this definition of litter is very broad, the Georges River Litter Prevention Strategy is focused on litter up to the size of a shopping bag. The strategy will not specifically address illegal dumping, which involves larger items, although litter and illegal dumping often occur together.

Note that the definition of litter above also includes fine particulate materials such as sediment, which has a range of sources in the urban environment. However, the Georges River Litter Prevention Strategy will focus on items deposited in a place by people, rather than materials which are derived from erosion, wear of surfaces, or atmospheric deposition. While litter can be a stormwater pollutant, the strategy will not attempt to cover all types of stormwater pollutants.

## 2.2 THE LITTER JOURNEY

NSW EPA (NSW Environment Protection Authority, 2022a) describes litter's journey from production to the environment (Figure 2). This conceptualises the steps that result in litter in the environment, including:

1. **Production** of goods including their packaging
2. **Supply** of goods to retailers
3. **Sale** of goods to consumers
4. **Use** of goods, at which point waste is generated
5. **Disposal**, which may follow an appropriate path towards landfill/recycling/reuse, otherwise there is the potential for waste to become litter
6. **Littering** occurs when waste is left in a place where it can enter the environment
7. **Hotspots** are places where litter is deposited in greater quantities
8. **Litter flows** from where it is deposited into the wider environment, via wind, water, and other forces
9. **In the wider environment**, litter can persist for many years, where it may disperse widely, breaking up into smaller pieces and multiplying its impacts.

Figure 2: Litter journey (NSW Environment Protection Authority, 2022a)

## 2.3 NSW LITTER PREVENTION FRAMEWORK

Figure 2 showed how litter takes a journey from production into the environment, and litter prevention intervenes at multiple points in this journey to reduce the likelihood of litter entering the environment.

Figure 3 shows the NSW EPA's litter prevention framework. This includes five approaches to litter prevention, which target litter from the use of goods to hotspots:

1. Rewarding responsible behaviour: For example, the Container Deposit Scheme rewards appropriate disposal behaviour, and has resulted in a significant drop in the number of beverage containers found in the litter stream.
2. Education and awareness: For example, the NSW EPA's Tosser! campaign raises awareness of litter and aims to influence decisions and action around disposal. There are also many other examples of education and awareness programs run by other organisations with more a more local focus or targeted at more specific audiences.
3. Regulation and enforcement: The main law concerning litter is the Protection of the Environment Operations Act 1997 (POEO Act). It can be enforced via litter penalty notices, which include fines. Penalty notices can be issued by state agencies and local government. Anyone can report littering from vehicles, and the EPA can issue penalty notices based on these public reports.
4. Infrastructure and cleaning: This is about providing infrastructure such as well-designed, clean, well-maintained bins, that make it easy to dispose of waste correctly. It is also about 'cleaning up' littered sites - not simply to remove litter, but to invest in public infrastructure upgrades and maintenance (e.g. pavement cleaning, new furniture, graffiti removal, public art) This signals that these places are cared for and not places to leave litter.
5. Evaluation and monitoring: The measurement of litter anywhere throughout its journey. NSW EPA has developed tools which are accessible to anyone to assist with evaluation and monitoring, including the Local Litter Check and Butt Litter Check. The new Key Littered Items Study measures litter in waterways and a dashboard has been created by the NSW EPA so that its partners, such as community groups and councils, can view and investigate the data. The Australian Litter Measure, which will measure litter on public land, is also currently in development.

Note that at the upstream end of the litter journey, the NSW Government is also taking action targeting production, supply and sale – this is discussed in Section 1.1 below. Also, at the downstream end of the journey, others take action targeting the flow of litter (e.g. local councils install and maintain gross pollutant traps in the stormwater system) and its dispersal in the environment (e.g. the Georges Riverkeeper and others clean up litter from the river and its foreshores. These activities are discussed in Section 4.1 Error! Reference source not found..

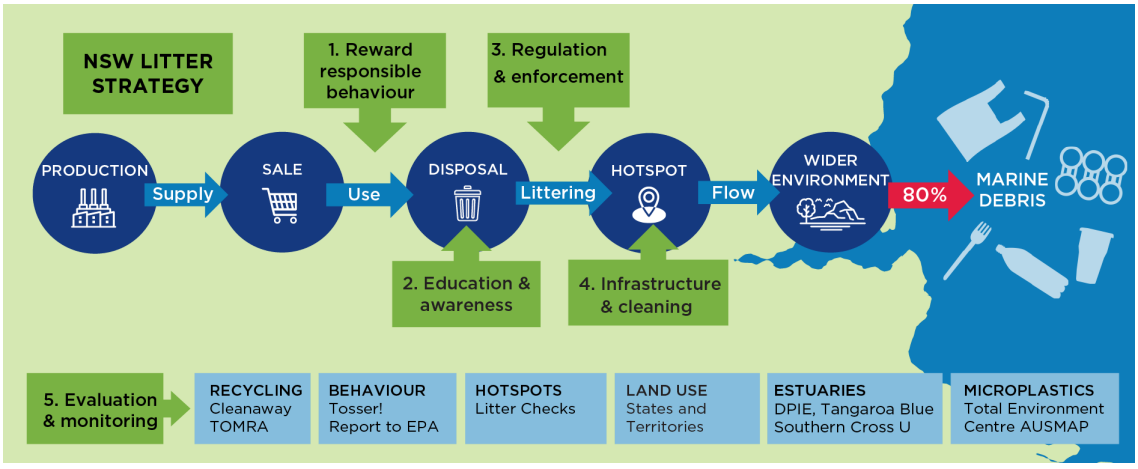


Figure 3: Five litter prevention strategies (NSW Environment Protection Authority, 2022a)

## 2.4 NSW GOVERNMENT LITTER TARGETS AND ACTIONS

The NSW State Government is taking action to stop litter at the source and support local litter prevention, as well as action focused on the marine environment and the impacts of litter there. The NSW Marine Estate Management Strategy (NSW Government, 2018) identifies litter, waste, debris and microplastics as one of the top three threats or stressors to social, cultural and economic benefits of the marine estate. It includes an initiative to improve water quality and reduce litter, including an action to implement a targeted marine litter campaign and establish a Marine Litter Working Group.

In 2015, litter reduction became a NSW Government commitment with a target set to reduce litter by 40% by 2020 (based on volume and a 2013-14 baseline). The 40% reduction target was exceeded in 2020, with a 43% reduction achieved (NSW Department of Planning, Industry and Environment, 2021a). To reach this goal, the NSW Government provided grant funding and developed tools to help people tackle litter in local places. Several projects have been funded within the Cooks River catchment.

The NSW Waste and Sustainable Materials Strategy 2041 (NSW Department of Planning, Industry and Environment, 2021a) sets new targets for litter reduction including:

- A new overall litter reduction target of 60% by 2030
- A plastic litter reduction target of 30% by 2025

The Waste and Sustainable Materials Strategy makes a number of commitments to support these targets including support for local litter prevention:

- $38 million for litter prevention programs over the next six years. The strategy indicates that this will be used to establish partnerships "designed to support capacity building and empower industry, community organisations and stakeholders to take ownership of local litter".
- Continued support for councils' litter reduction and illegal dumping prevention activities with more than $10 million in grants.
- A new litter data framework.

Actions that tackle litter at the source, including phasing out problematic plastics and tackling problem littered items, are detailed in the Plastics Action Plan 2021 (NSW Department of Planning, Industry and Environment, 2021b). This action plan:

- sets out a timetable to phase out lightweight shopping bags from June 2022 and various other single use plastics from November 2022 (including plastic straws, stirrers, cutlery, expanded polystyrene food service items, and cotton buds with plastic sticks).
- promises to investigate a new Extended Producer Responsibility scheme that will make tobacco companies take responsibility for the litter impacts of their products (to align with the Australian Government's recently announced taskforce on cigarette butt litter).
- commits $500,000 to help plastic manufacturers install systems to prevent nurdles (very small pellets of plastic used as raw material in manufacturing plastic products) entering our waterways and to provide guidance for councils that regulate plastics manufacturers about best-practice management of nurdles.

All the actions outlined above are summarised in Table 1. They will all help support litter prevention efforts in the Georges River catchment.

## 2.5 NSW LITTER PREVENTION STRATEGY

A new NSW litter prevention strategy has recently been released (NSW Environment Protection Authority, 2022b). It outlines seven approaches to litter prevention:

1. Source control
2. Diversion to a circular economy
3. Education, awareness and engagement
4. Regulation and enforcement
5. Infrastructure and clean-up
6. Targeted programs to stop litter dispersal
7. Monitoring, evaluation and research

These are shown in Figure 4.

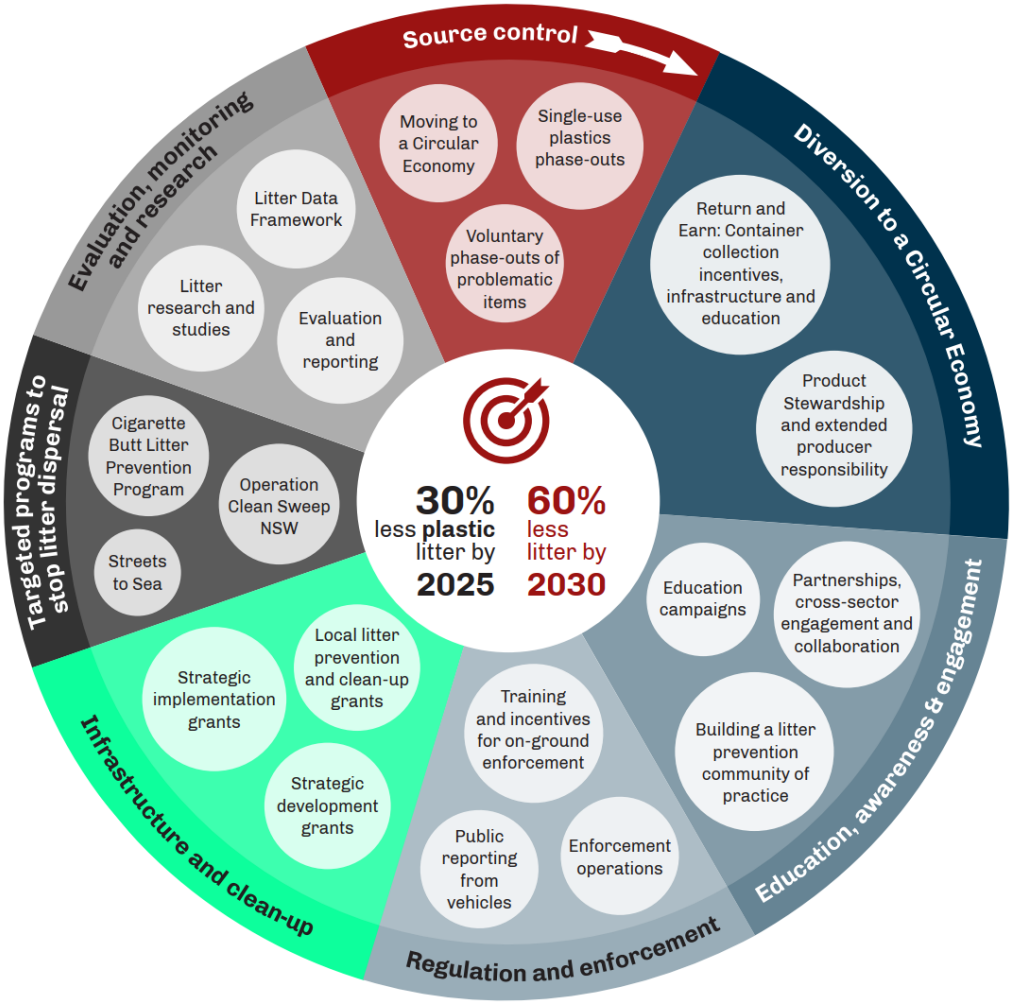


Figure 4: NSW litter prevention framework 2022-30 (NSW Environment Protection Authority, 2022b)

Table 1: NSW Government commitments to litter prevention.

| NSW Government programs | Litter targets | Commitments | | |
|---|---|---|---|---|
| | | Stopping litter at the Source | Supporting local litter prevention | Reducing litter in the marine environment |
| NSW Marine Estate Management Strategy (NSW Government, 2018) | | | | Targeted marine litter campaign and Marine Litter Working Group |
| NSW Waste and Sustainable Materials Strategy 2041 and the NSW Plastics Action Plan 2021 | Overall litter reduction target of 60% by 2030<br>Plastic litter reduction target of 30% by 2025 | Phase out of problematic plastics (including single-use plastics); Investigation of cigarette butt Extended Producer Responsibility; Action on nurdles | $38 million for litter prevention programs to 2027;<br>$10 million in council grants;<br>New litter data framework | Progress to litter reduction targets is monitored using a marine litter measure (Key Littered Items) |

The new NSW litter prevention strategy (NSW Environment Protection Authority, 2022b) proposes actions under each of these approaches. Of particular relevance for the Georges River litter prevention strategy are the following proposed actions:

- Partnerships, cross-sector engagement and collaboration (pp.14-15): "To support this strategy the NSW EPA will develop a Litter Prevention Partnership Strategy outlining how best we can work with partners to build long-term ownership and action on litter prevention."
- Building a litter prevention community of practice (p.15): "NSW [EPA] will deliver and support regular targeted workshops and forums to build stakeholder capacity. This will include dedicated support for stakeholders during the litter prevention grant application and delivery phases."
- Grant funding (p.20): "The NSW EPA will continue to support stakeholders to take ownership and act on litter prevention through collaborative litter prevention grant funding programs."
- Streets to Sea – Catchment-based approaches to litter prevention (p.22): "The NSW EPA will establish a cross-government working group to develop and implement the Streets to Sea approach."
- Research (p.26): "The NSW EPA will complete a new study into the drivers of litter. This will involve a detailed exploration into how waste leaks into the environment. It will cover littering behaviour (including deliberate v accidental), overflowing bins, bin scavenging, animals, weather and waste collection services."

# 3 WHERE TO TACKLE LITTER

*Litter is more prevalent in some locations than others. There are hotspots where litter is deposited in the catchment and hotspots where litter accumulates in the river.*

The following section includes:

- A brief analysis of how litter enters public places within the catchment.
- A characterisation of the most littered public places in the catchment based on land use.
- Identification of known litter hotspots, based on local information provided by GRK and its member councils.
- A review of the most littered items in the catchment based on existing data.

This information has been compiled to determine spatially where litter prevention activities would be best focused.

## 3.1 SOURCES OF LITTER

All litter originates from people. Figure 5 illustrates various sources of litter, and central to this picture is littering behaviour. Whether litter comes from dumping, events, vehicles or pedestrians, people's behaviour is at the heart of the problem. Therefore, to understand where litter originates and how to prevent it, it is important to understand littering behaviour, and behaviour change methods.

There is a significant body of research on littering behaviour. Based on this body of research, NSW EPA's Litter Prevention Kit includes a document "Things you should know about litter and litterers" (NSW Environment Protection Authority, 2013) to capture the important findings that are useful to understand when planning litter prevention projects. This makes the point that "Everyone litters – somewhere, some thing, some time", meaning that there are many causes of littering, which differ from place to place, person to person and depend on the type of litter. Littering behaviour research has found that different people have different ideas about what litter is, and their views can change depending on the context.

Table 2 summarises what the littering behaviour research has found about the contexts in which people are more likely to litter. This shows that littering behaviour depends on:

- The type of item
- The type of place and its cleanliness
- Whether bins are available and signage is clear
- What they understand about where their litter may end up
- What other people are doing

People are most likely to litter cigarette butts, as shown in Table 2, partly because they may be seen as 'only small'. NSW EPA explains that "size, mess and degradability are some factors that influence what people perceive as litter" (NSW Environment Protection Authority, 2013):

- Organic litter (such as apple cores, orange peel) can be seen as more acceptable than other types of litter.
- Messy rubbish (such as a cup with some coffee remaining in it) can be difficult to carry, so is seen by some as more justifiable to litter.
- Small pieces of litter are more likely to be littered because they can be littered discreetly.

People are most likely to litter in places where:

- they think they will not be seen
- it is not clean or appears uncared for (e.g. where there is graffiti and vandalism)
- there are no bins nearby or when they can't find a bin
- where bins are dirty and/or overflowing
- it is clear that others are also littering (See Table 2)
- they think that someone else will clean it up.

Figure 5: Sources of litter (NSW Environment Protection Authority, 2019a, p. 5)

Table 2: Littering behaviour cues (NSW Environment Protection Authority, 2022b)

| Behaviour cue | Outcomes |
|---|---|
| Type of item | People are most likely to litter cigarette butts, probably because there is no bin nearby or butts are seen as 'only small' |
| Type of place | People are more likely to litter in places such as bus stops or where they think they will not be seen |
| Cleanliness of the place | People are less likely to litter somewhere that is clean, with well cared-for street furniture and bins, and no graffiti or vandalism |
| Bins | People are less likely to litter if there is a bin nearby, however they are more likely to do so if the bin itself is dirty |
| Signs | People are more likely to put waste in the right place if there are clear, consistent and relevant signs nearby |
| Knowledge | People may be less likely to litter when they understand where their litter ends up |
| What others are doing | People will litter if others do. For example, people may leave litter piled next to a bin or under stadium seats because others have |

## 3.2 LITTERED PLACES

The National Litter Index (NLI) currently provides the best available long-term data on litter in Australia. It has been conducted twice annually for 15 years and has provided quantitative data including:

- Litter volume
- Number of littered items
- Types of items littered
- Litter quantities for different types of sites

Selected NSW NLI data for 2020 is summarised in Figure 6. This indicates that the places where the largest number of littered items are likely to be found are:

- Industrial areas
- Retail areas
- Car parks
- Highways
- Shopping centres

Figure 7 shows where these land uses are located in the Georges River catchment. There are substantial areas of industrial land in the catchment. There are smaller areas of retail, car parks and shopping centres, however many of these are clustered together.

Note that a new measure of land-based litter will soon replace the NLI – the Australian Litter Measure (ALM). ALM data collection has commenced and the first data is expected to be released in 2022.

## 3.3 LITTER HOTSPOTS

Georges Riverkeeper and several of the catchment councils provided information on litter hotspots – specific locations where litter is deposited in high quantities. There are hotspot maps included in Figure 8 to Figure 10.

These hotspot maps are not a complete picture of all the places where litter is a problem in the catchment – litter problems are widespread and there are both other hotspots that have not been identified here, as well as litter that is distributed throughout the urban area, rather than being concentrated in one place.

The hotspot maps also reflect the fact that different councils provided different types of information about litter hotspots:

- Campbelltown City Council provided a substantial list of hotspots based on data from their cleansing team, who identified sites where they are frequently called out to respond to 'loose litter' requests.
- Liverpool City Council listed three parks as litter hotspots.
- Fairfield City Council provided a general description of the types of places where litter is a problem, including outdoor eating areas, fast food store car parks, picnic areas, creek corridors, industrial areas. The specific hotspots on the map in the Fairfield LGA were identified by Georges Riverkeeper.
- Canterbury-Bankstown Council listed 10 litter hotspots including 6 parks, 2 streets, a laneway and a bus interchange.
- Georges River Council simply listed the Kogarah and Hurstville CBDs as litter hotspots, as well as parks in general. The Kogarah town centre is not in the Georges River catchment and only a small part of the Hurstville town centre is in the catchment.
- Sutherland Shire Council listed only two specific sites as hotspots (Bangor Bypass and Woronora Bridge) but otherwise made general reference to high profile parks, remote locations and industrial areas.

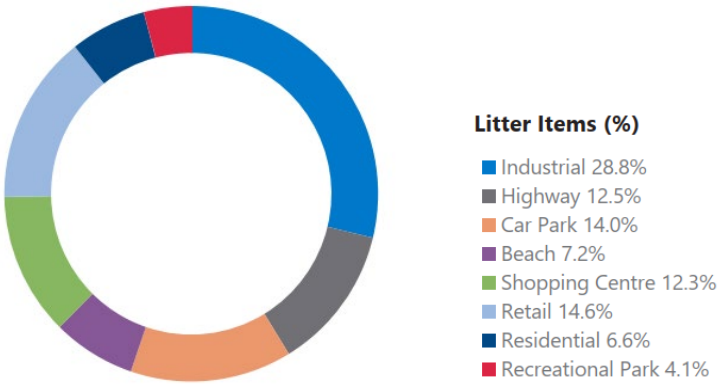


Figure 6: Quantity of littered items across site types in NSW in 2020 (NSW Government, 2021)

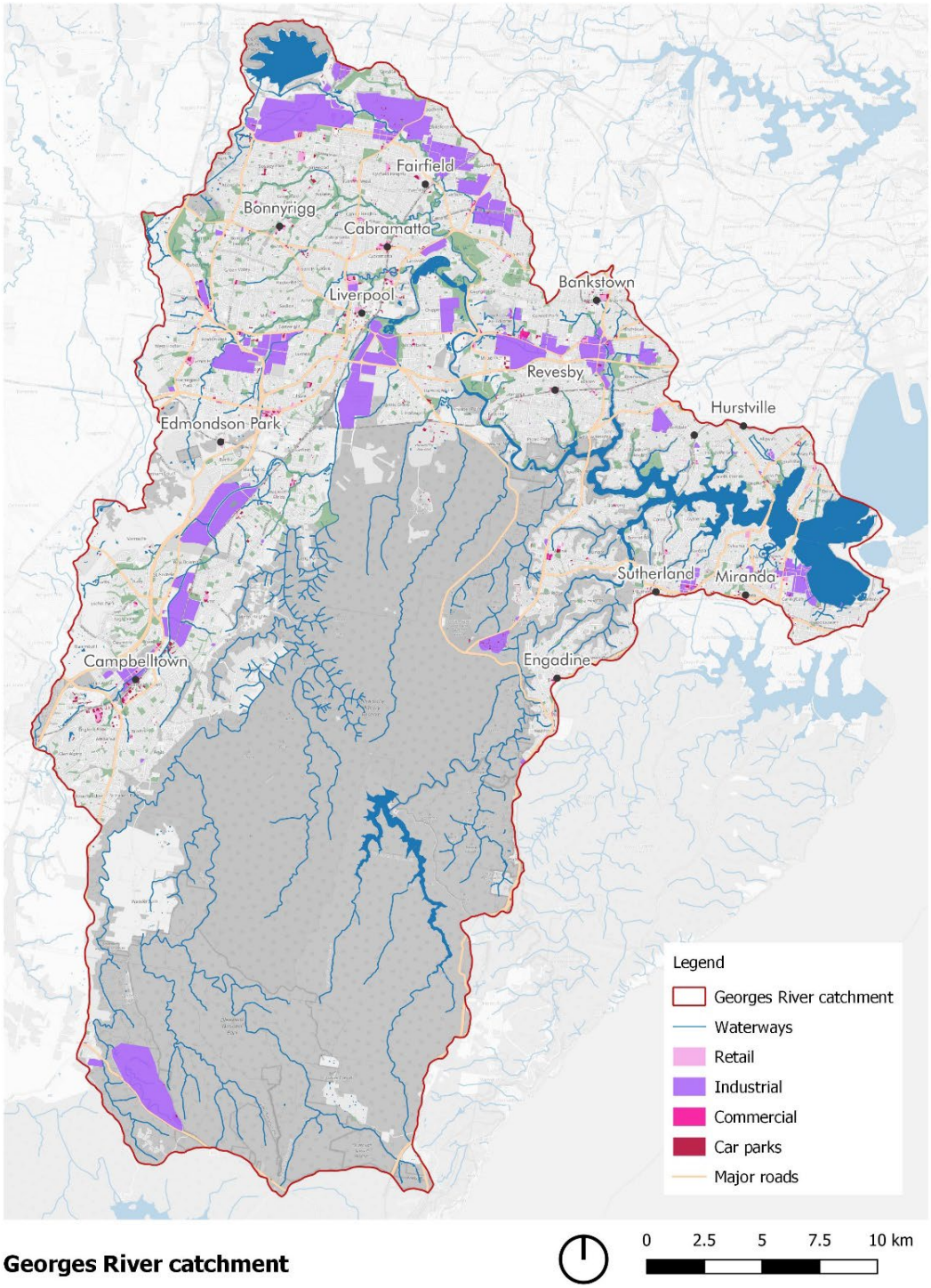


Figure 7: Georges River catchment land use map

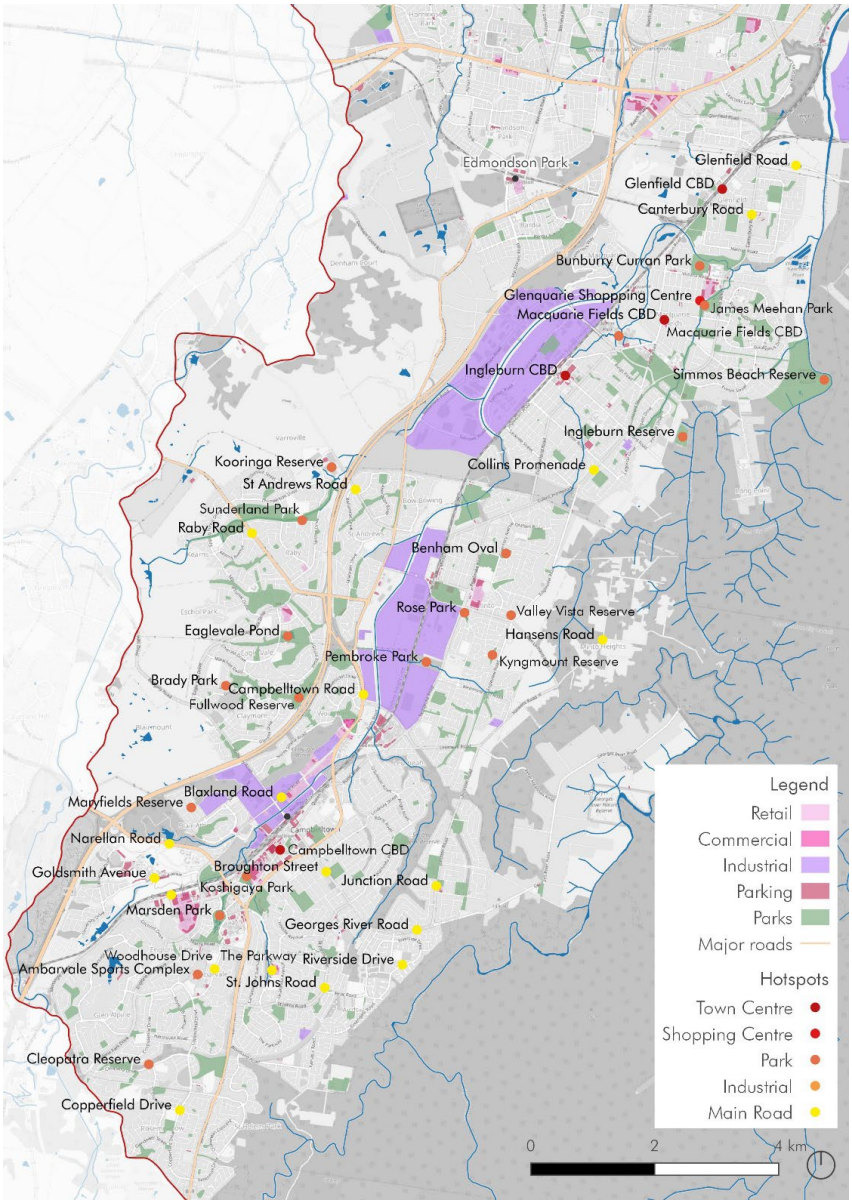


Figure 8: Litter hotspots in the southern part of the catchment

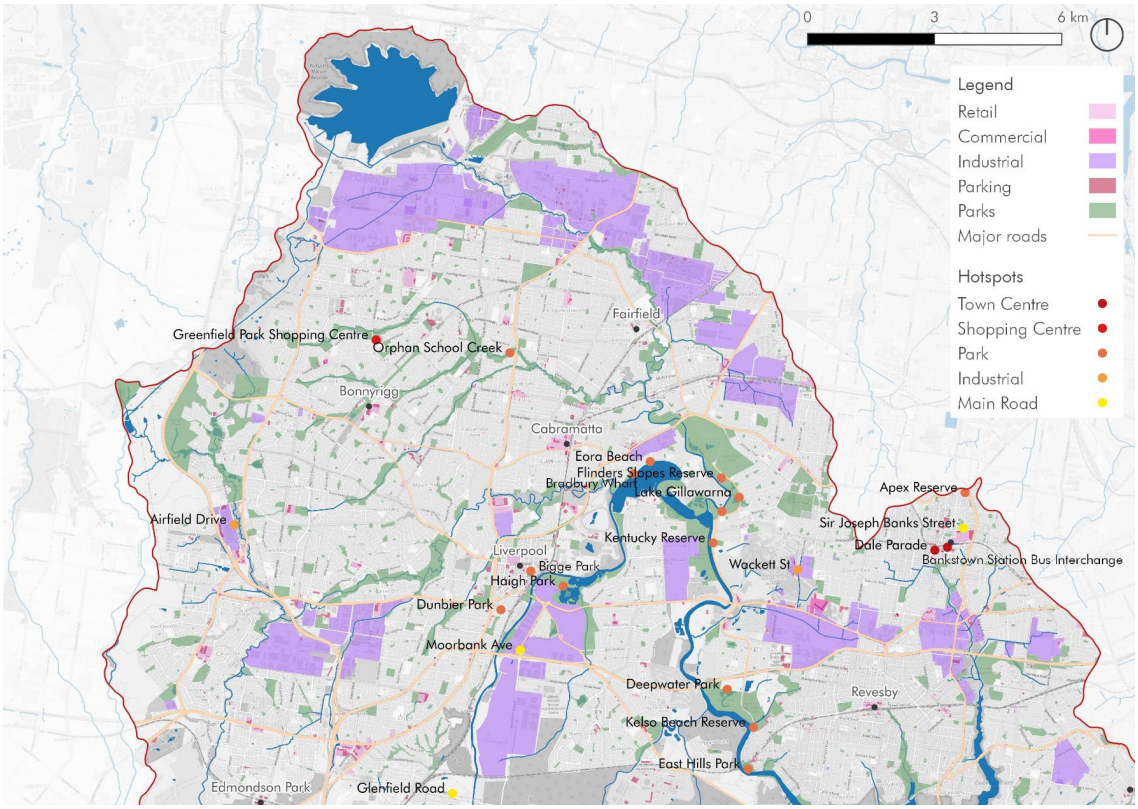


Figure 9: Litter hotspots in the northern part of the catchment

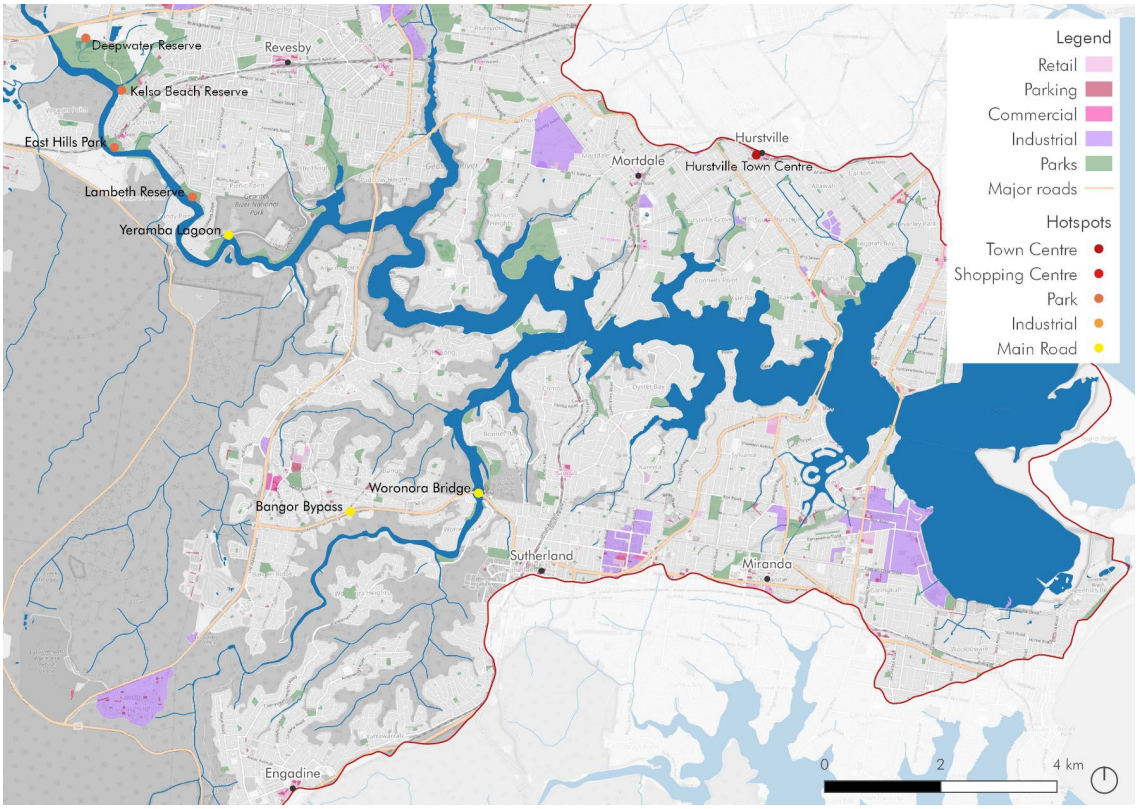


Figure 10: Litter hotspots in the eastern part of the catchment

Not shown in these hotspot maps are locations where litter accumulates in creeks, riparian areas, and foreshores. The focus is on locations where litter originates rather than the places it is transported to.

Focusing on litter source hotspots can be a useful way to build a more grounded, place-based understanding of a widespread issue, by focusing on how it manifests at specific locations.

Parks feature prominently among the hotspots mentioned by the councils. According to the data in Figure 6, parks have relatively low quantities of litter overall, however they are often places where litter is more visible to the community and where councils focus more effort on cleaning up.

Other location types identified as hotspots include town centres, shopping centres, industrial areas and roads. These are all consistent with the land use types in Figure 6.

## 3.4 LITTER TYPES

### 3.4.1 NATIONAL LITTER INDEX DATA

The NLI data mentioned above also includes a breakdown of litter types, this is shown in Figure 11. This shows the prevalence of cigarette [butts], takeaway containers and beverage containers. However, it also shows a large proportion of miscellaneous litter items.

Note that the NLI is being replaced by the Australian Litter Measure (ALM), which will be a new measure of land-based litter. The first tranche of ALM data is due to be released in 2023, based on monitoring conducted in 2022.

### 3.4.2 KEY LITTERED ITEMS STUDY

The NSW EPA has also recently commenced measurement of litter in estuaries. The first Key Littered Items Study (KLIS) report for NSW (NSW Environment Protection Authority, 2022c) includes more detailed information on the litter items accumulating in estuaries, broken down into more types of individual items (Figure 12) as well as categories of items (Figure 13). These figures show:

- Confectionary wrappers and snack bags, straws and other food packaging items are the top three litter items, accounting for more than a quarter of all litter items.
- The takeaway and beverage and confectionary and snacks categories account for over 50% of all litter items.

Being more recent, the KLIS data better represents litter composition since the Container Deposit Scheme (CDS) was implemented. The KLIS report states: "Since Return and Earn was introduced in 2017, eligible CDS beverage container litter has fallen in both the number of items (by 54%) and in volume (by 52%)" (NSW Environment Protection Authority, 2022c, p. 8).

The KLIS data shows some other differences in the composition of litter compared to the NLI data, for example fewer cigarette butts and more plastic items. This is thought to be due to the sampling methodology. The physical properties of cigarette butts, paper, metal and glass items mean they are less likely to accumulate at the KLIS survey sites than most types of plastic litter (the survey sites are mangrove areas in urban areas as well as some remote beaches).

With a more rigorous classification of litter items, the KLIS shows a smaller proportion of miscellaneous items (note that the 'other' items in Figure 12 are mostly known types of litter that have not been plotted in this chart).

### 3.4.3 SEA TO SOURCE DATA

Conservation Volunteers Australia's (CVA's) #SeaToSource project has involved litter counts at monthly clean-up events in the Georges River estuary, one of eight rivers and urban waterways which has been the focus of this program.

CVA's 2021 #SeaToSource summary for the Georges River is shown in Figure 14. This was based on 9,546 items of litter counted at clean-up events involving 78 participants and 349 kg total litter removed. Litter data has been classified using CSIRO's marine debris item categories. (CVA, 2021). The summary shows that plastics made up 90% of all items, and the top 10 most common items were:

1. Food wrapper/label
2. Hard plastic fragments
3. Plastic bottle cap/lid
4. Soft plastic fragments
5. Plastic straws
6. Polystyrene
7. Plastic bags
8. Food packaging
9. Cigarette butts
10. Lollipop stick/ear bud

These findings by CVA are clearly consistent with the KLIS findings (noting that the KLIS reports separately on identifiable litter 'items', which represent about half of all litter items counted, and litter 'fragments', which represent the other half).

## 3.5 TRANSPORT AND FATE OF LITTER IN THE ENVIRONMENT

Figure 5 (above) illustrates that there are several non-human factors in spreading litter, for example:

- Wildlife rummaging in bins and dispersing litter
- Litter overflowing from overfull bins
- Wind dispersing litter
- Stormwater runoff moving litter from one place to another

Stormwater runoff is a key process which transports litter from the catchment into the Georges River. Once in the river, significant quantities accumulates at the river's edges, particularly in mangroves and salt marsh areas Figure 15). Significant quantities are also likely to be transported out to sea, where "it is estimated that, on average, around 80–90% of ocean plastic comes from land-based sources, including via rivers, with a smaller proportion arising from ocean-based sources such as fisheries, aquaculture and commercial cruise or private ships." (Gallo, et al., 2018).

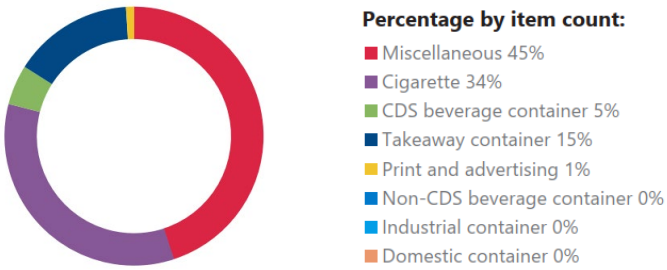


Figure 11: Types of littered items across all surveyed NLI sites in NSW in 2020 (NSW Government, 2021).

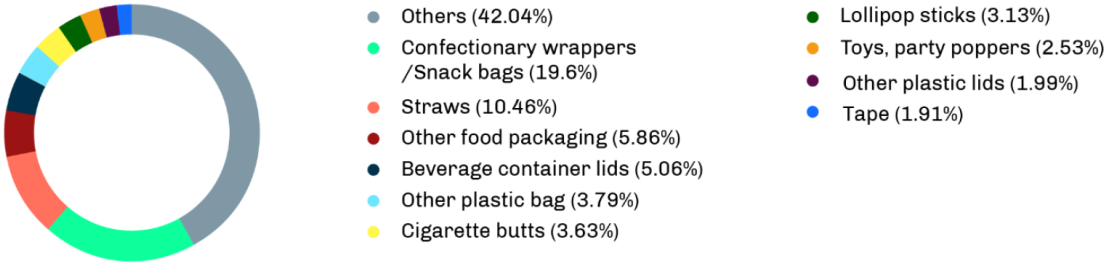


Figure 12: Composition of NSW litter by item, based on KLIS 2020-21 (NSW Environment Protection Authority, 2022c).

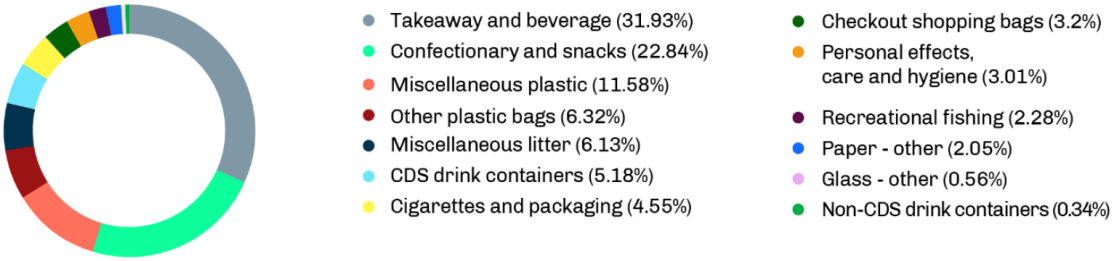


Figure 13: Composition of NSW litter by category, based on KLIS 2020-21 (NSW Environment Protection Authority, 2022c).

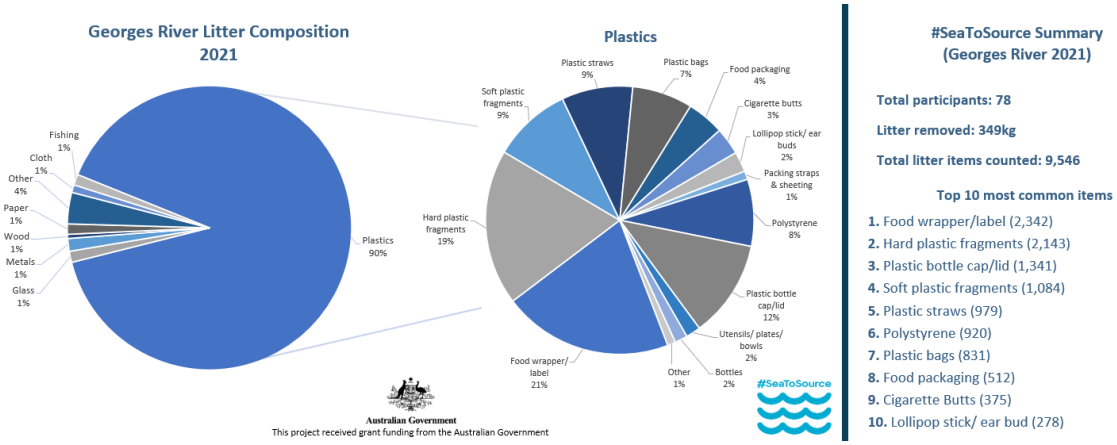


Figure 14: #SeaToSource summary for Georges River (Conservation Volunteers Australia)

Figure 15: Litter accumulates in mangrove and salt marsh areas at the edges of the Georges River.

# 4 HOW TO TACKLE LITTER

*Georges Riverkeeper and its member councils are already active in managing litter, however the focus is more on clean-up than prevention.*

The following section includes:

- Review and analysis of current litter prevention activities undertaken by the Georges Riverkeeper and councils in the catchment.
- A brief introduction to designing effective litter prevention initiatives.
- An overview of past litter prevention projects and initiatives relevant to the catchment.
- An assessment of litter prevention opportunities for the catchment, including ideas from elsewhere that are relevant to the local context.
- Identification of potential pilot projects for the first stage of strategy implementation.

## 4.1 EXISTING LITTER PREVENTION

Georges Riverkeeper has a long track record of litter removal from the Georges River and surrounding parklands, removing up to 100 tonnes of litter and dumped rubbish each year (Georges Riverkeeper, 2022a). However, this cannot be described as a 'litter prevention' approach.

Georges Riverkeeper is aiming to shift their efforts more towards litter prevention. Recently Georges Riverkeeper was the recipient of a $700,000 Australian Government Environmental Restoration Fund grant for the "Zero Litter in Georges River" initiative (to run to 2023), which includes a litter education program for schools as well as several projects aiming to improve the performance of GPTs across the catchment, including GPT research, audits, restoration, upgrades and new installations.

Councils undertake a wide range of activities that help prevent litter, including:

- Community education and awareness initiatives (this could include engagement with residents, businesses and other organisations – schools are a common target audience).
- Design of public places to discourage littering and encourage appropriate disposal of waste (this could include signage, placement of bins, urban design to improve passive surveillance and avoid creating spaces that attract litter).
- Installation, servicing and maintenance of public bins (including provision of appropriate bin infrastructure, servicing according to need and routine maintenance to ensure continued functionality).
- Cleaning up litter from public places including parks, town centres and streets (this includes litter picking, street sweeping).
- Supporting community clean ups (including Clean Up Australia Day).
- A wide range of routine maintenance activities such as graffiti removal, maintenance of street and park furniture, and landscape maintenance also contribute to clean, well-maintained public places that tend to discourage littering.
- Council rangers can enforce anti-littering regulations (although councils noted the challenges with enforcement in practice).
- Responding to public complaints about litter (e.g. Campbelltown Council's 'loose litter requests' – refer to Section 3.3).
- Managing residential waste to minimise litter escaping from bins.

The diagram in Figure 3 included five litter prevention strategies, and most of the activities listed above could be organised within 3 of these 5 strategies: education and awareness, infrastructure and cleaning, and enforcement. The State Government are more active in rewarding responsible behaviour (via the container deposit scheme) and evaluation and monitoring (via various elements in the litter data framework), however the Georges Riverkeeper and local councils do provide support to both these activities, for example via:

- Providing Return and Earn collection locations in public places and supporting the scheme with signage and communications.

- Contributing to litter data collection by monitoring their own litter prevention and clean up activities.

Note that the NSW EPA's new litter prevention strategy includes additional activities shown in the diagram in Figure 4:

- Rewarding responsible behaviour has been replaced with two elements – source control and diversion to a circular economy.
- Targeted programs to stop litter dispersal.

Source control/diversion to a circular economy remain principally a domain for State Government action (including initiatives such as product phase-outs, product stewardship and extended producer responsibility) where local government can play a supporting role.

Targeted programs to stop litter dispersal include the following examples in the new NSW litter prevention strategy (NSW Environment Protection Authority, 2022b):

- Operation clean sweep, including guidance for councils on best practice nurdle regulation and management.
- Cigarette Butt Litter Prevention Program, including resources for local land managers to use in smoking areas, supported by a targeted grants program.
- Streets to Sea – Catchment-based approaches to litter prevention.

Within the Streets to Sea approach, EPA notes that "it is relevant to include drainage and stormwater infrastructure in our thinking" (NSW Environment Protection Authority, 2022b, p. 22), which is highly relevant to the Georges Riverkeeper and its member councils, who are very active in this area, particularly via the Zero Litter in Georges River project mentioned above and councils' other work installing and maintaining Gross Pollutant Traps (GPTs) and other types of stormwater treatment systems.

The main activities discussed in this section are plotted in the litter prevention framework diagram in Figure 16.

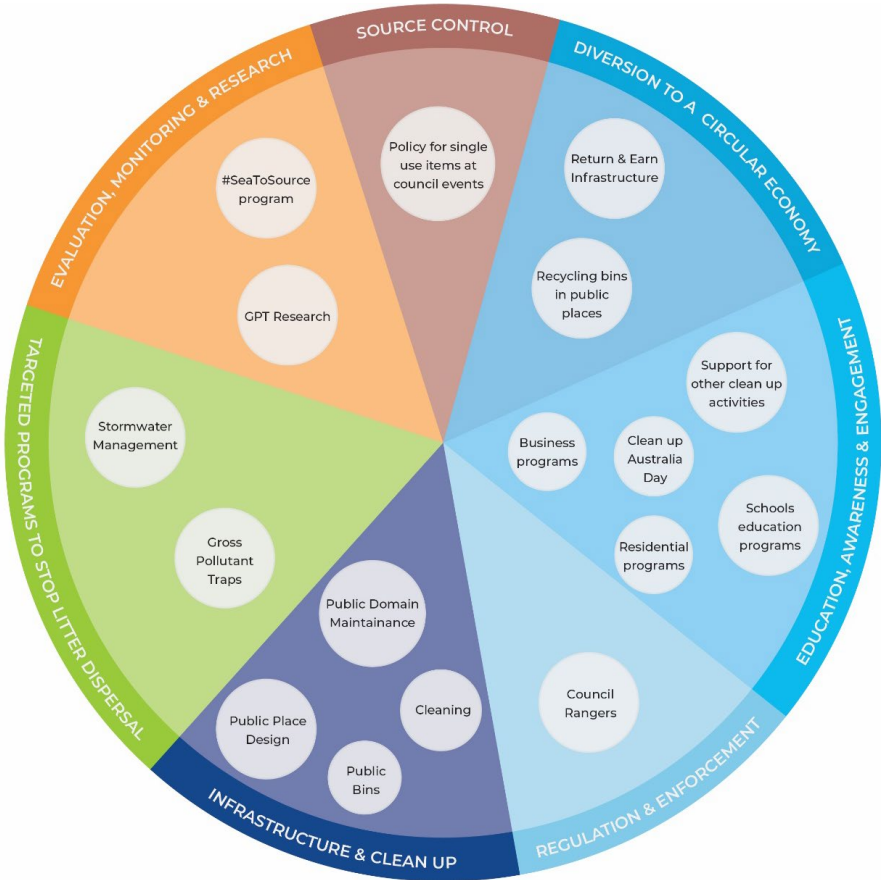


Figure 16: Georges Riverkeeper and council litter prevention activities, organised into the EPA's litter prevention framework

## 4.2 EFFECTIVE LITTER PREVENTION INITIATIVES

EPA provides guidance on designing litter prevention initiatives in its Litter Prevention Kit , which includes four components:

- Part 1: Things you should know about litter and litterers (NSW Environment Protection Authority, 2013) covers the laws, behaviours, publication perceptions and trends behind littering in NSW.
- Part 2: Delivering effective local prevention projects (NSW Environment Protection Authority, 2019a) covers the information, actions, and partners you'll need to engage in your community to tackle litter, as well as tools to measure your success.
- Part 3: Local Litter Check Guidelines tools to help you gather evidence to find out about litter in your local area.
- Part 4: Butt Litter Check Guidelines tool to understand why smokers may be littering cigarette butts, and to develop evidence-based interventions to prevent cigarette butt litter.

Part 2 (NSW Environment Protection Authority, 2019a) sets out five steps for litter prevention projects, shown in Figure 17.

At the first step, the Local Litter Check and/or Butt Litter Check can be used to gather evidence about the problem and possible solutions. These provide a framework to assess a site in terms of five key factors: cleanliness, infrastructure, education and awareness, enforcement and involvement (Figure 18), helping to identify actions that are likely to succeed (Step 2). The litter check can also be used to measure effectiveness during and after the litter prevention initiative (Step 3).

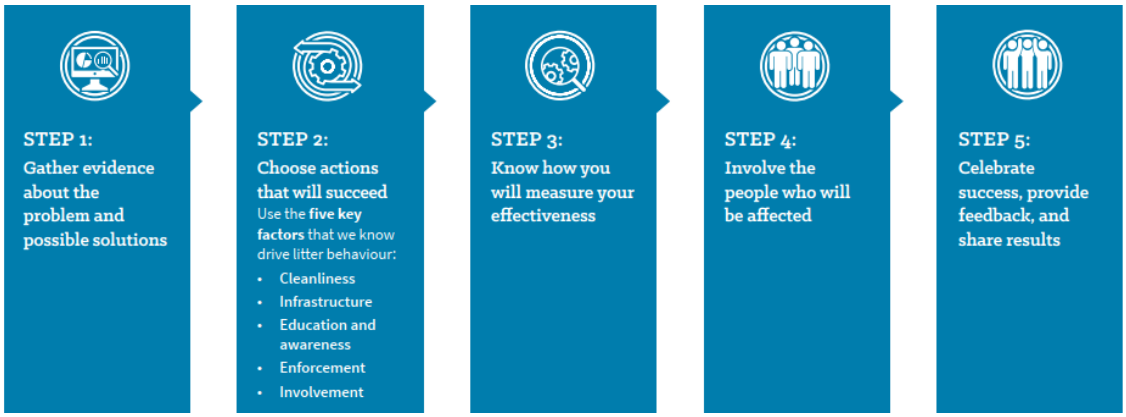


Figure 17: Five steps for an effective litter prevention project (NSW Environment Protection Authority, 2019a)

Figure 18: Five key factors for litter prevention (NSW Environment Protection Authority, 2019a)

Another useful resource for planning litter prevention initiatives is the handbook 'Litterology' (Spehr & Curnow, 2015). This book is helpful for understanding on littering behaviour, presenting outcomes of behavioural research, explaining who litters, how they litter and why they do it. The illustrations of positive and negative behaviours (Figure 19) are memorable.

'Litterology' also explains the key factors that encourage positive disposal behaviours: care of place, personal responsibility, penalties and rewards, with many examples. Each chapter concludes with 'checklist questions' to help apply the book's content to a particular place and/or a particular litter prevention initiative, encouraging holistic thinking to address littering behaviour, including who could be involved in caring for places, and how to encourage personal responsibility by establishing positive social norms.

Figure 19: A selection of positive and negative disposal behaviours illustrated in 'Litterology' (Spehr & Curnow, 2015)

## 4.3 PAST LITTER PREVENTION PROJECTS

Past litter prevention projects in the catchment are summarised in Table 3. These provide a snapshot of which organisations have previously been active in litter prevention in the catchment area, and the litter problems they have focused on.

Previously, Regional Organisations of Councils (ROCs) have taken a significant role in litter prevention in the region. The Georges River catchment councils are (or have previously been) members of at least three different Regional Organisations of Councils (ROCs) including:

- Southern Sydney Regional Organisation of Councils (SSROC) – including Bayside, Canterbury-Bankstown, Georges River, and Sutherland Councils).
- Western Sydney Regional Organisation of Councils (WSROC) – including Cumberland and Liverpool Councils.
- The former Macarthur Regional Organisation of Councils (MACROC) and the Macarthur Strategic Waste Alliance - including Campbelltown Council.

In 2016, both SSROC and WSROC prepared regional litter plans (Southern Sydney Regional Organisation of Councils, 2016) (Western Sydney Regional Organisation of Councils, 2016). MACROC also prepared a regional litter plan which is referred to in the more recent Macarthur Region WARR Strategy (Macarthur Strategic Waste Alliance, 2019).

Each of these regional plans provides information about litter prevention priorities, as seen by their member councils at the time that these plans were prepared.

SSROC (2016) identified that sports and recreation areas and town centres were the two types of hotspots which should be the focus of their plan, and they identified the following priority projects:

- Town centre bus stop litter
- Regional partnerships with sporting clubs
- Regional foreshore parks and beaches
- Technology based bin research
- Regional guidelines for bin selection and placement
- Public and private bin use by Town Centre SME's
- Product stewardship guidelines for local business
- Regional litter datasets and overall evaluation

WSROC (2016) identified the following litter priorities:

- Cigarette butts in shopping precincts/CBD locations.
- Food and drink packaging/containers in recreational parks.
- Food and drink packaging/containers littering arterial roads.
- Awareness levels across council internal stakeholders of the litter issue and cost.

Macarthur Strategic Waste Alliance (2019) note that the previous MACROC plan identified that roadsides were the biggest litter sites in all three of their member council areas. In Campbelltown, the main littered items at roadsides were cigarette butts and beverage containers including paper cups. Macarthur Strategic Waste Alliance (2019) indicate that actions in the MACROC plan were focused on litter prevention from building sites and vehicles, and that they would continue to focus on the same priorities during 2019-2021.

Projects implemented by SSROC, WSROC, MACROC and the Macarthur Strategic Waste Alliance over 2016-2020 all followed on from their regional plans and provide a local track record of litter prevention methods that have been applied successfully in the local area. Where possible, Table 3 includes links to further information about each specific project.

Table 3 also lists projects undertaken by individual councils and other organisations in the catchment area including TAFE NSW and the Macarthur Diversity Services Initiative. Note that projects outside the Georges River catchment area have been excluded (for example, Canterbury-Bankstown Council has undertaken other litter prevention projects in other parts of their LGA – a complete list is available on their website).

The list of past projects in Table 3 illustrate experience gained in the catchment area with litter prevention, particularly in town centres, parks and roadsides. It also illustrates experience with specific approaches including smart bins, cigarette butt bins, and ash bins. There have been several school education projects including projects by Sutherland and Georges River Councils listed in Table 3 and the current schools program by Georges Riverkeeper, mentioned in Section 4.1 above. The Macarthur Diversity Services Initiative (MDSI) 'Litterbusters' projects are a notable example for their community development approach, potentially relevant to other similar sites.

Table 3: Past litter prevention projects in the Georges River catchment

| Organisation | Date | Project name | Details |
|---|---|---|---|
| SSROC | 2014-15 | Trash Your Ash - A Picnic-Based Approach: Applying Resident Research to Charcoal Disposal Bin Solutions | $124,990 EPA grant.<br>Local research, purpose-built bins designed and installed. |
| | 2016 | Our Places: Recreation and Retail: A Litter Prevention Plan for the Southern Sydney Region 2016 - 2021 | Regional litter plan |
| | 2016-17 | Bus Stop Litter Data Baseline and Stop! Bus Stop Litter | $140,000 EPA grant.<br>Part 1: quantify the extent and types of litter discarded at transport interchanges and bus stops<br>Part 2: litter reduction program incorporating infrastructure, education and enforcement |
| | 2019-20 | Cost baseline | $40,000 EPA grant.<br>Assessment of "smart technologies" and user experiences that specifically manage and provide efficiencies related to public place litter bins. |
| WSROC | 2016 | Western Sydney Regional Litter Plan 2016-2021 | Regional litter plan |
| | 2016-17 | Driver Education: Fines Apply For Littering | $139,828 EPA grant.<br>Targeting littering on arterial roads in the WSROC region, including RMS and council stakeholders. Tosser! campaign and enforcement blitz. |
| | 2017-18 | Reducing cigarette butt litter in shopping strips | $148,155 EPA grant.<br>Butt bins, engagement including CALD, enforcement blitz. |
| | 2019-20 | Reducing food and drink containers and packaging in recreational areas | $85,000 EPA grant.<br>Targeting food and drink container litter at high-use weekend recreational parks in Western Sydney. New bins, floor stencils and signs. Education, engagement and enforcement. |
| MACROC | 2016 | Regional litter plan | Regional litter plan |
| | 2017-18 | Operation 40 | $20,000 EPA grant.<br>Reducing the volume of containers, take-a-way wrappers and coffee cup litter being dropped from vehicles. Including roadside signs to help educate road users and assist in monitoring and enforcement. |
| | 2017-18 | Project Building Solutions | $38,000 EPA grant.<br>Reducing the volume of containers, take-a-way wrappers and coffee cup litter being dropped from vehicles and blowing from building sites in suburban areas and residential roads across the Macarthur region. Including engagement with managers and owners of building companies. |
| Macarthur Strategic Waste Alliance | 2019-20 | Operation 40: Part 2 | $56,850 EPA grant.<br>Targeting three additional roadside litter hotpots in Wollondilly, Campbelltown and Camden councils. |
| Fairfield City Council | 2014-15 | I Sustain - LOTS (Litter off the Streets) Campaign | $78,000 EPA grant.<br>Working in conjunction with the council's 'Litter off the Streets' program including the installation of bigger bins and new cigarette butt bins, as well as education. |
| Campbelltown Council | 2021 | Smart bins | Campbelltown has also installed 47 Solar Bins in the CBD locations of Campbelltown (30) and Ingleburn (17), which have reduced overflowing litter and reduced the staff time associated with servicing these high use bins. |
| Canterbury-Bankstown Council | 2014-15 | We Like Our Park Litter Free | $124,585 EPA grant.<br>Focused on four recreational reserves and associated car parks, including infrastructure, service standards and community education to reduce littering during peak usage on weekends. |

| Organisation | Date | Project name | Details |
|---|---|---|---|
| | 2016-17 | Tackling Takeaway Litter in Bankstown | $58,100 EPA grant.<br>Focused on takeaway wrappers and beverage containers at carparks. Community based social marketing approach, including prompts and pledges to encourage greater community engagement with the problem of littering. |
| | Ongoing | Bottle Refill Stations | Twelve permanent bottle refill stations have been installed at parks across the City, with 8 more planned to be installed. |
| | Ongoing | Litter Bin Sensor Program | Sensors have been placed in 60 bins across the City, providing real-time information. |
| | Ongoing | Glutton litter machine | The 'Glutton' is a litter removal machine that vacuums up litter in hard to reach places. It is being used in the Campsie and Bankstown town centres. |
| Georges River Council | 2019 | Targeted litter reduction program in Hurstville CBD | Trial program which involved a partnership with Hurstville Public School and resulted in the delivery of a Litter Art Competition and a Schoolyard Litter Audit. |
| Sutherland Council | 2008 | No Tossers at our School | With DECC |
| Macarthur Diversity Services Initiative | 2020-21 | Airds and Claymore Litterbusters (refer MDSI 2018 Annual Report) | 2 x $5,000 EPA grants.<br>Two projects with a community development approach to tackling litter in locations close to local shops. |
| TAFE NSW Western Sydney Cluster | 2019-20? | TAFE NSW Cigarette Butt Litter Prevention | Multiple EPA grants to tackle cigarette butt litter at various TAFE sites.<br>Including stakeholder engagement, butt bins, signage, communication campaign. |

# 5 WHY INVEST IN LITTER PREVENTION?

*Litter is a persistent and harmful pollutant, which is costly to clean up. More focus on prevention could reduce costs and minimise its impacts.*

## 5.1 LITTER HAS HARMFUL IMPACTS

Litter causes environmental and social impacts from local to regional and global scales.

Litter impacts the amenity of the urban environment (Figure 20) including parks, plazas, car parks and streetscapes. It detracts from people's ability to use and enjoy these public places.

If litter is present in the urban environment, then it can be mobilised in stormwater runoff and washed into local waterways and the Georges River, impacting on human use and enjoyment of these waterways, water quality, and the health of wildlife and ecosystems. Once litter has made its way into waterways, it becomes more difficult to clean up. In local creeks litter is often caught in riparian vegetation (Figure 21). In the Georges River, floating litter tends to accumulate in the intertidal zone, including in mangroves and salt marshes (Figure 22).

Litter that is not able to be removed from waterways flows to the broader marine environment where some materials can persist for many decades. Over its lifetime, litter can be transported far from its source, causing widespread impacts on marine life.

Anthropogenic litter is increasingly recognised as an important pollutant of waterways and the marine environment. As well as an aesthetic issue, anthropogenic litter is now understood to be extremely harmful in aquatic environments. Some plastic items are particularly harmful due to their tendency to cause entanglement, many are easily ingested, and most are extremely persistent in the environment. Instead of 'breaking down' in the environment, plastics 'break up' into microplastics, accumulating in the food chain and releasing toxic substances along the way. Microplastics are a particular concern in the marine environment due to their ease of ingestion and accumulation in the food web.

The NSW Marine Estate Management Strategy (NSW Government, 2018) identifies litter, waste, debris and microplastics as one of the top three threats or stressors to social, cultural and economic benefits of the marine estate. In the ocean, plastic makes up the vast majority of marine debris, and 80-90% of ocean plastic comes from land-based sources including litter (Gallo, et al., 2018).

Figure 20: Litter at Lake Gillawarna in Georges Hall

Figure 21: Litter in Orphan School Creek, Fairfield LGA

Figure 22: Litter in the Georges River, Henry Lawson Reserve

## 5.2 LITTER CLEAN UP IS COSTLY

In the Georges River catchment, significant effort and expense is invested in cleaning up litter, including:

- Street sweeping
- Picking up litter by hand
- Capturing litter in gross pollutant traps (GPTs)
- Removing litter from the waterway itself by boat

The annual cost of litter management in NSW in 2014/15 has been estimated as $162.6 million. This would include clean-up costs as well as costs associated with maintaining public bins and disposing of litter. Of the total, approximately $135.3 million (83%) was borne by councils (MRA Consulting Group, 2015, p. 5). This study could only utilise limited survey responses, so the true cost of litter both in 2015 and now in 2022 is likely higher. MRA said "The results are conservative, as they do not seek to estimate the cost of the sub groups for which data was not provided (e.g. private businesses: supermarkets), or for sub groups that robust extrapolation methods could not be derived for (e.g. community organisations)" (MRA Consulting Group, 2015, p. 5).

In the Georges River catchment, Local councils and other organisations invest significant resources cleaning up litter. Litter clean-up costs are not fully known, but it is clear that significant effort is invested by Georges Riverkeeper, the catchment councils and others in cleaning up litter. Clean up costs include staff costs, infrastructure (capital and maintenance), equipment costs, contractor fees and waste disposal expenses. These costs are not all itemised in the organisations' annual reports and it is not straightforward to extract the components that can be attributed to managing litter. Sutherland Shire Council provided a figure of $3.9 million per year for street cleaning and public litter bins, which is approximately 1.3% of the council's total budget.

Other available information provides some indication of the scale of litter clean up efforts:

- Councils in the catchment play a critical role in keeping public places clean, including emptying public litter bins, street sweeping and picking up litter to keep public areas clean. Box 1 provides a snapshot of the work undertaken by Campbelltown Council's City Cleansing Team. Box 2 lists annual litter management costs estimated by Canterbury-Bankstown Council.
- Councils' natural area maintenance/bush regeneration staff and contractors also pick up litter as part of their work.
- Councils also maintain hundreds of gross pollutant traps (GPTs) across the catchment. These are discussed in Section 5.3 below.
- Corrective Services NSW cleans up litter in the catchment at hundreds of sites. In their 2020-21 annual report, Georges Riverkeeper notes that during the financial year, Corrective Services NSW cleaned up at 234 sites including beaches, parks, mangroves and creek-lines, collecting 58 tonnes of litter, equivalent to 17 full garbage trucks (Georges Riverkeeper, 2021)
- Georges Riverkeeper, the catchment councils, and other organisations also support community litter clean ups across the catchment including Clean Up Australia Day and other events. Conservation Volunteers Australia (CVA) has been organising litter clean ups in the catchment as part of their #SeaToSource program where the Georges River is one of eight waterways included in the initiative (Georges Riverkeeper, 2021).
- Georges Riverkeeper also organises waterway clean ups. In 2021 they ran a Paddle Against Plastic event and partnered with Ocean Crusaders for a hard core clean up of the Georges River (Georges Riverkeeper, 2021).

Box 1: Campbelltown case study

Campbelltown Council's City Operations - City Cleansing team undertakes most of the work relating to litter clean up in the LGA. Campbelltown Council staff provided the following information about what this team's work includes:

- Emptying public litter bins: Campbelltown has 238 standard bins (a mixture of 240L, 120L, and 80L sizes) used for litter in public locations. Campbelltown has also installed 47 Solar Bins in the CBD locations of Campbelltown (30) and Ingleburn (17). These have 240L capacity and include a compactor, which increases the quantity of litter they can contain. They also send an alert when they require emptying, reducing the manual requirement to empty bins. The team has three compactor trucks servicing bins and picking up other bagged litter.
- Street sweeping: Plant includes two street sweepers, and one footpath sweeper. Staff work with blowers to complement the street sweepers.
- Litter picking: this is undertaken either ad hoc when loose litter is identified during allocated tasks, or in response to 'loose litter requests' reported to council. In the time since 2020, the team has received 758 loose litter requests, accounting for about 40% of the team's work allocation.

Box 2: Canterbury-Bankstown case study

City of Canterbury-Bankstown Council staff provided the following estimates of their main annual litter management costs:

| Areas of investment | Infrastructure costs | Running costs (e.g. staff, equipment) | Litter disposal costs |
|---|---|---|---|
| Litter bins | $100,000 | $750,000 | $491,000 |
| Litter picking | | $2.1M | |
| Street sweeping | | $2.1M | $386,000 |
| GPTs | $195,000 total spend | | |
| Litter education and community engagement | | $90,000 | |
| Support to community litter prevention/clean up activities | | $15,000 – Litter scavenge<br>$97,000 – GRK | |

## 5.3 GPTS ARE COSTLY

Gross pollutant traps (GPTs), designed to trap litter (as well as other pollutants) in the stormwater system, are widespread across the catchment. Not all the councils provided information on their GPTs, but Campbelltown Council noted that they have approximately 81 GPTs in their LGA, and Liverpool Council has more than 75. Sutherland Council have 250 Stormwater Quality Improvement Devices (SQIDs).

The Georges Riverkeeper "Zero Litter in Georges River" project has a strong focus on GPTs as a key part of the solution to stop litter entering waterways. However, as stated by Georges Riverkeeper (Georges Riverkeeper, 2022b), GPTs "are not perfect; they are expensive to construct and maintain, can't be placed over every stormwater outlet, get full quickly, are often overwhelmed in times of high and fast stormwater flow, and may impact stream flow and sedimentation."

Therefore, Georges Riverkeeper's Zero Litter in Georges River project is investing in GPT audits, upgrades, research, performance assessment, and guidelines for catchment managers to improve GPT planning and implementation.

However, GPTs remain a partial solution to the problem of litter in waterways. GPTs:

- Cannot be installed everywhere, leaving many areas untreated.
- Cannot filter all stormwater flows. Larger storm events are likely to mobilise more debris and can often exceed the capacity of GPTs.
- Cannot capture all pollutants – anthropogenic litter includes a wide range of materials with different properties.
- Are costly to install and maintain.

Field observations suggest that many GPTs are not working as predicted, and their performance is affected by factors that remain poorly understood. A review of GPTs in the Georges River Catchment (Byrnes, Duffield, George, & Moseley, 2021) found that cost, maintenance, safety and inappropriate locations caused inefficiencies and issues with GPT performance. There were also discrepancies between manufacturers claims and in-situ performance. GPTs have been planned and designed based on scant information about predicted pollutant quantities, little information about actual field performance (hydraulic and water quality) in real-world installations, and optimistic assumptions about maintenance.

Most GPTs are maintained by local councils. Recently, many councils (including the Georges River councils) have completed GPT audits which have identified issues to be rectified. Following these audits, councils are investing in GPT upgrades, renewals and corrective maintenance. For example, in a questionnaire completed for this project, Fairfield City Council noted that since completing an audit of their GPTs in 2018/19, they have invested $130,000 in GPT repairs and upgrades, with a further $250,000 planned for the current financial year (2022/23).

Also following these audits, maintenance contracts are being renewed with more robust conditions. In councils, however, funding for operations and maintenance a perennial challenge. The Stormwater Management Service Charge (a charge that can be levied by councils on ratepayers and allocated to stormwater management costs) has remained fixed since 2006, while councils' stormwater management costs have increased with inflation. There is increasing pressure on councils to ensure their financial sustainability, and this means most councils are reluctant to install new stormwater treatment assets, as even if capital works are funded by grants, they would need to fund additional operation, maintenance and future renewal/ decommissioning of additional assets.

## 5.4 EXTERNAL COSTS ARE SIGNIFICANT

Despite investment in litter management, clean up and GPTs, litter still makes its way into the environment where it causes significant impacts. These can be quantified as 'external costs' of litter.

In their analysis of international case studies, MRA found that some countries have analysed costs of litter and have identified

a wide array of direct impacts and externalities (MRA Consulting Group, 2015). These include:

- Loss of property value and amenity value of public space
- Loss of environmental capital
- Increases in crime
- Impacts on mental health
- Impacts on private property and infrastructure, such as damage to rail infrastructure, car punctures and indirect costs to businesses
- Residual greenhouse gas costs

The Centre for International Economics (CIE) estimated total costs of litter in Australia in 2021, estimating that in an Australian context, the costs of litter on the environment, both marine and from invasive weeds from illegal dumping, approached $778 million to $2 billion (Centre for International Economics, 2021).

## 5.5 THE COMMUNITY WANTS LESS LITTER

Across NSW, community surveys indicate that people are willing to pay more to reduce litter. CIE estimates that the total willingness to pay for NSW residents to reduce litter to zero would be $310 million per year, with a further $300 million to reduce illegal dumping to zero (Centre of International Economics, 2022). In their research, CIE also determined that the community prefers reducing the number of sites that have noticeable litter over reducing the amount of litter at sites with noticeable litter, willingness to pay for reduced litter outcomes is highest in natural environments (for example, around waterways), and NSW in general has a higher willingness to pay for litter reduction initiatives compared to Victoria and Queensland.

In the Georges River catchment, councils' Community Strategic Plans (CSPs) provide insight into the local community's aspirations. Current CSPs were reviewed for the six Georges River catchment councils participating in the development of the litter prevention strategy, with a focus on the specific goals and objectives identified in these plans.

Table 4 includes the relevant wording from each of the six councils' current CSPs. Four themes were identified which are related to litter prevention:

- Healthy waterways: the CSPs all include natural environment objectives, and 3 of the 6 specifically include waterway health.
- Clean public places: the CSPs all call for clean or attractive public spaces.
- Sustainable community: the CSPs all call for sustainable practices; many connecting this with encouraging behaviour change, community education and individual action.
- Improved services: the CSPs all include service provision objectives in some form, 2 of the 6 specifically mentioning waste services.

Table 4: Litter-related themes in the goals and objectives in current council Community Strategic Plans

| Councils | Healthy waterways | Clean public places | Sustainable community | Improved services |
|---|---|---|---|---|
| Campbelltown | Implement and advocate for initiatives that conserve the city's natural environment | Safe, well maintained, activated and accessible public spaces | Promote and educate our community on sustainable practices and encourage practicable take up of more sustainable life-choices | Ensure that service provision supports the community to achieve and meets their needs |
| City of Canterbury Bankstown | Improve local waterway health | A cool, clean and sustainable city with healthy waterways and natural areas | An attractive, sustainable, affordable built environment | Clean the city using advanced recycling and waste services |
| Fairfield | Natural environments are clean and preserved | Inviting and well-used open space;<br>Attractive and lively City | An environmentally aware and active community | Community assets and infrastructure are well managed into the future |
| Georges River | Our waterways are healthy and accessible. | Our town centres are green, clean, vibrant and activated and have good amenities. | Our environmentally sustainable practices inspire us all to protect and nurture the natural environment. | The three spheres of government work together to improve services and facilities in our area. |
| Liverpool | Manage stormwater and drainage infrastructure to mitigate risk to the environment and the community | Deliver a beautiful, clean and inviting city for the community to enjoy | Deliver and advocate for a sustainable, cool and green city | Manage waste effectively and maximise recycling opportunities |
| Sutherland | Manage catchments effectively to improve the cleanliness, health and biodiversity of our waterways. | Provide streetscapes and public places that are cool, attractive and where people feel safe. | Promote programs and partnerships that encourage awareness about sustainable practices and behavioural change within individuals, businesses and residents. | Deliver community services and facilities that respond to the changing needs of our community |

## 5.6 LITTER PREVENTION WORKS

In Section 2, Figure 2 and Figure 3 showed how litter takes a journey from production into the environment, and litter prevention intervenes at multiple points in this journey to reduce the likelihood of litter entering the environment.

At the upstream end of the litter journey, actions that stop litter at the source (e.g. bans on single use plastic items), reward responsible behaviour (e.g. the return and earn scheme) and improve infrastructure (e.g. investing in bin infrastructure) have the potential to create lasting changes to reduce the quantity of litter getting into the environment, which could reduce ongoing clean-up costs and downstream impacts.

Actions that reduce litter dispersal could also reduce clean-up costs and downstream impacts. As litter moves from urban areas into the natural environment, it becomes increasingly dispersed and difficult to clean up, so actions closer to the source have the potential to reduce downstream costs.

Therefore, in theory it should be possible to demonstrate a positive cost-benefit ratio for investing in litter prevention initiatives. However, in practice this can be difficult:

- Clean up costs can be difficult to separate from other costs (e.g. to identify the portion of staff time, equipment costs and disposal costs attributable to cleaning up litter).
- Cleaning up may be undertaken by other organisations and volunteers.
- Litter may not be cleaned up, so its costs become externalised.

The other challenge with taking action further upstream is that it does require some knowledge of effective litter prevention strategies. NSW EPA has been running litter prevention grants since 2014 and has gathered significant information on strategies that work. Their guideline *'Delivering effective local litter prevention projects'* (NSW Environment Protection Authority, 2019a) recommends five key factors for litter prevention: cleanliness, infrastructure, education and awareness, enforcement and involvement.

Case studies of past litter prevention projects outline strategies that have worked elsewhere. Section 4.3 included a list of past litter prevention projects in the Georges River catchment, with links to further information where available. Note that there are many more case studies for litter prevention projects completed in other locations available on the NSW EPA's website.

NSW EPA has also published results of a trial which tested several different strategies for reducing cigarette butt litter (NSW Environment Protection Authority, 2019b).

## 5.7 FUNDING IS AVAILABLE

With new targets in place for NSW to reduce plastic litter 30% by 2025 and all litter 60% by 2030, the NSW State Government is continuing to invest in litter prevention projects via grants programs. The NSW Waste and Sustainable Materials Strategy commits $38 million for litter prevention programs over the next six years (NSW Department of Planning, Industry and Environment, 2021a). NSW EPA's current litter prevention grant guidelines (NSW Environment Protection Authority, 2022d) provides information about how funding will be allocated across three streams:

1. Local litter prevention and clean-up grants for targeted on-ground litter prevention projects that use an integrated approach to clean up litter hotspots, upgrade infrastructure, and deliver local campaigns and enforcement.
2. Strategic development grants to develop strategic initiatives that engage stakeholder networks and create business cases and approaches to link up and boost litter prevention action across whole regions, communities, industries or sectors.
3. Strategic implementation grants to implement litter prevention strategies developed in stream 2, including longer-term funding with more flexibility (up to $450,000 over 3 years).

# 6 WHO CAN PLAY A ROLE?

*Litter prevention works best when undertaken as a collaborative effort between organisations with different strengths, working in partnership.*

Previous sections of this document outlined action already being taken by the State Government (Section 2.4), Georges Riverkeeper and its member councils (Section 4.1) to tackle litter from the state to the local catchment area. The following sections consider who has the capacity to play a greater role in litter prevention in the Georges River catchment area, what would motivate them to get involved, and what would lower the barriers to participation.

## 6.1 STATE GOVERNMENT

State government has policy, a strategic plan, and resources for litter prevention, and plays a leading role as outlined in Section 2.4. However, state government lacks the local presence to achieve site-specific results at local scale. Therefore, they rely on partnerships with local councils and community groups to deliver litter prevention outcomes in local places.

## 6.2 GEORGES RIVERKEEPER

Georges Riverkeeper is actively involved in education, awareness and engagement and cleaning up litter. These two areas of work fit into the Georges Riverkeeper's current strategic plan under 'catchment actions' and 'education & capacity building' as shown in Table 5.

Other focus areas of Georges Riverkeeper's strategic plan are Operations Management, River Health & Research, and Stormwater & Sewage Programs. Currently, none of these includes a clear focus on litter, however they do suggest areas where a more strategic approach to litter prevention would align well with the Georges Riverkeeper's existing programs.

In **Operations Management**, Georges Riverkeeper's long-term goal is: "To be a resilient, innovative and sustainable industry leading Catchment Group". This includes organisational governance, operational management, evidence-based advocacy and reporting. Strategic litter prevention initiatives that could fit in here include:

- Reviewing litter data gathered by the EPA in the catchment and communicating key findings, to raise awareness of litter issues and assist catchment mangers improve litter prevention practices.
- Building a partnership with NSW EPA, in particular the Litter Prevention Unit (LPU). Note that Georges Riverkeeper already has Sydney Water as a Financial Partner of the organisation.
- Advocating for more action on litter prevention, including setting a litter prevention target that is shared by all stakeholders.

In **River Health and Research**, Georges Riverkeeper's long-term goals are:

- "Act as a secure custodian of Georges River catchment environmental data.
- "Drive research to increase the evidence-base required to support best practice waterway and catchment management.
- "Become recognised as a best practice urban waterway monitoring Program."

The River Health and Research program includes river health monitoring and research to aid evidence-based best practice management of urban waterways. This aligns well with the EPA's approach to managing litter with the support of the litter data framework, including monitoring of litter in catchments and estuaries. Strategic litter prevention initiatives that could fit in to the Georges Riverkeeper's River Health and Research program include:

- Learning to use litter monitoring tools and resources including the Australian Litter Measure (ALM), Key Littered Items Study (KLIS), Local Litter Checks (LLCs) and Butt Litter Checks.
- In partnership with the EPA, establishing at least one KLIS monitoring site in the Georges River estuary.
- Reporting on progress towards litter prevention targets for the Georges River.

The **Stormwater & Sewage** Program long-term goals are:

- "Contribute to State and National Stormwater policy.
- "Increase strategic WSUD uptake in members on-ground works across the catchment.
- "Improved water quality from fewer point source inputs by maintaining or improving compliance of dry weather overflows and improve Sydney Water's response to incidents."

As a major factor in the transport of litter from the catchment into waterways, stormwater management can play an important role in reducing litter dispersal. Georges Riverkeeper's Zero Litter to the River project is focused here, but could be better integrated with litter prevention initiatives. NSW EPA is thinking along these lines as well, with the 'Streets to Sea' initiative proposed in their new Litter Prevention Strategy (NSW Environment Protection Authority, 2022b).

Strategic litter prevention initiatives that could fit in to the Georges Riverkeeper's Stormwater & Sewage program include:

- Partner with EPA to develop a better understanding of the transport of litter in the stormwater system and its interception in GPTs and other stormwater devices.
- Support councils in implementing best practice stormwater management including measures to intercept litter.

Table 5: Elements of Georges Riverkeeper's current strategic plan relevant to litter prevention (Georges Riverkeeper, 2022c)

| Focus areas | Catchment Actions | Education & Capacity Building |
|---|---|---|
| Existing roles of Georges Riverkeeper | **Leader**: Georges Riverkeeper will lead the removal of litter from around waterways of the Georges River catchment.<br>**Partner**: Georges Riverkeeper will partner with Corrective Services NSW in the delivery of on-ground litter removal, Councils and other relevant stakeholders to implement litter prevention projects.<br>**Advocate**: Georges Riverkeeper will advocate for issues where the intended outcome is reduced litter, preserved and protected biodiversity, and improved natural resource management. | **Leader**: Georges Riverkeeper will lead the development of materials to educate a range of audiences about the values and threats for waterways in the Georges River catchment.<br>**Facilitator**: Georges Riverkeeper will facilitate regular events to increase the capacity of member councils to implement best practice waterway management across departments.<br>**Supporter**: Georges Riverkeeper will support groups wishing to disseminate information aimed at reaching a shared understanding of waterway issues and solutions across stakeholder groups in the Georges River catchment. |
| Goals | **Long-term goal:** A cleaner catchment through reduced litter.<br>**Intermediate outcome:** Reducing the volume of litter within the Georges River, tributaries and catchment. | **Long term goals**: Support the community in changing attitudes and behaviours to achieve a liveable urban river.<br>Increased understanding and on-ground best practice environmental management across the catchment through implementation of better plans and policies.<br>**Intermediate outcomes**: Implementation of best practice environmental and urban river management. |
| Outputs | • Rubbish removed from the environment<br>• WHS approved worksites by Georges Riverkeeper and Corrective Services<br>• Statistics reported to Members, Financial Partners and stakeholders.<br>• Litter prevention projects implemented. | • Increased community understanding of what is required and what is being done to achieve a liveable urban river.<br>• Educators implementing the Georges Riverkeeper Education Modules.<br>• Increased knowledge and capacity of Council and Partner staff and Councillors regarding urban river management. |
| Existing activities | • Annual WHS approval of worksites<br>• Review of worksites and addition or removal of worksites as required<br>• Rubbish collection at Corrective Services NSW sites<br>• Partner with a Member to deliver a Clean Up Australia Day event annually<br>• Development and implementation of a Litter Prevention Strategy | • Targeted community education.<br>• Provide capacity building opportunities for Council and Partner staff that are relevant and beneficial to carry out their role and better protect the Georges River and its catchment. |

## 6.3 LOCAL GOVERNMENT

The catchment councils have an essential role in managing litter in public places, by providing important infrastructure and routine maintenance services. In terms of the seven litter prevention strategies that were shown in Figure 16, local government plays an essential role in the following areas, which would all be considered core business for local government:

- **Infrastructure** (e.g. providing public bins)
- **Clean-up** (e.g. street sweeping)
- **Stopping litter dispersal** (e.g. by installing and maintaining GPTs).

Local government can also play a role in the other litter prevention areas that were shown in the diagram, however in these activities councils may work in more of a supporting or enabling role, in partnership with others:

- Local government can support **source control** (e.g. by demonstrating the use of alternatives to single use plastics at council events) and **circular economy** measures (e.g. by providing infrastructure to support return-and-earn facilities).
- Local government can play a role in **education, awareness and engagement**. Several of the councils have past or current involvement in litter education programs.
- In terms of **enforcement**, council rangers can issue fines for littering, but rangers often report that it is rare to spot people littering, awkward to confront them about it and difficult to enforce a fine in locations where it is not clear how to dispose of litter appropriately or what the penalties are for littering.
- Council maintenance staff often have reasonable knowledge of litter hotspots, but do not always capture information about litter in a systematic manner which could be considered as **evaluation, monitoring or research**.

Georges Riverkeeper should consider how they can support councils in some of these roles, for example by providing materials/templates for education and engagement, and a framework for councils to contribute litter-related information to monitoring and research. Potentially Georges Riverkeeper could help councils to work more closely with EPA on enforcement – training more enforcement officers via EPA's training programs and targeting enforcement to align with EPA anti-littering campaigns.

## 6.4 ROCS: REGIONAL ORGANISATIONS OF COUNCILS

Southern Sydney Regional Organisation of Councils (SSROC) and Western Sydney Regional Organisation of Councils (WSROC) have previously taken an active role in litter prevention, including previous regional litter prevention plans for Southern Sydney (SSROC, 2016) and Western Sydney (WSROC, 2016).

## 6.5 ENVIRONMENTAL NGOS

Environmental NGOs are involved in many aspects of litter prevention, particularly source control, education, awareness and engagement, clean-up and evaluation, monitoring and research.

There are some environmental non-government organisations (NGOs) who are active in litter prevention and already have a presence in the Georges River catchment, including Conservation Volunteers Australia (CVA) and Sustainable Organisations of the Sutherland Shire (SO Shire).

**CVA's** #SeaToSource program includes the Georges River. The program includes regular macro litter monitoring, community clean-ups, trialling of source reduction infrastructure, schools engagement, a National Day of Action and a leadership program (Riviere, 2021).

**SO Shire** has a mission "to protect and enhance the natural environment by educating the public, mobilising volunteers, advising and promoting environmentally sustainable businesses within the Sutherland Shire." (SO Shire, 2022) They run environmental programs including Plastic Free Sutherland Shire, which has been focused on reducing single use plastics.

Other organisations active in litter prevention but without (yet) a strong presence in the Georges River catchment include:

- **Taronga Conservation Society** runs initiatives focused on reducing litter in the environment, including 'Litter Free Rivers' resources for NSW regional schools and businesses and green grants, including grants for projects focused on plastic pollution. Past recipients include Seaside Scavenge, the Last Straw and Take 3 for the Sea.
- **Take 3 for the Sea** is focused on reducing litter reaching the ocean. Their recent Ground Swell project provides practical guidance to visitor economy businesses to help them reduce litter.
- **OceanWatch** is focused on advancing sustainability in the Australian seafood industry and operates community based coastal habitat restoration programs. Current programs include 'Litter Free Estuaries' focused on benthic litter in estuaries, two

source reduction plans focussed on fishing-related bait bags and professional fishing-related light sticks, and Tangler bins for fishing line.

- **OzFish** is focused on fish habitat restoration and this includes several litter prevention initiatives. They are active in source control of fishing litter including tangle bins, clean up days and education campaigns. They are also currently developing a litter prevention strategy for the Macquarie River in the Dubbo LGA.
- AUSMAP (the Australian Microplastic Assessment Project) has recruited citizen scientists to sample microplastics in the environment.
- Tangaroa Blue runs the Australian Marine Debris Initiative and their work includes clean ups, data collection, research, and source control initiatives.

Many of these environmental NGOs are small and lack a notable presence in the Georges River catchment area, however they form a loose network of organisations with shared interests, with opportunities to share ideas and resources. Some of these organisations often work in partnership with others and may be interested in partnership initiatives with the Georges Riverkeeper.

## 6.6 COMMUNITY GROUPS

Community groups include social groups, environmental groups, youth groups, sports clubs, groups representing CALD communities and special interests. For community groups, even though litter prevention may not be their first priority, a litter prevention project can be a means for them to meet other community-building objectives. Litter prevention projects can provide community-building opportunities, including opportunities to develop a sense of connection to local community, place, and environment.

Community groups can get involved in the following areas of litter prevention:

- **Cleaning up** litter is an easy way for people to get involved, it can be social, fun, and satisfying for participants. Community groups can use clean up events to bring community members together for a shared purpose. The NSW EPA litter prevention grants will cover a once-off clean-up with an amount up to $5,000 per site.
- **Education, awareness and engagement**: community groups are ideally placed to engage with their communities. Past projects run by the Macarthur Diversity Services Initiative are good examples. On EPA's website there are many other examples of past projects which have received community litter grants, often with a focus on education, awareness and engagement.
- Community groups can get involved in **evaluation, monitoring and research** as part of citizen science programs. For example, community groups are assisting with data collection for the KLIS on the south coast. There is potential for this to be implemented on the Georges River, under the guidance of Georges Riverkeeper.

Community groups can also support circular economy outcomes (e.g. with advocacy and support) and enforcement activities (anyone can report littering from a vehicle).

Beyond cleaning up litter, a feature of most of the other examples above is that they involve more significant barriers to entry – for example, they require knowledge of litter prevention, training in sampling methods, and more coordination between individuals and groups. Some positive factors that may motivate community groups to get involved include:

- Alignment with their purpose, or at least some opportunity for meeting their community-building or other objectives via involvement in litter prevention.
- Lower barriers to participation when there is an organised program in place, clear pathways to involvement and the potential to begin with simpler actions.
- A sense that their contribution is part of a coordinated effort and contributes to a greater outcome.
- Access to knowledge/training.

Georges Riverkeeper could play a role in establishing a network of community groups interested in litter prevention, and creating opportunities for involvement from this sector.

As a possible starting point, councils are often connected to community groups and already work in collaboration on certain initiatives. For example, both Liverpool and Fairfield Councils have strategies focused on supporting refugees and vulnerable migrants in the local area, as these LGAs are major destinations for new arrivals settling in Australia (Fairfield City Council, 2017) (Liverpool City Council, 2022). Fairfield's strategy was developed in partnership with various agencies, NGOs and community groups and seeks their involvement in its implementation. It includes an extensive list of contacts.

# 7 CURRENT SITUATION

*Georges Riverkeeper and its member councils can build their capacity in litter prevention.*

## 7.1 GEORGES RIVERKEEPER

In 2022, Georges Riverkeeper completed a litter prevention capacity assessment using the EPA's Own it and Act tool. This highlighted that the organisation's current litter prevention strengths are in leadership and commitment, in particular:

- Public promotion of litter prevention
- Understanding the benefits of a commitment to long-term litter prevention
- Being committed to litter prevention outcomes for our community and the environment

Importantly, litter prevention is an existing activity identified within the Georges Riverkeeper's current Strategic Plan under 'catchment actions' and 'education & capacity building' (refer to Table 5 in Section 6.2). This means that certain litter prevention activities are established within the organisation's scope and have been endorsed by the Executive.

Key limitations were in permission and process, in particular the organisation does not currently have:

- Formal litter prevention roles and position descriptions
- Induction or training in litter prevention
- A track record of litter prevention using the Local Litter Check
- Monitoring and evaluation of litter prevention initiatives
- A practice of celebrating litter prevention successes and sharing outcomes

Several of these gaps are due to the organisation's small size and its role in the catchment. As an organisation of member councils, the Georges Riverkeeper does not replicate the functions of its members, but focuses on specific roles caring for the Georges River and its tributaries, which cross council boundaries.

## 7.2 MEMBER COUNCILS

Georges Riverkeeper has eight member councils and six of these, covering the majority of the catchment area (Campbelltown, Canterbury-Bankstown, Fairfield, Georges River, Liverpool and Sutherland) all participated in the development of the Georges River Litter Prevention Strategy.

The participating councils are involved in litter prevention to varying degrees. Each provided some information on their current litter prevention capacity.

### 7.2.1 CAMPBELLTOWN COUNCIL

Staff from Campbelltown Council completed a preliminary OIAA status check, which showed their current litter prevention capacity as relatively low overall. However, certain strengths were evident in their responses including:

- There have been recent improvements to bin infrastructure (47 solar compactor bins installed in CBD locations), which have reduced public bin overflow and litter in high use public spaces.
- There is a system for responding to 'loose litter requests' and data is available from this system (refer to Box 1 in Section 5.2). Therefore Campbelltown has some useful information about known litter hotspots.
- The compliance team were involved in the Cigarette butt 'Tosser' campaign up until 2019.
- Litter forms a component of water quality education provided by Council's Environmental Education Officer.
- There is support provided to community clean up events including several groups who clean up regularly.

Staff provided substantial information, indicating their willingness to support the Georges River Litter Prevention Strategy, and they also mentioned they are hoping the Strategy will provide some actionable points for Council to follow up on. Staff comments also gave some indication of broader organisational support – e.g. comments that "Litter prevention is seen as a business/ operational focus to maintain attractive places" and "Compliance would like to re-engage in the education space to assist with litter prevention ."

Therefore, overall Campbelltown Council seems likely to take an active role as a partner in implementing the Georges River Litter Prevention Strategy.

#### 7.2.2 CITY OF CANTERBURY-BANKSTOWN

Staff from The City of Canterbury-Bankstown completed a preliminary OIAA status check, which showed relatively high capacity for litter prevention, across most areas of the framework. Key strengths include:

- The development of the Clean City Strategic Plan, which clarifies Council's vision for litter prevention.
- Following on from this plan, they are expecting to formalise budget and responsibility for litter prevention, building on a small existing budget that has been dedicated to litter prevention initiatives in previous Operational Plans.
- There is a strong platform for internal collaboration, with an internal steering group to drive actions from the Clean City Strategic Plan.
- Council has a strong track record of past litter prevention projects using EPA's litter prevention framework and tools.
- Staff are active in external engagement and have experience working in partnership with other organisations on litter prevention initiatives.

Specific areas for improvement were identified as:

- Enabling staff to take ownership of litter prevention
- Support for a strategic approach to litter prevention (this is expected to improve as the Clean City Strategic Plan is implemented)
- Systematic understanding of litter types and spatial distribution in the local area
- Monitoring and evaluation of litter management activities.

Overall, the City of Canterbury-Bankstown is already taking an active role in litter prevention and would be almost certain to take an active partnership role in implementing the Georges River Litter Prevention Strategy.

#### 7.2.3 FAIRFIELD COUNCIL

Fairfield Council currently has limited capacity for litter prevention. They did not complete a preliminary OIAA status check. Staff identified their main litter prevention activity as the presentation of a catchment model and resources for Moon festivals, Youth festivals and schools.

Beyond this, Fairfield Council is focused on litter issues in their creeks. Fairfield Council's regular proactive creek cleaning sites include:

- Green Valley Creek
- Bonnyrigg Wetlands
- Prospect Creek
- Burns Creek
- Orphan School Creek – Stockdale Reserve
- Orphan School Creek – Cowpasture Road through to Sweethaven Road, Edensor Park
- Clear Paddock Creek
- Long Creek
- Cabramatta Creek
- Orphan School Creek (section) Parklea Pde – Cumberland. Hwy

Fairfield Council has existing GPTs and is re-investing in renewal of GPTs to capture litter before it enters their creeks, but also noted there are many sources of litter downstream of GPTs, including parks and cycleways along the creeks, properties backing onto creeks, and creek banks in public areas where dumping occurs. Currently Farifield Council does not have capacity to address all these issues.

Therefore, Fairfield Council could be considered an interested observer at this stage, with ongoing communication with key staff members. Fairfield Council would potentially be a future partner in implementing the Georges River Litter Prevention Strategy.

#### 7.2.4 GEORGES RIVER COUNCIL

In 2020, Georges River Council adopted a target of "zero litter originating from terrestrial locations above the high-water mark within the Georges River Local Government Area by 2030". This is a relatively recent position, and therefore Georges River Council are still developing their program and building their capacity, but this target means that their vision is clear, they are reporting on progress publicly, and there is a clear driver for the organisation to improve litter prevention practices and make litter prevention a core activity. Therefore staff noted leadership as a strength.

A 2022 progress report (Georges River Council, 2022) outlines existing activities related to litter prevention. Much of the report focuses on the Georges Riverkeeper's activities. It outlines Council's existing litter prevention activities, which are fairly typical of other councils, including managing street litter bins and Return and Earn facilities, supporting the RID Squad (illegal dumping), running a waste education program, supporting Clean Up Australia Day. Georges River Council also maintains GPTs and other stormwater treatment systems.

The report also outlines several proposed initiatives which are more focused on litter prevention and would go beyond business-as-usual:

- A Litter Reduction Program for schools across the entire LGA is likely to be considered from 2023 onwards,

based on a 2019 project targeting litter reduction in Hurstville CBD in partnership with Hurstville Public School.

- Environmentally sustainable event guidelines were drafted in 2022.
- Installation of smart sensors on bins and consideration of bin sensor and radio-frequency detection (labelling and scanning) technology in the next waste collection tender.
- Location-specific education campaigns at litter hotspot areas within CBDs.
- A targeted litter education program.

The report notes that many of these proposed initiatives are dependent on funding and they would look to apply for grant funding. Given this current position, Georges River Council seems likely to take an active role as a partner in implementing the Georges River Litter Prevention Strategy.

### 7.2.5 LIVERPOOL COUNCIL

Liverpool City Council provided little information on litter prevention initiatives, suggesting their current capacity is low. Staff explained that they currently have 3 vacant positions in waste education, limiting their capacity to get involved in litter prevention recently.

Staff also mentioned:

- Previous involvement in WSROC's Regional Litter Plan (Fairfield Council was also part of this).
- Potential for greater community involvement in litter prevention in the LGA, including involvement of schools, bushcare groups, CALD community groups and other community groups. Community engagement was generally seen as a strength in the LGA, although it is not currently focused on litter.

Overall, Liverpool Council is in an uncertain position due to their current staffing shortfall. If they are able to bring staff on board in 2023, they may be able to take an active role in the medium-term as a partner in implementing the Georges River Litter Prevention Strategy.

### 7.2.6 SUTHERLAND SHIRE COUNCIL

Sutherland Council staff indicated strong alignment and support for litter prevention, but current activities are fairly routine including litter picking, bin infrastructure, Return and Earn facilities, GPTs, support for Clean Up Australia Day.

Past involvement in litter prevention has included:

- No Tossers at Our School, 2008 (with DECC)
- NSW EPA Report a Tosser campaign
- Involvement in SSROC litter prevention projects.
- Don't be a Tosser 20-21

Sutherland Council may or may not be ready to take an active role as a partner in implementing the Georges River Litter Prevention Strategy in the short term.

# 8 VISION AND GOALS

*Georges Riverkeeper has an established vision and has set goals for litter prevention in its Strategic Plan.*

## 8.1 VISION

The Georges Riverkeeper aspirational goal, which incorporates the organisation's vision and mission, is:

> **'Best practice environmental management for a liveable urban river'**
> (Georges Riverkeeper, 2022c, p. 4).

## 8.2 GOALS

Within the organisation's Strategic Plan, there are goals established under each of the five strategic programs. Litter prevention goals come under the 'Catchment Actions Program', which has as its main goal: "Protect the aesthetics and biodiversity of the Georges River and its catchment" (Georges Riverkeeper, 2022c, p. 9). There are two parts to this: litter and biodiversity. Under litter, the Strategic Plan identifies:

- The long-term goal as "A cleaner catchment through reduced litter."
- An intermediate outcome as "Reducing the volume of litter within the Georges River, tributaries and catchment."

There are also goals under other programs with relevance to litter prevention – these are identified in Section 6.2.

## 8.3 OWN IT AND ACT GOALS

Georges Riverkeeper drafted the following intentions as part of their Own it and Act assessment in 2022:

- Collaborate with member councils and other organisations to engage in on-ground litter prevention activities.
- Find efficiencies in litter collection to increase the staff time available for litter prevention.
- With member council support, consider applying for funding for a litter prevention officer role.
- Continue to develop relationships within member councils (e.g. waste teams) to work together to implement litter prevention activities.
- Develop implementation program for the Litter Prevention Strategy.
- Continue to apply for grant funding for litter prevention projects.
- Include SMART objectives when developing projects.
- Include litter prevention activities in the Georges Riverkeeper Annual Workplan.
- Investigate actions in litter prevention that don't require a budget. E.g. some capacity building - partnering with member councils for educational activities.
- In collaboration with stakeholders, implement the monitoring framework to come out of the Litter Prevention Strategy.
- Publicly promote litter prevention to stakeholders - website, news articles etc.
- Consider doing presentation at the Litter Congress.
- Continue to advocate for better regulation around litter.

# 9 STRATEGIC DIRECTIONS

*Strategic directions have been identified in consultation with the Project Reference Group.*

At the Project Reference Group workshop on 29 September, litter prevention opportunities were discussed, with a particular emphasis on opportunities for Georges Riverkeeper and its member councils to work together on litter prevention initiatives.

An initial set of ten ideas emerged from this discussion and subsequent conversations with participants:

1. **Bringing attention to the significant costs of cleaning up/removing litter** from public places, from the stormwater system, from creeks and from the river. This should highlight the work councils are doing, to strive for community aspirations for cleaner public places and a cleaner natural environment. This could be coupled with information highlighting and visualising the effects of litter on waterways. Targeting riverfront / creekfront, high visitation parklands and coupled with infrastructure, signage could bring attention to both the environmental impacts and what councils are doing to clean up litter from the creeks and the river.
2. **Putting litter prevention back on the agenda**, as it has tended to fall away while other priorities take precedence for councils' waste teams, including illegal dumping and waste management in general.
3. **Planning for litter prevention in the context of significant development** in the catchment, including the blue-green grid.
4. **Building on councils' existing knowledge and litter management data** (e.g. from previous projects) to make informed decisions about litter prevention.
5. **Building on the experience of Georges Riverkeeper and councils engaging with schools** on litter prevention, noting that schools remain litter hotspots in some parts of the catchment and Georges Riverkeeper's member councils are keen to see the program continue. Funding for the current program is limited to the four-year Environment Restoration Fund Program 2019-20 to 2022-23, being funded by a grant from the Australian Government. Georges Riverkeeper should investigate ongoing funding opportunities including EPA litter prevention grants. The program may need to be modified to align with other funding opportunities, and Georges Riverkeeper has noted an opportunity to improve how its outcomes are monitored.
6. **Working with community groups with shared interests** related to litter prevention (e.g. SO Shire, CVA), to facilitate greater community involvement.
7. **Developing an improved understanding and approach to involving CALD communities at litter hotpots** in the catchment area. This should include local Aboriginal perspectives. Georges Riverkeeper has started conversations with Liverpool Council about how they work with CALD communities on a range of issues. The Satyam Ghaat at Haig Park Moorebank is a potential pilot project site.
8. **Working with other organisations** who manage public places (e.g. Transport for NSW as the manager of main roads) and involving them in a coordinated approach to litter prevention in the catchment.
9. **Focusing attention on litter prevention in industrial areas**, which are prevalent in the catchment, are known in general to be significant sources of litter, but have not been paid much attention in past litter prevention projects in the catchment. In these locations, litter and illegal dumping are both notable issues, which may need to be tackled together.
10. **Continue the approach commenced with the 'Zero Litter' project**, where litter prevention is planned in conjunction with stormwater management measures to reduce the quantity of litter reaching waterways.

At their November meeting, the Project Reference Group revisited these ideas to consider the following questions about each one:

- Why is this important?
- How can the strategy help?
- What future actions should be recommended within the strategy?

Figure 23 shows how the ten ideas have been organised into three main areas, and the following sections outline each initiative in more detail, including potential actions.

Note that the following sections on each initiative describe roles for Georges Riverkeeper and its member councils, as well as identifying other relevant stakeholders who might play a role in litter prevention initiatives. For each initiative, possible actions are also suggested. However at this stage actions have not yet been assigned to any specific organisation. Some clearly fit best with a particular organisation's role, but others are likely to require collaborative effort.

Figure 23: The ten ideas have been grouped into three areas

## 9.1 BUILD AWARENESS AND KNOWLEDGE OF LITTER PREVENTION

| Initiative 1.1 | Putting litter prevention back on the agenda |
|---|---|
| Main idea: | Some of the GRK member councils mentioned that litter prevention has dropped off their agenda recently. Mergers (for some), Covid-19 and extreme weather have all been disruptive. With the State Government refreshing its litter targets and litter prevention grants program, it is timely to get litter prevention back on the agenda. The Georges River Litter Prevention Strategy has the potential to be a catalyst for action over the coming years. |
| Benefits: | If the Georges Riverkeeper and several of its member councils can build some shared momentum based on the Litter Prevention Strategy, there is greater potential for networking, coordinated efforts and partnerships, and potential to achieve more together. |
| Key considerations: | Each of GRK's member councils is on their own litter prevention journey and it is not realistic to get all the councils working together on the same things at the same time. Georges Riverkeeper cannot direct their member councils' agendas, but when these agendas align, GRK can facilitate networking, coordinated action and partnerships with and between their members. This is similar across all Georges Riverkeeper's programs.<br>In communications and engagement with the broader community, consider:<br>• Target groups for litter prevention messages, e.g. school leavers<br>• Target times for litter prevention messages – evenings, weekends<br>• Raising awareness and managing expectations, e.g. floods and storm events can shift significant quantities of litter, well beyond the capacity of GPTs; clean ups can't get all the small fragments of litter. |
| Councils' role: | It is up to each individual council exactly how and when they engage in litter prevention. Some already have litter prevention firmly on the agenda, others are waiting for the right opportunity. Councils seeking to get litter prevention back on the agenda can:<br>• Continue to participate in the Georges River litter prevention project steering group<br>• Build internal support for litter prevention initiatives<br>• A possible next step is a WASM litter prevention Stream 1 project (small-scale, on-ground projects including cigarette butt and general litter prevention projects). |
| Georges Riverkeeper role: | With their focus on the Georges River, where they see the impacts of litter on the waterway, Georges Riverkeeper can keep litter prevention on the agenda via the following channels:<br>• With their Committee, who meets quarterly<br>• In their engagement with member council staff<br>• By meeting with other catchment groups implementing/coordinating litter prevention to share ideas, lessons learned and potentially partner on projects<br>• In their engagement with other organisations including local community groups and NGOs<br>• In their communications and engagement with the broader catchment community |
| Other key stakeholders: | Community groups and NGOs can also (and already do) play a role keeping litter prevention in their communications and on their agenda for local community engagement. |

| | |
|---|---|
| Possible actions: | • Seeking GRK Committee sign off and member council endorsement of the Georges River Litter Prevention Strategy<br>• Completing a public facing version of the strategy<br>• Following the strategy's completion, celebrate this via GRK and council communication channels (and where appropriate, highlight that further action should follow)<br>• When councils update their Community Strategic Plans, advocate for litter prevention to be included<br>• Applying for future WASM litter prevention grants: GRK should consider applying for Stream 2 or 3 (strategic development, capacity building and strategic implementation). A short-term Stream 2 project would fund the development of a roadmap and then with this roadmap, GRK could apply for a 3-year program under Stream 3. Member councils should consider applying for Stream 1, 2 or 3 projects.<br>• Formalise a Georges River litter prevention working group that exists beyond the formation of the strategy<br>• Maintaining the focus on litter prevention in GRK annual workplans<br>• When the GRK Strategic Plan next comes up for review, refreshing the focus on litter prevention in there |

| Initiative 1.2 | Understanding the costs of litter |
|---|---|
| Main idea: | State-based research has shown significant costs associated with managing litter, most of which are borne by councils. However, state-level data is of limited use for local planning, and local data is patchy. Local cost of litter information would help in planning and making the case for litter prevention initiatives, and EPA is looking for more information on the costs of litter in their grant application process. |
| Benefits: | A greater understanding of local litter management, clean up and removal costs could shed greater light on:<br>• The scale of the litter problem in the catchment<br>• The time spent dealing with litter and potential for more strategic use of resources<br>• The places which need extra attention and times (e.g. events, holidays) when litter issues spike |
| Key considerations: | Include time spent on communications and dealing with litter complaints, as well as the time spent physically cleaning up litter. |
| Councils' role: | GRK member councils should:<br>• Seek to understand their own litter-related costs<br>• Use this information to make the case for strategic investment in litter prevention |
| Georges Riverkeeper role: | Georges Riverkeeper should:<br>• Keep track of their own litter management costs (e.g. river clean ups)<br>• Aggregate council and other partners' cost of litter data for future grant funding applications (this is called for in EPA's Roadmap template)<br>• Review data for potential insights that emerge at catchment scale across multiple LGAs |
| Other key stakeholders: | Some of the work managing litter and cleaning up is done by other stakeholders, e.g.:<br>• Transport for NSW (maintenance of main roads, railway stations, other transport nodes)<br>• Corrective Services (litter picking – unpaid work)<br>• Community organisations (local clean ups by volunteers – also unpaid)<br>Unpaid work cleaning up litter is relevant to the complete picture, and can be captured in terms of the hours of time spent. |
| Possible actions: | • Localised cost of litter studies (e.g. individual councils) for the purposes of grant applications<br>• Catchment-based cost of litter summary<br>• Identify insights worth sharing to raise awareness of litter issues (see 1.1 above). |

| Initiative 1.3 | Building on councils' existing knowledge and litter management data |
|---|---|
| Main idea: | Information on past litter prevention projects is distributed in different organisations and some may be hard to access. There are also multiple sources of litter data (e.g. litter types found in the catchment and in the river) from past and ongoing initiatives. |
| Benefits: | Anyone planning litter prevention initiatives should have access to relevant information and use the best available data to inform their planning. They would benefit from understanding what worked and lessons learned. Past projects may have developed useful resources that can be adapted and reused. |
| Key considerations: | A list of past litter prevention projects was compiled in Section 4.3 (Table 3). Where further information was available online, this includes links.<br>While there is some good data on litter types found in the river recently (e.g. the #SeatoSource dataset, also referenced in Section 3.4.3), there is currently no Key Littered Items Study (KLIS) site in the Georges River catchment, which is an important gap considering the size of the catchment, how urbanised it is (i.e. there are significant sources of litter) and how important the waterway is for recreational use and aquatic ecosystems. A KLIS site would provide an ongoing measure of litter types and quantities in the Georges River, enabling changes to be tracked over time. |
| Councils' role: | Continue to share relevant information with Georges Riverkeeper.<br>Check for relevant data and information on past projects when planning litter prevention initiatives. |
| Georges Riverkeeper role: | Georges Riverkeeper can play a role collating locally relevant information and sharing it across the catchment. Some of this information and some datasets will grow over time, so GRK should develop a protocol with our council members for collecting, storing and sharing relevant data as it becomes available.<br>With their local knowledge, Georges Riverkeeper could help identify an appropriate local site for the KLIS. GRK would not have the capacity to do the KLIS monitoring on their own, but GRK would assist the study team if they do establish a KLIS site in the catchment. |
| Other key stakeholders: | EPA, Georges Riverkeeper, councils, ROCs, NGOs and community groups all potentially have useful datasets and information on past projects. DPIE runs the KLIS and ideally they would be best placed to add a new site to the study. |
| Possible actions: | • Gather information and resources from past litter prevention initiatives and make them available to GRK member councils. This should include following up on the past projects listed in Section 4.3 (Table 3).<br>• Gather relevant environmental litter data (e.g. hotspot locations, litter counts.<br>• Organise access to the EPA's KLIS data dashboard and ALM dashboard when this becomes available.<br>• Investigate the potential to set up a KLIS site in the Georges River catchment. |

## 9.2 INVOLVE PARTNERS

| Initiative 2.1 | Building on the experience of Georges Riverkeeper and councils engaging with schools |
|---|---|
| Main idea: | Education resources that can be shared and reused across the catchment, building on those already developed under the Environment Restoration Fund grant. There is the potential to roll out the same program to other primary schools, or to create new resources appropriate to other audiences (e.g. high school students). |
| Benefits: | The primary school program has been popular and there is interest in seeing it continue.<br>Schools are still perceived as litter hotspots. |
| Key considerations: | Add a monitoring component to the program so that there is a quantitative measure to evaluate its success. |
| Councils' role: | Assist in identifying schools who are keen to participate.<br>Identifying other potential audiences to which the program could be expanded. |
| Georges Riverkeeper role: | Seek funding and if possible, continue to coordinate the program.<br>Monitor the program's outcomes. |
| Other key stakeholders: | Georges River Environmental Education Centre |
| Possible actions: | • Seek funding for the program to continue.<br>• Consider extending the program to other audiences, noting this would need new/modified resources to be developed, as the current program is specifically designed for primary schools (Stage 3 students).<br>• Develop a method to monitor the program's outcomes.<br>• Continue to identify schools/other audiences keen to participate. |

| Initiative 2.2 | Working with community groups with shared interests |
|---|---|
| Main idea: | Enable community groups to play a supporting role in litter prevention initiatives. Community groups can potentially play a greater role in litter prevention education, awareness and engagement, but this is only likely to happen when they are provided with support to do so. Cleaning up litter is an easy way for community groups to get involved, but litter prevention requires more in-depth knowledge and a different set of skills. |
| Benefits: | Community group representatives may be much better placed than staff from councils or GRK to engage directly with people in their local community. |
| Key considerations: | This is a diverse sector. Different community groups and organisations have different strengths, e.g. some are more locally focused but less interested in litter prevention, while some are more strongly focused on litter prevention but have less local presence. |
| Councils' role: | Build relationships with relevant community groups.<br>Identify potential partnership initiatives.<br>Invite participation in shared projects.<br>Better collaboration with community groups using council facilities |
| Georges Riverkeeper role: | Build relationships with relevant community groups.<br>Identify potential partnership initiatives.<br>Invite participation in shared projects. |
| Other key stakeholders: | SO Shire and CVA have been consulted during the strategy's development, as they are both currently active in litter campaigns in the catchment.<br>Other community groups who could potentially get involved include the following that Georges Riverkeeper could approach:<br>• Take 3 for the Sea – who already have a strong litter prevention focus<br>• OzFish – representing recreational fishers and already active in litter prevention<br>There are also many local organisations that member councils could approach, for example:<br>• Sports clubs – who often already have a role in caring for the places they use<br>• Bushcare/Landcare and similar groups, who are also focused on caring for places<br>• Community development organisations, who may be interested in community building initiatives (e.g. the Macarthur Diversity Services Initiative has been involved in past projects). |
| Possible actions: | • Build a list of community groups and identify contacts.<br>• Survey groups to gauge interest and seek sign ups to a mailing list.<br>• Encourage community groups to action litter prevention within their own organisation as a starting point.<br>• Send a quarterly update in existing newsletters to keep in touch and make sure these organisations are aware of opportunities relevant to them (including WASM litter prevention grants).<br>• Seek partnerships as appropriate. |

| Initiative 2.3 | Developing an improved understanding and approach to involving CALD communities at litter hotspots |
|---|---|
| Main idea: | The Georges River catchment is culturally and linguistically diverse (CALD) and the experience of staff working in the area is that broad community engagement does not always reach CALD communities. To target litter hotspots in CALD neighbourhoods, GRK and its members will need locally appropriate approaches. Researching the target audience and appropriate messaging is very important. |
| Benefits: | Engagement approaches that work in the local context. |
| Key considerations: | Local communities vary across the Georges River catchment. As well as cultural and language background, there will also be other factors to consider in local engagement, e.g. community demographics and socio-economic context.<br><br>Site-specific litter prevention projects will require detailed understanding of and engagement with the local community who uses the site. This will be different from project to project and needs to be a targeted, localised approach. |
| Councils' role: | Councils have important local knowledge and experience. Councils generally will already have experience working with CALD communities in their area (not necessarily on litter prevention but on other topics) and will understand who lives in their local community, their demographics, socio-economic context, and other factors important to consider in community engagement. |
| Georges Riverkeeper role: | Working at catchment scale and focused on the river, GRK only has a high-level understanding of the catchment community, but would need to rely on councils when a more local approach is needed. When GRK gets involved in litter prevention projects at specific litter hotspots, this should always be in partnership with the relevant local council, who would be expected to bring knowledge and experience of working with the local community. |
| Other key stakeholders: | Note that EPA is also proposing more community research in their current NSW Litter Prevention Strategy 2022-2030.<br><br>Ethnic Communities' Council of NSW (ECCNSW) has relevant experience - The NSW Department of Planning, Industry, and Environment (NSW DPIE) is currently funding Ethnic Communities' Council of NSW (ECCNSW) to implement a project at Sydney Olympic Park where bilingual educators will engage with park users on weekends, to instigate discussions about litter in Arabic, Chinese and Korean. They will provide park visitors with cornstarch rubbish bags printed with litter information. |
| Possible actions: | • Consider a pilot project at Satyam Ghaat, Haig Park Moorebank (Liverpool LGA).<br>• Consider developing some basic guidance that gives litter prevention project officers a starting point when they need to engage with CALD communities in the local area. Learn from councils' community engagement experience on other topics, and identify the key considerations for litter prevention.<br>• When local litter prevention projects engage with local CALD communities, capture the lessons and resources which could be valuable to other projects.<br>• ECCNSW could potentially be engaged for a similar program to the Sydney Olympic Park project, targeting high visitation parks in the Georges River Catchment. |

| Initiative 2.4 | Working with other organisations |
|---|---|
| Main idea: | There are other significant public land managers in the catchment, particularly Transport for NSW (who are responsible for main roads, railway stations, bus interchanges – these are often significant litter hotspots). A holistic approach should include these major land managers. |
| Benefits: | Councils often report that it is hard to engage with TfNSW on litter management and prevention. A catchment-based regional scale approach supported by the EPA may have more hope of cutting through. |
| Key considerations: | TAFE NSW has previously run litter prevention initiatives on their campuses, setting an example relevant to other similar land managers.<br>When ALM data becomes available, it is expected to provide more information on litter types and quantities associated with different land uses, including main roads. |
| Councils' role: | Provide information about the local litter issues/hotspots where the cooperation of other public land managers is needed in order to tackle litter problems. |
| Georges Riverkeeper role: | Georges Riverkeeper can serve as a conduit between their member councils and state agencies, but Georges Riverkeeper does not currently have established relationships with agencies who are key land managers and therefore relevant to litter prevention. Therefore, Georges Riverkeeper should seek to work in partnership with EPA to engage with relevant agencies, including TfNSW. Regional Organisations of Councils could also be included to strengthen partnerships between councils and state government. |
| Other key stakeholders: | EPA should play a key role to bring other major public land managers to the table. |
| Possible actions: | • Identify land areas managed by TfNSW and others, and gather evidence on the nature of the litter problem in these locations. Councils would need to assist with this.<br>• In partnership with EPA, engage with TfNSW and others, with an aim to initiate constructive action.<br>• TfNSW could increase the visibility of "Tosser!" campaign material with prominent signage on main roads and at transport nodes. |

## 9.3 TAKE A STRATEGIC APPROACH

| Initiative 3.1 | Focusing attention on litter prevention in industrial areas |
|---|---|
| Main idea: | Based on existing NLI data, industrial areas are known to have larger quantities of litter than other land uses. ALM data is expected to confirm this and add more detail. Councils in the catchment are concerned about litter in industrial areas, and its impact on downstream waterways, but industrial areas are largely out of sight for most of the community, and there is an expectation that councils will focus litter prevention efforts in places like town centres and parks. A catchment-based strategy should be holistic and GRK, working from the perspective of the river, is potentially able to push for greater focus on the places where the greatest litter loads are arising. |
| Benefits: | Industrial areas are a significant source of litter at catchment scale and litter prevention here has the potential for significant benefits in the waterways downstream. |
| Key considerations: | On general litter in industrial areas:<br>• Much of the litter in industrial areas is general consumer items (e.g. takeaway food packaging) with sources in the public domain (e.g. the streets), rather than industrial litter arising on business premises.<br>• Illegal dumping is also an issue in industrial areas. The untidy look of these areas may influence littering behaviours.<br>• ALM data should provide useful information on specific litter types and locations, when it becomes available from EPA.<br>• Strathfield Council's past litter prevention projects are potentially useful examples – they have focused on industrial areas.<br>On nurdles (small plastic pellets used as a raw material in the manufacture of plastic products):<br>• Nurdles are readily observed at the foreshore locations where litter accumulates, and Georges Riverkeeper's sampling using the AUSMAP method has shown that nurdles make up a significant proportion of microplastics sampled at local sites. |
| Councils' role: | On general litter in industrial areas: Councils would be expected to lead on-ground projects in industrial areas, particularly those focused on general street litter. Given their responsibilities in public streets and their role in compliance, council involvement would be essential.<br>On nurdles: Councils could also play a role in addressing nurdles, this would likely be a supporting role to EPA's Operation Clean Sweep program (see below). |
| Georges Riverkeeper role: | On general litter in industrial areas: with their point of view focused on the river and taking a whole of catchment perspective, GRK can draw attention to the importance of industrial areas as sources of litter, and support litter prevention projects in these locations.<br>On nurdles: GRK could also support EPA's Operation Clean Sweep program, targeting nurdles. |
| Other key stakeholders: | On general litter in industrial areas: businesses may have an interest in keeping their street frontage clean.<br>On nurdles: EPA is developing 'Operation Clean Sweep', which includes $500,000 to help plastic manufacturers improve their systems and providing guidance for councils about best practice nurdle management. |

**Possible actions:**

On general litter in industrial areas:

- Review ALM data when available, as well as other local litter observations (e.g. from councils) to identify industrial area hotspots of concern.
- Survey hotspots (e.g. with Local Litter Checks) to better understand the litter problems (litter types, sources, causal factors) at specific hotspots in industrial areas, and plan effective litter prevention initiatives
- Consider a pilot project within industrial areas, targeting one industrial hotspot in each member council area. Trial litter prevention initiatives including cleanliness, infrastructure, education and awareness, enforcement and involvement. Demonstrate effective action and present results to the Georges Riverkeeper Committee, asking member councils to continue the program in other hotspots.

On nurdles:

- Support the Operation Clean Sweep program targeting nurdles.

| Initiative 3.2 | Planning for litter prevention in the context of significant development |
|---|---|
| Main idea: | The catchment is experiencing significant new development, and with this comes investment in upgrading public areas including parks, green grid links, streets and town centres. This is an opportunity to build best-practice litter management in at the planning and design stages. |
| Benefits: | Avoid litter problems by design. For example, consistent litter bin infrastructure and placement can encourage better litter disposal behaviour, as it makes it easier for the community to find a bin when they need one and use it appropriately. |
| Key considerations: | An observation from the working group was that they expect design standards in parks, streets and town centres to be reasonably good, but green grid links potentially need more attention.<br>Blacktown Council (via their Clean Cities program) has put significant effort into improving public domain design standards to get the details right and avoid creating litter hotspots. Their standards would be a useful reference.<br>WSROC and SSROC have both done previous work providing guidance on choosing and using appropriate litter bin infrastructure. |
| Councils' role: | Councils are the key organisations controlling planning and design standards for public places and infrastructure, therefore they would need to take a leading role in driving this action. |
| Georges Riverkeeper role: | Georges Riverkeeper could play a supporting role to member councils, including:<br>• Identifying good practices and sharing information. With input from member councils, Georges Riverkeeper could collect information on new litter management infrastructure and litter prevention practices being implemented by each council and share knowledge with other members.<br>• Raising awareness of effective planning strategies and design options. Celebrate the best examples and promote good practices. |
| Other key stakeholders: | Other agencies with public land management responsibilities. |
| Possible actions: | • Review how litter management is currently considered in public domain upgrades, and what kind of outcomes are being achieved in different contexts. Identify opportunities for improvement.<br>• If there is a need to improve practices, develop guidance on planning for litter prevention in the planning and design process.<br>• Incorporate guidance already developed in past projects. Initiative 1.3 should improve access to existing guidance documents. |

| Initiative 3.3 | Support EPA's proposed Streets to Sea initiative |
|---|---|
| Main idea: | EPA is developing a new 'Streets to Sea' initiative, including strategic initiatives to stem flows of litter from urban streets into creeks, rivers and estuaries via rainwater runoff (stormwater).<br><br>While it is not yet clear exactly what EPA's initiative will include, Georges Riverkeeper has relevant experience to contribute, having completed the major 'Zero Litter in Georges River' initiative over the past 3 years. This has funded GPT audits and upgrades in several council areas and a new GPT planning/design manual for member councils, but also highlighted gaps and remaining questions.<br><br>There is potential for ongoing programs in the Georges River project to continue the work from the Zero Litter initiative and integrate it with EPA's Streets to Sea initiative. |
| Benefits: | Maintain momentum, ensure that findings from the Zero Litter project are carried over into the next initiative. |
| Key considerations: | A key question for litter managers, waterway managers and stormwater managers is that there is still a need to better understand the flows of litter from catchments to waterways, and how to use GPTs and other stormwater management interventions (e.g. street sweeping) most effectively.<br><br>A key challenge is gathering relevant data. Information on activities like litter picking, street sweeping and GPT maintenance is mostly held by councils but does not often include much detail on the quantities or types of litter collected. Useful information may not be readily available, and it may take a new initiative to collect relevant information at a useful level of detail. This was recently attempted in the Cumberland Council area with limited success. |
| EPA's role | EPA is leading the Streets to Sea initiative. Work with EPA to understand their 'Streets to Sea' initiative and how to support their approach. |
| Councils' role: | As the key stormwater managers in the catchment, Georges Riverkeeper member councils would be essential partners. |
| Georges Riverkeeper role: | Georges Riverkeeper could play a coordinating role between EPA and councils. |
| Other key stakeholders: | Research institutions. |
| Possible actions: | Depending on EPA's objectives, Georges Riverkeeper could provide support by:<br>• Sharing lessons learned from the 'Zero Litter in Georges River' initiative.<br>• Assisting to gather data from councils on litter flows – including quantities of litter captured by street sweeping, GPTs and other stormwater management measures across the catchment.<br>• Assisting with targeted monitoring of litter flows and litter removal in stormwater management measures, to fill data gaps. |

# 10 MONITORING AND EVALUATION

*Monitoring and evaluation of litter prevention initiatives can occur at multiple levels, from individual projects to whole-of-catchment.*

## 10.1 LITTER DATA SOURCES AND MONITORING TOOLS

NSW EPA has developed a set of litter monitoring tools which are summarised in Figure 24. These include:

- The Australian Litter Measure, which is a methodology for measuring litter in different land uses, such as residential, retail, recreational parks or beaches. ALM data will be collected by EPA and it is understood that it will be made available to GRK, its members and other litter managers. The methodology will also be made available so it will be possible for local land managers to add to the data with their own local measurements.
- The Key Littered Items Study, which is measuring litter quantities in urban and remote estuaries. The data for urbanised estuaries is in a dashboard (available to GRK and other litter mangers) that shows litter trends over the years, its distribution between sites and regions along the coast, and the relative quantities of different types of litter.
- The Local Litter Check and Butt Litter Check: tools for assessing litter hotspots. These are used locally for site-specific monitoring.

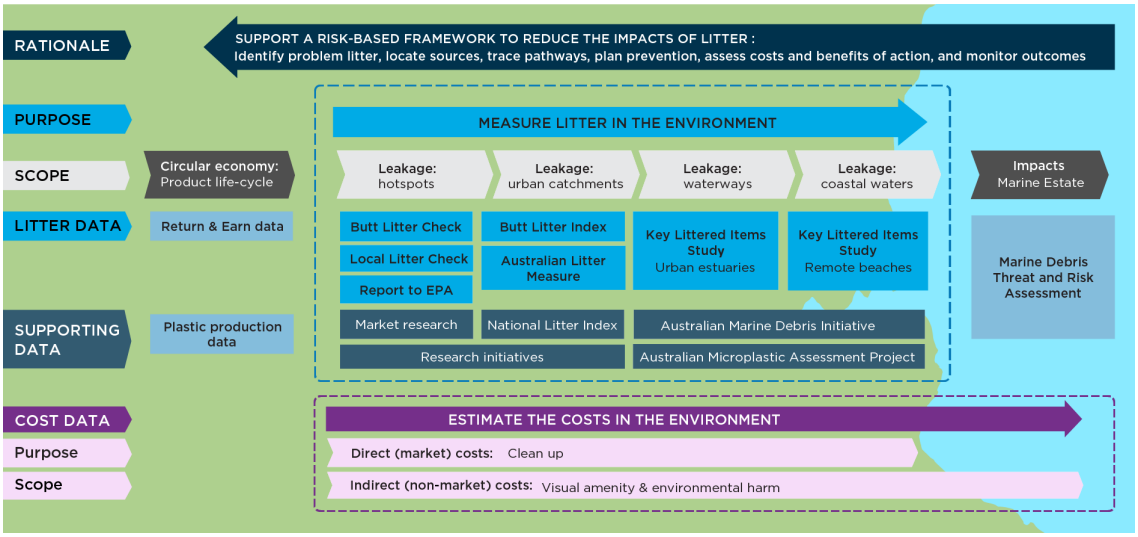


Figure 24: EPA's litter data framework (NSW Environment Protection Authority, 2021)

## 10.2 OPTIONS FOR MONITORING AND EVALUATION

### 10.2.1 CATCHMENT-WIDE LITTER MONITORING

NSW Government has set state-wide targets for litter prevention: a 30% reduction in plastic litter items by 2025 and a 60% reduction in all litter items by 2030. The KLIS will be used to monitor progress towards these targets across the state. The Georges River Litter Prevention Strategy should play a supporting role contributing to these targets, however, with no KLIS site in the Georges River catchment, KLIS data will not be able to be used for a local litter target.

Before specific quantitative litter prevention targets can be set for the Georges River, first there is a need for improved local monitoring of litter quantities. This could include:

- Setting up a local KLIS site.
- ALM data once this is available.
- Other data on litter flows, if Initiative 3.3 goes ahead.

### 10.2.2 SITE-SPECIFIC LITTER CHECKS

Site specific litter prevention projects can use the Local Litter Check or Butt Litter Check to monitor their outcomes at site scale.

### 10.2.3 OTHER MEASURABLE OUTCOMES

As part of developing a roadmap for the Georges River, this should identify measurable outcomes to be targeted, so that GRK can report progress over time. These should be 'SMART' (Specific, Measurable, Achievable, Relevant, and Time-Bound) but need not involve direct measurement of litter in the environment. For example, measurable outcomes could include:

- Number of councils who have endorsed the Litter Prevention Strategy
- Number of councils participating in the Georges River litter prevention steering group
- Number of on-ground litter prevention projects completed or underway in the catchment

Councils need to report on progress towards adopted goals and targets, however when it comes to litter these are often fairly high-level and rely on indicators such as Community Satisfaction Survey outcomes (e.g. level of satisfaction with the cleanliness of public places) to measure success.

### 10.2.4 OWN IT AND ACT

The EPA's Own it and Act assessment tool can be used as a semi-quantitative measure of organisational capacity and has been designed so that it can be used to assess progress over time based on repeated organisational status checks.

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# Detecting litter in waterways using artificial intelligence

## Georges River Council

*June 2025 – Summary Report*

*Justine Barrett*

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# 1 Introduction

Millions of tonnes of anthropogenic litter enter global oceans each year [1] with a large amount of litter coming from waterways in major cities [2]. Although Australia's ocean pollution situation is much less concerning than many other countries, a substantial amount of litter still enters our surrounding oceans every year.

As part of the stormwater activity for the 'National plastic pollution monitoring program and stormwater project' with the Department of Climate Change, Energy, the Environment and Water (DCCEEW), CSIRO conducted a nationwide pilot project trialling a technology to improve litter monitoring in waterways. The technology was an artificial intelligence (AI) object detection model that analysed trail camera footage to detect, classify and quantify litter items floating down urban waterways.

The pilot project specifically aimed to:

- Explore the use of AI object recognition technology in analysing camera footage to identify floating litter in waterways.
- Test how effectively trail cameras can be installed in a variety of waterway environments.

# 2 Litter detection model

The CSIRO litter identification model identifies floating litter items by material type (e.g., plastic and glass) and by specific item types such as packaging and beverage bottles (see Appendix A for details). Figure 1 demonstrates some general examples of litter items identified by the model. While the categories are not exhaustive, they provide a solid representation of what computer models can identify whilst representing all the objects detected during this project. Using trail cameras with interval photo series documentation, coupled with AI modelling, reduces the need for manual human assessment of every image to detect floating anthropogenic debris.

This technology can assist litter management in catchment-based stormwater planning by, estimating pollutant loads, identifying floating plastic hotspots within the catchment, and evaluating the effectiveness of existing systems in place to manage healthy waterways. The information gained from the object detection model can support more targeted management actions within jurisdictions. Such actions might include targeted education campaigns, working with packaging manufacturers that have a high frequency of littered items, and/or the installation of more effective stormwater treatment assets upstream.

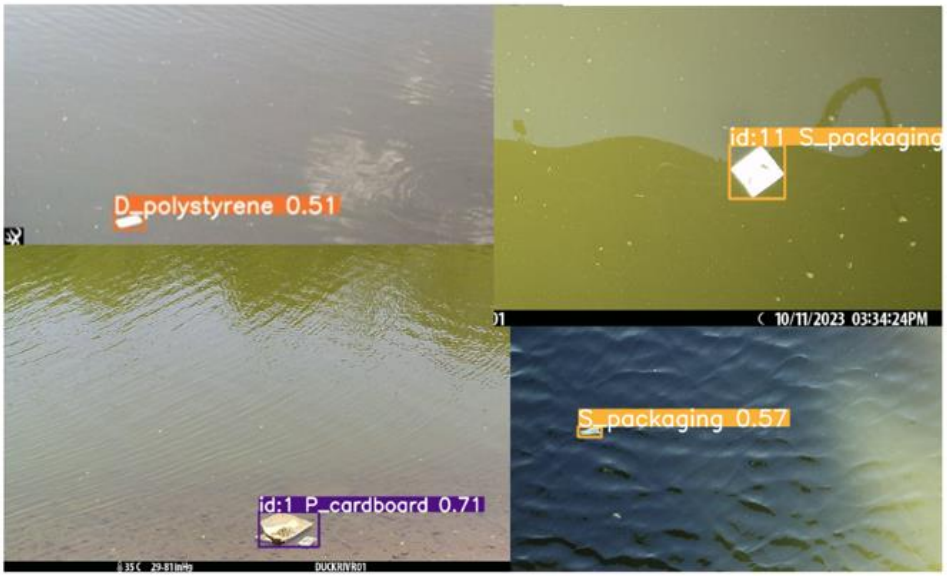


**Figure 1. An example results from CSIRO's litter detection model analysis identifying floating litter items in waterways.**

# 3 Pilot project

Trail cameras were installed over waterways in urban areas to record the amount and types of litter floating downstream. The cameras were programmed to capture an image every five seconds between the hours of 6am to 6pm. Every two weeks, the camera batteries and memory card were replaced, and the images uploaded onto a CSIRO server. From there, a model was trained on each site location to ensure any site-specific conditions were accounted for, such as shadows, common occurrences of wildlife, or large rocks.

Two sites were monitored within the Georges River Council with one camera monitoring Lime Kiln Bay (Site 1), while another monitored Poulton Creek (Site 2). The cameras were deployed for 16 weeks between December 2024 and April 2025 capturing a total of 280,000 useable images (Table 1). Figure 2 shows the two cameras in place overlooking waterways in the Georges River Council.

**Table 1: Details of the camera installation sites including the number of useable images for analysis.**

| Municipality | Site name | GPS Coordinates | Site address | Waterway name | Useable images obtained |
|---|---|---|---|---|---|
| Georges River Council | Site 1 | -33.97729, 151.059550 | 40 Pamela Ave, Peakhurst Heights | Lime Kiln Bay | 150,000 |
| | Site 2 | -33.983896, 151.093896 | Morshead Dr, South Hurstville | Poulton Creek | 130,000 |

Figure 2. Cameras overlooking waterways in the Georges River Council (Site 1 on the left, Site 2 on the right).

# 4 Results

Both the Georges River Council sites detected an average of **one litter item per hour** of footage. Site 1 and Site 2 were both located in similar sized waterways in residential areas. Soft plastic packaging (S_Packaging) was the most common litter item detected at both sites (Figure 3), with an example of each shown in Figure 4. These results align with the overall average of litter items detected across the national pilot project. Site 1 also had soft plastic labels (S-label) and polystyrene (D_polystyrene) detected. At Site 2, three quarters of the litter items detected where soft plastic packaging, with the other quarter being thin film plastic bags.

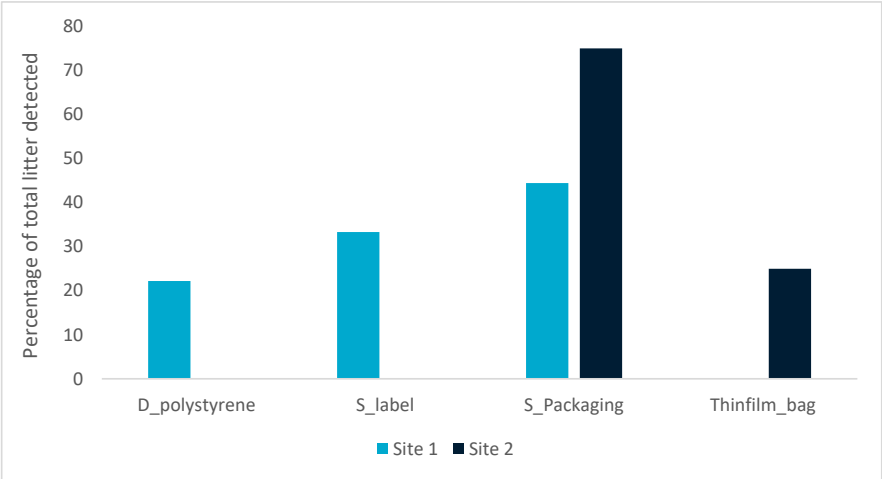


Figure 3. The litter types detected at both sites within Georges River Council (represented as percentages of total litter detected per site).

**Figure 4. Examples of soft plastic packaging detected at both sites in the Georges River Council (Site 1 on the left, Site 2 on the right).**

# 5 Comparisons to other pilot project sites

In total, approximately 1.4 TB of camera image data was collected from waterways across 18 pilot project sites. The most common litter item detected across the pilot project sites was soft plastic packaging (S_packaging), accounting for 43 % of the litter detected (Figure 5). This result compares similarly to recent CSIRO litter surveys at riverine sites in multiple Australian areas that found soft plastic packaging to be the second highest litter type found [3], after cigarette butts which were, unfortunately, too small to be detected by our AI model. The second most detected litter item in the pilot project was polystyrene (D_polystyrene) at 18 %, the third most detected was plastic beverage bottles (H_beveragebottle) at 14 %.

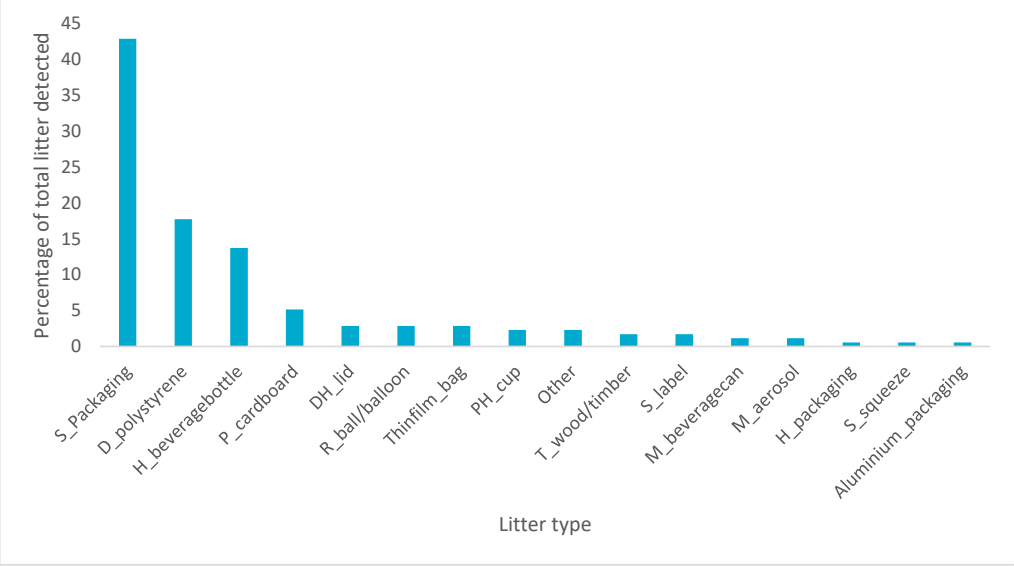


**Figure 5. The litter types detected across all the sites of the pilot project (represented as percentages of total litter detected).**

Without disclosing specific site identities, comparative analysis with other sites participating in the national pilot project may provide valuable insights. Although the number of images collected at each site was different, we can make a fair comparison by considering the number of litter items detected per hour of footage collected (Figure 6). With a detection rate of one litter item per hour of footage, Georges River Council comparatively lower detection rates than five other sites and was on a par with three other sites.

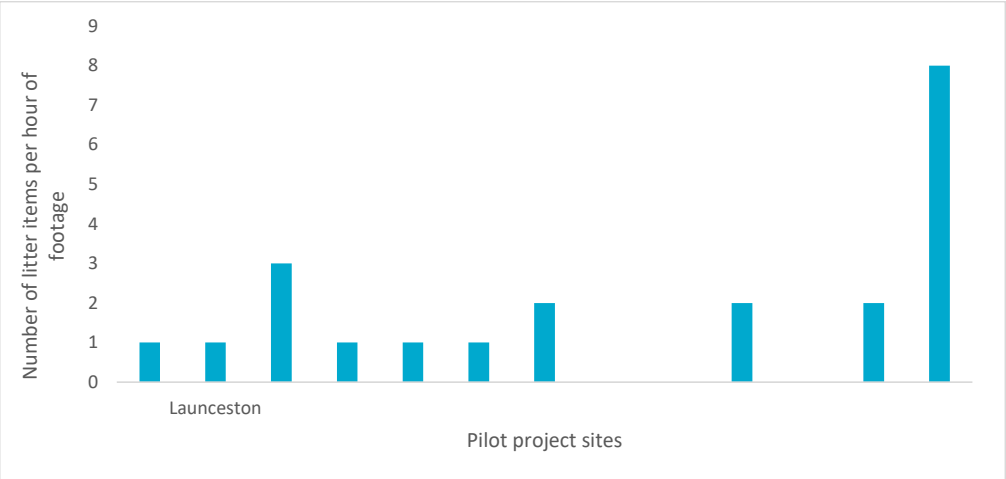


**Figure 6. Litter counts per hour of footage for the 13 pilot project sites that had useable images. Noting that only the sites from Georges River Council are labelled (to protect the identity of other participating municipalities).**

# 6 Technology limitations

In its current state, the camera and litter detection model are limited to collecting data (images) during daylight hours. Additionally, in some cases, the camera view did not capture the full width of a waterway meaning some litter items may have been missed. Both limitations mean the technology is best used as a comparison tool. For example, comparing multiple waterways or multiple sites along the same waterway to determine which areas require more attention for litter prevention or collection. Equipment theft was also a challenge and could be overcome via additional security measures. However, increased security could increase deployment costs. The camera technology used in this trial needed regular memory cards and battery changes. This was a barrier for many municipalities to participate.

The litter detection model is still in development and currently requires operation by a software engineer. In future, CSIRO aim to develop a model that can be utilised more widely by individuals with limited training.

The cost of this technology is also a limitation. Despite the promise of object recognition AI technology for monitoring litter in waterways, the current systems are not cost-effective for widespread use. Each monitoring site costs approximately $2,500 for three months of operation, including equipment and labour, making the technology financially prohibitive, particularly for municipalities responsible for managing numerous sites. Additionally, though there were no

equipment losses at Georges River, when considering the other seven municipalities that participated in this national trial, the average loss of on-site equipment was 40 % due to theft and discontinued partnerships resulting from municipality staff changes. While the data produced may offer valuable insights, the high cost of deployment, maintenance, and data processing limits its practicality as a scalable solution for routine litter management across catchments.

# 7 Future directions

There are many avenues for improving camera deployment, model development and our ability to scale up the project to catchment wide monitoring. For example, in the short term, using solar panels to power the cameras paired with larger memory cards would extend the time between site visits and potentially allow for longer-term monitoring. Additionally, tamper-proof camera housing may reduce the risk of theft.

Looking longer term, upgrading the hardware and software for onboard model processing would be ideal. This upgrade would involve deploying permanent cameras with additional hardware capable of housing and running the AI model. The camera would then communicate via the mobile network to report results back to a user daily, allowing for near real-time analysis. Technology is already available for this type of monitoring. However, the costs, particularly the implementation costs, would be significantly higher than the current project costs, which are already prohibitive for catchment wide monitoring. As such, a thorough assessment of the benefits relative to the costs is essential.

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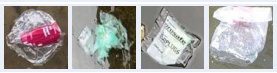
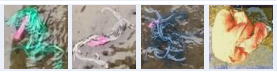
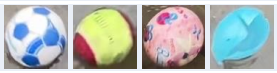
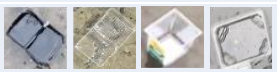
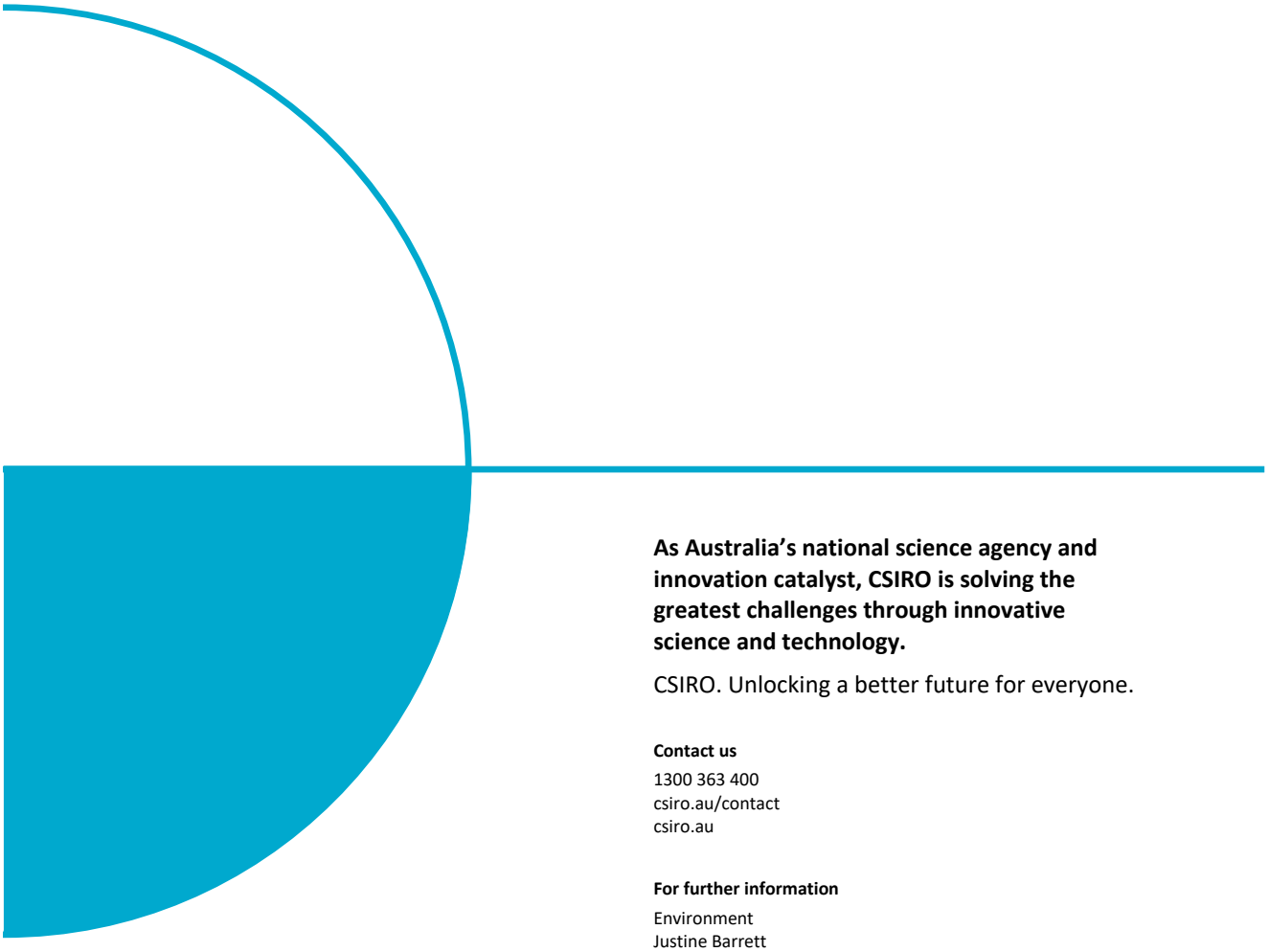
# 9 Appendix

## Appendix A- Categories of Items and Material Types

Examples and categories for the initial 28 categories of floating debris that were used in the machine learning algorithms for object detection are displayed in Table A. While we acknowledge that there are nearly endless ways to categorise objects, decisions were made based on a number of factors and considerations (that are outside of the scope of this report).

**Table A: Examples and categories of litter used for classification in the litter detection model.**

| Category | Sample Trash | Category | Sample Trash |
|---|---|---|---|
| S_Packaging | | H_otherbottle | |
| Thinfilm_bag |  | H_plate/bowl | |
| Aluminium_packaging | | H_utensil | |
| S_bubblewrap | | DH_lid | |
| S_label | | D_polystyrene | |
| S_squeeze | | M_beveragecan | |
| S_straw | | M_foodcan/tin | |
| PS_string |  | M_aerosol | |
| P_cardboard | | R_ball/balloon |  |
| P_foodcontainer | | G_beveragebottle | |
| PH_cup | | F_facemask | |
| H_packaging |  | T_wood/timber | |
| H_beveragebottle | | Other | |



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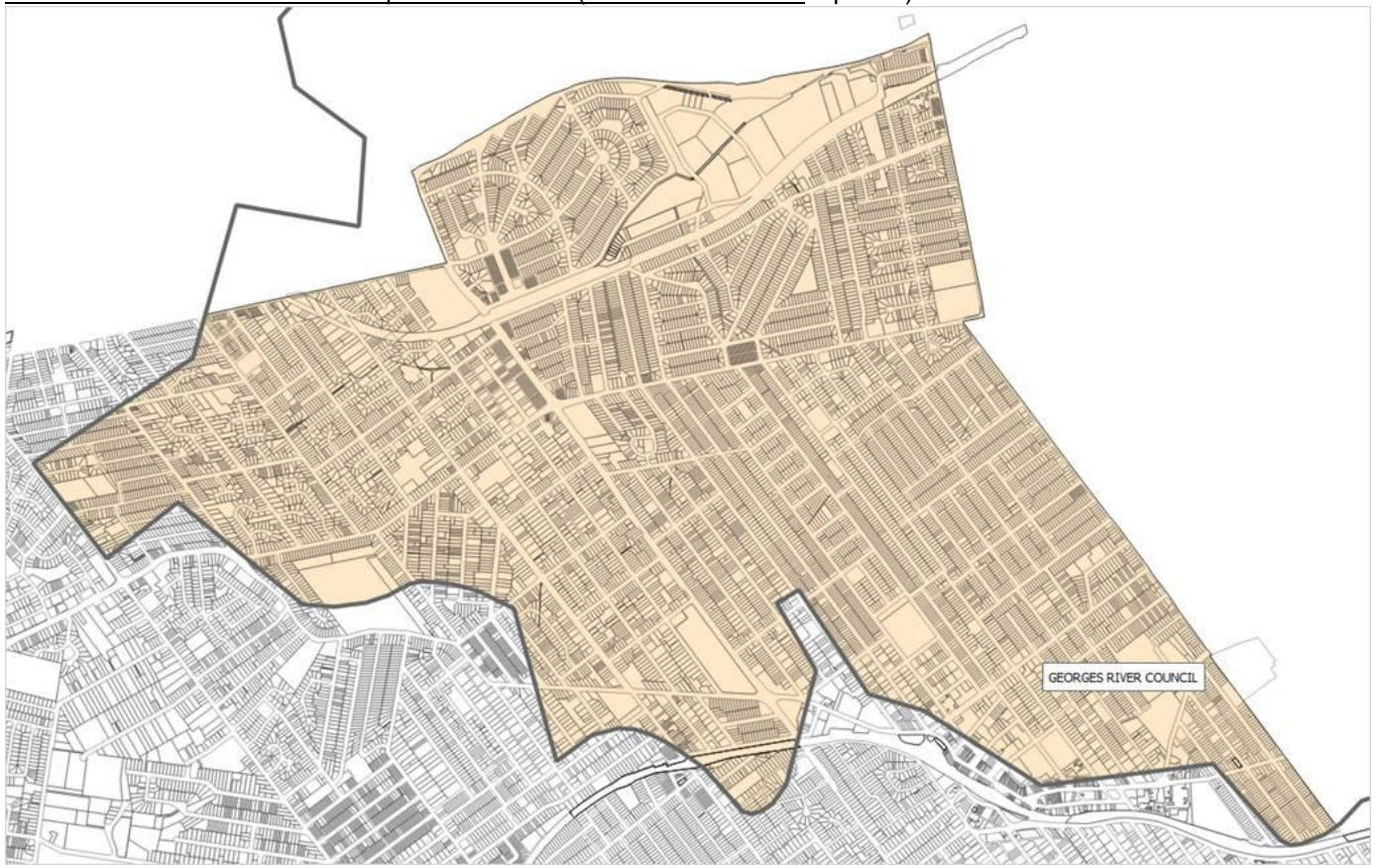
| Catchment | Percentage of Total |
|---|---|
| **Cooks River** | **19.50%** |
| **Georges River** | **78.56%** |
| **Scarborough Ponds** | **1.94%** |

Cooks River Catchment = 8.60 Square Kilometres (8597349.36 metres squared)



Georges River Catchment = 34.63 Square Kilometres (34628974.26 metres squared)

Scarborough Ponds Catchment: 0.85 Square Kilometres (855802.86 metres squared)

Total area = 44,082 m² or 44.08 Square Kilometres

**Goerges River Council Membership Contribution as at 2011-2012 (Based on formula drived from Table 1, Report on the Cooks River Alliance (2010) = $38,300**

CPI = Consumer Price Index, ABS = Australian Bureau of Statistics, RBA = Reserve Bank of Australia
IPART = NSW Independent Pricing and Regulation Tribunal

| Financial Year | CPI Increase | Source / Context | Georges River Council Membership Contribution |
|---|---|---|---|
| 2012-13 | 2.4% | NSW Parliament / Office of Local Government – CPI used alongside IPART rate-peg history | $39,219.2 |
| 2013-14 | 3.0% | NSW Parliament / OLG submission referencing ABS CPI in IPART context | $40,395.8 |
| 2014-15 | 1.5% | NSW Parliament / OLG – CPI compared to IPART rate peg | $41,001.7 |
| 2015-16 | 1.3% | ABS CPI, Sydney / Weighted average – referenced in NSW LG financial reporting (IPART contextual use) | $41,534.7 |
| 2016-17 | 1.9% | ABS CPI – commonly referenced by IPART in cost-movement explanations | $42,323.9 |
| 2017-18 | 2.1% | ABS CPI – NSW / Weighted capitals | $43,212.7 |
| 2018-19 | 1.6% | ABS CPI – referenced in IPART local-government cost commentary | $43,904.1 |
| 2019-20 | 1.2% | ABS CPI - pre-COVID | $44,430.9 |
| 2020-20 | 0.9% | ABS CPI – COVID-impacted year | $44,830.8 |
| 2021-22 | 3.9% | ABS CPI – inflation rebound | $46,579.2 |
| 2022-23 | 6.0% | ABS CPI – peak inflation period referenced extensively by IPART | $49,374.0 |
| 2023-24 | 4.1% | ABS CPI – used in IPART rate-peg methodology review | $51,398.3 |
| 2024-25 | 3.0% | RBA / ABS CPI forecast used by IPART under new methodology | $52,940.3 |
| 2025-26 | 3.0% | Estimate based on average CPI over time (estimate only - to be confirmed) | $54,528.5 |
| 2026-27 | 3.0% | Estimate based on average CPI over time (estimate only - to be confirmed) | $56,164.3 |

**The Hon Paul Scully MP**
Minister for Planning and Public Spaces

NSW GOVERNMENT

Ref: IRF25/1636

Cr Elise Borg
Mayor
Georges River Council
PO BOX 205
Hurstville BC NSW 1481
eborg@georgesriver.nsw.gov.au

Dear ~~Mayor~~ Elise

I write in relation to Georges River Council's development assessment processes and the report which the Department of Planning, Housing and Infrastructure have received from the expert planner regarding Council's performance.

I'd like to extend my thanks to Georges River Council for working with the Department and the expert planner to review Council's development assessment processes and develop an action plan to reduce the average end to end timeframes. These actions will help streamline approvals, delivering additional homes and jobs more quickly for the community.

I note that there was a delay in the Department being able to finalise the action plan following the recommendations by the expert planner. This was due to attempting to balance somewhat competing factors including the significant need to improve Council performance alongside the need for consistency in the implementation of actions, while acknowledging the range of positive steps taken by councils across the State to improve performance.

The Department has briefed me on Council's action plan, including the recommended measures. I am advised that if Council implements this action plan in full, it is likely there will be a measurable improvement in its development application (DA) assessment timeframes.

Given this, I expect Council to endorse the attached action plan in its entirety, and associated implementation timeframes at the next Council meeting, with endorsement confirmed by the end of June 2026 to coincide with the reduction in end to end development application assessment days under the Statement of Expectations

I note that if Council does not endorse the attached action plan in its entirety prior to the end of June 2026, or at all, I will be consulting with the Minister for Local Government and together we will determine the appropriate next steps for the NSW Government.

A key part of this work involves Council working to clear its legacy DAs (those over 180 days) over the coming four months, while also assessing its current DAs (those under 180 days) within the 105-day expectation and subsequently 95 days from July 2026. I note the clearing of legacy DAs will be reflected in the Council League Table data. However, once cleared, these timeframes are expected to drop considerably.

I also note that the Department has recently developed a program to provide tailored support for councils to assist with clearing their legacy applications. The Department will work with individual councils who opt into the program to identify their specific needs and seek to support these through the program.

The Department will continue to work closely with Council and will be monitoring progress monthly through ongoing interaction between the expert planner and Council while the identified actions are implemented. I note the Department will also continue to brief me on Council's performance and progress in reducing its DA timeframes and I expect to see improvements from Council within three months.

I hope that the NSW Government and Georges River Council can continue to work together to improve development assessment timeframes and approvals, to deliver additional homes and jobs for the local community as quickly and efficiently as possible.

Yours sincerely

**Paul Scully MP**
Minister for Planning and Public Spaces
Encl: Georges River Council Action Plan 6/5/26

## Attachment 1: Action Plan

| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Lodgement and Triage** | Lodgement triage needs regular timing to reduce and control number of DA lodgement days. Irregular and or inconsistent triage will impact lodgement and overall assessment days. | • Within 1 month amend the lodgement triage process so meetings are standardised and held at least twice weekly. | Lodgement triage not exceeding four days. | Manager Development and Building | 1 month |

| | | | | | |
|---|---|---|---|---|---|
| **Pre lodgement Information** | The ability to access information prior to lodging DAs can improve the understanding of applicants and the subsequent quality of applications.<br><br>Information is currently available on Council's website, however it should be more easily assessed and provide improved guidance to applicants. | • Review website to ensure it is easily accessible and in plain English:<br>  ○ Within 1 month map out existing website, links and content to undertake a stocktake and gap analysis of current information.<br>  ○ Within 2 months review all current information to ensure it is in plain English, that information is easily accessible.<br>  ○ Within 3 months ensure all missing information is updated and included onto the website to ensure a seamless user experience.<br>• Within 3 months implement a Planning Concierge (or similar) which provides pre-lodgement services as part of an integrated customer service function.<br>• Within 1 month review the fees and charges and within 3 months seek council endorsement for any amendments to those fees for pre-DA meetings to incentivise the use of this service. | Information to inform the DA process is easy to access and interpret and there is an increased use of pre-DA services. | Manager Development and Building | 3 months |

| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Lodgement and Triage** | Lodgement triage process not well defined, resourced and timed. Relies on single DA Coordinator position. Vulnerable to limitations on resources causing potential bottlenecks and delays in lodgement timing. | • For consistency of triage process:<br>  ○ Identify minimum standards and content of lodgement documents<br>  ○ Refer to the published DA checklist and DA Guide<br>  ○ Refer to any written pre-lodgement advice for consistency<br>  ○ Review and update DA Checklist and DA guide and record for future updates.<br>• Ensure staff resources are allocated to the triage process to ensure consistency at the triage stage.<br>• DA rejection letters to be prepared and issued to applicants within 24 hours of the lodgement triage, letters must be clear, constructive and actionable, and include next steps for potential re-lodgement and resources available to applicants (template action). | Improved quality of DAs accepted for assessment<br>Improved information to applicants on where to from here. | Manager Development and Building | 2 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **DA Allocation** | No clear process or timeframe targets for DA allocation leads to delays in:<br>- allocation<br>- issue date of referrals and concurrence requests<br>- notification and advertising<br>- assessment timeframes | • Within 2 months prepare and adopt a Process Map for the DA allocation process.<br>• Within 3 months prepare instruction templates and performance targets for the allocation process. | Consistent application of process for efficiency, and improved resilience in the process where there are staff changes. | Manager Development and Building | 3 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Referral Processes** | Lack of clarity on criteria that trigger internal referrals creates inconsistency in the referral process, and referrals that may not be necessary.<br><br>Key focus on referrals for:<br>- Tree retention / Arborist reports<br>- Landscape<br>- Stormwater solutions | • Within 2 months establish criteria to be implemented at DA allocation which make most efficient use of internal referral resources.<br>• Within 2 months develop clear internal referrals timeframe targets that are monitored<br>• The criteria that trigger internal referrals will be further reviewed with the review of the DCP to consider:<br>- Whether the criteria that trigger referrals is appropriate?<br>- Whether the number of internal referrals could be reduced and if so, how? | Internal referrals with clear purpose and target timing.<br><br>Consistency in reasons for internal referrals.<br><br>Reduce the time lapse between allocation referral, and referral completion. | Manager Development and Building | 2 months |
| **Request for Information (RFI)** | Inconsistencies in content and timing of RFIs create inconsistencies across applications.<br><br>Multiple RFIs can create confusion and delays in assessment. | • Within 2 months implement agreed timeframes for the issue of RFIs, as well as agreed timeframes for when an RFI has not been met.<br>• Ensure complex RFIs include opportunities to meet with staff to discuss.<br>• Within 2 months Implement a process of review of RFIs by Senior Planners to “gate keep” RFIs to ensure they are practical and in line with the DA assessment remit. | Single consolidated RFIs are issued to applicants, in a standardised format that have peer review and oversight. | Manager Development and Building | 2 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Determinations** | Lack of systemisation and integration across a range of IT systems has created significant reliance on administration staff to manage the determination process.<br><br>Reliance on manual input of Conditions of Consent and other matters is inefficient. | • Within 2 months review determination process and within 3 months implement changes in the determination process to reduce administrative burden.<br>• Within 3 months develop standardised conditions. | Reduction in time to issue Notices of Determination (NOD) and upload to the Planning Portal. | Manager Development and Building | 3 months<br><br>*Ongoing with IT review* |
| **Templates - Rejection** | Rejection letters need to be clear, consistent, constructive, actionable and linked to support services for preparing a better DA for re-lodgement. | • Within 1 month undertake the necessary work to ensure the word template for lodgement triage rejection letter is linked to content of DA Guide and DA Matrix<br>• Standard letter to include information on sources of pre-lodgement assistance to reduce the number of DAs needing to be re-lodged.<br>• Within 1 month implement an agreed KPI for the issue of rejection letters. | Clarify reasons for rejection and provide actionable information on pre-lodgement assistance to reduce number of incomplete DAs and rejections in the future.<br><br>Increased portion of "Assessment Ready" DAs and reduce number and complexity of RFI letters thereby reducing DA assessment times. | Manager Development and Building | 1 month |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Templates -RFI letters and structure** | No timing targets for issue of RFI letters.<br>Content and structure of RFI letters could be improved for clarity, timeliness and actionable next steps for applicants.<br>No consistency in due dates for RFI responses. | • Within 1 month develop standardised RFI template ensuring language is clear concise and plain English.<br>• Complex RFIs to include opportunity for meeting with Council officers. | Improved responses to RFIs to allow quicker assessment.<br>Improved customer service outcomes. | Manager Development and Building | 1 month<br>Annual revision of DA Guide February 2026 |
| **Templates – Reports** | The complexity of officer assessment reports is requiring significant investment in time for preparation and review. Reports should be streamlined and include only information necessary to inform assessment outcomes. | • Within 1 month review assessment reports to ensure reports are fit for purpose based on the complexity of the assessment matter.<br>• Within 2 months develop low impact/low risk reports for Fast Track approvals, and revise assessment report templates for:<br>o multi dwelling housing<br>o residential flat buildings, mixed use developments with shop top housing<br>o other (e.g. modification of consent) | Improve timeliness and clarity of DA assessment reports.<br>Reduced time for report generation and review. | Manager Development and Building | 2 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Managing legacy DA matters** | DAs >180 days significantly skew average DA assessment days data. | Within 1 month council to convene a panel of experts to review outstanding legacy DAs and agree a path forward including allocation of resources.<br>Within 4 months clear all legacy DAs as well as maintaining current momentum to ensure new DAs are determined within expectation timeframe. | Zero DAs >180 days by the end of January 2026. | Manager Development and Building | 4 months |
| **Oversight and Governance** | No warning system or tracking to identify potential ageing DAs to take pre-emptive action | Within 2 months determine triggers for 'warning system' for any DAs. Triggers should reflect the new SoE requirement of 105 days and future 85 day SoE. | DA lodgement and assessment appropriately resourced and implemented.<br>No DAs to reach >180 days. | Manager Development and Building | 2 months and Ongoing |
| | There is a perception that elected officials seek to influence the DA decision-making process, representing the views of applicants to Council.<br>The perceived interactions are creating a risk adverse culture amongst Council staff. | • Within 2 months council to engage external experts to facilitate refresher training with councillors and staff regarding the DA process, and interactions with staff.<br>• Within 3 months review any current policies and codes of conduct to reinforce the separation. | Clarity around the relationship with councillors will reduce the perception of interference and increase staff confidence to make independent decisions. | General Manager | 3 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Review of Policies relating to Development Applications** | DCP lacks clarity, excessively wordy, subjective interpretation, excessive content translates to inefficient, repetitive and lengthy assessment reports.<br><br>Council should also review the requirements for notification of low impact DAs and determine if they can reduce the requirements for notification of minor non-compliance for low impact DAs. | • Within 2 months engage consultants to undertake a review of the DCP for clarity and structure, objectives and deemed to comply performance standards.<br>• Within 12 months seek council endorsement and exhibit.<br>• Within 24 months final DCP adopted and loaded onto website.<br>• Particular focus on DCP standards for:<br>- Content and standards for tree retention / Arborist report and Landscape Plans with the additional intention of reducing the number of reports sent for internal referrals.<br>- Stormwater solutions for sites which cannot train direct to existing network.<br>- Categories of DAs and their notification requirements. | New DCP will improve clarity for applicants and reduce impost of assessment. | Manager Strategic Planning<br><br>Manager Development and Building | 24 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| | As above | • Within 5 months review assessment reports, DA Guide and Pre-lodgement tools and information to match new DCP.<br>• Within 5 months review community engagement requirements and investigate opportunities to reduce notification requirements.<br>- | Improve clarity, structure and efficiency of assessment report content | Manager Development and Building | 5 months |
| **IT and Systems** | The current systems used by Council lack integration with Council's broader IT System (Tech One). This leads to increased manual input of information and no formal management systems that enable executive oversight of the DA process. | • Within 3 months council to implement an immediate review of the DA management system with their provider (IT System) to identify improvement and augmentation opportunities.<br>• Within 6 months report to Council on the findings of the review with recommended improvement opportunities, including any relevant budget bids into the 2026/27 financial year. | Council has an IT improvement roadmap that will aid in the administration and management of the DA process | Director Environment and Planning | 6 months |

| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **IT and Systems** | Current IT tools are inadequate to support efficient and accurate library of Standard Conditions and templates for NOD. | • Within 3 months as part of IT review investigate IT tools that facilitate housing of the condition's library and generation of NOD. | Reduced manual implementation of conditions of consent and NOD. | Director Environment and Planning | 3 months |
| **IT and Systems** | Not all assessment staff have access to or regularly and effectively use the NSW Planning Portal.<br>This leads to increased reliance on admin staff to manage applications in the portal which increases administrative delays. | • Within 1 month training for all Development and Building team staff in the use of the NSW Planning Portal.<br>• Within 1 month liaise with DPHI to access tailored training for staff on the NSW Planning Portal. | Consistent and competent use of essential tools for DA assessment.<br>No delays in upload and sharing of DA assessment documents via the Planning Portal.<br>Essential skills and knowledge for DA assessment staff. | Director Environment and Planning<br>Manager Development and Building<br>DPHI | 1 month |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **IT and Systems** | DA dashboard is used by staff as a project management tool but is not integrated with the Planning Portal and leads to a double-up of data input and project management | • Within 4 months an integrated DA dashboard is developed:<br>• Within 2 months engage a suitably qualified consultant to review API requirements to link existing system with Planning Portal.<br>• Within 3 months API developed and draft dashboard ready for user acceptance testing.<br>• Within 4 months API adjusted and dashboard live. | Increased usability of the dashboard and improved governance and oversight. | Environment and Planning Business Improvement Officer | Within 4 months of upgrade of IT system in 2026. |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Investigate the Implementation of a Low Impact/Fast Tracked DA Assessment pathway** | A low impact / fast track pathway needs to be established and resourced to optimise the percentage of DAs which can be finalised in a minimum number of assessment days.<br>The initiation of a new team for these applications would ensure a consistent approach, alternatively the pathway can be embedded in other teams. | • Within 3 months develop criteria for low impact DA and develop fast track templates including standard conditions of consent and NOD. | Target average of 25 days between lodgement and determination. | Manager Development and Building | 3 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Delegations**<br>. | Delegations are currently limiting staff resources and create bottlenecks in internal review, finalisation of draft assessments and notices of determination. | • Within 3 months review all DA assessment and determination delegations for the anticipated team structure and all positions descriptions to increase scope of delegations and the staff resources available for internal reviews and determination of DAs.<br>• Within3 months review Delegations and triggers for referrals to Local Planning Panels. | Reduction of potential blockages in the determination process and increased staff autonomy. | Director Environment and Planning<br><br>Manager Development and Building | 3 months |

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| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Resources and Recruitment** | Council has had ongoing vacancies across Development Assessment team, including senior positions.<br><br>The gap in adequate resourcing has placed significant strain on the team impacting DA assessment timeframes and team culture. Whilst Council has had ongoing recruitment programs in place they have continued to have long term vacancies. | • Within 1 month continue ongoing recruitment processes including a review of role descriptions and associated renumeration, and attraction opportunities.<br><br>• Identify opportunities to offer professional development and growth opportunities across the broader Council.<br><br>• Identify resourcing requirements associated with implementation of the fast-track assessment team. | Recruitment of key positions across the broader team. | Director Environment and Planning<br><br>Manager Development and Building | 1 month |
| **Resources and Recruitment** | Vacant positions of Landscape and Tree Officer and Traffic Engineer require reliance on external contracted staff and represent bottlenecks in the DA assessment process | Within 2 months: review recruitment outcomes for:<br>- Full time Landscape and Tree officer (previously a part time position supported by 2 x external contractors each 2 days per week)<br>- Full time Traffic Engineer. | Recruitment completed. | Director Environment and Planning<br><br>Manager Development and Building | 2 months |

| DA Process - | Key factors impacting performance | Proposed measure | Expected outcome | Responsibility | Timeframe |
|---|---|---|---|---|---|
| **Recruitment (Culture)** | There is an opportunity to develop cultural change within Council that seeks to build an outcome, and problem-solving culture. | • Within 3 months develop a targeted induction program for new staff into the Development and Building Management team to build a culture of an outcome focused approach, reinforced through regular team meetings that raise awareness of goals and behaviours to improve timing and efficiency of internal referrals and inclusion of tracking data in performance review. | Improved focus on outcomes across the broader team and Council. | Director Environment and Planning<br>Manager Development and Building | 3 months |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| **1.** Lodgement and Triage | Lodgement triage needs regular timing to reduce and control number of DA lodgement days. Irregular and or inconsistent triage will impact lodgement and overall assessment days. | Within 1 month amend the lodgement triage process so meetings are standardised and held at least twice weekly. | Lodgement triage not exceeding four days. | 1 month | Manager Development and Building | Completed | • Triage is undertaken daily by Planning Team and has generally been within the Ministers Expectation of 7days since October 2026. |
| **2.** Pre lodgement Information | The ability to access information prior to lodging DAs can improve the understanding of the applicants and the subsequent quality of applications.<br><br>Information is currently available on Council's website, however it should be more easily assessed and provide improved guidance to applicants. | Review website to ensure it is easily accessible and in plain English:<br>• Within 1 month map out existing website, links and content to undertake a stocktake and gap analysis of current information.<br>• Within 2 months review all current information to ensure it is in plain English, that information is easily accessible.<br>• Within 3 months ensure all missing information is updated and included onto the website to ensure a seamless user experience.<br><br>Within 3 months implement a Planning Concierge (or similar) which provides pre-lodgement services as part of an integrated customer service function.<br><br>Within 1 month review the fees and charges and within 3 months seek council endorsement for any amendments to those fees for pre-DA meetings to incentivise the use of this service. | Information to inform the DA process is easy to access and interpret and there is an increased use of pre-DA services. | 3 months | Manager Development and Building | In Progress | • Council's website, lodgement guide and supporting information to be updated within 3 months to provide better support to customers.<br><br>• Council's Town Planners are now providing pre-lodgement and duty planning services.<br><br>• Council's Fees and Charges have been reviewed and updated, commencing in FY2026/2027. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| **3.** Lodgement and Triage | Lodgement triage process not well defined, resourced and timed. Relies on single DA Coordinator position. Vulnerable to limitations on resources causing potential bottlenecks and delays in lodgement timing. | For consistency of triage process:<br>• Identify minimum standards and content of lodgement documents<br>• Refer to the published DA checklist and DA Guide<br>• Refer to any written pre-lodgement advice for consistency<br>• Review and update DA Checklist and DA guide and record for future updates.<br>- The criteria that trigger internal referrals will be further reviewed with the review of the DCP to consider:<br>· Whether the criteria that trigger referrals is appropriate?<br>· Whether the number of internal referrals could be reduced and if so, how?<br><br>Ensure staff resources are allocated to the triage process to ensure consistency at the triage stage.<br><br>DA rejection letters to be prepared and issued to applicants within 24 hours of the lodgement triage, letters must be clear, constructive and include next steps for potential re-lodgement and resources available to applicants (template action). | Improved quality of DAs accepted for assessment<br>Improved information to applicants on where to go from here. | 2 months | Manager Development and Building | In Progress | • Quality of DA Lodgements has significantly improved since stricter standards implemented at lodgement stage.<br><br>• DA Lodgement Guide to be updated and simplified.<br><br>• Triggers for internal referrals updated. DA Return Letters are issued daily and outline next steps for the applicant. |
| **4.** DA Allocation | No clear process or timeframe targets for DA allocation leads to delays in:<br>- allocation<br>- issue date of | Within 2 months prepare and adopt a Process Map for the DA allocation process.<br>Within 3 months prepare instruction templates and | Consistent application of process for efficiency, and improved resilience in the process | 3 months | Manager Development and Building | Completed | • DA Allocation occurs twice weekly and intent has been achieved. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| | referrals and concurrence requests<br>- notification and advertising<br>- assessment timeframes | performance targets for the allocation process. | where there are staff changes. | | | | |
| **5.** Referral Processes | Lack of clarity on criteria that trigger internal referrals creates inconsistency in the referral process, and referrals that may not be necessary.<br><br>Key focus on referrals for:<br>- Tree retention / Arborist reports<br>- Landscape<br>- Stormwater solutions | Within 2 months establish criteria to be implemented at DA allocation which make most efficient use of internal referral resources.<br>Within 2 months develop clear internal referrals timeframe targets that are monitored<br>The criteria that trigger internal referrals will be further reviewed with the review of the DCP to consider:<br>- Whether the criteria that trigger referrals is appropriate?<br>- Whether the number of internal referrals could be reduced and if so, how? | Internal referrals with clear purpose and target timing. Consistency in reasons for internal referrals.<br>Reduce the time lapse between allocation, referral, and referral completion. | 2 months | Manager Development and Building | Completed | • Coordinators confirm all necessary internal referrals and ensure all referrals are necessary.<br><br>• Internal Referrals have a KPI of 14 days for completion. |
| **6.** Request for Information (RFI) | Inconsistencies in content and timing of RFIs create inconsistencies across applications. Multiple RFIs can create confusion and delays in assessment. | Within 2 months implement agreed timeframes for the issue of RFIs, as well as agreed timeframes for when an RFI has not been met.<br>Ensure complex RFIs include opportunities to meet with staff to discuss.<br>Within 2 months Implement a process of review of RFIs by Senior Planners to 'gate keep' RFIs to ensure they are practical and in line with the DA assessment remit. | Single consolidated RFIs are issued to applicants, in a standardised format that have peer review and oversight. | 2 months | Manager Development and Building | Completed | • Timeframes for RFI Letters being issued determined on a DA by DA basis by Coordinators and Managers in the Development Acceleration Panel Meetings weekly.<br><br>• All RFI Letters reviewed by Coordinator Advisory and Specialist Assessment and the Manager Development and Building for |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| | | | | | | | consistency and suitability. |
| **7.** Determinations | Lack of systemisation and integration across a range of IT systems has created significant reliance on administration staff to manage the determination process.<br>Reliance on manual input of Conditions of Consent and other matters is inefficient. | Within 2 months review determination process and within 3 months implement changes in the determination process to reduce administrative burden.<br>Within 3 months develop standardised conditions. | Reduction in time to issue Notices of Determination (NOD) and upload to the Planning Portal. | 3 months Ongoing with IT review | Manager Development and Building | In Progress | • Peer Reviews of determinations now undertaken by all Coordinators and Principal Planners.<br>• NOD's issued to the portal in 24 hours on average.<br>• Standard Conditions developed and under review by Compliance Team. |
| **8.** Templates - Rejection | Rejection letters need to be clear, consistent, constructive, actionable and linked to support services for preparing a better DA for re-lodgement. | Within 1 month undertake the necessary work to ensure the word rejection letter template for lodgement triage rejection letter is linked to content of DA Guide and DA Matrix Standard letter to include information on sources of pre-lodgement assistance to reduce the number of DAs needing to be re-lodged.<br>Within 1 month implement an agreed KPI for the issue of rejection letters. | Clarify reasons for rejection and provide actionable information on pre-lodgement assistance to reduce number of incomplete DAs and rejections in the future.<br>Increased portion of 'Assessment Ready' DAs and reduce number and complexity of RFI letters thereby reducing DA assessment times. | 1 month | Manager Development and Building | In Progress | • Minor updates to Return Letter underway. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| **9.** Templates - RFI letters and structure | No timing targets for issue of RFI letters. Content and structure of RFI letters could be improved for clarity, timeliness and actionable next steps for applicants. No consistency in due dates for RFI responses. | Within 1 month develop standardised RFI template ensuring language is clear concise and plain English. Complex RFIs to include opportunity for meeting with Council officers. | Improved responses to RFIs to allow quicker assessment. Improved customer service outcomes. | 1 month Annual revision of DA Guide February 2026 | Manager Development and Building | Completed | • Completed and rolled out in October 2025. |
| **10.** Templates - Reports | The complexity of officer assessment reports is requiring significant investment in time for preparation and review. Reports should be streamlined and include only information necessary to inform assessment outcomes. | Within 1 month review assessment reports to ensure reports are fit for purpose based on the complexity of the assessment matter. Within 2 months develop low impact/low risk reports for Fast Track approvals, and revise assessment report templates for: • multi dwelling housing • residential flat buildings, • mixed use developments with shop top housing • other (e.g. modification of consent) | Improve timeliness and clarity of DA assessment reports. Reduced time for report generation and review. | 2 months | Manager Development and Building | In Progress | • New streamlined templates for Minor development, Secondary dwellings, Dwelling houses and Dual occupancies implemented.<br>• Other templates to be completed at a later date. |
| **11.** Managing legacy DA matters | DAs >180 days significantly skew average DA assessment days data. | Within 1 month council to convene a panel of experts to review outstanding legacy DAs and agree a path forward including allocation of resources. Within 4 months clear all legacy DAs as well as maintaining current momentum to ensure new DAs are determined within expectation timeframe. | Zero DAs >180 days by the end of January 2026. | 4 months | Manager Development and Building | Completed | • Coordinators and Manager meet weekly to ensure legacy DA's are finalised and to stop applications reaching 180 days.<br>• |
| **12.** Oversight and Governance | No warning system or tracking to identify potential ageing DAs to take pre-emptive action | Within 2 months determine triggers for 'warning system' for any DAs. Triggers should reflect the new SoE | DA lodgement and assessment appropriately resourced and implemented. | 2 months and Ongoing | Manager Development and Building | Completed | • Coordinators and Manager meet weekly to ensure applications are assessed promptly and to stop |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| | | requirement of 105 days and future 85 day SoE. | No DAs to reach >180 days. | | | | applications exceeding the Ministers Expectations. |
| **13.** Oversight and Governance | There is a perception that elected officials seek to influence the DA decision-making process, representing the views of applicants to Council. The perceived interactions are creating a risk adverse culture amongst Council staff. | Within 2 months council to engage external experts to facilitate refresher training with councillors and staff regarding the DA process, and interactions with staff. Within 3 months review any current policies and codes of conduct to reinforce the separation. | Clarity around the relationship with councillors will reduce the perception of interference and increase staff confidence to make independent decisions. | 3 months | General Manager | Completed | • Existing policy and training sufficient in this regard. |
| **14.** Review of Policies relating to Development Applications | DCP lacks clarity, excessively wordy, subjective interpretation, excessive content translates to inefficient, repetitive and lengthy assessment reports. Council should also review the requirements for notification of low impact DAs and determine if they can reduce the requirements for notification of minor non-compliance for low impact DAs. | Within 2 months engage consultants to undertake a review of the DCP for clarity and structure, objectives and deemed to comply performance standards. Within 12 months seek council endorsement and exhibit. Within 24 months final DCP adopted and loaded onto website. Particular focus on DCP standards for: - Content and standards for tree retention / Arborist report and additional intention of reducing the number of reports sent for internal referrals. - Stormwater solutions for sites which cannot train direct to existing network. - Categories of DAs and their notification requirements. | New DCP will improve clarity for applicants and reduce impost of assessment. | 24 months | Manager Strategic Planning Manager Development and Building | In Progress | • Being undertaken by Strategic Planning. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| **15.** IT and Systems | As above | Within 5 months review assessment reports, DA Guide and Pre-lodgement tools and information to match new DCP. Within 5 months review community engagement requirements and investigate opportunities to reduce notification requirements. | Improve clarity, structure and efficiency of assessment report content | 5 months | Manager Development and Building | On Hold | • To be completed after the adoption of new DCP. |
| **16.** IT and Systems | The current systems used by Council lack integration with Council's broader IT System (Tech One). This leads to increased manual input of information and no formal executive management systems that enable executive oversight of the DA process. | Within 3 months council to implement an immediate review of their DA management system with their provider (IT System) to identify improvement and augmentation opportunities. Within 6 months report to Council on the findings of the review with recommended improvement opportunities, including any relevant financial bids into the 2026/27 budget year. | Council has an IT improvement roadmap that will aid in the administration and management of the DA process | 6 months | Director Environment and Planning | On Hold | • This matter requires wider input from multiple Directorates within Council and cannot be committed to. Notwithstanding this, existing systems are able to be optimised to provide assistance to the Planning Team. |
| **17.** IT and Systems | Current IT tools are inadequate to support efficient and accurate library of Standard Conditions and templates for NOD. | Within 3 months as part of IT review investigate IT tools that facilitate housing of the condition's library and generation of NOD. | Reduced manual implementation of conditions of consent and NOD. | 3 months | Director Environment and Planning | Completed | • Existing system has this capability and plans are in place to utilise this function soon. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| **18.** IT and Systems | Not all assessment staff have access to or regularly and effectively use the NSW Planning Portal.<br>This leads to increased reliance on admin staff to manage applications in the portal which increases administrative delays. | Within 1 month training for all Development and Building team staff in the use of the NSW Planning Portal.<br>Within 1 month liaise with DPHI to access tailored training for staff on the NSW Planning Portal. | Consistent and competent use of essential tools for DA assessment. No delays in upload and sharing of DA assessment documents via the Planning Portal. Essential skills and knowledge for DA assessment staff. | 1 month | Director Environment and Planning<br>Manager Development and Building<br>DPHI | In Progress | • Relevant staff are booked into online training provided by DPHI. |
| **19.** IT and Systems | DA dashboard is used by staff as a project management tool but is not integrated with the Planning Portal and leads to a double-up of data input and project management | Within 4 months an integrated DA dashboard is developed:<br>• Within 2 months engage a suitably qualified consultant to review API requirements to link existing system with Planning Portal.<br>• Within 3 months API developed and draft dashboard ready for user acceptance testing.<br>• Within 4 months API adjusted and dashboard live. | Increased usability of the dashboard and improved governance and oversight. | Within 4 months of upgrade of IT system in 2026. | Environment and Planning Business Improvement Officer | Completed | • Dashboard has been developed and is functional. |
| **20.** Investigate the Implementation of a Low Impact/Fast Tracked DA Assessment pathway | A low impact / fast track pathway needs to be established and resourced to optimise the percentage of DAs which can be finalised in a minimum number of assessment days. The initiation of a new team for these applications would ensure a consistent approach, alternatively the pathway can be | Within 3 months develop criteria for low impact DA and develop fast track templates including standard conditions of consent and NOD. | Target average of 25 days between lodgement and determination. | 3 months | Manager Development and Building | In Progress | • IT System has been upgraded to allow tracking of these. Fast Track assessment timeframes to be implemented in FY26/27. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| | embedded in other teams. | | | | | | |
| **21.** Delegations | Delegations are currently limiting staff resources and create bottlenecks in internal review, finalisation of draft assessments and notices of determination. | Within 3 months review all DA assessment and determination delegations for the anticipated team structure and all positions descriptions to increase scope of delegations and the staff resources available for internal reviews and determination of DAs. Within 3 months review Delegations and triggers for referrals to Local Planning Panels. | Reduction of potential blockages in the determination process and increased staff autonomy. | 3 months | Director Environment and Planning Manager Development and Building | In Progress | • Delegations of all staff in Development and Building have been reviewed and improvements identified.<br>• Reporting to be commenced shortly. |
| **22.** Resources and Recruitment | Council has had ongoing vacancies across Development Assessment team, including senior positions. The gap in adequate resourcing has placed significant strain on the team impacting DA assessment timeframes. Whilst Council has had ongoing recruitment programs in place they have continued to have long term vacancies. | Within 1 month continue ongoing recruitment processes including a review of role descriptions and associated renumeration, and attraction opportunities. Identify opportunities to offer professional development and growth opportunities across the broader Council. Identify resourcing requirements associated with implementation of the fast-track assessment team. | Recruitment of key positions across the broader team. | 1 month | Director Environment and Planning Manager Development and Building | In Progress | • All positions in the Planning Team have been filled.<br>• A restructure is currently being proposed to finalise the structure of the wider Development and Building Unit. |
| **23.** Resources and Recruitment | Vacant positions of Landscape and Tree Officer and Traffic Engineer require reliance on external contracted staff and represent | Within 2 months: review recruitment outcomes for: - Full time Landscape and Tree officer (previously a part time position supported by 2 x external contractors each 2 days per week) - Full time Traffic Engineer. | Recruitment completed. | 2 months | Director Environment and Planning Manager Development and Building | On Hold | • Currently on hold until the Development and Building restructure is finalised. |

| DA Process | Key factors impacting performance | Proposed Measure | Expected Outcome | Timeframe | Responsibility | Status | Comment |
|---|---|---|---|---|---|---|---|
| | bottlenecks in the DA assessment process | | | | | | |
| **24.** Recruitment (Culture) | There is an opportunity to develop cultural change within Council that seeks to build an outcome, and problem-solving culture. | Within 3 months develop a targeted induction program for new staff into the Development and Building Management team to build a culture of an outcome focused approach, reinforced through regular team meetings that raise awareness of goals and behaviours to improve timing and efficiency of internal referrals and inclusion of tracking data referrals in performance review. | Improved focus on outcomes across the broader team and Council. | 3 months | Director Environment and Planning Manager Development and Building | Completed | • New staff are now inducted with a strong culture of high performance and accountability. |

# Proposed Variations and Changes to Complying Development – Explanation of Intended Effect (EIE)

**Georges River Council Submission**

Thank you for the opportunity to provide feedback on the *Proposed Variations and Changes to Complying Development – Explanation of Intended Effect (EIE)*.

Georges River Council acknowledges the NSW Government's intent to create a more proportionate, efficient and flexible planning system, particularly in relation to low-risk residential development. The objective of reducing unnecessary delays in the delivery of housing is supported in principle.

However, Council considers that the proposed reforms in their current form, materially expand the scope and complexity of complying development beyond its original intent as a fast-tracked approval pathway for straightforward, compliant low-impact development.

Putting aside Council's overall objection to a complying development variation pathway in principle, a number of complexities and concerns have been identified in relation to the potential impacts of the proposed reforms on local planning outcomes, governance and resourcing if this pathway is introduced.

Accordingly, if the pathway is introduced, stronger statutory safeguards, clearer assessment criteria, appropriate environmental protections and improved operational controls are required to mitigate the impacts of the reform.

**<u>Operational and Governance Concerns</u>**

**1. Assessment Timeframes**

The proposed variation pathway introduces short statutory timeframes for the assessment of variation certificate applications. Council is concerned that these timeframes may be insufficient to properly assess planning merit, particularly where variations involve impacts to amenity, built form or cumulative outcomes.

Compressed timeframes will limit the ability for thorough technical and planning assessment, reduce consistency and quality of decision making and increase the risk of deemed approvals where applications are not determined within the prescribed period.

**Recommendations:**

1.1. Introduce realistic and flexible statutory timeframes.
1.2. Require applications to be completed and validated prior to lodgement, to minimise delays.
1.3. Limit eligibility to minor, clearly defined variations, reducing assessment complexity.

**2. Fees and Cost Recovery**

The proposed framework places additional assessment responsibilities on councils with the need for additional delegated officers to be employed to assess variation certificates. Without appropriate fees, Councils may experience increased financial and staffing pressures, existing assessment functions (e.g. DAs) may be impacted, and the model may be unsustainable in the long term.

**Recommendations:**

2.1. Implement a single fee for all variation certificates to minimise administrative burden.
2.2. Increase the set fee to 8 fee units ($912) to ensure the fee more appropriately reflects the true cost of assessment by a delegated officer.

**3. Variations to Development Standards Contained within Local Environmental Plans**

Variations to Development Standards contained with LEPs creates a fundamental inconsistency in the planning system, whereby developments assessed under the CDC pathway may achieve greater flexibility with significantly lower assessment rigour compared to development applications. Council is concerned that this approach effectively bypasses established statutory safeguards, diminishes the role of merit-based assessment, and may undermine the integrity and consistency of planning outcomes across the LGA.

Further, Council raises significant concern that the fourth Wehbe principle, as established in *Wehbe v Pittwater Council* [2007], may be enlivened under the Development Application pathway where development standards are varied by way of a variation certificate but no merit assessment under Clause 4.6 of the standard instrument LEP is undertaken.

The fourth Wehbe principle provides that a development standard may be considered "abandoned". Council is concerned that the use of variation certificates, could be argued as an abandonment of the standard given the detailed merit assessment required under Clause 4.6 is bypassed. This would key development standards redundant, undermining the integrity of the LEP framework and eroding the planning controls that give communities certainty about expected development outcomes. Council strongly recommends that any variation mechanism be not apply to any standards that are controlled by local environmental plans including:

- Height of Buildings;
- Floor Space Ratio;
- Minimum Lot Sizes; and
- Landscaped Areas.

**Specific Issues and Recommended Safeguards**

**4. Dual Occupancy – Lot Requirements, Width and Access**

Allowing two-storey dual occupancies on lots between 12m and 15m with reduced dwelling widths will lead to poor built form outcomes, including reduced setbacks, constrained access arrangements, and diminished amenity.

The majority of R2-zoned land in the Georges River LGA has a frontage of at least 12m which provides the ideal opportunity for new dual occupancies. The requirement for at least 1 car space to be provided per dwelling will lead to an unchecked proliferation of driveways, leaving no room for street trees or kerbside parking. This is likely to significantly alter the visual character and functional amenity of the Georges River local streetscape.

In addition to this, Council's public infrastructure has been programmed and delivered based on expected increases in density and population in areas historically capable of increased density. If areas of the LGA that currently are not able to accommodate dual occupancy development suddenly increase in density as a result of variation certificates, the areas are at significant risk of lacking critical public infrastructure.

**Recommendations:**

4.1. No variation should be permitted. Lot requirements, width and access should be consistent with the existing provisions.

**5. Building Design**

Council has concerns that removing ground floor habitable room windows for narrow lots undermines active street frontage and reduces effective passive surveillance at the pedestrian level. Reliance on upper-level windows may result in inactive facades and poor streetscape outcomes.

These concerns are amplified when combined with proposed variations to dual occupancy lot width and access, which may further constrain design and lead to blank street interfaces. In established areas of the Georges River LGA, this may result in outcomes that are inconsistent with intended streetscape character and amenity.

**Recommendations:**

5.1. Retain a requirement for ground floor habitable room windows facing the primary or parallel road
5.2. Require facade articulation and design measures to address blank wall presentation.

**6. Gross Floor Area/Floor Space Ratio**

Council has significant concerns that allowing variations to GFA requirements may result in increased building bulk and scale that are not appropriately constrained by the existing complying development framework.

GFA is a critical control that directly influences building size, intensity of development and overall built form outcomes. Variations to GFA, even if numerically small, can result in disproportionate impacts on visual bulk, site coverage, internal amenity, and the relationship between development and surrounding properties. When considered in combination with other potential variations (such as setbacks or height), there is a heightened risk of cumulative impacts leading to overdevelopment of sites.

Within the Georges River LGA, where many residential areas are already characterised by constrained lot sizes and varied topography, increases in GFA may exacerbate site coverage, reduce landscaping opportunities, and diminish the capacity to achieve

appropriate building separation and deep soil planting. This may ultimately result in built form outcomes that are inconsistent with the intended character of low and medium density residential zones.

**Recommendations:**

6.1. No variation should be permitted. Gross Floor Area/Floor Space Ratio should be consistent with the existing provisions.

**7. Tree Protection**

Council has significant concerns regarding the proposed reduction in tree protection setbacks based solely on arboricultural reports. Council's operational experience indicates there is considerable variability in arboricultural methodology, report quality, root zone mapping accuracy, and the interpretation of tree health and viability across different practitioners.

As a result, the proposal creates a substantial risk that privately prepared arboricultural reports may be used to justify incremental encroachments into tree protection zones, effectively weakening established urban tree protections over time. This reliance on variable third-party assessments introduces inconsistency and reduces confidence in the robustness of outcomes.

Council considers that this approach is inconsistent with broader strategic objectives, including achieving metropolitan tree canopy targets, mitigating urban heat, supporting biodiversity resilience, and protecting foreshore vegetation within the Georges River LGA.

**Recommendations:**

7.1. No variation should be permitted. Tree protection measures should be consistent with the existing provisions.

**8. Privacy Screen Variations**

Council strongly objects to the proposed removal or relaxation of privacy screen requirements without corresponding notification provisions. The proposed "direct line of sight" test is overly simplistic and does not adequately account for issues such as oblique overlooking, elevated sightlines, cumulative impacts or perceived loss of privacy.

This approach shifts privacy assessment into a subjective exercise without neighbour consultation, creating operational and reputational risks for councils and certifiers. In higher density areas such as Hurstville, Kogarah and Penshurst, and areas of steep topography such as Oatley and Lugarno, privacy impacts are already a frequent source of complaints and disputes, and the proposal is likely to exacerbate these concerns.

**Recommendations:**

8.1. Retain mandatory privacy screen controls.
8.2. Require comprehensive overlooking assessment (including oblique, elevated and cumulative impacts), not just direct line-of-sight.

8.3. Mandate neighbour notification for any variation affecting privacy.

**Strategic Concern**

**9. CDC Compliance and Historical Issues**

Council has ongoing concerns regarding the compliance and enforcement of complying development, including instances of non-compliance with approved plans, challenges associated with regulating privately certified development, and limited opportunities for early intervention and rectification. The introduction of a variation pathway is likely to further complicate compliance monitoring, blur assessment thresholds and introduce greater ambiguity in approved outcomes, and may exacerbate existing community concerns regarding the quality, transparency, and oversight of the complying development framework.

**Recommendations:**

9.1. Strengthen compliance and enforcement powers relating to complying development.
9.2. Enhance certifier accountability and oversight mechanisms, particularly where variations are involved.
9.3. Introduce clear compliance triggers and audit processes for developments approved under the variation pathway.

**10. Expansion of Merit-Based assessment within the CDC Framework**

The proposed pathway effectively transforms complying development from a strictly standards-based assessment system into a hybrid merit-based process. The introduction of subjective criteria, such as “no significant adverse impacts”, “consistent with established streetscape”, “garage not visually dominant”, and “privacy maintained”—introduces discretionary planning considerations that are typically resolved through the development application process.

These types of assessments ordinarily rely on procedural safeguards including neighbour notification, merit-based balancing, urban design assessment, detailed site analysis, and public transparency. Council is concerned that introducing these discretionary elements into the complying development framework, without equivalent safeguards, will lead to inconsistent decision-making, legal ambiguity, and reduced community confidence in the planning system.

**Conclusion**

Georges River Council supports improving efficiency within the NSW planning system and acknowledges the benefits of a more proportionate pathway for genuinely low-impact development. However, Council considers the reforms significantly expand the scope and discretion of complying development, risking erosion of local character, reduced environmental and amenity outcomes, diminished public confidence, and increased operational burden on councils.

Council therefore recommends strengthening the framework through clearer statutory tests, enhanced environmental protections, improved notification and compliance measures, and the removal of deemed approvals. Without these safeguards, the reforms risk shifting complying development into a pathway without the transparency and accountability of the DA process.

# Low-Rise Housing Reforms and Targeted Assessment Discussion Paper Submission

## Georges River Council Submission

Thank you for the opportunity to provide feedback on the *Low-Rise Housing Reforms and Targeted Assessment Discussion Paper*. Georges River Council recognises the intent of the reforms to simplify the planning system, improve efficiency and support housing delivery. Notwithstanding this, Council raises significant concerns that aspects of the proposed reforms will increase system complexity, reduce transparency for the community, and shift substantial burden onto strategic planning processes without appropriate resourcing or safeguards.

### 1. Increased Planning System Complexity

Council strongly objects to the simultaneous introduction of both the Targeted Assessment Pathway and Complying Development Certificate Variations. While the paper states that targeted assessment should "*simplify the planning system, not add additional layers of complexity*", Council considers that introducing multiple new pathways will have the opposite effect.

The coexistence of the seven following pathways to deliver housing in NSW will make it significantly more difficult for the general public to understand which pathway applies, determine expected development outcomes for their local area and confidently navigate the planning system:

1. CDC (strict compliance);
2. CDC with variations;
3. Targeted assessment;
4. Local Development Application;
5. Review of Environmental Factors;
6. State Significant Development Application; and
7. Concurrent Rezoning and State Significant Development Application.

This is inconsistent with the stated objective of making low-rise housing "more accessible and straightforward for the general public to navigate".

**Recommendation**

A much simpler and easier to implement pathway would be for Targeted Assessment to function as detailed in **Figure 1**, with CDC Variation Certificates being scrapped in their entirety:

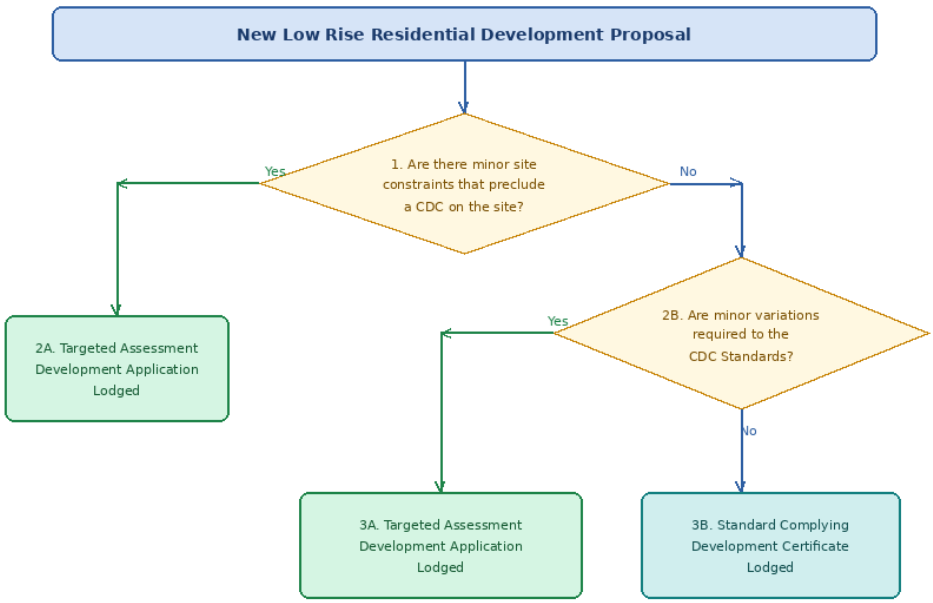


**Figure 1: Proposed Alternative Targeted Assessment Process**

This pathway would function to allow minor variations to Complying Development standards and ensure that low impact site constraints such as flooding or bushfire that can be appropriately mitigated do not result in development outcomes that are inconsistent with the majority of low density residential areas across NSW. The key factor with this process, is that it allows for a streamlined merit assessment of minor departures from expected complying development standards to be undertaken by Council while still delivering on the intent of Complying Development.

**2. Increased Burden on Strategic Planning**

The proposed reforms shift critical considerations (including site suitability, impacts, and public interest) away from development assessment and into strategic planning processes, with targeted assessment limiting consideration of s4.15 matters.

Council is concerned this will:

- significantly increase the level of scrutiny required at the rezoning stage;
- require substantially more detailed technical analysis upfront; and
- extend the complexity and duration of Planning Proposals.

**Recommendation**

Planning Proposal timeframes within the LEP Making Guideline must be increased to reflect this additional burden. Without this change, the reform risks:

- delaying rezonings,
- increasing costs for councils and proponents, and
- creating bottlenecks in housing supply.

**3. Role of LEPs and Declaration of Targeted Assessment Development**

The Discussion Paper confirms that SEPPs can declare development or a class of development as targeted assessment development. However, it is unclear whether LEPs will also play any role in declaring or identifying land or development as targeted assessment development.

**Clarification Sought**

Council seeks clarification on:

- whether LEPs will be amended to nominate TA development or areas; and
- how this interacts with SEPP-based declarations.

This uncertainty undermines the stated intention of re-establishing LEPs as the primary instrument for permissibility.

**4. Inappropriate Application of Targeted Assessment**

There are a number of factors that have not been appropriately addressed within the discussion paper that if not excluded from the application of Targeted Assessment, may have unreasonable and lasting impacts of communities.

**Site Amalgamation**

Council strongly recommends that targeted assessment development exclude development requiring site amalgamation. As the targeted assessment pathway removes consideration of site suitability under s4.15(c) of the EP&A Act 1979, there is a real risk that:

- fragmented or isolated development outcomes will occur; and
- strategic lot consolidation objectives will be undermined.

**Road Widening and Public Infrastructure**

Council recommends that land identified for road widening or the provision of other public infrastructure within LEPs or DCPs be excluded from targeted assessment. Without a full merit assessment:

- infrastructure planning considerations may not be adequately addressed;
- opportunities for land dedication or coordination may be lost; and
- long-term transport outcomes could be compromised.

**5. Impact on Local Character**

Council strongly objects to the proposition of a single low-rise housing code applied across NSW. While consistency is desirable, a uniform code:

- does not account for local character variation;
- overlooks established built form patterns; and
- reduces councils' ability to respond to local context.

The likely unintended consequence is an increased reliance on Heritage Conservation Areas (HCAs) to protect local character. This will further burden the DA pathway and undermine the intended efficiencies of the reform.

**6. Purpose and function of the "single code"**

Council requests clarification on whether the single code is intended purely as a consolidated standards document, or it is intended to replace LEP/DCP controls entirely for low-rise housing. In particular we seek clarification regarding:

- will targeted assessment development be assessed against LEP and DCP provisions in addition to the code; or
- will these instruments be largely displaced?

**7. Flood risk classification**

The paper refers to the potential application of targeted assessment in areas affected by hazards but does not define key thresholds. Clear definitions of **"**low hazard" and "high hazard" flooding are required to understand the potential impacts of the proposal and any proposal should align with existing floodplain risk management frameworks.

**8. Additional Environmental Matters to be Included in the Code**

If an expanded Code is implemented, Council considered there are additional matters that can be implemented to result in better environmental outcomes.

**Recommendation**

- Stronger provisions to enforce tree planting requirements should be included;
- Existing references to "tree retention, removal and landscaping" should be expanded into enforceable standards, focused on increasing tree canopy;
- The code should explicitly consider natural landforms such as rock outcrops to ensure their retention and protection, as these are important natural landforms; and
- Excavation and earthworks must be included as core development controls.

## 9. Specific Reform Positions

### Secondary dwellings

Council supports the transition of secondary dwelling controls from the Housing SEPP into the Codes SEPP / new code framework. Council also recommends including secondary dwellings in Stage 1 of the new code to:

- increase affordable rental housing supply; and
- streamline delivery.

### Pattern book development

Council recommends that pattern book development should be eligible for the targeted assessment pathway given these proposals are pre-designed and highly standardised, they are well suited to a streamlined pathway.

### Heritage Conservation Areas (HCAs)

Heritage Conservations Areas should be excluded from the application of Targeted Assessment given the additional complexities surrounding development in HCA's and the more detailed assessment required.

## 10. Conclusion

Georges River Council supports the intent of the Low-Rise Housing Reforms to deliver housing more efficiently and make the planning system more accessible. However, as this submission demonstrates, several aspects of the proposed reforms risk undermining those very objectives.

The simultaneous introduction of multiple new pathways adds complexity rather than reducing it. The shift of critical assessment considerations into strategic planning processes will increase costs and timeframes without appropriate resourcing. And the application of a single, uniform code across NSW fails to account for the local character and built form diversity that communities value and expect councils to protect.

Council's recommendations are practical and targeted. They are designed to preserve the reform's intent while avoiding unintended consequences for communities, infrastructure delivery, and environmental outcomes. In particular, Council urges the Department to:

1. Adopt the simplified Targeted Assessment pathway held at **Figure 1** and abandon CDC Variation Certificates;
2. Extend Planning Proposal timeframes to reflect the increased strategic planning burden;
3. Exclude site amalgamation, road widening land, and Heritage Conservation Areas from Targeted Assessment; and

4. Strengthen environmental controls within any expanded code, including tree canopy, natural landforms, and earthworks.

Georges River Council remains committed to constructive engagement with the reform process and welcomes further dialogue with the Department to achieve planning outcomes that genuinely serve the housing needs and liveability of communities across NSW.

Department of Planning, Housing and Infrastructure

# Variations and changes to complying development

## Explanation of Intended Effect (EIE)

May 2026

## Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Explanation of Intended Effect: Variations and changes to complying development

First published: May 2026

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# Abbreviations/Glossary

| Term | Explanation |
|---|---|
| BAL | Bushfire Attack Level. |
| Codes SEPP | *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*. |
| CDC | Complying development certificate. A CDC is an approval for development that meets specified development standards included within an environmental planning instrument, such as the Codes SEPP. |
| Complying development standard and development standard | Development standard means provisions of an environmental planning instrument, or the regulations in relation to the carrying out of development, being provisions by or under which requirements are specified or standards are fixed in respect of any aspect of that development.<br>A reference to a complying development standard in this EIE relates to a relevant development standard of the Codes SEPP.<br>Note, the Planning Systems Reforms Act will insert a new definition of *complying development standard* within the EP&A Act. This will be defined as a development standard, as varied by a variation certificate, or a provision of a DCP identified as a standard or requirement of a DCP. |
| DA | Development application. An application for development, lodged by an applicant and typically assessed by a council under Part 4 of the EP&A Act. |
| DCP | Development Control Plan. |
| EP&A Act | *Environmental Planning and Assessment Act 1979*. |
| EP&A Regulation | *Environmental Planning and Assessment Regulation 2021*. |
| EIE | Explanation of Intended Effect (this document). |
| GFA | Gross floor area. |
| LEP | Local Environmental Plan. |
| NCC | National Construction Code. |
| Planning Systems Reforms Act | *Environmental Planning and Assessment Amendment (Planning Systems Reforms) Act 2025.* |

| Term | Explanation |
|---|---|
| Privacy screen | A structure that blocks views between the window of a habitable room or an outdoor area on a lot and an adjoining lot, where:<br>(i) no individual opening is wider than 30 millimetres<br>(ii) the total area of all openings is no more than 30% of the screen or barrier's surface area<br>Or a fixed window made entirely of translucent glass. |
| Protected tree | A tree that requires a separate permit, approval or development consent for pruning or removal. This does not include a tree that may be removed without development consent under the Codes SEPP. |
| Residential zone | Land Use Zones R1 – General Residential, R2 – Low Density Residential, R3 – Medium Density Residential, R4 – High Density Residential or R5 – Large Lot Residential |
| Rural zone | Land Use Zones RU1 – Primary Production, RU2 – Rural Landscape, RU3 – Forestry, RU4 – Primary Production Small Lots, RU5 – Village or RU6 – Large Lot Residential |
| SEPP | State Environmental Planning Policy. |
| Setback | The horizontal distance between the relevant boundary of a lot and the building line. |

# 1 Introduction

## 1.1 Overview

The *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* (Planning System Reforms Act) introduced a number of reforms to modernise the planning system and make it faster, fairer, more proportionate and outcomes focused. One of the changes introduced by the Planning System Reforms Act is a new complying development certificate (CDC) variation pathway, designed to streamline approvals for low-risk, low-impact development by introducing greater flexibility within the existing complying development framework.

Currently the complying development pathway is too rigid, and all development standards must be met, otherwise the development must go through a full development application (DA) process. This pushes proposals that may only vary slightly from development standards into the much lengthier DA process adding an average of more than 60 days to the assessment process.

The NSW Government is aiming to make it easier for more development to use the complying development pathway. We're working to make assessment of such proposals more proportionate and speed up the planning process, allowing people to get building sooner. The changes we're making will:

- create greater flexibility within the complying development framework without compromising on good planning outcomes,
- speed up the assessment of low-risk, low-impact development,
- give applicants' greater certainty of assessment timelines,
- retain council oversight in assessing variations from existing development standards,
- allow councils to re-focus their resources on more complex matters with bigger impacts.

To facilitate this, changes to the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) and *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP)* are proposed to:

- allow variations to certain complying development standards, and
- to amend existing development standards in the Codes SEPP.

This document explains:

- the planning system changes necessary to facilitate variations of complying development standards,
- the complying development standards that are proposed to be the subject of variation applications, and
- the other changes proposed to the Codes SEPP.

Tell us what you think

We welcome your feedback on the changes. To have your say, please complete the online survey feedback form or upload a submission by 24 June 2026.

We have included some questions in this EIE to help guide feedback on the matters that we are considering. You do not need to respond to all of the questions in your submission, and we also welcome any additional suggestions or ideas.

If you have questions about the EIE please email cdcvariations@dphi.nsw.gov.au.

## 1.2 Relevant legislation

This EIE has been prepared for the purposes of section 3.30 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

# 2 Role of complying development

## 2.1 Current complying development process

Complying development offers a fast-track approval process, generally taking 10 to 20 days for straightforward residential, commercial and industrial development.

Complying development applies to homes, businesses and industry, and allows for a range of development types, including the construction of a new house, alterations and additions to a house, low and mid-rise housing, new industrial buildings, demolition of a building, and changes to a business use, as well as agritourism uses.

Complying development is permitted through State Environmental Planning Policies (SEPPs) that apply across NSW. The Codes SEPP is the main SEPP that enables complying development. However, a number of other SEPPs also allow complying development, including the *State Environmental Planning Policy (Housing) 2021* and the *State Environmental Planning Policy (Transport and Infrastructure) 2021.*

There are several general requirements that must be met for development to be eligible as complying development. These include that complying development may only be carried out on land with minimal environmental constraints, and that the proposed development must comply with all applicable development standards set out in the relevant SEPP. Under the current complying development process, if a proposed development doesn't meet these standards, no matter how minor the departure is, the entire development must be assessed through the development application process which can add over 60 days on average to assessment times and demands more resources of the planning system.

A complying development certificate is a combined development approval and construction certificate. This means complying development can commence works as soon as a CDC is issued. By contrast, once a development receives approval from council, it also requires a construction certificate to be issued before works can start.

Complying development can be approved by either a council or a private registered certifier. Further information on complying development can be found in the Guide to Complying Development.

## 2.2 Role of complying development in planning approvals

Complying development provides an important planning approval pathway in delivering housing and other development approvals.

Complying development currently accounts for 45% of all planning approvals in NSW. Its use is increasing, particularly for housing developments. In the 2024-25 financial year, 63% of dwelling houses, medium-density and secondary dwellings were approved through the CDC pathway compared to the DA process.

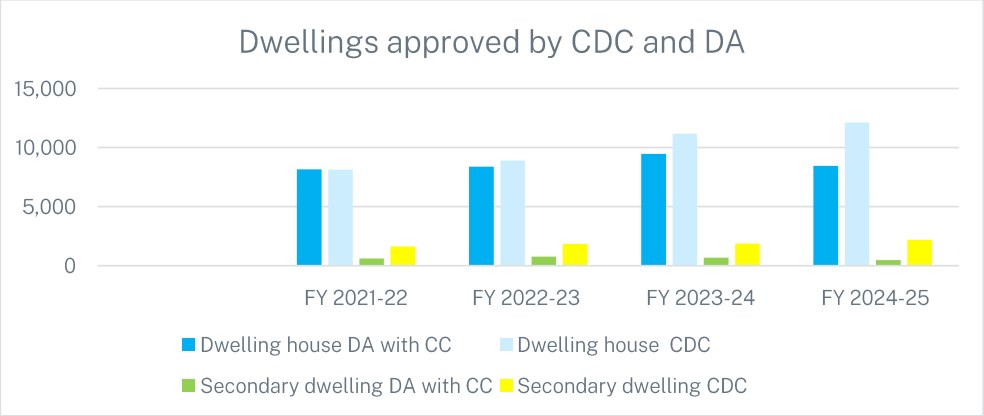


Figure 1: Comparison showing the increasing role of CDCs for dwelling approvals

## 2.3 Opportunities to expand complying development

Amendments to the Codes SEPP over the years have progressively expanded the range of development eligible for the complying development pathway. However, many relatively minor proposals still do not meet every prescribed standard. As a result, applications with only minor non-compliances are unable to access the faster complying development pathway and must instead be assessed through the more complex and time-consuming development application process. Approximately 90% of all development applications in NSW are for alterations, additions and single-dwelling houses with an estimated value of less than $1 million. A large proportion of these applications could be assessed through the faster complying development pathway.

Currently 50% of applications are approved through the development application pathway by councils, 5% are assessed as State Significant development (SSD) by the Minister for Planning and Public Spaces, or the Independent Planning Commission, and 45% are assessed as a complying development by private certifiers or councils.

The proposed amendments to the Codes SEPP are intended to increase the number of small-scale developments, that can progress through the complying development pathway, while ensuring higher impact development or development on environmentally sensitive sites continues to be assessed through the development application and SSD pathways.

These amendments will result in faster approvals, delivering housing and other development sooner. The changes we're making will create greater flexibility within the complying development framework without compromising on good planning outcomes with a focus on minor low impact design variations. The changes will speed up the assessment of low-risk, low-impact development, while retaining council oversight of variations that don't meet existing development standards. This will also free up council resources so they can focus on assessment of larger and more complex development.

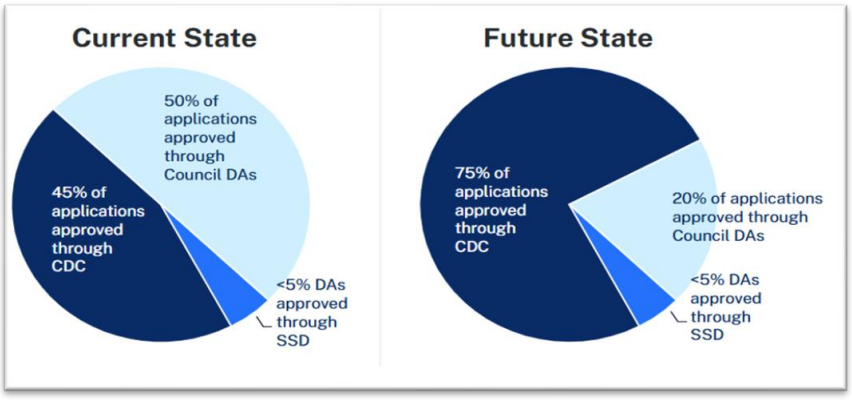


Figure 2: Current and future state of planning approval pathways

## 2.4 Role of complying development variations in the broader planning system reforms

Complying development variations are part of a series of reforms introduced through the Planning System Reforms Act aimed at making the planning system faster, fairer and more modern. Further information on these reforms can be found on our website and in the *Reforming the NSW planning system* overview document.

We are also seeking feedback on other planning system reforms through a discussion paper on low-rise housing reforms and targeted assessment. The discussion paper seeks feedback on the proposed establishment of a new Low-Rising Housing Code, which would include objectives and standards for complying development and targeted assessment, including the use of variations. The future state for low-rise housing pathways outlined in the discussion paper is shown in Figure 3.

The variations proposed in this EIE are the first stage of variations. Further amendments to the Codes SEPP, and additional variations may be required in the future to align with a new Low-Rise Housing Code, should it be established.

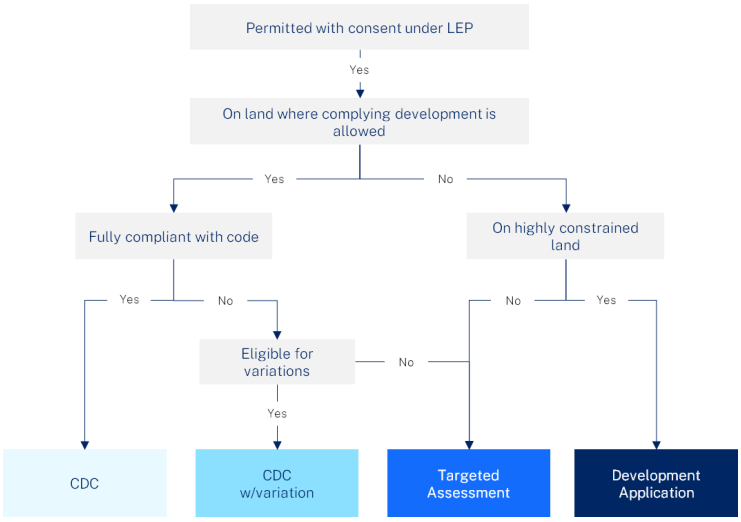


Figure 3: Proposed future state for low-rise housing pathway

# 3 Complying development variation process

## 3.1 Variations to complying development

The NSW Government is establishing a new CDC variation process, where variations to specified complying development standards can be approved by council through the issue of a variation certificate. Once a variation certificate has been issued, the other components of the CDC application can continue to be considered by a registered certifier or by council.

The proposed changes are intended to allow more lower-impact development to proceed through the faster complying development pathway, rather than the development application pathway, while maintaining council oversight on variations that don't meet all development standards.

Variation certificates may be issued for a CDC and for modifications to complying development. Variations would need to be applied for before construction works commence and would not be available to address issues that arise during the construction process.

The complying development standards that can be varied will be detailed in environmental planning instruments (EPIs) and in the first instance this will be in State Environmental Planning Policies, such as the Codes SEPP.

The relevant SEPP may set out any limitations on the extent that a development standard can be varied, or the objectives that must be achieved in varying the standard.

Figure 4: Current and future state of complying development

Development that fully complies with development standards

Development that mostly meets development standards and requires a variation certificate

Figure 5: Existing complying development process and CDC with variations

## 3.2 Proposed process for applications for variation certificates

It is proposed that an application for a variation certificate may be made both:

- when an applicant lodges a CDC application, and
- after a CDC application is lodged, if a certifier or council assessing the CDC identifies a variable standard that is not complied with.

The variation certificate application must be supported by a document justifying the variations, plans showing the variations and the information requirements as outlined in Chapter 4 of this EIE. See section 3.5 for more information on these requirements.

The application for a variation certificate will be made as part of the application for a CDC on the planning portal. The certifier will refer the variation certificate application to council via the portal for their assessment with the applicant paying the relevant fee to council.

Council will provide a determination on the variations within a set timeframe, or it will be deemed approved. Council will have 10 calendar days to assess the variation when the CDC is referred from a private certifier or 20 calendar days when council is assessing both the variations and the CDC.

Where variations are supported, council will issue a variation certificate or where variations are deemed approved, the certifier or council can continue assessing the proposed development against the remaining complying development standards.

If the variations are refused, an applicant will either need to amend their plans to meet all complying development standards to continue to be assessed as a CDC or alternatively submit a development application to council.

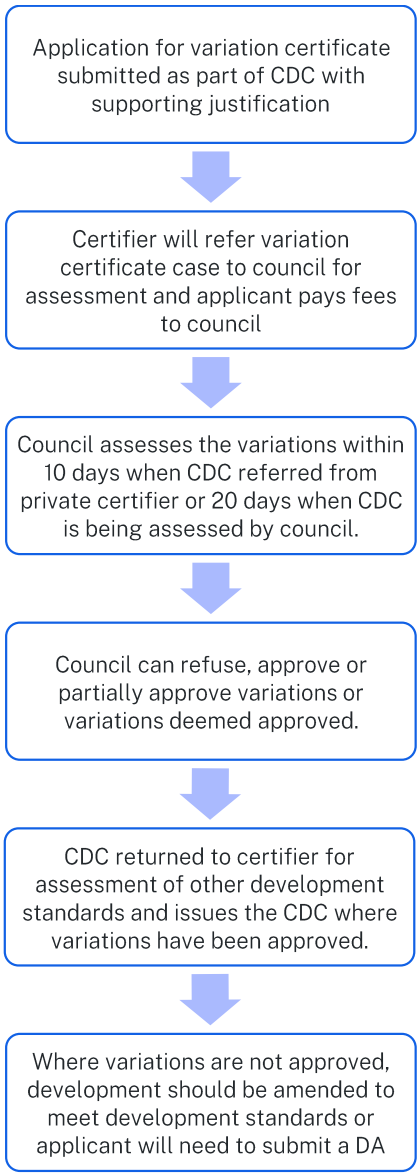


Figure 6: CDC variation certificate process

Tell us what you think

- Do you have any comments on this proposed process or suggestions on how this process could be improved?

## 3.3 Complying development standards that can be varied

The NSW Government is proposing that variations focus on the most common types of standards where minor non-compliances currently prevent development applications from proceeding through the complying development pathway. The emphasis is on low-risk and low-impact variations, which should have minimal environmental impact.

The first stage of the reforms will focus on low-rise housing to assist with the delivery of more housing. We're proposing that variations will apply to the following parts of the Codes SEPP:

- Part 3 Housing Code
- Part 3A Rural Housing Code
- Part 3B Low Rise Housing Diversity Code
- Part 3C Greenfield Housing Code
- Part 3D Inland Code

A summary of the types of complying developments standards that may be varied is outlined below. Further details of how these could be varied are set out in Chapter 4 of this EIE.

**Complying development standards proposed for variation**

**Setbacks**
- Front setbacks
- Side setbacks
- Rear setbacks
- Primary road articulation zones

**Site requirements**
- Dual occupancies widths and requirements
- Habitable windows on ground floor on narrow lots

**Amenity standards**
- Maximum building height
- Maximum Gross Floor Area
- Privacy screens

**Vehicle access and arrangements**
- Maximum width of garage doors
- Access requirements for dual occupancies on narrow lots

**Other**
- Swimming pool standards
- Tree protection

Figure 7: Proposed variations

Tell us what you think

- Should we include any other complying development standards that can be varied?
- Let us know your feedback on the proposed way in which complying development standards can be varied.

## 3.4 Number of complying development standards that can be varied

It is proposed that no more than three to four complying development standards may be varied for any single development. This cap would apply to the development as a whole, including the initial CDC application and any subsequent modification applications. Variations will be limited to complying development standards and will not extend to the general requirements for complying development eligibility. This means that a variation would not be permitted to allow complying development to occur on certain land, such as environmentally sensitive land or other land where complying development is currently prohibited.

Tell us what you think

- How many complying development standards do you think should be able to be varied for the one development?

## 3.5 Application and assessment process for variations

### 3.5.1 Documentation requirements

#### Justification to support application for variation certificate

It is proposed that an application for a variation certificate must be supported by a justification document prepared on behalf of the applicant.

It is suggested the justification document:

- outline the complying development standards in the relevant SEPP being varied and the variations sought,
- demonstrate consistency with the way in which the SEPP outlines the complying development standard may be varied,
- provide reasons and justification why a variation to the complying development standard is appropriate,
- include drawings or plans of the proposed development illustrating the part of the development where the variation is being sought and the proposed variation, and
- include the information requirements as outlined in Chapter 4.

The justification document may be prepared by the applicant or their building designer, architect or planner.

Applicants are expected to provide all required information to councils upfront to assess the variation certificate.

The Department will prepare a template justification document for applicants, so that all requests for variation certificates are standardised and contain the required information.

Along with the justification document, we are proposing that all plans be referred to councils when the certifier refers the application to council via the planning portal.

#### Variation certificate

The Department will prepare a variation certificate template document, which councils will use in determining applications.

Tell us what you think

Are there any additional information requirements that would assist councils in assessing the variation certificates within 10 days?

### 3.5.2 Fees for variation certificates

The NSW Government is considering two possible fee structures for applications for variation certificates to be paid to councils.

These fees would also apply for a new variation certificate where an applicant amends or modifies their application and reassessment of the variations is required.

This fee would be in addition to any other fees payable to the registered certifier or council for assessment of the CDC.

#### Option 1: Set fee

This option would impose a set fee of 4 fee units for a variation certificate application, which equates to $456 in the 2025/26 financial year, and would be payable to councils.

#### Option 2: Fee per variation

This option would impose a fee based on the number of variations to complying development standards being considered by council. This could be scaled as follows:

- one variation = 3 fee units ($342)
- two variations = 4 fee units ($456)
- three or four variations = 5 fee units ($569)

Tell us what you think

- Should the fee be set or be based on the number of complying development standards included within the request for a variation certificate?
- Let us know your thoughts on the proposed fees for variation certificates.

Note, these fees would be subject to annual indexation in accordance with the Consumer Price Index and we are not proposing refund of fees for these applications.

### 3.5.3 Assessment of variation certificates

Section 4.31A of the Planning Systems Reforms Act sets out the requirements for determining an application for a variation certificate.

A council assessing an application for a variation certificate must only consider the complying development standards being varied and its application to the proposed development.

In doing so, Council must also consider whether the variation is permitted by the relevant EPI (i.e. the Codes SEPP) and whether it's consistent with how the SEPP provides that a complying development standard may be varied and that there will no significant additional adverse impacts.

A council may either:

- Approve a variation certificate

  Where an applicant has sought multiple variations to complying development standards, council may approve all or only some of the variations. In this instance, the variation certificate should detail the complying development standards that have been approved within the certificate and the variations that have been refused.

  We are not proposing conditions will be required for variation certificates as these are minor design variations and the Codes SEPP already contains conditions that must be included in the CDC.

- Refuse a variation certificate

  A council should refuse a variation certificate where:

  - the complying development standards proposed for variation are standards which can't be varied in the SEPP.
  - the variations sought are not consistent with the way or extent the SEPP prescribes how the standard may be varied.
  - the development is located on land on which complying development is not permitted.
  - no justification or insufficient information has been provided to support the variation.
  - the application has not been made in accordance with the SEPP or regulation.

If council does not provide a decision on the variation within the required timeframe, the variation certificate will be deemed approved and the CDC can continue to be assessed in the complying development pathway, with the certifier's review focusing on the assessment of the other complying development standards.

The EP&A Regulation will include safeguards, so variations are not deemed approved where these are not made in accordance with the relevant SEPP or the EP&A Regulation requirements. Deemed approvals will not apply where an applicant seeks to vary development standards that can't be varied, the maximum number of allowable variations has been exceeded, or the variations exceeds the numerical limits specified in the relevant SEPP on how the development standards can be varied.

For example, if an applicant applies for a variation of increased height that exceeds the LEP height controls, then this variation could not be deemed approved.

If council refuses an application for variations or does not approve all the variations to complying development standards, an applicant will either need to:

- amend their CDC application to meet any non-conforming development standards that have not been approved if they want to continue in the complying development pathway, or
- proceed with a development application instead.

Tell us what you think

- Are there any other assessment matters we should consider or do you have any comments on the assessment of variation certificates?

### 3.5.4 Timeframes and deemed approvals of variation certificates

#### CDC assessed by a registered (private) certifier

Where a CDC application is being assessed by a private certifier, council will need to determine the application for a variation certificate within 10 calendar days.

If an application is not refused within this timeframe, the variations will be taken to have been deemed approved, and the private certifier should continue assessing the remainder of the CDC application.

The EP&A Regulation will include safeguards, so variations are not deemed approved where these are not made in accordance with the relevant SEPP or the EP&A Regulation requirements.

#### CDC assessed by council

Where a CDC application is being assessed by council, council will need to determine the variation certificate within 20 calendar days. This allows council to issue both the CDC and variation certificate at the same time.

The timeframe for considering a variation request will commence once an applicant has paid the relevant fee for the variation certificate application.

Please note that the timeframes will not apply to the two-week period around Christmas.

Tell us what you think

- Are these timeframes achievable for councils?
- What information and procedural requirements would assist with councils being able to meet these timeframes?

## 3.6 Review of the CDC variation certificate process

Once the CDC variation certificate process is operating, we will undertake regular reviews of this new process to identify the type of complying development standard variations being most commonly sought, approved or refused.

These reviews will help us identify whether amendments are needed to the Codes SEPP and whether any adjustments are needed to the variation pathway process.

We will consider whether this process should be included in the Minister's Statement of Expectations and council reporting.

# 4 Variations to complying development standards

## 4.1 Summary of the high-priority complying development standards being considered for variations

The initial focus of the new CDC variation certificate pathway is on low-rise housing developments to assist with the delivery of more housing.

We are proposing that variations will apply to the following parts of the Codes SEPP:

- Part 3 Housing Code
- Part 3A Rural Housing Code
- Part 3B Low Rise Housing Diversity Code
- Part 3C Greenfield Housing Code
- Part 3D Inland Code

The following changes are proposed within parts of these codes, noting that the changes may only apply to some of the Codes, with further detail included in the sections below.

1. Maximum building height: Allow minor variations of height where consistent with LEP height controls from:
    - 8.5 m up to 9 m for dwellings, dual occupancies and manor homes, and
    - 9 m up to 9.5 m for multi-dwelling housing (terraces).
2. Maximum gross floor area for development: Allow up to a 10% increase in the gross floor area requirements for dwellings, dual occupancies, manor homes, multi-dwelling housing (terraces) and attached development. The development would still be required to meet the landscape and private open space complying development standards.
3. Primary road setbacks: We are proposing permanent amendments to the development standards for the primary road setback of a new dwelling to allow alignment with one of the two nearest dwellings for dwelling houses in the Housing Code, as well as dual occupancies, attached development and manor houses in the Low Rise Housing Diversity Code. This would then become the starting point for any variation.

    Variations to the primary road setback may be sought where the front setback is consistent with the established street setback or development control plan (DCP) controls.
4. Primary and secondary road articulation zones: Allow balconies, decks, pergolas, terraces, verandahs, bay windows and other design features within the front setback articulation zone up to 50% of the building width to allow articulation and design features forward of the front building line. Currently this is limited to 25% of the lot width. This will apply for dwellings, dual occupancies, manor homes and multi-dwelling housing (terraces).
5. Side setbacks: Changes are proposed to side setbacks to allow:

- alteration or additions to an existing dwelling to align with an existing dwelling's side boundary setback, or 900 mm, whichever is greater in the Housing Code and Inland Code.
- reduced setbacks of 900 mm for part of the development that is less than 4.5 m in height for dwellings, dual occupancies, manor homes, attached development and terraces in the Low Rise Housing Diversity Code.
- reduced setbacks for parts of dual occupancies (one above another) and manor homes 10 m behind the building line and above 4.5 m in height.
- reduced setbacks in the Rural Housing Code and the Inland Code for RU1, RU2, RU3, RU4 and RU6, where consistent with a council DCP.
- reduced upper storey setbacks for zones RU5, R1, R2, R3 and R4 in the Inland Code for lots less than 18 m wide.

6. Rear setbacks: Allow variations where the rear setback is consistent with council DCP rear setback controls or is consistent with the average rear setback of the 2 adjoining dwellings within 40 m.
7. Privacy screens: The following variations are proposed:
    - Allow variations to privacy screen requirements for dwellings and dual occupancies (side by side) if there is no direct line of sight to the neighbouring property.
    - Permanent changes are also proposed to the Codes SEPP to clarify that privacy screens are not required along the edge of a balcony facing a public road or public open space.
8. Maximum width of garage doors: The following variations are proposed:
    - Variations are proposed to allow carparking setbacks to be varied from being 1m setback behind the building line to align with the building line.
    - Changes are also proposed to increase garage door sizes on small and narrow lots where currently only a single garage may be permitted, where the garage is integrated into the dwelling design, it's not visually dominant and presents as a single driveway at the property boundary.
9. Dual occupancies – lot requirements, width and access: Allow variations for two-storey attached dual occupancies on lot widths of 12 m to 15 m, with each dwelling able to have a single garage with access from a primary road and allow a reduced width of each dwelling to 5 m.
10. Building design - windows to habitable rooms: Allow a variation for two-storey dwellings on narrow lots of less than 11 m wide to not require a window to a habitable room on the ground floor facing the primary or parallel road, where the dwelling includes windows to habitable rooms or balconies facing the street on the upper-level which provide passive surveillance of the street.
11. Detached development:

    Detached development includes a deck, patio, pergola, terrace or verandah, cabana, cubby house, fernery, garden shed, gazebo or greenhouse, carport or garage, and sheds.

    - Maximum GFA: Allow a variation to the maximum GFA of detached development. This will allow the GFA to be varied to 60 $m^2$ for lots 400–600 $m^2$, 75 $m^2$ for lots 600–900 $m^2$, and for lots > 900 $m^2$ in the Inland Code be varied up to 120 $m^2$. Noting the GFA of detached structures is considered in the overall GFA for the development.

- Side setbacks: We are proposing to allow a variation to side setbacks for alterations and additions to an existing detached development where it aligns with the existing detached structure's setback, provided the proposal meets the design and amenity tests for the relevant code. This includes demonstrating that the development maintains required landscaped area.

12. Detached studios: We are proposing to allow variations up to an additional 10% of the maximum gross floor area for detached studios associated with a dwelling, dual occupancy, manor home or terrace, with these currently being limited to 20-36 $m^2$. This will still be included within the overall maximum GFA for a lot.
13. Swimming pools: We are proposing to allow minor variations to setback and location requirements of swimming pools. The changes will allow reduced secondary road setbacks for swimming pools on corner lots, pools in the side yard of a dual occupancy or manor home and pools to be located behind the front setback requirements for certain rural development.
14. Tree protection: Allow variations for complying development to occur on land within 3 m of a protected tree located on the site or adjoining lot, where an arborist report has determined an appropriate setback from the tree trunk and the proposed setback is consistent with the arborist report recommendation.

Further details on the proposed changes are provided in the sections below.

## 4.2 Maximum building height

Currently the Codes SEPP places limits on the height of buildings, despite the development meeting the current height controls within the relevant council Local Environmental Plan (LEP). The NSW Government is proposing to allow minor height variations from 8.5 m to 9 m for dwellings, dual occupancies, manor homes, and 9 m to 9.5 m for multi-dwelling housing (terraces) where this is consistent with a council's LEP height controls.

This will allow for minor height differences due to differing site topography, roof features and allow higher development where it is consistent with the height limits of a locality and as permitted by the relevant council LEP.

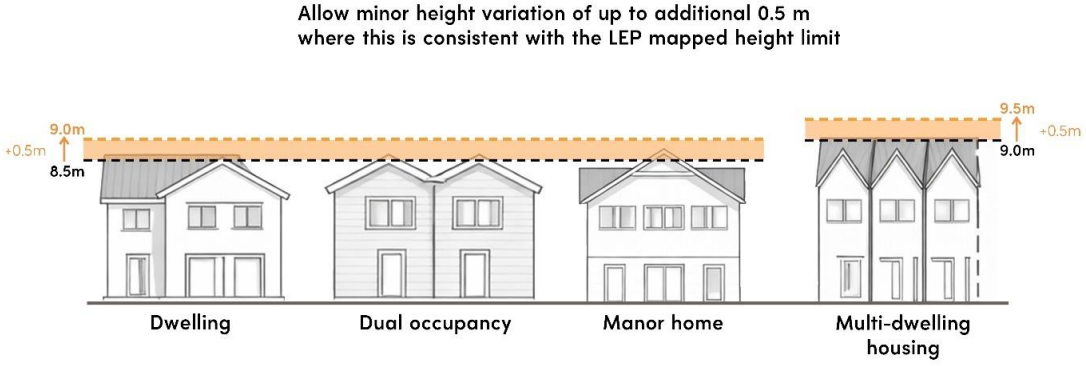


Figure 8: Proposed variations for maximum building height

Table 1: Proposed variations for maximum building height

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.8<br>Rural Housing Code – cl 3A.14(1) for R5 zone only<br>Low Rise Housing Diversity Code – cl 3B.9, 3B.22(1) and 3B.34<br>Greenfield Housing Code – cl 3C.9 | Maximum height of buildings and attached development for dwellings, dual occupancies, manor homes and attached development is 8.5 m.<br>Maximum height of building for multi-dwelling houses (terraces) and attached development is 9.0 m. | Allow minor variations of height from:<br>• 8.5 m up to 9 m for dwellings, dual occupancies, manor homes, and<br>• 9.0 m up to 9.5 m for multi-dwelling housing (terraces).<br>Provided the development remains consistent with the LEP height controls. |

Information requirements to support applications for a variation certificate for increased building height

The application should outline why an increase in heights is required, how the development responds to the topography of the site and to adjoining development, as well as a consideration of how the increased height may impact on the immediately adjoining properties and any views. This should include consideration of overshadowing impacts on neighbouring properties and be supported by shadow diagrams.

## 4.3 Maximum gross floor area (GFA) for development

Currently the Codes SEPP includes a maximum GFA based on the lot size of development, the type of development and the relevant code that applies. The same maximum GFA applies regardless of whether development is one or two-storey. A number of councils do not include GFAs in their DCP and instead rely on floor space ratios and site coverage.

Gross floor area is a measure of the sum of the floor area of each floor of a building, measured from the internal face of external walls. It excludes certain parts of a building, such as voids, storage and vehicle access areas, and terrace or balconies with walls less than 1.4 m high, as illustrated below.

The NSW Government is proposing to allow a variation of up to a 10% increase of the maximum GFA to allow instances where a dwelling may not meet the current GFA standards within the Codes SEPP. This will apply to dwellings, dual occupancies, manor homes, terraces and attached development where permitted within the Housing Code, Low Rise Housing Diversity Code, Greenfeld Housing Code and Inland Code. This will be particularly beneficial for two-storey development and larger lots that can still meet the other relevant complying development amenity standards, such as landscape and private open space standards.

As an example, for a dwelling on a 450 m$^2$ lot in the Housing Code, this would allow the current GFA to be increased from 290 m$^2$ to 319 m$^2$. Noting that landscape and private open space standards will continue to apply to ensure sufficient landscaping and open space on the lot.

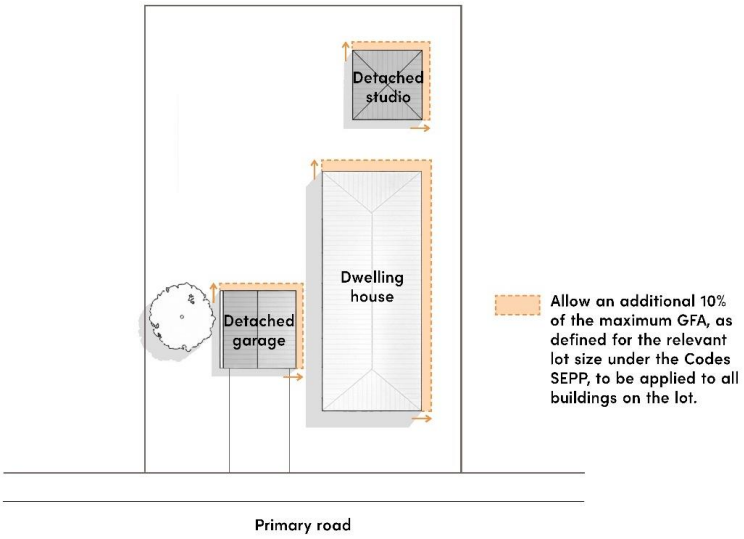


Figure 9: Variations proposed for maximum GFA

Table 2: Proposed variations for maximum GFA

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.9(1) and 3.19(1)<br>Low Rise Housing Diversity Code – cl 3B.10, 3B.23 and 3B.35<br>Greenfield Housing Code – cl 3C.10(1) and 3C.22(1)<br>Inland Code – cl 3D.20(1) | Currently, the maximum GFA varies based on the size of the lot. | Allow an additional 10% of the maximum gross floor area as defined for the particular size of lot in the Codes SEPP. |

## 4.4 Primary road setbacks (front setbacks)

Currently, the Codes SEPP requires that the primary road frontage is based on the average setback of the two nearest dwellings on the same road, or if there are no two dwellings within 40 m, a set frontage is included. For rural zones, a front setback distance is defined.

Where a proposed development adjoins another dwelling that has an irregular setback much further than other dwellings within the street, this is restricting development from using the CDC pathway.

We are proposing to make both changes to the Codes SEPP, as well as allowing variations for this clause. We are proposing to allow the primary front setback to align with one of the two nearest dwellings within 40 m on the same side of the primary road, rather than averaging the two. This change is to apply to dwelling houses in the Housing Code as well as dual occupancies, attached development and manor houses in the Low Rise Housing Diversity Code. This change is further detailed in Chapter 5 below. This would then become the starting point for any variation.

The NSW Government is also proposing to allow variations where the front setback is consistent with the established street setback or is consistent with DCP controls for dwellings, dual occupancies, manor homes and terraces.

These changes are to reflect that setbacks may not be uniform, and council DCPs may contain different setback controls for different zones and areas, particularly areas undergoing change and redevelopment for more diverse housing.

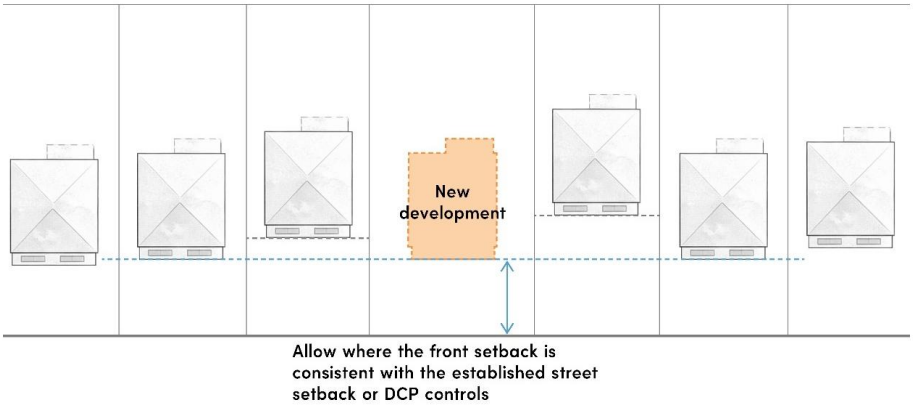


Figure 10: Variations to primary road setback

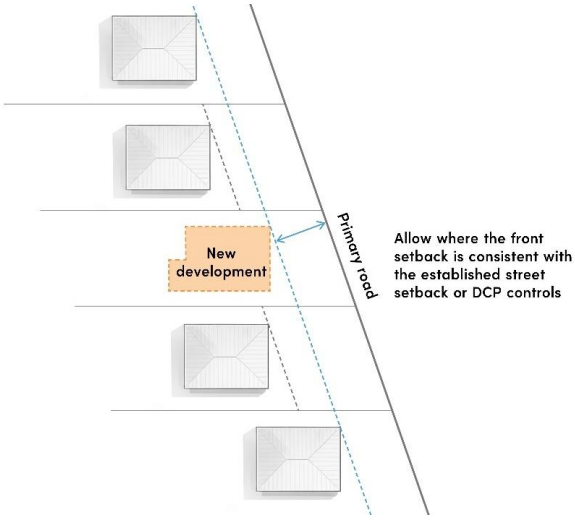


Figure 11: Variations to primary road setback on angular streets

Table 3: Proposed variations for primary road setbacks (front setbacks)

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code - cl 3.10(1)<br>Low Rise Housing Diversity Code - cl 3B.11(1), 3B.24(1) and 3B.36(1) | Front setback is based on the average of the two closest dwellings within 40 m, noting a permanent change is proposed to allow alignment with an adjoining dwelling. | Allow where the front setback is consistent with the established street setback or DCP controls. This will apply to dwellings, dual occupancies, attached development, manor house and terraces. |
| Rural Housing Code – cl 3A.15(2)(b), (c) | Front setback is 30 m in the RU4 zone and 50m in RU1, RU2, RU3 or RU6 zones. | Allow where the front setback is consistent with the established street setback or DCP controls. |
| Rural Housing Code – cl 3A.15(1) and 3A.15(2)(a) | In the R5 zone, for lots less than 4,000 sqm, the front setback is based on the average setback of the 2 nearest dwellings or where no dwellings are within 40 m, the setback is 10 m.<br>In the R5 zone, for lots at least 4,000 $m^2$ in size - a set 15 m front setback applies. | Allow where the front setback is consistent with the established street setback or DCP controls. |
| Inland Code - cl 3D.12(1), 3D.21(1) and 3D.32(1) | Front setback is based on the average primary road setback of the 2 nearest dwelling houses on the same side.<br>For R5 zone lots at least 4,000 $m^2$ in size, a minimum setback of 15 m applies.<br>Front setback is 30 m for RU4 and 50 m in RU1, RU2, RU3 or RU6 zones and 50 m for an unsealed road. | Allow where the front setback is consistent with the established street setback or DCP controls. |

Information requirements to support applications for variations for primary road setbacks

The application should justify the variation with an analysis of the existing street setbacks and outline why a variation is being sought and how the development responds to the existing street setback or Council DCP provisions. It should also outline any potential impacts on adjoining properties and how these have been mitigated.

## 4.5 Primary and secondary road articulation zones

Currently the Codes SEPP allows certain elements of a building to extend 1.5 m forward of the front building line setback up to a maximum extent of 25% within an area known as the articulation zone as illustrated below. This allows certain building elements such as entry features, porticos, balconies, decks, pergolas, terraces or verandahs, window box treatments, bay windows, awnings, sun shading features and eaves to extend 1.5 m forward of the building.

Currently this is limited to 25% of the articulation zone which is based on the lot width and extends 1.5 m forward. It is proposed that a variation to permit balconies, decks, pergolas, terraces up to a maximum of 50% of the building, as opposed to lot width within the articulation zone, to allow dwellings to include slightly wider and more usable decks and verandah structures and articulation features, while ensuring these do not extend further than 1.5 m into the front setback area. This will apply for dwellings, dual occupancies, manor homes, terraces were permitted within the Housing Code, Low Rise Housing Diversity Code, Greenfield Housing Code and the for the RU5, R1, R2, R3 and R4 zones in the Inland Code.

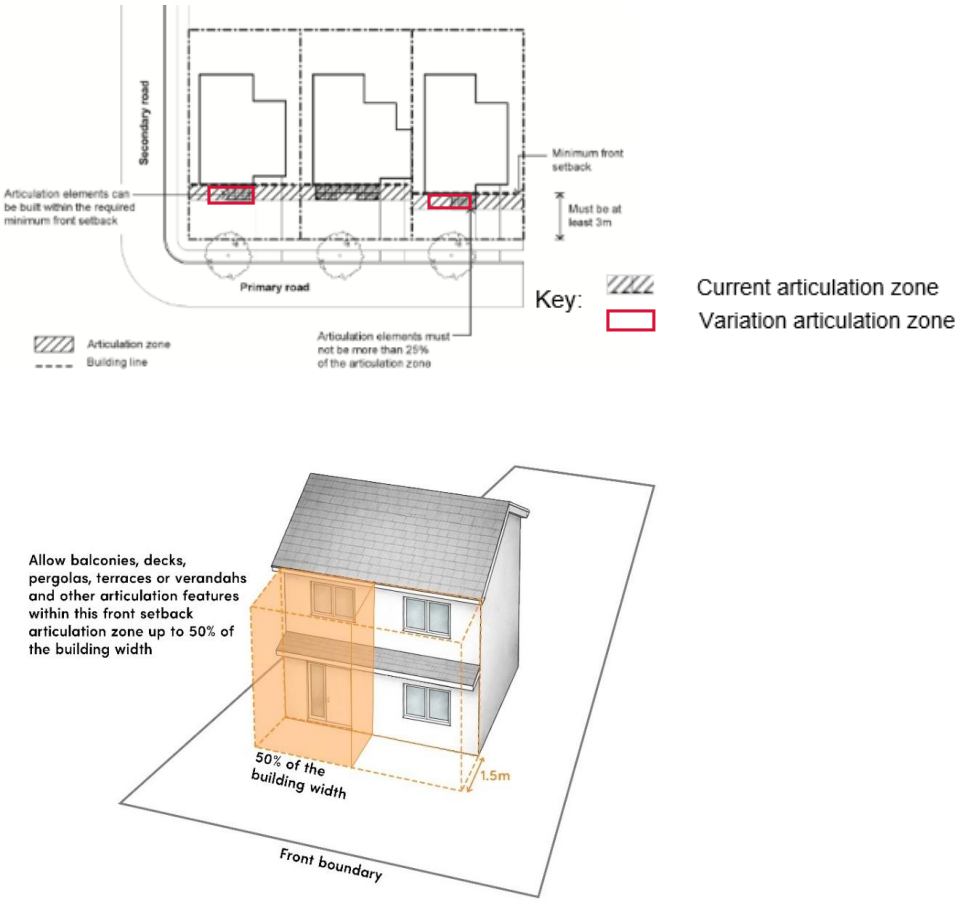


Figure 12: Variations for articulation zones

Table 4: Proposed variations for articulation zones

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.14(5)<br>Low Rise Housing Diversity Code – cl 3B.16(3), 3B.28(3) and 3B.41(3)<br>Greenfield Housing Code – cl 3C.16(5)<br>Inland Code – cl 3D.25(5) | Currently allows a range of building elements such as porticos, balconies, decks, awnings, eaves and sun shading features, etc. to extend 1.5 m into the front setback up to a maximum extent of 25% of the articulation zone. | Allow balconies, decks, pergolas, terraces or verandahs and other articulation features within this front setback articulation zone up to 50% of the building width to allow greater balconies, decks, verandahs and design features forward of the front building line. |

Information requirements to support applications for variations primary and secondary road articulation zones

The applicant should demonstrate that the additional built elements or façade features will not detract from the visual quality of the street.

## 4.6 Side setbacks

The side setback is the distance between the dwelling and the side boundary of that property. The current Codes SEPP includes different side setbacks based on the type of development, the relevant code that applies and the height of the building or the zone the development is located within.

Maintaining side setbacks is important for providing separation between dwellings and allowing solar access particularly for upper-level setbacks, which is why the Codes SEPP includes controls where development steps in for the upper level. Whilst maintaining setbacks is important, particularly for upper storeys, larger side setbacks can impact the development that can occur on a lot.

The Housing Code already allows build to boundary for small and narrow lots less than 12.5 m in certain circumstances. To help encourage more development and more diverse housing types, it is proposed some minor variations to side setbacks to allow a more consistent 0.9 m setback for the ground floor part of the building, which is less than 4.5 m or 5.5 m in height, where this is consistent with council DCP controls or there is no significant adverse impacts. Variations are also proposed for dual occupancies (one above the other) and manor homes to apply consistent setback requirements as for dual occupancies (side by side) for part of the upper storey setbacks.

For rural zones, a standard setback of 10 m applies, variations will also be allowed in these areas where it is consistent with council DCP controls. The NSW Government is also proposing for residential development in zones RU5, R1, R2, R3 and R4 in the Inland Code for lots less than 18 m wide, that the upper storey's setback may be varied more consistently with how other upper storeys

setback are calculated, as the current standard restricts the upper storey development width for lots wider than 18 m.

The NSW Government is also proposing to allow a variation to side setbacks for alterations and additions to an existing dwelling where that dwelling does not currently meet the Codes SEPP controls, so the new additions can align with the current dwelling setback for development under the Housing Code and Inland Code.

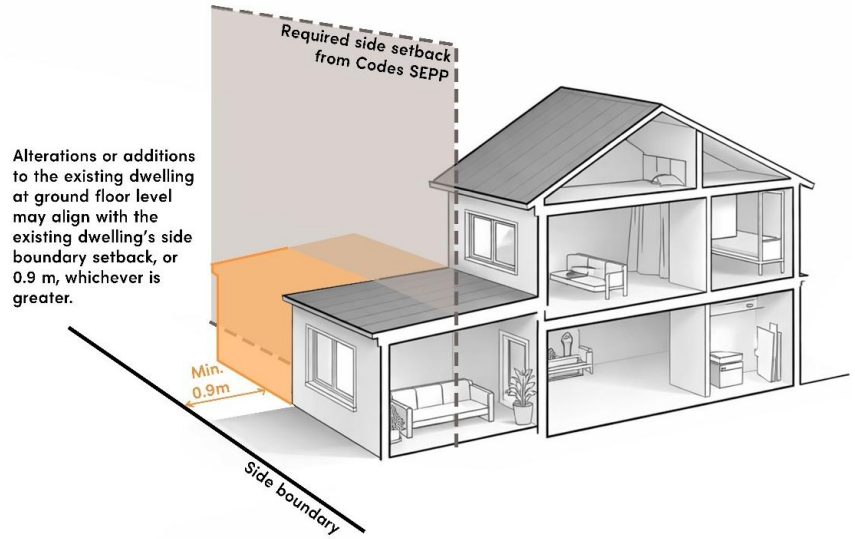


Figure 13: Alterations and additions will be allowed to align with existing setbacks

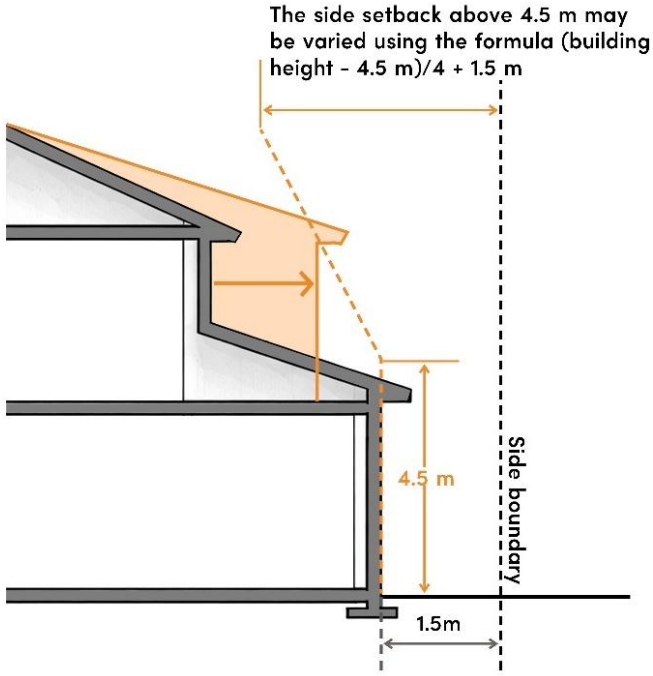


Figure 14: Variations to upper floor side setbacks for parts of manor homes and new dwellings under inland code

Table 5: Proposed variations for side setbacks

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| **Setbacks for alterations or additions to existing dwellings** | | |
| Housing Code – cl 3.10(4)<br>Inland Code - cl 3D.21(7) | The required side setback is based on the lot width at the building line. | Alterations or additions to the existing dwelling may align with the existing dwelling's side boundary setback, or 0.9m, whichever is greater. |
| **Side setbacks for new dwellings** | | |
| Housing Code – cl 3.10(4) | For building heights up to 4.5 m:<br>• 0.9 m for lot widths less than 18 m,<br>• 1.5 m for 18-24 m wide lots<br>• 2.5 m for lots greater than 24 m wide. | Allow variations to side setbacks for building height less than 4.5 m to no less than 0.9 m, where this is consistent with the council's DCP or there are no significant adverse impacts. |
| Rural Housing Code – cl 3A.16(2) | For lots in the RU1, RU2, RU3, RU4 and RU6 zones, the side setback is 10 m.<br>For lots in the R5 zone with lots less than 4,000 $m^2$, the side setback is 2.5 m and for lots at least 4,000 $m^2$in size, the side setback is 10 m. | Allow variations where the side setback is consistent with council DCP side setback controls or there are no significant adverse impacts. |
| Low Rise Housing Diversity Code – cl 3B.11(4) | For building heights up to 4.5 m:<br>• 0.9 m for lots up to 24 m wide<br>• 1.5 m for lots 24-36 m wide<br>• 2.5 m for lots greater than 36 m wide. | The side setback may be varied to 0.9 m for part of the development that is less than 4.5 m in height, regardless of lot width. |
| Low Rise Housing Diversity Code – cl 3B.24(4), 3B.24(5) and 3B.36(4) | The side setback of a manor house, dual occupancy (one above another), terrace or attached development must have a 1.5 m setback for both lower and upper storeys.<br><br>Dual occupancies (one above the other and manor homes): Any part of the development that is 10 m from the building line must be setback using a formula of the height of the building minus 3 m, which means a development of 8.5 m height would need to step in 5.5 m on each side for the upper storey. | The side setback may be varied to 0.9m for part of the development that is less than 4.5 m in height.<br><br>Dual occupancies (one above the other and manor homes): The side setback for part of the development 10 m behind the building line and above 4.5 m in height, may be varied to be setback using the same calculation for building setbacks for dual occupancies in cl 3B.11(4) where the side setback is based on the (building height-4.5 m)/4 + 1.5 m. |

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Inland Code – cl 3D.12(4) | For lots in the RU1, RU2, RU3, RU4 and RU6 zones, the side setback is 10 m. | Allow variations where the side setback is consistent with council DCP side setback controls or there are no significant adverse impacts. |
| Inland Code – cl 3D.21(8) | In zones RU5, R1, R2, R3 and R4 - any part of the development more than 4.5 m must have minimum side setbacks using a formula of the height of the building minus 3 m, which means a development of 8.5 m height would need to step in 5.5 m on each side for the upper storey, impacting upper storey development for smaller lots. | The side setback for the upper storey may be varied using the formula (building height-4.5 m)/4 + 1.5 m for lots less than 18 m in width. |

Information requirements to support applications for variations to reduced side setbacks

The application should outline any amenity impacts on adjoining properties with consideration of how the development mitigates privacy impacts on neighbouring properties through window placement and the use of screening, planting and fences to improve privacy.

The application should include plans and drawings demonstrating the proposed development in the context of the adjoining development, including neighbouring windows.

For two-storey development with reduced setbacks, these should be supported by an analysis of any overshadowing impacts.

## 4.7 Rear setbacks

Currently, development in residential zones rear setbacks are based on the lot width at the building line, the type of development and the height of the building, with different setbacks applying for the ground floor generally below 4.5 m in height and the first floor with height 4.5-8.5 m. The Codes SEPP does not consider council DCP controls or setbacks of other adjoining development, apart from small lots of less than 300 sqm.

We are proposing to allow variations to mostly upper rear setbacks to consider local setback provisions and also adjoining development average rear setbacks. Changes are also proposed for both the lower and upper level setbacks for development in rural zones in the Rural Housing Code.

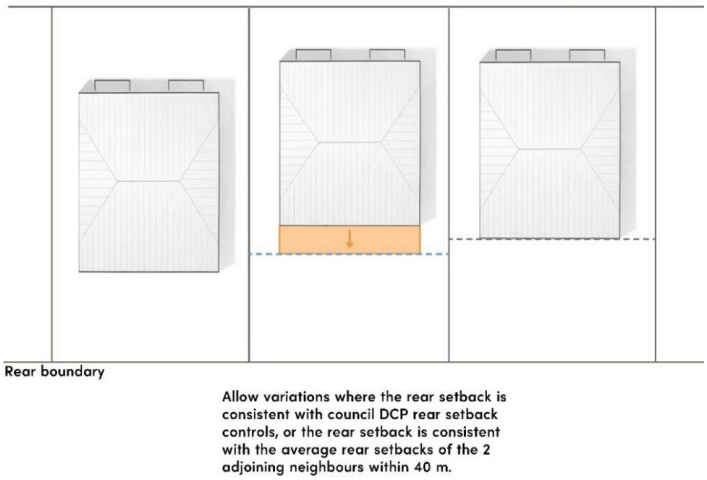


Figure 15: Variation for rear setbacks

Table 6: Proposed variations for rear setbacks

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.10(10) | Rear setback varies based on the lot size and building height. | Allow variations for all lot widths for an upper storey where the rear setback is consistent with council DCP rear setback controls, or the rear setback is consistent with the average rear setback (excluding a corner lot) of the 2 adjoining dwellings within 40 m. |
| Rural Housing Code – cl 3A.17(2) for RU1, RU2, RU3, RU4, RU6 and R5. | Rear setback is 15 m for any point of the building. | Allow variations where the rear setback is consistent with council DCP rear setback controls, or the rear setback is consistent with the average rear setback of the 2 adjoining dwellings within 40 m. |
| Low Rise Housing Diversity Code – cl 3B.11(5)<br>Dual occupancies (side by side excluding corner lots) | Rear setback is based on lot size and building height.<br>For lot sizes 400-900 $m^2$, for building parts with a height over 4.5 m, a rear setback of 8m is required. | Allow variations on 400-900 $m^2$ lots where the setback for the part of a building above 4.5 m is consistent with the average of any adjoining dwellings second floor setback (apart from a corner lot) or allow variation to 6 m where this will not have significant adverse impacts. |
| Low Rise Housing Diversity Code – cl 3B.24(6)<br>Dual occupancies (one above another) | Rear setback is based on lot size and building height.<br>For lots, 400-1500 $m^2$, for building parts with height of >4.5-8.5m, a rear setback of 10 m is required. | The rear setbacks for dual occupancies and any attached development, apart from manor homes, on lots up to 900 sqm with building parts with a height of >4.5-8.5 m may be varied to be |

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| | | consistent with the average or any adjoining dwelling's second floor setback (apart from a corner lot); or reduced to 8 m where the reduced setback will not have significant adverse impacts on adjoining dwellings. |
| Inland Code – cl 3D.21(14) | Rear setback varies based on the lot size and building height. | Allow variations for all lot widths for an upper storey where the rear setback is consistent with council DCP rear setback controls, or the rear setback is consistent with the average rear setback (excluding a corner lot) of the 2 adjoining dwellings within 40 m. |

Information requirements to support applications for variations to reduced rear setbacks

The application should outline any amenity impacts on adjoining properties with consideration of how the development mitigates privacy impacts on neighbouring properties through window placement and the use of screening, planting and fences to improve privacy.

The application should include plans and drawings demonstrating the proposed development in the context of the adjoining development, including neighbouring windows and private open spaces.

For two-storey development with reduced setbacks, these should be supported by an analysis of any overshadowing impacts.

## 4.8 Privacy screens

The Codes SEPP currently requires privacy screens for certain habitable-room windows that face a side or rear boundary, as well as for elevated outdoor spaces such as balconies, decks and terraces. While these provisions are intended to protect the privacy of adjoining properties, in practice they often result in the widespread use of translucent glazing or high-sill windows for most side-facing habitable rooms. This can significantly reduce natural daylight access and restrict design outcomes, particularly for dwellings that rely on side-facing windows as their primary source of light and ventilation. By contrast, many council DCPs allow a merit-based assessment of visual privacy impacts, focusing on design solutions that minimise overlooking rather than mandating screening in all circumstances.

To provide greater flexibility and improve design outcomes, the NSW Government is proposing to introduce both changes to the Codes SEPP and to allow variations to the privacy screen requirements. A change to the Codes SEPP is proposed to clarify that privacy screens are not required along the edge of a balcony that faces a public road or public open space. This aligns the

Housing Code, Rural Housing Code, Greenfield Housing Code and Inland Code with the existing approach in the Low Rise Housing Diversity Code, recognising that overlooking of public areas does not raise the same privacy concerns as overlooking of private residential spaces. Further details on this change are included in Chapter 5 below.

In addition, it is proposed to allow variations where privacy screens are not required if a habitable-room window or raised open space (including a balcony, deck, patio, terrace or verandah) does not have a direct line of sight into a habitable-room window of an adjoining dwelling or into the principal private open space of an adjoining property.

A direct line of sight would be defined as any line measured from a height of 1.7 m above the finished floor level, taken from the perimeter of the window or raised open space, to any point within a horizontal distance of 9 m and within a 45-degree horizontal viewing angle. This variation would apply to the Housing Code, Zone R5 in the Rural Housing Code, Low Rise Housing Diversity Code, Greenfield Housing Code, Inland Code and the Housing Alteration Code.

These changes aim to maintain appropriate levels of residential privacy while enabling better access to natural light, improved design flexibility and more balanced outcomes consistent with council DCP approaches.

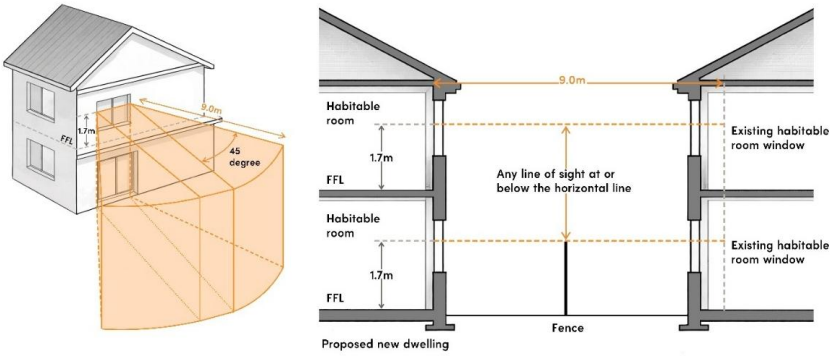


Figure 16: Direct line of sight – overlooking into habitable room windows

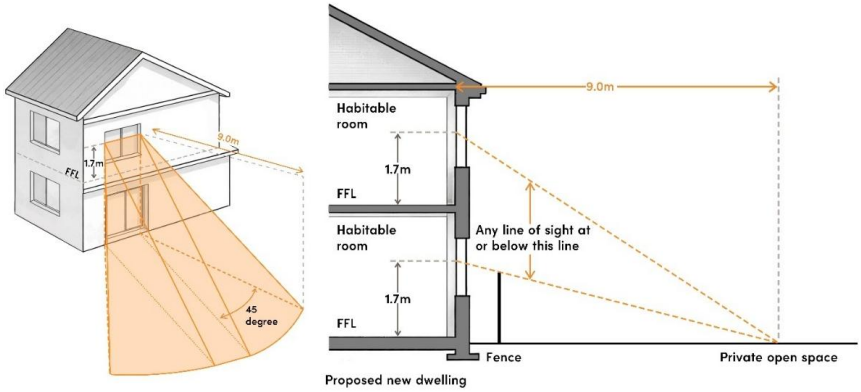


Figure 17: Direct line of sight – overlooking to private open space

Table 7: Proposed variations for privacy screens

| Relevant code and clauses of the Codes SEPP | Current controls | Change to Codes SEPP proposed | Proposed variations |
|---|---|---|---|
| **Part 3 Housing Code** | | | |
| Housing Code – cl 3.15(1) and (3), and cl 3.25(9) | Currently requires privacy screens for certain habitable-room windows that face a side or rear boundary, as well as for elevated outdoor spaces such as balconies, decks and terraces. | Introduce a new clause in cl 3.15 to clarify that privacy screens are not required along the edge of a balcony facing a public road or public open space. | No privacy screen is needed if there is no direct line of sight to the neighbouring property. |
| **Part 3A Rural Housing Code** | | | |
| Rural Housing Code – cl 3A.23(2) and (4) | For lots in the R5 zone with an area of less than 4,000 sqm, the Codes SEPP currently requires privacy screens for certain habitable room windows that face a side or rear boundary, as well as for elevated outdoor spaces such as balconies, decks and terraces. | Introduce a new clause in cl 3A.23 to clarify that privacy screens are not required along the edge of a balcony facing a public road or public open space. | No privacy screen is needed if there is no direct line of sight to the neighbouring property. |
| **Part 3B Low Rise Housing Diversity Code** | | | |
| Low Rise Housing Diversity Code – cl 3B.17(1) and (3) | Currently requires privacy screens for dual occupancy and attached development for certain habitable-room windows that face a side or rear boundary, as well as for elevated outdoor spaces such as balconies, decks and terraces. | No permanent change proposed. | No privacy screen is needed for dual occupancy and attached development if there is no direct line of sight to the neighbouring property. |
| **Part 3C Greenfield Housing Code** | | | |
| Greenfield Housing Code – cl 3C.18(1) and (3) and 3C.28(9) | Currently requires privacy screens for certain habitable-room windows that face a side or rear boundary, as well as for elevated outdoor spaces such as balconies, decks and terraces. | Introduce a new clause in cl 3C.18 to clarify that privacy screens are not required along the edge of a balcony facing a public road or public open space. | No privacy screen is needed if there is no direct line of sight to the neighbouring property. |
| **Part 3D Inland Code** | | | |
| Inland Code – cl 3D.26(1) and (3) and 3D.37(3)(5) | Currently requires privacy screens for certain habitable-room windows that face a side or rear | Introduce a new clause in cl 3D.26 to clarify that privacy screens are not required along the edge | No privacy screen is needed if there is no direct line of sight to |

| Relevant code and clauses of the Codes SEPP | Current controls | Change to Codes SEPP proposed | Proposed variations |
|---|---|---|---|
| | boundary, as well as for elevated outdoor spaces such as balconies, decks and terraces. | of a balcony facing a public road or public open space. | the neighbouring property. |
| Part 4 Housing Alteration Code | | | |
| Housing Alteration Code – cl 4.4(2) | Currently requires privacy screens for certain habitable-room windows that face a side or rear boundary. | No permanent change proposed. | No privacy screen is needed if there is no direct line of sight to the neighbouring property. |
| **Codes not included:** No changes are proposed to clauses 3B.29 and 3B.42 for manor houses, dual occupancies where part of a dwelling is located above another dwelling, and multi-dwelling housing under the Low Rise Housing Diversity Code, as these development types are more intensive than single dwellings or dual occupancies and therefore warrant stronger privacy controls. | | | |

Information requirements to support applications for variations to privacy screens

The application should include plans and sections demonstrating the proposed development in context of the adjoining development, including neighbouring windows and private open space areas.

The application should demonstrate how the proposal mitigates privacy impacts on neighbouring properties through window placement, the use of design, planting and fences and that the development does not have a direct line of sight into a habitable-room window of an adjoining dwelling or into the principal private open space of an adjoining property.

## 4.9 Maximum width of garage door opening and car parking requirements

The Codes SEPP currently includes maximum garage-door widths based on lot width, which in turn determines whether a dwelling can accommodate a single, double or triple garage. It also requires off-street parking spaces to be set back 1 m behind the building line. These controls aim to reduce bulk and visual dominance of garages when viewed from the street.

However, the visual impact of a garage is influenced by a range of design factors, including the proportion of the façade occupied by the garage, the number of storeys, articulation, and the overall scale of the dwelling. In practice, the current prescriptive limits can restrict functional garage design and limit the ability to accommodate additional parking on lots, even where the visual impact could be appropriately managed.

The NSW Government is proposing to allow variations for attached double garages (with garage-door openings up to 5 m) for two-storey dwellings on lots with a width between 10 m and

12 m where a single driveway presents at the street boundary and tapers to the garage. These variations would be subject to a merit-based assessment by council, demonstrating that the garage does not visually dominate the streetscape, the garage is integrated into the dwelling design. This variation would apply to the Housing Code and for zones RU5, R1, R2, R3 and R4 under the Inland Code.

Flexibility is also proposed for off-street parking setbacks by allowing parking to align with the building line, where the parking is integrated into the dwelling design and the garage doors are visually recessive. This variation would apply to the Housing Code, the Low Rise Housing Diversity Code, Greenfield Housing Code and to Zones RU5, R1, R2, R3 and R4 under the Inland Code.

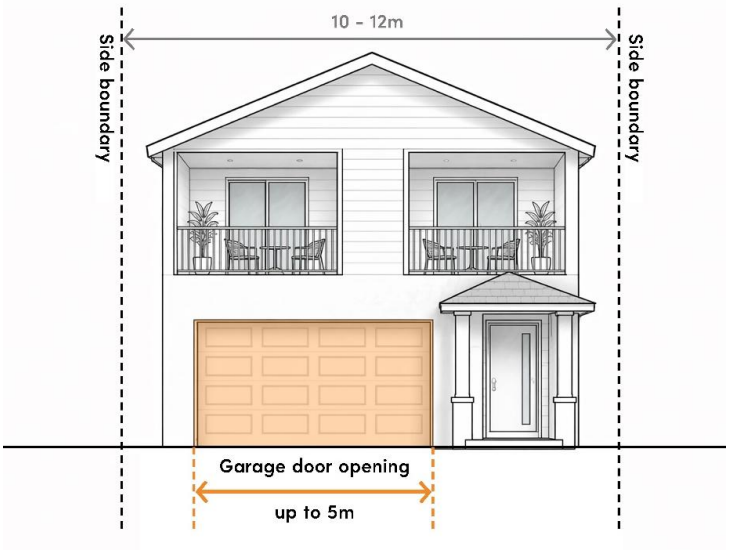


Figure 18: Variations for attached garage door width for two storey dwellings on lots between 10 m and 12 m wide

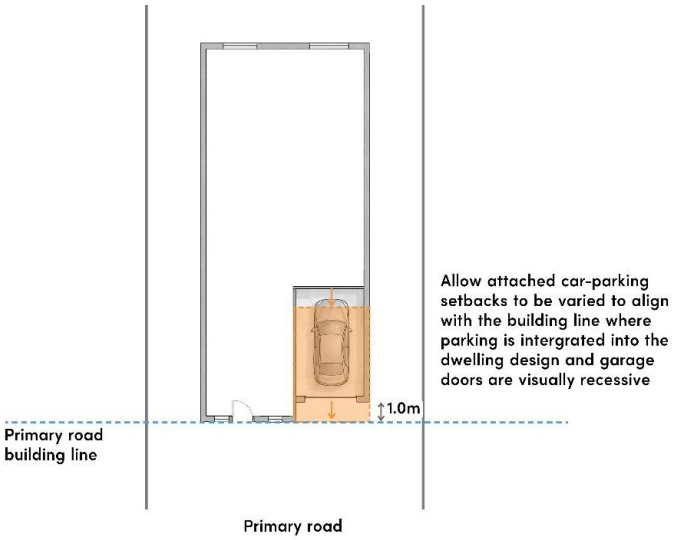


Figure 19: Variations for car-parking setback to align with the building line

Table 8: Proposed changes for garage widths and car parking setback requirements

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.16(5)<br>Low Rise Housing Diversity Code – cl 3B.18(6) and 3B.30(5)<br>Greenfield Housing Code – cl 3C.19(5) and 3C.26(6)<br>Inland Code – cl 3D.27(2) | Currently requires car parking to be setback 1 m behind the building line where the setback is 4.5 m or more or otherwise be 5.5 m from the primary road. | Allow attached car-parking setbacks to be varied to align parking with the building line where parking is integrated into the dwelling design and garage doors are visually recessive. |
| Housing Code – cl 3.16(6) and Inland Code – cl 3D.27(7) | Maximum garage door width is 3.2 m for lots 8–12 m wide, and 6 m for lots wider than 12 m. | Allow the maximum attached garage door width to be varied to up to 5 m for two-storey dwellings on lots between 10 m and 12 m wide where the garage does not visually dominate the streetscape, the garage is integrated into the dwelling design, and driveways present as a single crossing at the property boundary. |

Information requirements to support variations for changes to garage widths and car parking requirements

The application should demonstrate that the proposal will be in keeping with the streetscape and how the garage or parking is integrated into the dwelling design and does not visually dominate the frontage.

## 4.10 Dual occupancies (attached) – lot requirements, width and access

Currently, the Codes SEPP requires dual occupancies on lots less than 15 m wide to gain access from a secondary road, parallel road or rear lane, restricting a number of dual occupancies from using the Codes SEPP, as many lots are unable to achieve this access.

It is proposed a variation be allowed to attached two-storey dual occupancies on lot widths of 12-15 m to gain access from a primary road, with each dwelling to have a garage door width of no more than 3.0 m. Changes are also proposed to allow a variation of the width of the dual occupancy to be varied from 6 m to 5 m to allow development on these narrow lots.

The NSW Housing Pattern Book allows dual occupancies on lots with similar widths and access requirements in areas in which the Low- and Mid-Rise Housing Policy applies.

Figure 20: Semis 01 Pattern Book by Anthony Gills Architects

Figure 21: O'Donnell Case Study by MHNDU

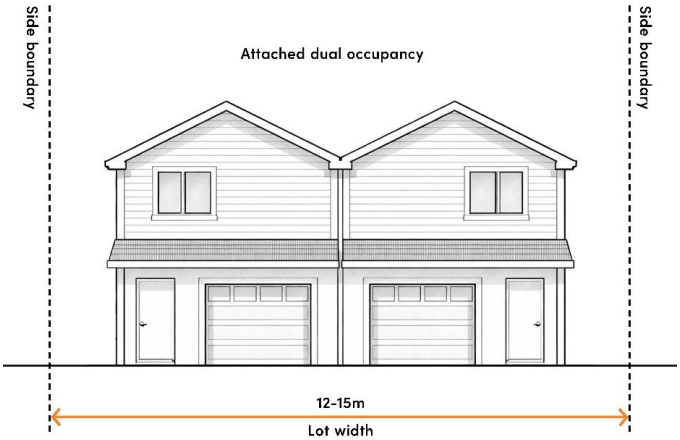


Figure 22: Allow attached two storey dual occupancies on lot widths of 12-15 m to gain access from a primary road

Table 9: Proposed changes for dual occupancies

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Low Rise Housing Diversity Code – cl 3B.8(2)(a) | The width of the parent lot must not be less than the following when measured at the building line—<br>(a) if the car parking space for the parent lot is accessed only from a secondary road, parallel road or lane—12 m,<br>(b) otherwise—15 m. | Allow a variation for development under this Code on 12-15 m wide lots for attached two storey dual occupancies with car parking access from a primary road. |
| Low Rise Housing Diversity Code – cl 3B.13(4) | Each dwelling, including an off-streetcar parking space for the dwelling, must have a minimum width, measured at the building line, of 6.5 m if the car parking space is accessed from a primary road or otherwise – 5 m. | Allow variation for an attached dual occupancy on lots 12-15 m wide for each dwelling to have a minimum width of 5m. |

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Low Rise Housing Diversity Code - cl 3B.18(5) | For lots less than 15 m wide, car parking spaces must be provided at the rear of the lot or in a basement and must be accessed only from a secondary road, parallel road or lane. | Allow developments on 12-15 m wide lots to have carparking access from the primary street frontage with a garage door opening limited to 3 m wide per dwelling. |

Information requirements to support applications for variations to dual occupancy

The application should demonstrate how the development will be in keeping with the streetscape.

## 4.11 Building design

Currently, the Codes SEPP requires at least one door and one window to a habitable room at the ground floor level facing a primary or parallel road. It can be difficult to provide functional living spaces and windows on the ground floor of a two-storey dwelling, which also incorporates a double garage on narrow lots of less than 11 m, with double garages of up to 6 m already permissible in the Greenfield Housing Code on lots less than 11 m.

Habitable spaces and decks on the upper level can ensure passive surveillance and reduce garage dominance.

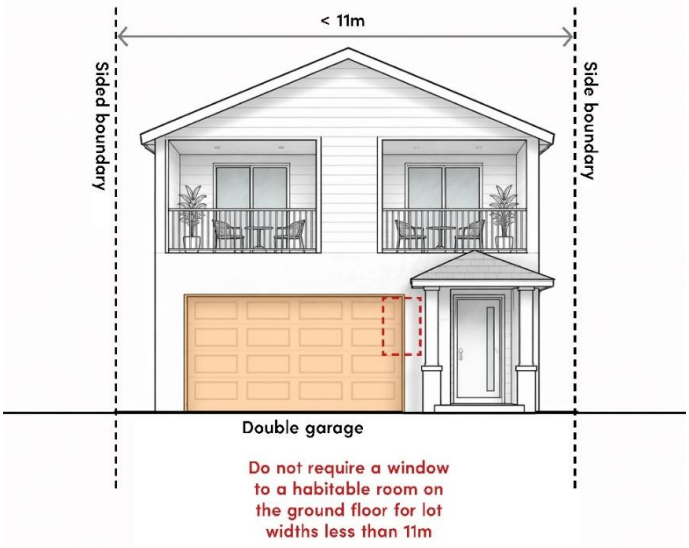


Figure 23: Variations for windows to habitable rooms at the ground floor

Table 10: Building design – windows to habitable rooms

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.14(2)<br>Greenfield Housing Code – cl. 3C.16(2)<br>Inland Code – cl 3D.25(2) for RU5, R1, R2, R3 and R4 zones | Requires at least one door and one window to a habitable room at the ground floor level facing a primary or parallel road. | Allow a variation for two-storey dwellings to not require a window to a habitable room on the ground floor facing the primary or parallel road for lot widths less than 11 m where the dwelling includes windows to habitable rooms or balconies facing the street on the upper level, which provide passive surveillance of the street. |

Information requirements to support applications for variations to building design

The application should demonstrate how the development fits into the streetscape and provides passive surveillance of the street.

## 4.12 Certain detached development – maximum GFA and side setbacks

Detached development on a lot includes a deck, patio, pergola, terrace or verandah, cabana, cubby house, fernery, garden shed, gazebo or greenhouse, carport or garage, and sheds.

### 4.12.1 Maximum GFA

The Codes SEPP currently sets maximum GFAs for the detached elements listed above that vary by lot size, typically ranging from 36 sqm to 100 sqm. These limits operate alongside the site-wide maximum GFA, so the area of any detached structure is counted toward the total allowable GFA for the dwelling and associated development.

As part of the broader proposal to permit a minor variation of up to 10% to the maximum GFA for all development types, it is also proposed to allow a variation to the maximum GFA for certain detached structures. This would provide greater flexibility for functional and well-designed ancillary structures while retaining overall GFA controls. The variation would apply to the Housing Code, Low Rise Housing Diversity Code, Greenfield Housing Code and Inland Code.

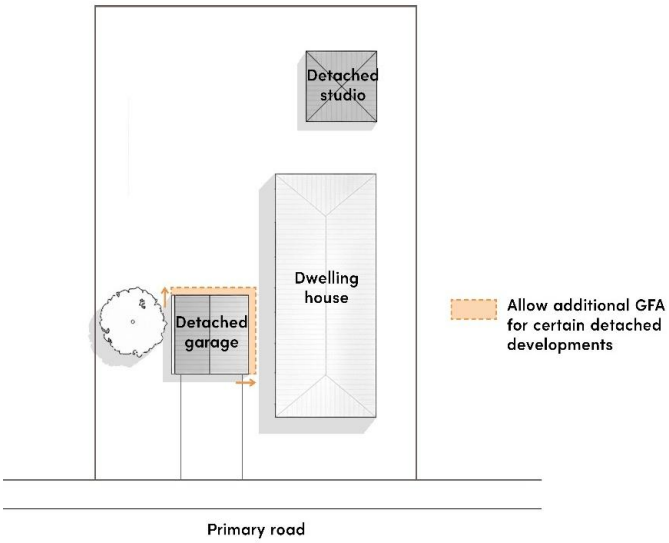


Figure 24: Variation of GFA for detached development

### 4.12.2 Side setbacks

The Codes SEPP currently requires side setbacks for detached structures that vary by lot width, generally between 0.9 m and 2.5 m. It is proposed to allow a variation to side setbacks for alterations and additions to an existing detached structure where the existing structure does not comply with the current Codes SEPP setback controls. Under the proposal, new additions would be permitted to align with the existing detached structure's setback, provided the proposal meets the design and amenity tests for the relevant code. This variation would apply to the Housing Code, Greenfield Housing Code and Inland Code.

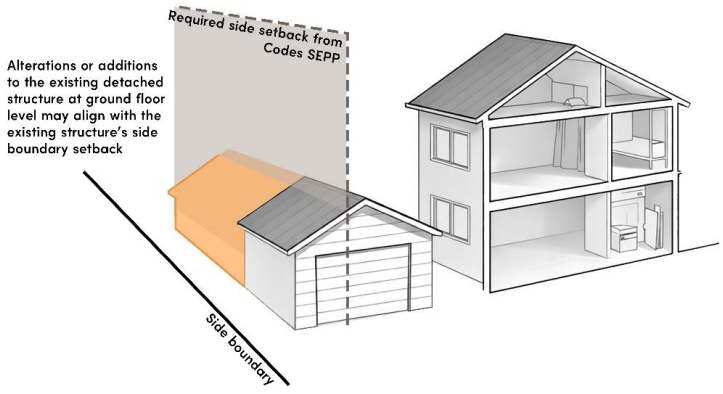


Figure 25: Variations for alterations and additions to development that does not currently meet the setback controls

Table 11: Proposed variations for detached development

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| **Maximum GFA** | | |
| Housing Code – cl 3.20<br>Greenfield Housing Code – cl 3C.23 | Sets maximum GFA for detached development that varies by lot size: 36 $m^2$ for lots 200–300 $m^2$, 45 $m^2$ for lots 400–600 $m^2$, 60 $m^2$ for lots 600–900 $m^2$, and 100 $m^2$ for lots > 900 $m^2$. | Allow the maximum GFA of detached development to be varied to 60 $m^2$ for lots 400–600 $m^2$ and to 75 $m^2$ for lots 600–900 $m^2$. |
| Low Rise Housing Diversity Code – cl 3B.48(1)(2) | Sets maximum GFA for detached development that varies by lot size: 45 $m^2$ for lots 400–600 $m^2$, 60 $m^2$ for lots 600–900 $m^2$, and 100 $m^2$ for lots > 900 $m^2$. | |
| Inland Code – cl 3D.43 | Sets maximum GFA for detached development that varies by lot size: 46 $m^2$ for lots 200–300 $m^2$, 45 $m^2$ for lots 400–600 $m^2$, 60 $m^2$ for lots 600–900 $m^2$, and 100 $m^2$ for lots > 900 $m^2$. | Allow the maximum GFA of detached development to be varied to 60 $m^2$ for lots 400–600 $m^2$, to 75 $m^2$ for lots 600–900 $m^2$, and to 120 $m^2$ for lots > 900 $m^2$. |
| **Side Setbacks** | | |
| Housing Code – cl 3.21(2)<br>Greenfield Housing Code – cl 3C.24(2)<br>Inland Code – cl 3D.44(2) | Currently requires minimum side setbacks for detached development that vary by lot width: 0.9 m for lots 6–18 m wide; 1.5 m for lots >18–24 m wide; and 2.5 m for lots > 24 m wide. | Allow a variation to side setbacks for alterations and additions to an existing detached structure where the existing structure does not comply with the current Codes SEPP setback controls, permitting new additions to align with the existing detached structure's setback. |

Information requirements to support applications for variations to reduced side setbacks

The application should outline the alterations and additions proposed, any amenity impacts on adjoining properties, with consideration of how the development mitigates privacy impacts on neighbouring properties. The application should include plans and drawings demonstrating the proposed development in the context of the adjoining development, including neighbouring windows.

For two-storey alterations and additions with reduced setbacks, these should be supported by an analysis of an overshadowing impacts.

## 4.13 Detached studios

The Codes SEPP currently sets maximum GFA limits for detached studios based on the size of the lot. Under the Housing Code, Greenfield Housing Code and Inland Code, detached studios are limited to a maximum of 20 sqm on lots between 200–350 sqm, and 36 sqm on lots greater than 350 sqm. Under the Rural Housing Code, the maximum GFA for a detached studio is 35 sqm for all

lot sizes. Under the Low Rise Housing Diversity Code, the maximum GFA for a detached studio is 36 sqm for all lot sizes. These controls operate alongside the broader maximum GFA requirements for all development on a site, meaning the GFA of a detached studio is included within the total allowable GFA for the dwelling and any associated development.

As part of the broader proposal to allow a minor variation of up to 10% to the maximum GFA for all development types, it is also proposed to allow a corresponding 10% variation to the maximum GFA of detached studios.

For example, on a 300 sqm lot under the Housing Code, the current maximum detached studio GFA of 20 sqm could be increased to 22 sqm under the proposed variation. This minor increase responds to the overall 10% GFA variation for the site and provides applicants with greater flexibility to pursue a CDC rather than a DA, while still maintaining landscape requirements to ensure adequate open space and site permeability.

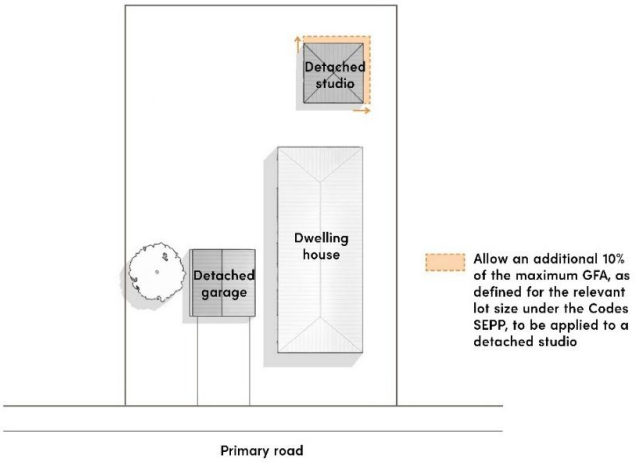


Figure 26: Variation of GFA for detached studios

Table 12: Proposed variations for detached studios

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| **Part 3 Housing Code, Part 3C Greenfield Housing Code and Part 3D Inland Code** | | |
| Housing Code – cl 3.25(3)<br>Greenfield Housing Code – cl 3C.28(3)<br>Inland Code – cl 3D.48(3) | The maximum gross floor area for detached studios is 20 sqm for lots between 200–350 sqm, and 36 sqm for lots greater than 350 sqm. | Allow up to an additional 10% of the maximum gross floor area as defined for the particular size of lot in the Codes SEPP. |
| **Part 3A Rural Housing Code** | | |
| Rural Housing Code – cl 3A.33A(6) | The maximum gross floor area of a detached studio is 35 sqm. | Allow an additional 10% of the maximum gross floor area. |
| **Part 3B Low Rise Housing Diversity Code** | | |
| Low Rise Housing Diversity Code – cl 3B.52(3) | The maximum gross floor area of a detached studio is 36 sqm. | Allow an additional 10% of the maximum gross floor area. |

## 4.14 Swimming pools

The Codes SEPP currently places limitations on where swimming pools may be located on residential lots, and these controls vary across the Housing Code, Greenfield Housing Code, Rural Housing Code and Low Rise Housing Diversity Code. While these provisions aim to manage amenity, privacy and streetscape impacts, in practice they often prevent pools from being located in reasonable and low-impact locations, particularly on corner lots. We are proposing to allow variations that provide councils with greater flexibility to approve pools in locations that remain consistent with local character and amenity expectations.

Under the Housing Code and Greenfield Housing Code, swimming pools on corner lots must follow the same secondary road setback as the dwelling house. This often results in very limited permissible locations for a pool on a corner lot, even though councils routinely approve pools closer to the secondary road boundary through a DA where they are satisfied the impacts are minimal. It is proposed swimming pools can encroach into the secondary road setback on corner lots, provided a minimum 1 m setback is maintained between the water line and the secondary road boundary.

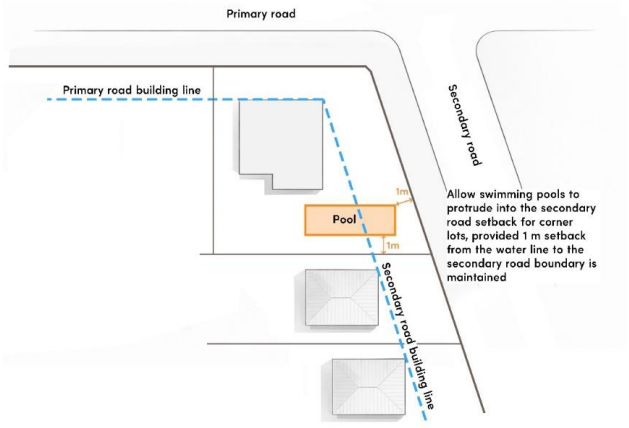


Figure 27: Variation for swimming pools in the secondary road setback of corner lots

Under the Rural Housing Code, swimming pools must be located behind substantial primary road setbacks. The Rural Housing Code requires a 30 m setback in RU4 zones and a 50 m setback in RU1, RU2, RU3 and RU6 zones. It is proposed that, instead of requiring swimming pools to be located behind the building line in these rural zones, that swimming pools to be located behind the front setback required under the relevant Council DCP or the Codes SEPP setback requirements, where the council is satisfied that the pool will have minimal visual or amenity impacts.

Under the Low Rise Housing Diversity Code, it is proposed to allow swimming pools to be located in the side yard of dual occupancies or manor homes where they are positioned behind the front building line, and to allow reduced secondary road setbacks to a minimum of 1 m between the water line and the secondary road boundary where appropriate.

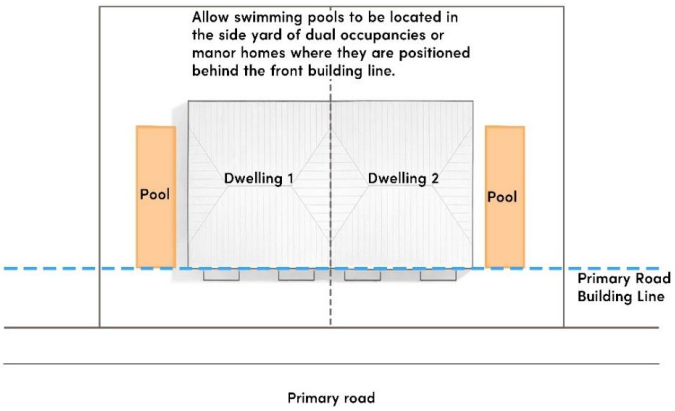


Figure 28: Variation for swimming pools for dual occupancies to allow these in the side setback

Table 13: Proposed variations for swimming pools

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| **Part 3 Housing Code and Part 3C Greenfield Housing Code** | | |
| Housing Code – cl 3.28(7A) Greenfield Housing Code – cl 3C.31(6A) | Currently requires swimming pools to be positioned behind the building line of the secondary road setback for corner lots.<br><br>The secondary road setback varies based on the size of the lot and is 2 m for lots up to 600 $m^2$, 3 m for lots 600-1,500 $m^2$ and 5 m for all other lots in the Housing Code and 2 m for the majority of lots in the Greenfield Housing Code. | Allow swimming pools to protrude into the secondary road setback for corner lots, provided 1 m setback from the water line to the secondary road boundary is maintained where these have minimal amenity impacts. |
| **Part 3A Rural Housing Code** | | |
| Rural Housing Code – cl 3A.33(1) for rural zones (RU1, RU2, RU3, RU4 and RU6) | Currently requires swimming pools to be located behind the setback/building line from the primary road or in the rear yard with large setbacks of between 30 and 50 m. | Allow swimming pools to be located behind the front setback requirements of a Council DCP or Codes SEPP setback controls, where council is of the opinion that the development has minimal visual or amenity impacts. |
| **Part 3B Low Rise Housing Diversity Code** | | |
| Low Rise Housing Diversity Code – cl 3B.56(6) and (8) | Currently requires the swimming pool to be in the rear yard with a minimum setback of 1 m from any side or rear boundary and behind the building line of the secondary road for corner lots. | Allow swimming pools in the side yard of a dual occupancy or manor home provided this is behind the front building line.<br><br>Also allow swimming pools to protrude into the secondary road setback for corner lots, provided 1 |

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| | | m setback from the water line to the secondary road boundary is maintained, where these have minimal amenity impacts. |

Information requirements to support application for variations for swimming pool location

The application should outline any potential amenity impacts to adjoining neighbours or on the streetscape and how the impacts will be minimal.

## 4.15 Tree protection

Currently, complying development must be setback at least 3 m from each protected tree on the lot and an adjoining lot. This requires increased side setbacks for development and makes complying development unworkable on sites that contain trees in close proximity to the development.

A variation to the 3 m setback from a tree on the lot or a neighbouring lot is proposed, if the proposal is supported by an arborist report prepared by an AQF Level 5 arborist, which determines an appropriate setback from the tree trunk in accordance with AS4970:2025, where the Notional Root Zone and the Structural Root Zone are identified. In such a case, standard side or rear setbacks may apply if supported by setback requirements of the Arborist report.

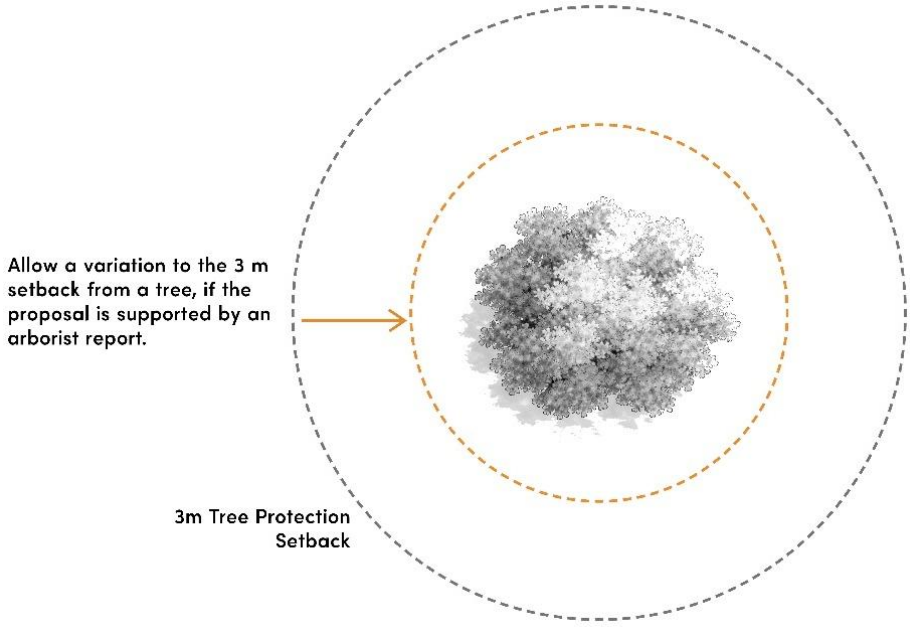


Figure 29: Variation to the setback from a protected tree

Table 14: Proposed variations for trees on the lot or on adjoining lots

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed variations |
|---|---|---|
| Housing Code – cl 3.33(2)<br>Rural Housing Code – cl 3A.24A(1)<br>Low Rise Housing Diversity Code – cl 3B.61(2)<br>Greenfield Housing Code – cl 3C.36(2)<br>Inland Code – cl 3D.64(2) | Currently complying development must be setback at least 3 m from each protected tree on the lot and on an adjoining lot. | Allow a variation to the 3 m setback from a tree on the lot or a neighbouring lot if the proposal is supported by an arborist report. |

### Information requirements to support application for variations for tree protection

The application should be supported by an arborist report prepared by an AQF level 5 arborist, which determines the Notional Root Zone, the Structural Root Zone and an appropriate setback from the tree trunk in accordance with AS490:2025. The plans must also demonstrate compliance with the setback standards identified in this report.

# 5 Other changes to the Codes SEPP

In 2025, a package of proposed amendments to the Codes SEPP was developed in response to suggestions from industry, councils and the community. The proposed amendments aimed to expand opportunities for complying development or make existing standards easier to apply.

The Department consulted on the proposed amendments with the Complying Development Expert Panel (CDEP) and local councils to help investigate the issues and develop appropriate policy solutions. The panel is a cross-sector expert advisory body to the Department that informs the development of NSW Government policy and initiatives relevant to exempt and complying development.

Several amendments to the Codes SEPP were considered and investigated, including:

- expanding low-impact remedial works as complying development,
- expanding complying development on bushfire and flood control lots where appropriate,
- changes to setbacks for complying development – including primary road setbacks and internal separation between two detached dual occupancies,
- expanding complying development for sloping sites, modern designs and garages,
- simplifying balcony and privacy screen requirements, and
- permitting above-ground rainwater tanks closer to the lot side boundary.

The Department refined the proposed amendments in response to the feedback received during this early consultation. The Department is now seeking feedback from the wider community and stakeholders on the proposed changes to the Codes SEPP.

## 5.1 Summary of the other changes to the Codes SEPP being considered

The following changes are proposed to the Codes SEPP, with additional detail provided in the sections below.

1. Expanding low-impact remedial works as complying development:
    - Expand complying development for external remediation works to apartments and multi-dwelling housing, including buildings above 3 storeys and within 3 m of side and rear boundaries.
    - Also proposing a small tolerance to enable remedial works on building façades and balconies, as complying development.
2. Complying development on bushfire prone land and flood control lots:
    - Enable demolition on bushfire prone land outside periods of Total Fire Ban.
    - Allow for minor internal alterations on flood control lots, as complying development.

3. Appropriate setbacks for complying development:
    - Align primary road front setbacks to one of the nearest dwellings within 40 m for detached dwellings, manor houses, dual occupancies and attached development in the Housing Code and Low Rise Housing Diversity Code.
    - Reduce the internal separation between dwellings in detached dual occupancies from 3 m to 1.8 m under the Low Rise Housing Diversity Code.
4. Expanding complying development for sloping sites, modern designs and garages:
    - Allow front façade parapet walls up to 1 m above the gutter line under the Greenfield Housing Code.
    - Measure the 3.3 m height limit of a garage wall from the finished floor level and not the existing ground level, to enable complying development of garages on sloping sites under the Housing Code.
    - Remove the size restriction of 18 $m^2$ for attached garages accessed from a rear lane or parallel road under the Greenfield Housing Code.
    - Include detached double garages for lots accessed from a rear lane or parallel road under the Greenfield Housing Code.
5. Simplifying balcony and privacy screen requirements:
    - Exclude privacy screen requirements on balcony edges that face a public road or a public open space under the Housing Code, Rural Housing Code, Greenfield Housing Code and the Inland Code.
    - Remove development standards relating to the floor level of a balcony, deck, patio, terrace or verandah as this is determined by the National Construction Code (NCC).
6. Above-ground rainwater tanks: Allow above-ground rainwater tanks to be closer than 450 mm from the side boundary for detached dwellings where the tank height is 1.8 m or less.

## 5.2 Expanding low-impact remedial works as complying development

Currently, common external full building remedial works, such as balustrade replacements, waterproofing, and fire safety upgrades cannot be undertaken as complying development for residential apartment buildings under the Codes SEPP. The remedial building industry has advised this is preventing straightforward remedial works and restricting time-sensitive repairs required to address issues with multi-storey residential buildings.

It is proposed to enable external remedial works to Part 4 of the Housing Alterations Code, Division 1, Subdivision 2A: External alterations to residential accommodation other than dwelling houses and ancillary development. This would enable straightforward and low-impact remedial works as complying development for residential apartment buildings and other multi-dwelling housing.

Table 15: Proposed changes to expand low-impact remedial works under Part 4 – Housing Alterations Code

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| Housing Alterations Code - Subdivision 2A – cl 4.4B | External alterations must be set back at least 3 m from a side or rear boundary.<br><br>External alterations must be behind the building line of any primary or secondary road frontage.<br><br>External alterations are limited to the first three storeys of a building. | Include remedial works as additional works permitted under clause 4.4B to enable genuine remedial or safety-critical works without a DA, where the works:<br>• are low-impact (like-for-like),<br>• do not increase building bulk or encroach further into setbacks,<br>• do not add new elements such as balconies, and<br>• restore compliance with the National Construction Code (NCC) and building safety.<br>Allowances for compliant building remediation works:<br>• Full building remediation (noting current prohibitions on alterations over three storeys).<br>• Allow up to a 100 mm tolerance to allow like-for-like cladding and waterproofing systems to meet NCC performance without triggering non-compliance.<br>• Within 3 m of any side or rear boundary (currently alterations are not permitted within 3 m).<br>• At any primary or secondary road frontage (currently alterations must be behind the building line of any primary or secondary road frontage). |

Tell us what you think

- Will these changes allow low-impact remediation work as streamlined complying development?
- Are additional development standards required and is there anything else that needs to be considered?

## 5.3 Complying development on bushfire-prone land and flood control lots

Currently, complying development is not permitted on land classified as Bushfire Attack Level 40 (BAL-40) or the Flame Zone (BAL-FZ). As a result, demolition of a building on land classified as BAL-40 or BAL-FZ requires a development application (DA), even where the works pose minimal safety risk or would remove existing structures from hazardous areas and reduce bushfire fuel loads. It is therefore proposed to extend complying development to allow demolition on bushfire-prone land.

Flood related controls in the Codes SEPP currently prevent complying development on flood-affected land (flood control lots). Whilst the existing restrictions on new dwellings on these lots would be retained, it is proposed to allow minor internal alterations of flood control lots where certain conditions are met.

These proposed changes aim to reduce unnecessary regulation while supporting safe, low-impact works where potential risks can be effectively managed through clear standards and conditions.

Table 16: Proposed changes to introduce demolition to bush fire prone land and minor works to flood control lots

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| cl 1.19A(1) & Part 7 Demolition Code | Demolition as complying development currently cannot be carried out on bushfire-prone land, being land classified as bushfire attack level 40 (BAL-40) or the flame zone (BAL-FZ). | It is proposed to permit demolition as complying development on land classified as BAL-40 or BAL-FZ, provided that demolition works are not carried out on days when a Total Fire Ban is declared. |
| Housing Code - cl 3.5(2) | Under clause 3.5(2)(e–g), minor alterations to buildings are not permitted as complying development if any part of the building is located on a flood control lot. | It is proposed to allow minor internal alterations on flood control lots as complying development, provided the works:<br>• do not increase habitable floor area,<br>• do not add or modify parking arrangements,<br>• do not alter access arrangements, and<br>• do not change the floor level or existing footprint of the building. |

Tell us what you think

- Will these changes allow demolition on bushfire prone land and complying development on flood prone land where appropriate?
- Are additional development standards required and is there anything else that needs to be considered?

## 5.4 Appropriate setbacks for complying development

### 5.4.1 Primary road setbacks

Stakeholders have advised that the current method for calculating front setbacks, by averaging the two nearest dwellings within 40 m, can be skewed by outlier setbacks. This can result in larger building setbacks being required, meaning some development that would otherwise be straightforward must go through a longer and more complex approval process.

To address this issue, it is proposed to amend the Housing Code and Low Rise Housing Diversity Code for dwellings, dual occupancies and manor homes that new development can adopt the setback of one of the two nearest dwellings within 40 m on the same side of the road. This approach reduces the impact of outliers, limits reliance on the default setback provisions where there are few neighbouring dwellings and retains existing exclusions to ensure only relevant properties inform the setback calculation.

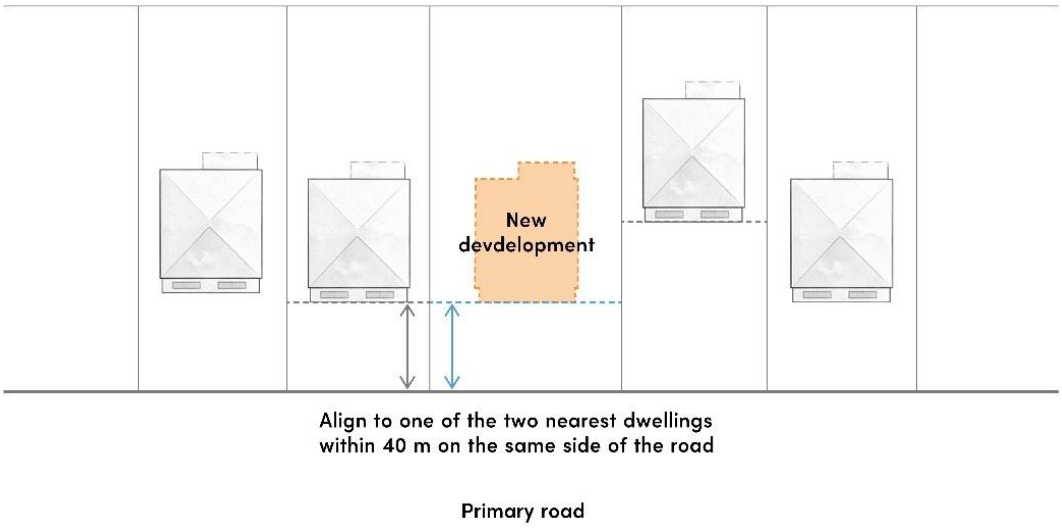


Figure 30: Align to one of the two nearest dwellings to determine the primary road setback

### 5.4.2 Internal separation between detached dual occupancies

Detached dual occupancies are currently required to provide a minimum separation of 3 m between the dwellings. Stakeholder feedback has indicated that this requirement can be more onerous than the side setback requirements to adjoining properties. For example, on lots between 12-24 m wide, a ground floor setback of only 900 mm is required to each side boundary.

It is proposed that the minimum internal separation between detached dual occupancies under the Low Rise Housing Diversity Code be reduced to 1.8 m, subject to development standards. This would better align internal separation with existing side setback controls while still enabling future subdivision and maintaining appropriate fire safety and building separation outcomes.

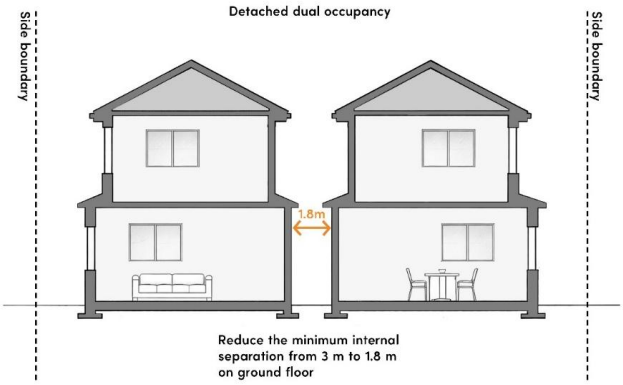


Figure 31: Reduce the minimum internal separation of detached dual occupancies from 3 m to 1.8 m

Table 17: Proposed changes to setbacks

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| Primary Road Setbacks (Housing Code and Low Rise Housing Diversity Code) | | |
| Housing Code - cl 3.10(1)<br><br>Low Rise Housing Diversity Code – cl 3B.11(1), 3B.24(1) | The minimum front setback from a primary road is determined by the average setback of the two nearest dwellings on the same road.<br><br>If there are not two dwellings within 40 m of the lot, required setbacks are provided in a table based on lot size. | It is proposed to align new development to one of the two nearest dwellings within 40 m on the same side of the road. The existing default primary road setback under clause 3.10(3) would be retained where there are no dwellings within 40 m on the same side of the road, or where the development involves lot types such as battle-axe lots or secondary dwellings.<br><br>It is recommended to adopt this approach for detached dwelling houses and all similar housing types, including certain dual occupancies and attached development and for manor houses, dual occupancies and any attached development in the Low Rise Housing Diversity Code. |
| Internal separation between detached dual occupancies (Low Rise Housing Diversity Code) | | |
| Low Rise Housing Diversity Code – cl 3B.13(3) | The dwellings in a dual occupancy (detached) must be located at least 3 m apart. | It is proposed to reduce the separation between dwellings in detached dual occupancies to 1.8 m and introduce the following development standards:<br>• principal private open space must be located behind the front building line, and |

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| | | • any second storey must be recessed, consistent with the controls applying to dwelling houses. |
| **Codes not included:** Existing primary road setbacks for the Rural Housing Code, multi-dwelling housing within the Low Rise Housing Diversity Code, Greenfield Housing Code and Inland Code are recommended to be retained, however these setbacks may be varied as outlined in the section above where council assesses the variation against established street setback or DCP controls. | | |

Tell us what you think

- Will these setback changes facilitate appropriate housing as complying development, while mitigating potential impacts?
- Are additional development standards required and is there anything else that needs to be considered?

## 5.5 Complying development for sloping sites, modern designs and garages

### 5.5.1 Front façade parapets to garages

Stakeholders have advised that the current 3.3 m wall height limit for attached garages under the Greenfield Housing Code can unintentionally restrict street facing design features. It is proposed to allow greater flexibility for architectural features, such as front parapets, to better integrate garages into contemporary building designs. An increase of up to 1 m above the gutter line at the front, with a parapet return of up to 500 mm along the side wall, is considered appropriate to avoid visual dominance. Existing wall height limits on side and rear boundaries would be retained to protect neighbouring amenity.

### 5.5.2 Garages over a drop edge beam

The Greenfield Housing Code allows higher garage walls on sloping sites by measuring the 3.3 m wall limit from the finished floor level, rather than the existing ground level, where a drop edge beam is used. This approach applies to lots wider than 8 m at the building line and reflects standard construction practice on sloping land.

In contrast, the Housing Code measures the height from the existing ground level, which can result in otherwise suitable designs deemed non-compliant. It is proposed the Housing Code align with the Greenfield Housing Code by measuring the 3.3 m wall height limit from the finished floor level to better accommodate sloping sites.

### 5.5.3 Remove garage size limits for attached garages accessed from the rear

The Greenfield Housing Code currently limits the floor area of attached rear garages within 6 m of a side or rear boundary to a maximum of 18 $m^2$. Feedback provided notes that this size limit is unnecessarily restrictive as rear access garages have a minimal impact on the primary streetscape and can accommodate larger double garages without compromising design quality.

It is proposed that the garage size limit be removed for garages accessed exclusively from the rear, while introducing a maximum width of garage doors of 6 m to manage built form outcomes. Existing setback, wall height, landscaping and gross floor area development standards would remain unchanged.

### 5.5.4 Allow detached garages for lots accessed from a rear lane

Clause 3C.26 of the Greenfield Housing Code sets maximum garage door widths for detached garages and carports facing primary, secondary and parallel roads, but does not expressly provide development standards for detached garages accessed from rear lanes. Stakeholders have advised that this absence of specific provisions has created uncertainty and led to overly restrictive outcomes for lots that rely solely on rear lane access.

To address this, it is proposed a new provision be introduced under clause 3C.26 that applies specifically to detached garages accessed exclusively from a rear lane or parallel road. The proposed provision would allow a maximum garage door opening of 6 m for lots with a minimum width of 11 m at the building line. Existing garage door width limits would continue to apply to detached garages facing primary or secondary roads. The amendment aims to improve clarity and consistency, explicitly recognise rear lane access garages, and support functional garage design on suitably sized lots.

Table 18: Proposed changes to support development on sloping sites, modern designs and garages

| Relevant code and clauses | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| Front facade parapets to garages (Greenfield Housing Code) | | |
| Greenfield Housing Code – cl 3C.13(8) | A wall of an attached garage that is within 900 mm of a boundary must not exceed 3.3 m above the finished floor level of the garage for more than 6.5 m along the boundary. | It is proposed to amend clause 3C.13(8) so that the 3.3 m height limit applies only to side and rear garage walls located within 900 mm of a boundary. Street facing garage elevations would be permitted to incorporate parapet designs that exceed 3.3 m, provided the parapet does not extend more than 1 m above the gutter line of a single-storey garage and includes a side return of no more than 500 mm along the side wall. All other wall height and setback development standards would continue to apply. |

| Relevant code and clauses | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| Garages over a drop beam edge (Housing Code) | | |
| Housing Code - cl 3.23 | The Housing Code measures the 3.3 m height from the existing ground level, rather than from the finished floor level. | It is proposed to amend the Housing Code to allow a garage wall height of up to 3.3 m above the finished floor level when the garage is built over a drop edge beam. The following development standards are proposed:<br>• The depth of fill beneath the garage would be limited to 1.5 m.<br>• Where a garage wall is located within 900 mm of a boundary, the length of that boundary wall would be limited to 6.5 m. |
| Remove garage size limits for attached garages accessed from the rear (Greenfield Housing Code) | | |
| Greenfield Housing Code – cl 3C.13(5) | An 18 $m^2$ total floor area limit currently applies to all attached rear garages that are within 6 m of a side or rear boundary. Attached garages on corner lots are excluded from this floor area limit. | It is proposed to remove the current 18 $m^2$ garage size limit in the Greenfield Housing Code for attached garages where the garage is accessed exclusively from a parallel road or rear lane and where the garage doors face the rear. A maximum garage door width of 6 m would be introduced.<br>All existing development standards relating to setbacks, wall heights, landscaping and gross floor area would continue to apply. |
| Allow detached double garages for lots accessed from a rear lane (Greenfield Housing Code) | | |
| Greenfield Housing Code – cl 3C.26(10) | Clause 3C.26 of the Greenfield Housing Code sets maximum garage door widths for detached garages and carports that face primary, secondary and parallel roads, but it does not expressly include or provide a maximum garage door width for lots that are accessed from rear lanes. | It is proposed to add a new provision to clause 3C.26 for detached garages accessed exclusively from a rear lane or rear parallel road. The provision would allow a maximum garage door opening width of 6 m, where:<br>• vehicular access is obtained solely from the rear lane or rear parallel road, and<br>• the lot has a minimum width of 11 m, measured at the building line. |

## 5.6 Simplifying balcony and privacy screen requirements

Clause 3B.17(4)(b) of the Low Rise Housing Diversity Code provides that privacy screens are not required on balcony edges that face a road or a public space. This provision is not currently reflected in other codes. Privacy screens are intended to prevent overlooking of private spaces and requiring privacy screens on balcony edges that face a road or public space serves no practical purpose.

It is therefore proposed to align the Housing Code, Rural Housing Code and the Greenfield Housing Code with the Low Rise Housing Diversity Code by removing the requirement for privacy screens on balcony edges facing a road or a public space.

It is also proposed to delete the requirement that the external floor level of a balcony, deck, patio, terrace or verandah must be at the same level as the internal floor level, as floor level requirements are already addressed through the National Construction Code (NCC).

Table 19: Proposed changes to balcony screen requirements and floor levels

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| Housing Code - cl 3.15(3)<br>Rural Housing Code - cl 3A.23(5)<br>Greenfield Housing Code – cl 3C.18(3)<br>Inland Code – cl 3D.26(3) | Currently, privacy screens are required on the edge of a balcony that faces a side or rear road or a public space in the Housing Code, Rural Housing Code, Greenfield Housing Code and Inland Code. | It is proposed that privacy screens are not required on the edge of a balcony that faces a road or a public space. |
| Low Rise Housing Diversity Code - cl 3B.14(1A), 3B.26(1A), 3B.39(1A) | The floor level of a balcony, deck, patio, terrace or verandah must be the same level as the internal floor level of the part of the [dual occupancy, manor house or multi dwelling housing (terraces)] to which it is attached. | It is proposed to delete the requirement that the external and internal floor levels of a balcony, deck, patio, terrace or verandah must be at the same level, as floor level requirements are appropriately regulated through the National Construction Code. |

Tell us what you think

- Will these changes to balcony privacy screen requirements simplify requirements while maintaining neighbouring privacy?
- Are additional development standards required and is there anything else that needs to be considered?

## 5.7 Above-ground rainwater tanks

Under the current controls, complying development requires a minimum side setback of 450 mm for above-ground rainwater tanks, which is more restrictive than exempt development, where no minimum setback applies for tanks under 1.8 m in height. Stakeholders have advised that this is overly limiting and that potential amenity impacts can be effectively managed and mitigated through appropriate development standards under the complying development pathway.

It is therefore proposed to allow above-ground rainwater tanks for detached dwellings, up to 1.8 m in height, to be located closer than 450 mm to a side boundary under the complying development pathway, subject to relevant development standards.

No additional standards are proposed for rainwater tanks located more than 450 mm from a side boundary, as this would introduce new requirements beyond what is currently permissible.

Table 20: Proposed changes to above ground rainwater tanks

| Relevant code and clauses of the Codes SEPP | Current controls | Proposed changes to Codes SEPP |
|---|---|---|
| Housing Code – cl 3.11(2), 3.26(2)<br>Greenfield Housing Code – cl 3C.12(2)<br>Inland Code – cl 3D.14(2) | The minimum side setback for above-ground rainwater tanks under complying development is 450 mm. | It is proposed to allow above-ground rainwater tanks up to 1.8 m in height to be located closer than 450 mm to the side boundary, whilst introducing the following development standards:<br>• Where a tank is located within 450 mm of a side boundary, development standards will be introduced that are consistent with the existing exempt development standards in clause 2.64.<br>• Access and safety would be maintained by requiring clear side access on at least one side of the dwelling to ensure pedestrian movement, maintenance and emergency services can be accommodated between the most distant external part of the dwelling and the nearest public road.<br>Existing standards would continue to apply to rainwater tanks that exceed 1.8 m in height or are located more than 450 mm from a side boundary, with no additional development standards proposed. |

**Codes not included:** As reliable side access cannot be ensured for attached dwelling types, this amendment is recommended to apply only to detached dwellings. It is also proposed to exclude the Rural Housing Code (3A.19(c)), which requires above-ground rainwater tanks to be located at least 10 m from each lot boundary on land in zones RU1, RU2, RU3, RU4, RU6, R5, E2, E3 or E4.

Tell us what you think

- Will these changes encourage the uptake of above ground rainwater tanks without unintended consequences such as on the streetscape?
- Are additional development standards required and is there anything else that needs to be considered?

# 6 Have your say

The Department of Planning, Housing and Infrastructure welcomes community and stakeholder feedback on this EIE.

Your feedback will help us better understand the views of the community and stakeholders and will inform the proposals discussed in this document. Your submission may address the issues raised in this document or you may give more input about the changes we propose.

The Department will recommend final planning changes to the Minister for Planning and Public Spaces for the final decision.

### Tell us what you think

We welcome your feedback on the changes. To have your say complete the online survey feedback form or upload a submission by 24 June 2026.

If you have questions about the EIE and any of the changes proposed, please email cdcvariations@dphi.nsw.gov.au.

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NSW GOVERNMENT

Department of Planning, Housing and Infrastructure

# Low-rise housing reforms and targeted assessment

## Discussion Paper

May 2026

NSW GOVERNMENT

## Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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Low-rise housing reforms and targeted assessment

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# 1 Purpose of this discussion paper

## 1.1 Introduction

In November 2025, the NSW Government passed the *Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025* (PSR Act). The PSR Act was introduced to respond directly to the criticism that the NSW planning system is often too cumbersome and inflexible to respond to contemporary planning challenges. The reforms represent a significant update to the structure and operation of the NSW planning system. They introduce new mechanisms aimed at making the planning system faster, fairer and modern by improving coordination, streamlining assessment pathways, and aligning planning processes with broader strategic objectives.

The passing of the reforms introduced a new targeted assessment pathway designed to bridge the gap between complying development and a full development application. This allows us to reconsider the way low impact development is assessed in the planning system and move to a model that places greater emphasis on up-front strategic planning and well-designed codes and rules, while reducing regulatory burden at the development assessment stage.

Under the National Housing Accord, the NSW Government has committed to deliver 377,000 new well-located homes across the state by 2029. Meeting this commitment, and addressing longer-term housing availability and affordability challenges, not only requires an increase in housing supply but a planning system that is efficient, predictable and outcomes-focused.

Improving the assessment and regulation of low-rise housing will be a critical component of this task. Low-rise housing accounts for approximately 50% of all development applications processed through the NSW planning system, making it a significant opportunity to support housing delivery through a more streamlined and risk-based pathway.

Accordingly, this discussion paper explores opportunities for low-rise housing assessment in NSW that are enabled by targeted assessment and the PSR Act. It includes a critical analysis of how existing planning pathways operate and considers how the system can be reformed to be simpler, deliver more consistent outcomes, and ensure that assessment processes are proportionate to the typically low-impact and low-risk nature of low-rise housing development.

## 1.2 What is a ‘code’?

This discussion paper explores the use of codes for targeted assessment and low-rise housing. A code is a form-based set of rules that guide how land and buildings can be developed. Codes aim to create clear and consistent expectations so communities, councils and developers understand what can be built and how development should relate to its surroundings.

A code focuses on the shape and design of buildings, rather than on what is or isn’t allowed on a site. It considers how buildings meet the street, how they are arranged on a lot and what size they can be, amongst other considerations.

Codes are legal instruments, not guidelines. When a code is adopted, it becomes part of (or replaces) the planning rules that apply to an area. This can help to streamline development assessment and approvals by setting clear, consistent expectations upfront.

Codes are currently used in the NSW Planning System for exempt and complying development, most notably through *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Codes SEPP). For example, the Greenfield Housing Code sets out rules and numerical standards for new housing in Greenfield areas which dictate the building envelope and other requirements. If all the standards are met, then work can be carried out as complying development. The use of codes in NSW is largely numerical, so strict compliance with every standard is necessary to qualify for the pathways.

Codes, however, are not limited to numerical standards. They can also contain non-numerical elements, such as objectives, which provide more flexibility by allowing impacts to be assessed against clear outcomes rather than relying solely on prescriptive controls.

This discussion paper explores a broader use of codes in NSW. In particular, it considers how codes could be applied to support the new targeted assessment pathway alongside exempt and complying development, and how they would include non-numerical, merit-based considerations.

## 1.3 Getting involved

Delivering the best outcomes for the community and the environment requires input from all users of the planning system including councils, the development industry, planning professionals and the wider community. Stakeholder and community feedback will play a critical role in informing the development of reforms outlined in this discussion paper.

Get involved by visiting https://www.planningportal.nsw.gov.au/low-rise-housing-and-targeted-assessment-discussion-paper and provide your feedback by 24 June 2026.

This Discussion Paper is not an Explanation of Intended Effect (EIE). Before development can be eligible for targeted assessment, an EIE must be exhibited. Feedback on this Discussion Paper will inform any future EIE.

# 2 Introduction to targeted assessment

## 2.1 What is targeted assessment?

The PSR Act introduces a range of planning reforms aimed at modernising and streamlining the NSW planning system. One of the most significant reforms is the introduction of a new targeted assessment pathway.

Targeted assessment is a flexible, streamlined development application (DA) pathway for development that has undergone detailed assessment at a strategic level. Under this approach, key planning issues are addressed through strategic planning processes, with any residual issues managed through detailed controls and specific merit considerations.

The pathway is intended to facilitate the assessment of development proposals that fall outside the scope of complying development, yet are of a nature and scale that does not warrant a full merit assessment under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). It could apply to a class of development (e.g. a specific land use) or development in a particular location such as a precinct or strategic growth area. Targeted assessment is intended to capture the middle ground between complying development and a full DA, saving time and resources for applicants and consent authorities. **Figure 1** demonstrates indicative timeframes for each pathway.

Figure 1: Assessment pathways and indicative timeframes

Certain types of development may not be suitable for complying development due to site constraints, the scale of the development, locational factors or where more qualitative merit assessment is required to achieve good planning outcomes.

At the same time, full merit assessment (along with all the other requirements of the DA process) may be disproportionate to the impacts of development, particularly where impacts have been considered at the strategic level or can be mitigated through specific development controls.

This discussion paper proposes a targeted assessment pathway for certain types of low impact, low-rise housing in locations where risk is low or can be mitigated through appropriate controls. This pathway would have a target determination time of 50 days, half the existing average for low-rise housing.

The main difference between a full DA pathway and the targeted assessment pathway is that certain matters are switched off for targeted assessment. Otherwise, applications for targeted assessment are still subject to the usual DA processes and requirements including the need to prepare a Statement of Environmental Effects (SEE) or Environmental Impact Statement (EIS), undertake statutory referrals and concurrences, address the requirements of relevant Local Environmental Plans (LEPs), State Environmental Planning Policies (SEPPs) and applicable legislation such as the *Biodiversity Conservation Act 2016* (NSW).

## 2.2 Legislative framework for targeted assessment

Targeted assessment development is established in Division 4.3A of the EP&A Act, which commenced on 21 March 2026. Division 4.3A sets out the process for and limitations on declaring development eligible for targeted assessment.

Once a development or class of development is declared eligible for targeted assessment, streamlined assessment provisions are enlivened for any subsequent DA.

An explanation of the provisions related to targeted assessment is set out in **Table 1.**

Table 1: Explanation of targeted assessment provisions

| Provision of the EP&A Act | Effect of provision | Further explanation |
|---|---|---|
| s.4.20A(1) | Allows a State Environmental Planning Policy (SEPP) to declare development or a class of development as targeted assessment development. | This can apply to a type of development or development in a particular location. |
| s.4.20A(2) | Allows the SEPP to specify criteria that development or a class of development must meet to be targeted assessment development. | This criteria could be locational or design related and/or place limitations on the types of development that are covered by the declaration. |
| s.4.20A(3) | Requires an explanation of intended effect (EIE) to be publicised for 28 days and submissions sought and considered before the SEPP can be made. | This allows the community to have a say before any declaration is made. |
| s.4.20A(4) | Clarifies that a development can be both targeted assessment development and another type of development. | For example, development could be both targeted assessment development and integrated development. |

| Provision of the EP&A Act | Effect of provision | Further explanation |
|---|---|---|
| s. 4.20A(5) | Excludes designated development or state significant development that would otherwise be designated development from being declared targeted assessment development. | This prevents high-impact development, which requires rigorous environmental impact assessment, from being eligible for targeted assessment. |
| s.4.20B | Confirms that the provisions of targeted assessment prevail over other provisions in the EP&A Act, including for other development types, if there is any inconsistency. | This means that the targeted assessment provisions will apply if another provision of the EP&A Act is inconsistent with them (e.g. exhibition requirements). |
| s. 4.15 (1C) and (1D) | Requires that the consent authority only consider the matters in s4.15(1)(a) and (d) when assessing a DA for targeted assessment. | This provision excludes the consideration of broader planning matters including the likely impacts of the development, the suitability of the site and the public interest on the basis that these matters are captured and dealt with upfront in a SEPP. |
| Clause 9C of Schedule 1 | Allows a SEPP to set out the exhibition and re-exhibition requirements for targeted assessment development, including that there can be no exhibition.<br>If the SEPP does not set out exhibition or re-exhibition requirements, a default 14-day exhibition period applies. | In certain circumstances, public exhibition of targeted assessment development may not be warranted. This provision allows development specific requirements to be set out in a SEPP rather than a Community Participation Plan (CPP). The statewide CPP may also be updated to set out broader exhibition requirements for targeted assessment. |

## 2.3 Guiding principles for targeted assessment

The principles in Table 2 have been developed to guide the use of the targeted assessment pathway. These aim to provide greater certainty to the community about the types of development that may or may or may not be suitable for targeted assessment and ensure that it is used in a way that does not overcomplicate the planning system.

Table 2: Guiding principles for targeted assessment

| Principle | Further explanation |
|---|---|
| Targeted assessment should be used to simplify the planning system, not add additional layers of complexity. | • Where possible, a targeted assessment pathway should not create additional layers of development control but should consolidate or replace existing controls. |
| Development should only be targeted assessment if it is low-medium risk and/or low-medium scale. | • Larger scale development with high-risk or complex unresolved site constraints is not appropriate for targeted assessment and should be subject to a full merit assessment.<br>• Larger scale development is only appropriate for targeted assessment on less constrained sites.<br>• Low-mid scale development may be appropriate for targeted assessment where some site constraints are present.<br>• Simple development that could utilise exempt or complying development pathways is also not appropriate for targeted assessment. |
| Impacts should generally be understood and either resolved at the strategic level or addressed in the detailed controls, specific merit considerations and any standard or model conditions that will apply to the development. | The following are not appropriate for targeted assessment development:<br>• rezonings of sites or precincts where important assessment issues have been deferred to the DA stage or where limited public consultation has occurred.<br>• complex development types where the possible range of design responses vary significantly from site to site.<br>• development on certain hazardous or highly constrained sites. |
| Targeted assessment is best suited to specific development types/uses (e.g. housing, commercial or industrial uses) rather than for specific locations (e.g. a precinct or area) except in limited circumstances. | Targeted assessment for a precinct/area will not be appropriate where:<br>• it only relates to one site or a small area<br>• a wide range of uses are permitted on any given site<br>• the area/precinct has already been rezoned - a declaration of targeted assessment should occur at the same time as any rezoning to ensure the community is aware of the implications early.<br>Targeted assessment for a precinct/area may be appropriate where:<br>• the precinct or area is of a significant scale (e.g. a large master planned area)<br>• the development of the precinct/area is identified as a state priority in a strategic plan. |

What do you think?

Are the guiding principles appropriate? What changes would you suggest?

## 2.4 Opportunities for targeted assessment

Although targeted assessment could be used widely across the planning system, low-rise housing is considered the most suitable starting point.

Of all development types, low-rise housing should be the most accessible and straightforward for the general public to navigate. Building or modifying a home is something many people will need to do at some point, and the planning system should support them to do so with clarity and confidence. Streamlining the pathways and controls that apply to low-rise housing offers a chance to make the system more intuitive, more consistent and more responsive to community needs.

Low-rise housing development accounts for more than 50% of all DAs, with more than 30% relating specifically to dwelling houses (refer to **Figure 2**). Because it represents such a significant portion of the planning system's workload, improving assessment pathways for low-rise housing has the potential to deliver substantial efficiencies and benefits. It is also central to addressing the housing challenge, with low-rise housing being a sought-after housing typology and the key to housing delivery where higher density development is not appropriate.

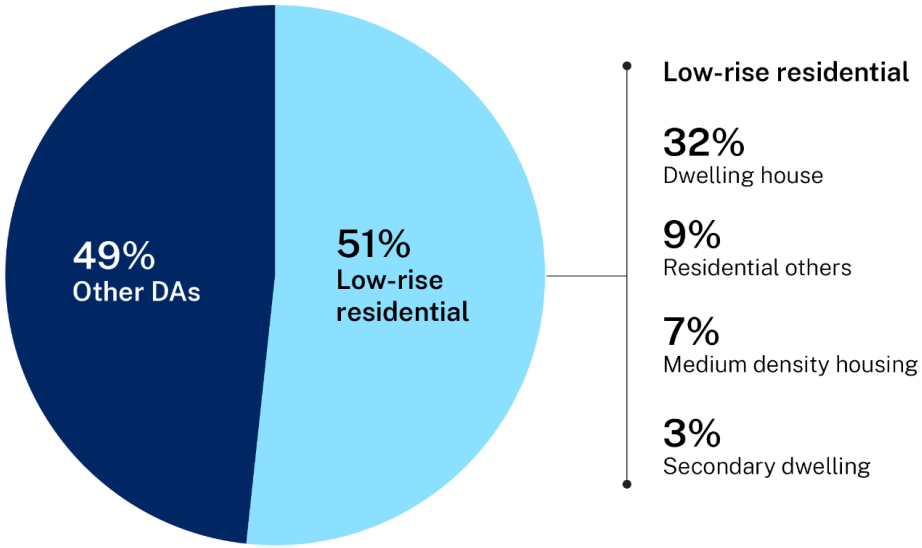



Figure 2: Low-rise housing share of DAs (2021-2025)

Low-rise housing is typically low-risk and can be effectively managed through relatively standard approaches to codes and controls. This makes it well suited to piloting the new pathway.

This broader opportunity, and how it aligns with a new targeted assessment pathway, is explored in the remainder of this discussion paper.

# 3 The existing state of low-rise housing

## 3.1 Low-rise housing in NSW

Low-rise housing comprises the majority of housing stock in NSW and includes a range of housing types including single dwellings, dual occupancies, terraces, town houses and manor houses. This form of housing is generally one or two storeys, sometimes incorporating a habitable roof space. Low-rise housing is typically permitted in residential zones but can also be permitted in certain conservation and rural zones. Permissibility varies from council to council.

Figure 3 shows the main forms of low-rise housing in the NSW planning system.

Figure 3: Low-rise housing typologies in the NSW planning system

Low-rise housing is currently assessed through the complying development pathway or a full DA, with very minor works being able to proceed as exempt development. The average timeframe for issuing a complying development certificate (CDC) for low rise housing in 2024-2025 was 29 days. By contrast, the average timeframe for determining a DA over the same period was 103 days[1]. This significant difference in determination timeframes highlights the need for both the optimisation of the CDC pathway and the opportunity to deliver more timely assessments through a targeted assessment pathway.

## 3.2 What are the limitations or complexities associated with existing pathways?

Despite the relatively low-impact of low-rise housing, the planning controls and assessment pathways are among the most complex and variable of any form of development in NSW. The complexity arises at every stage of the process – from working out what the land use is, to whether its permissible, and to then navigating the different pathways and controls that apply.

While this complexity has evolved over time in response to policy objectives, it now presents a significant opportunity to simplify and improve how low-rise housing is navigated and assessed.

[1] Averaged across dwelling houses (77 days), medium density housing (132 days), secondary dwellings (94 days) and residential others (109 days)

### 3.2.1 Permissibility and definitions

#### 3.2.1.1 Permissibility spread between Environmental Planning Instruments

The starting point for carrying out any development is whether the land use (e.g. a dwelling house), is permissible on the land. If the land use is not permissible, development consent cannot be granted. If it is permissible, a CDC application or DA may be lodged and assessed.

In most cases, permissibility for a particular use is found in the LEP that applies to the land. However, in some instances, additional or alternative permissibility is provided through SEPPs. For example, since 2018, development for the purposes of manor houses has been permitted by the Codes SEPP in certain residential zones where multi dwelling housing or residential flat building are permitted. Similarly, the various precincts SEPPs set out permissibility and other controls in specific locations such as the growth centres.[2]

More recently, changes to the Housing SEPP have expanded opportunities for housing by permitting certain uses, such as dual occupancies and multi dwelling housing, where they would otherwise be prohibited. The Housing SEPP does not take the traditional zone-based approach taken in LEPs but permits certain uses only in specified locations within a zone.

These changes enabled broader low-density housing choice in well located areas within the housing accord period. However, they have also resulted in a more complex and layered framework for determining permissibility.

For example, under the Ku-ring-gai LEP, dual occupancies are prohibited within the R2 Low Density Residential zone. However, under the Housing SEPP, dual occupancies are permitted in the zone as long as the land does not fall within one of the exclusions (e.g. bushfire prone land). This can lead to outcomes that are not immediately apparent from the LEP alone and may be challenging for users to interpret without careful reference to multiple instruments.

A broader look at how low-rise housing is treated in the NSW planning system presents a valuable opportunity to integrate SEPP based permissibility, including the low- and mid-rise reforms in the Housing SEPP, into LEPs in the longer-term. Doing so would help maintain the benefits of recent housing initiatives while making the system more transparent, consistent and easier to navigate for both the community and practitioners.

#### 3.2.1.2 Inconsistent definitions

For several forms of low-rise housing, different definitions are included within SEPPs, Standard Instrument LEPs and DCPs. As a result, it is not always immediately clear what type of residential development is allowed on a site, which can make it challenging to understand the available assessment pathways.

Even a simple dwelling house is defined differently in the Standard Instrument LEP compared to the Codes SEPP. The Codes SEPP also contains various sub-types of Standard Instrument LEP definitions. This complexity is further compounded by the four precincts SEPPs, which includes

[2] *State Environmental Planning Policy (Precincts—Eastern Harbour City)* 2021, *State Environmental Planning Policy (Precincts—Central River City)* 2021, *State Environmental Planning Policy (Precincts—Western Parkland City)* 2021, *State Environmental Planning Policy (Precincts—Regional)* 2021

many historical state-led rezonings and definitions that differ from both the Codes SEPP and Standard Instrument. Some of these inconsistencies are explored further in Appendix A.

Inconsistencies also extend to key terms used in controls such as “deep soil” and “existing ground level”. Addressing these inconsistencies would benefit low-rise housing assessment and the system more broadly.

While these variances have developed over time in response to different policy needs and contexts, they can cause confusion and make it difficult to develop clear and consistent controls. Any effort to simplify and improve the system must therefore involve alignment of land use definitions and terms to create a consistent starting point for development control.

### 3.2.2 Complying development

Complying development is an important pathway for the delivery of low-rise housing, but has become increasingly complicated to navigate. This creates challenges for applicants, particularly those with a non-planning background, in establishing whether a complying pathway is available.

This leads to many applications being excluded because they may not strictly meet one development criterion, even where the proposal is otherwise materially consistent with the applicable standards. As a result, many proposals that are broadly consistent with the policy intent are diverted into the full DA pathway.

Reforms that allow certain complying development standards to be varied are currently on exhibition. These changes are an important initial step, however, a longer-term approach is needed to address the broader issues.

#### 3.2.2.1 Complexity of complying development eligibility

A challenge early in the complying development process is determining whether a CDC pathway is available. Because complying development doesn’t undergo merit assessment, eligibility is informed by an extensive set of exclusion criteria designed to ensure the pathway is only used where impacts can be managed. These criteria are numerous, live across multiple Environmental Planning Instruments (EPIs) and are contained within various sections of the Codes SEPP. They include constraint-based exclusions relating to heritage, zoning and hazards. In some cases, these exclusions rely on concepts that are not clearly defined or mapped and it can be challenging to work out whether these exclusions apply or not.

For example, land that is identified as a “buffer area” is excluded from complying development, yet the term is not defined or mapped within the Codes SEPP. Environmentally sensitive land is also excluded from the complying development pathway but is not mapped or applied consistently across LGAs. A summary of the eligibility considerations for the CDC pathways is provided in Appendix B.

Based on analysis of these requirements and exclusions, about 15% of residentially zoned land is unable to access a CDC pathway. When overlays like flooding, site slope and compliance with CDC standards are taken into consideration, a far greater proportion expected to be unable to access CDC. While many of these exclusions are appropriate and necessary, reform presents an opportunity to consider whether they all remain fit-for-purpose. Where complying development remains unsuitable, the targeted assessment pathway could be used to simplify the DA process in these locations. For example, approximately 25,000 lots are excluded due to acid sulfate soils, and another approximately 11,000 for aircraft noise.

#### 3.2.2.2 Complexity of complying development standards

Once exclusion and eligibility criteria are satisfied, a development must meet all the relevant development standards to be eligible for a CDC.

Many of these standards are highly prescriptive or difficult to understand, while others do not give sufficient flexibility to achieve the best outcomes. Despite approximately 85% of residentially zoned land being eligible for the CDC pathway, more than 50% of DAs still relate to low-rise housing. This suggests that development standards are a significant barrier to the uptake of the pathway.

The ability to vary certain complying development standards enabled through the PSR Act will introduce some flexibility where a minor variation to a standard is required. But variations are not a substitute for ensuring base standards are clear and give rise to good planning outcomes.

#### 3.2.2.3 Overlap between complying development codes

As it has evolved to incorporate more varieties of development over time, the Codes SEPP has become a challenge to navigate.

Depending on the location and nature of the proposal, an applicant may be able to access one of nine residential codes:

- Part 3 Housing Code
- Part 3A Rural Housing Code
- Part 3B Low Rise Housing Diversity Code
- Part 3BA Pattern Book Development Code
- Part 3C Greenfield Housing Code
- Part 3D Inland Code
- Part 4 Housing Alterations Code
- Part 6 Subdivisions Code
- Secondary dwellings code (Housing SEPP).

Additionally, there are 17 localised variations to these codes in the schedules of the Codes SEPP, for a total of 26 possible sets of applicable controls. Despite this variety of codes, many standards are shared between the codes. For example:

- The same height and gross floor area controls are shared across the Housing Code, Greenfield Housing Code and residential zones within the Inland Code.
- The same primary road setbacks and minimum landscaped area controls are shared between the Rural Housing Code and Inland Code.

Some differences, such as setback controls, reasonably account for differing contexts, locations and community expectations. However, the rationale for other differences is not always clear. For instance, the Inland Code and Rural Housing Code contain the same controls, but apply in different regions. This complexity creates an opportunity to consolidate existing codes, update development standards and reconsider eligibility criteria as part of a more streamlined and coherent framework for low-rise housing.

### 3.2.3 Development application pathways

#### 3.2.3.1 Inconsistent and onerous local controls and assessment

If development does not meet the criteria for complying development, the only alternative pathway is a DA. Once in a DA pathway, the complying development standards are not relevant and different standards apply. Figure 4 highlights some of this complexity.

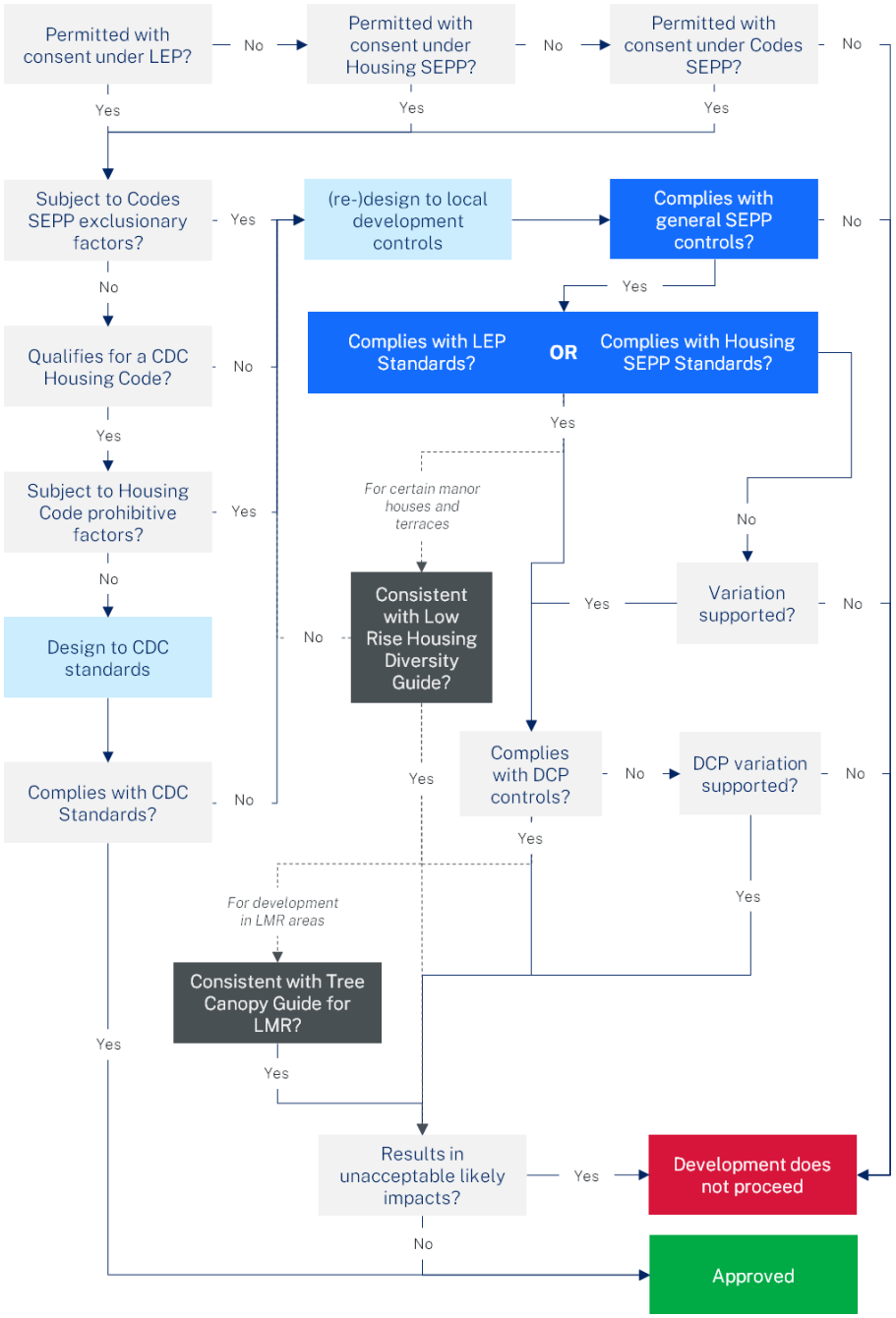



Figure 4: Existing CDC and DA process for low-rise housing

A major challenge with the current system is the inconsistency between statewide complying development codes and the local planning controls that apply to DAs. LEPs and Development Control Plans (DCPs) frequently apply different definitions, more restrictive or complex standards and additional or conflicting requirements. These controls, particularly those in DCPs, vary hugely between local government areas (LGAs), and even between areas within LGAs, leading to a piecemeal framework across the state.

Another layer of complexity arises from state policies like the Housing SEPP which override certain local controls and introduce another set of development standards. These controls are different to both the complying development standards and the local controls.

As a result, development that is unable to proceed as complying development may be subject to a wholly different regime of plans and policies.

The complexity of the system is reflected in the average determination time for all low-rise development over the last 5 years, which is 101 days, well above the timeframe that should be required for a simple form of development.

**What do you think?**

Does this capture the limitations of the current framework and key areas for reform? Are there other aspects of the system where we could make meaningful improvements?

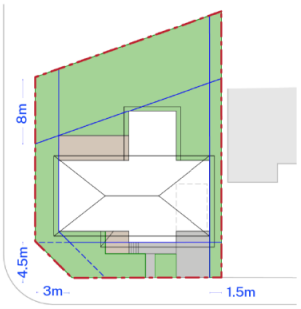
# Case Study: Inconsistent development controls

## Willow Drive, Baulkham Hills

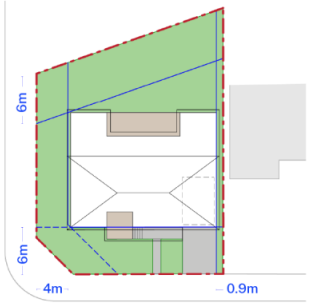
| R2 Low Density Residential Zone | Lot Area: 696 sqm | Lot depth: 23.7 m |
|---|---|---|

| Control | CDC | DA |
|---|---|---|
| Maximum height of buildings | 8.5 m | 9 m (+0.5 m) |
| FSR / GFA | 335 sqm | N/A |
| Front setback – primary road (ground) | 4.5 m | 6 m (+1.5 m) |
| Front setback – secondary road (ground) | 1.5 m | 4 m (+2.5 m) |
| Front setback – secondary road (first storey) | 2.5 m | 4 m (+2.5 m) |
| Side setback (ground) | 1.5 m | 0.9 m (-0.6 m) |
| Side setback (first storey) | 2.5 m | 0.9 m (-1.6 m) |
| Rear setback (ground) | 3 m | 4 m (+1 m) |
| Rear setback (first storey) | 8 m | 6 m (-2 m) |
| Private open space | 24 sqm | 139 sqm (+115 m) |
| Total landscaped area | 209 sqm | 278 sqm (+70 m) |
| Site coverage | N/A | 417 sqm |
| Maximum building footprint | N/A | 313 sqm |
| Minimum lot depth | N/A | 27 m (lot fails – DCP variation required) |

**CDC**




**DA**




### Key takeaways

- The DA pathway imposes significantly more restrictive and land-intensive controls overall, meaning it is not a simple or proportionate step beyond CDC.
- Once outside the CDC pathway, applicants face a fundamentally different control regime, including larger setbacks, substantially higher private open space and landscaping requirements, and additional controls that do not apply under CDC.
- The DA pathway requires a minimum lot depth beyond that available on the site – despite containing an existing dwelling and being zoned for residential.
- These differences demonstrates that the DA pathway does not operate as a simple fallback to CDC.

# Case Study: Complex controls
## Manly DCP 2013

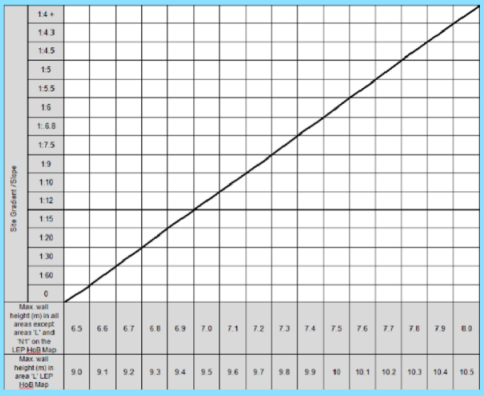
Wall height controls are set out in the Codes SEPP and many DCPs to manage visual amenity, safety, and consistency of built form. However, the way these controls are set out and specified varies considerably between the CDC pathway and some DCPs.

### CDC Steps

1. Review section 3.10 which outlines applicable standards. A maximum wall height of 3.3m applies

### DCP Steps

1. Survey natural ground level to establish the slope of the site
2. Review the height of buildings map in the Manly LEP 2013 to identify the 'Area' the site is located within
3. Review the table in Figure 26 of section 4.1.2.1 of the Manly DCP to establish applicable wall height control category based on mapped area
4. Review Figure 27 of section 4.1.2.1 to ascertain interpretation of wall height based on slope
5. Calculate wall height determining ratio gradient (vertical drop between top and bottom of development to horizontal distance from front to back walls of development)
6. Apply ratio to nomograph in Figure 28 of section 4.1.2.1 of the Manly DCP to establish applicable wall height control across the lot. Note that the applicable height varies between each wall / elevation.




Manly DCP Section 4.1.2.1 Figure 28

The comparison highlights disparities in complexity between CDCs and DAs: in one instance a single clause and set of numeric standards compared to navigating multiple documents, maps, tables, figures and interpretive steps. The DCP example appears to have been designed to deal with site slope in a flexible way but applies generally across lots of any incline where the DCP applies. It also applies a unique definition of natural ground level not reflected in the Standard Instrument. It is noted that, while the controls shown here are not exactly the same in their application, the difference in their approach and presentation is the focus of the comparison.

# 4 The opportunity for low-rise housing

## 4.1 A single low-rise housing code

The vision for low-rise housing in NSW is to establish a single, standardised code that applies across the state. This would be achieved by creating consistent development standards for complying development and the targeted assessment DA pathway. This would involve repealing and replacing the existing low-rise housing codes available for complying development and unifying them with a single set of standards that apply to **both** targeted assessment and complying development. This unified approach will make requirements easier to understand and access, fostering greater clarity and efficiency in housing approvals. The principal objective of this process is to have one set of controls for each housing typology across NSW – regardless of which pathway you are assessed under.

Under this model, most low-rise residential development would be assessed through either a complying development pathway or a targeted assessment pathway under the same unified code. Only sites with constraints that require bespoke design solutions, such as land affected by coastal hazards, would continue to use a traditional DA pathway.

The CDC pathway will continue to operate as it currently does, but with clearer, simpler standards.

The targeted assessment pathway would replace the fragmented standards dispersed throughout LEPs, other environmental planning instruments, DCPs and the broader considerations under section 4.15(1) (that do not apply to targeted assessment development). Assessment effort would focus on merit-based consideration against clearly defined standards and objectives instead of a broad consideration of all likely impacts, the public interest and the suitability of individual sites.

This would radically simplify the planning layers that must be considered when undertaking a low-rise housing project. Figure 5 demonstrates how a development might proceed under the code in a variety of scenarios.

## 4.2 What would a single code include?

### 4.2.1 Clear eligibility framework

The code would simplify and improve the exclusions and eligibility criteria for CDC while also clearly defining the eligibility for targeted assessment. This would support greater certainty for applicants and consent authorities and reduce the likelihood of otherwise low-impact proposals being diverted into more complex assessment pathways.

#### 4.2.1.1 Permissibility

Permissibility for all low-rise housing would be clearly and consistently reinstated to LEPs. Achieving this would necessitate amendments to multiple EPIs, including the Standard Instrument LEP.

Key changes to support this approach could include recognising manor houses as a distinct use in the Standard Instrument LEP, reflecting their closer alignment with multi-dwelling housing, and relocating low-rise housing permissibility currently contained in the Housing SEPP into LEPs.

While these changes would require detailed consideration and are likely to be implemented over the longer-term, they represent an important step toward a more legible and integrated approach to permissibility.

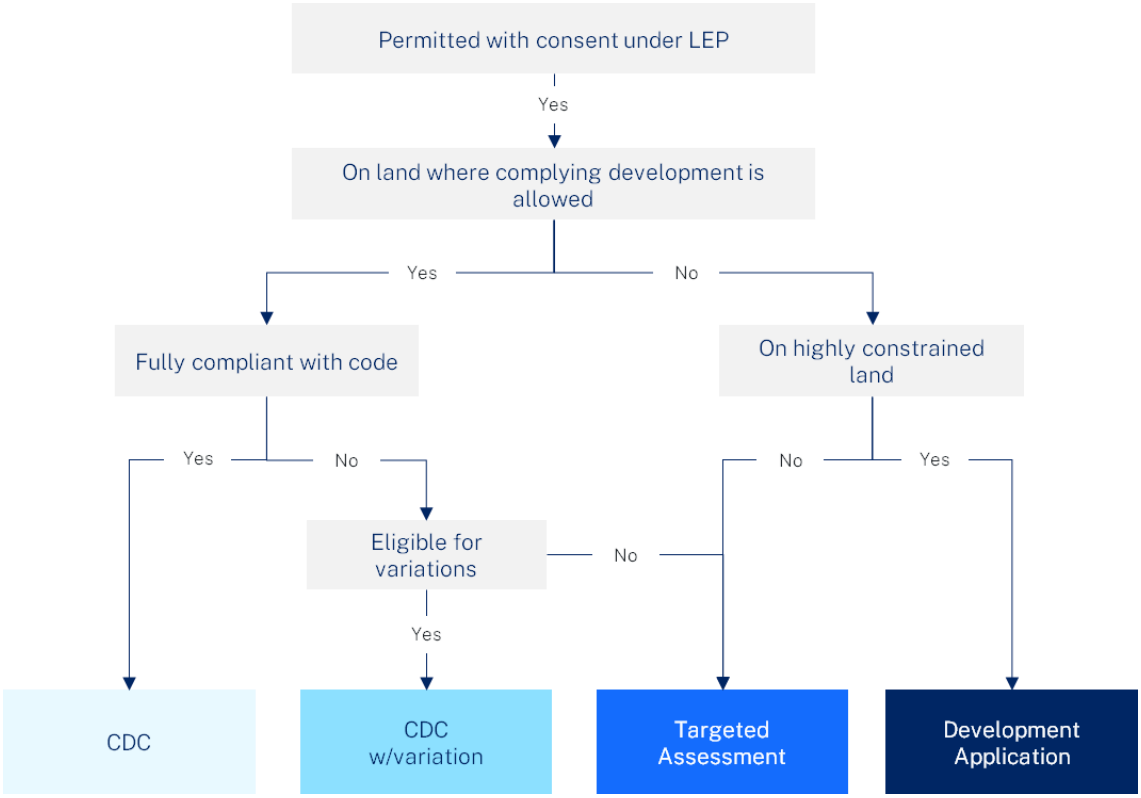



Figure 5: Low-rise housing pathways – future state

#### 4.2.1.2 Zoning

In moving towards a more standardised approach, the differentiation and consistent use of zones across NSW will become more important. Guidance around this will be considered as part of future implementation.

#### 4.2.1.3 Definitions

A critical element of a single code would be identifying overlaps, contradictions and gaps in definitions across the planning system. This would involve reviewing and standardising definitions from various SEPPs (see **Appendix A**) into the Standard Instrument LEP. These consolidated definitions would form the basis for the operation of the controls in the code.

#### 4.2.1.4 Natural hazards and environmental constraints

A key role of a single code would be to provide clearer and more consistent management of natural hazards and environmental constraints across assessment pathways. This would explore opportunities to improve mapping, definitions and thresholds to identify affected land. The code could include a clear, up-front chapter that sets out how different hazards and environmental constraints are managed across pathways. An example of how constraints could be managed across pathways is provided in Figure 6.

| Environmental Constraints | Alterations and additions | Replacement dwelling | New dwelling/s |
|---|---|---|---|
| No constraints | ✓ CDC ✓ TA | ✓ CDC ✓ TA | ✓ CDC ✓ TA |
| Flood – no/low hazard | ✓ CDC ✓ TA | ✓ CDC ✓ TA | ✓ CDC ✓ TA |
| Flood – high hazard | ✓ TA | ✓ TA | ✗ Excluded |
| Bushfire (≤BAL-29) | ✓ CDC ✓ TA | ✓ CDC ✓ TA | ✓ TA |
| Bushfire (BAL-40) | ✓ TA | ✓ TA | ✗ Excluded |

Figure 6: Example Environmental Constraints Matrix

### 4.2.2 Controls all in one place

The code would bring together all controls relevant to the assessment of low-rise housing in one location. Each control would contain both standards and related objectives, supported by diagrams, figures and tables to explain the requirements in the clearest and most user-friendly way.

The controls would also clearly set out the development types to which they apply, as well as the circumstances in which they apply. This could be set out in the individual control or in the overall structure of the code.

Figure 7 provides an example of how the controls could be set out in the proposed code. The various elements are explored further below.

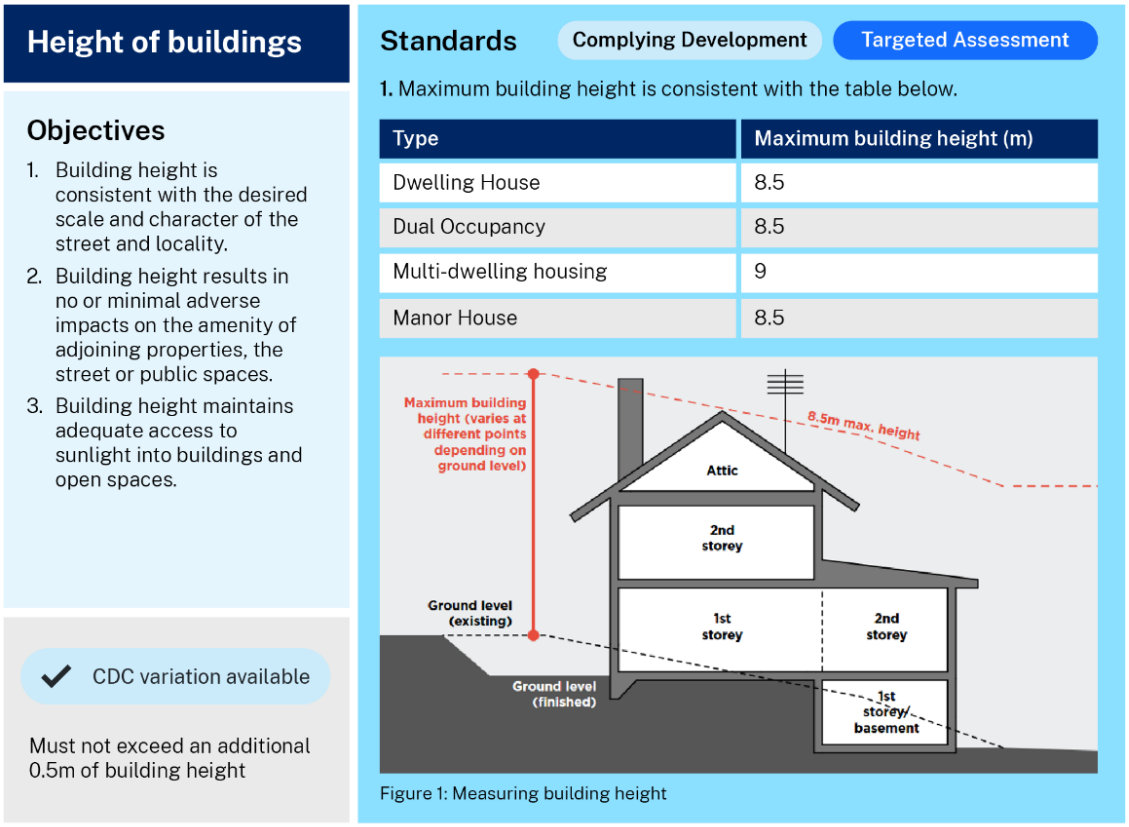



Figure 7: Example height of buildings controls layout

#### 4.2.2.1 Matters contained in the code

The code would primarily address design-related matters, adopting a similar approach to existing CDC controls for low-rise housing. Standards such as height, floor area, setbacks and open space controls would be key tenets of the code.

Other environmental matters that are being considered for inclusion are:

- dark sky impacts near Siding Spring Observatory
- tree retention, removal and landscaping
- development affected by aircraft noise
- services
- biodiversity
- stormwater
- waste management
- mine subsidence
- contamination.

Where not included in the code, clear links or references to applicable standards would be included.

**What do you think?**

Which standards should be included in the code and which standards are more appropriately left outside the code in existing SEPPs, LEPs and DCPs?

#### 4.2.2.2 Standards

Each control would contain a numerical standard. In most cases, a single standard would apply to both the CDC pathway and the targeted assessment pathway. In some cases, however, a standard would only apply to targeted assessment (e.g. where it relates to land on which complying development cannot be carried out).

Under the CDC pathway, the standard would operate as a complying development standard. Where all applicable standards are met, a CDC may be issued. As discussed in section 3.2.2, the creation of a single code would provide an opportunity to both consolidate and simplify existing codes and update standards to ensure they are delivering the best design outcomes. Where necessary, the code could incorporate different standards to reflect different locations or zones. For example, setback requirements are likely to differ between rural and urban areas.

Figure 8 shows how consolidation could be delivered. In this scenario, all standards relating to low-rise residential would be consolidated into a new single housing code. Non-residential development currently regulated through the Rural Housing Code and Inland Code, such as dams, would be consolidated into a rural development code with the Agritourism and Farm Stay Accommodation Code. This would provide a single location for all non-residential rural development within the Codes SEPP.

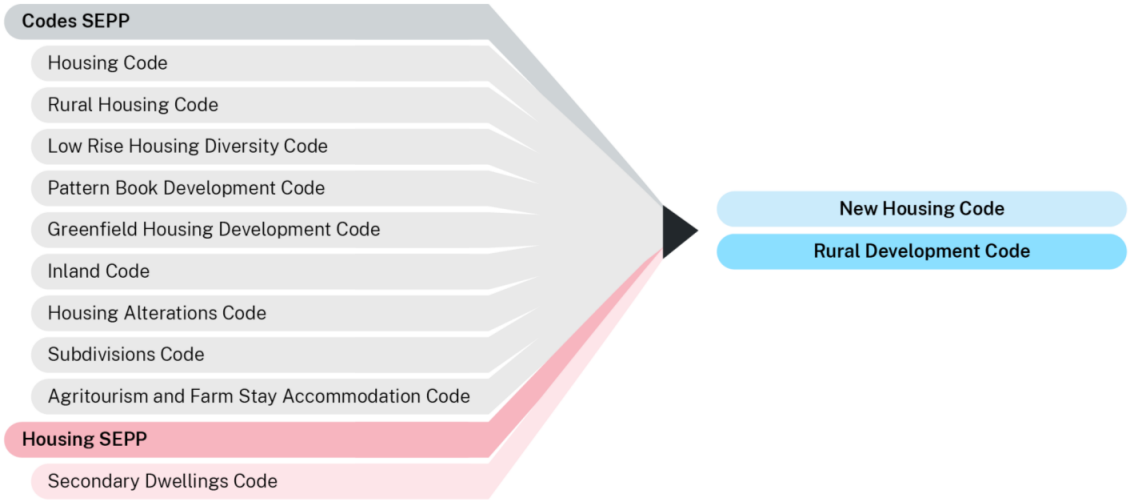



Figure 8: Potential consolidation of existing codes

For targeted assessment, these same controls would operate as non-discretionary development standards. If a non-discretionary development standard is met, the consent authority cannot take the standard into further consideration in determining the DA. The declaration of targeted assessment would also switch off other merit considerations under section 4.15, such as the likely impacts of the development and the suitability of the site, on the basis that these matters are addressed through the detailed controls in the code.

The non-discretionary development standards would largely replace a range of DCP and LEP controls. This would significantly improve alignment between the outcomes of the CDC and DA pathway, reducing inconsistency and unnecessary variation in assessment outcomes.

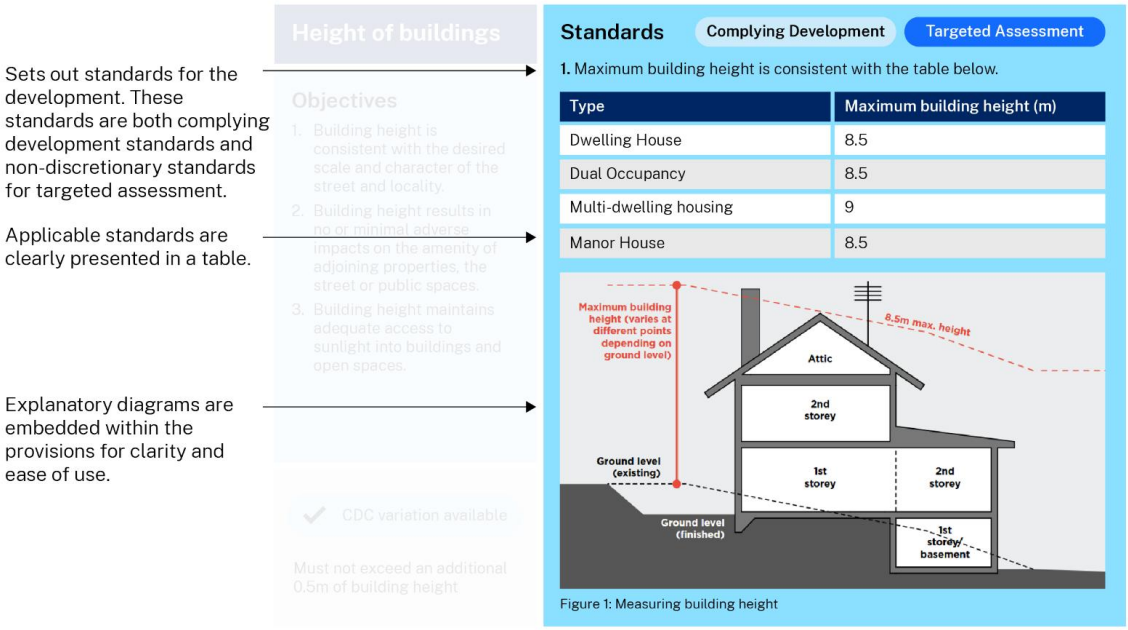



Figure 9: Example standards layout

### 4.2.2.3 Objectives

Each numerical standard would be accompanied by a set of objectives that outline the outcomes the standard is intended to achieve. The objectives would serve 2 purposes:

- CDC pathway - where a variation to a CDC standard is available, councils would be required to assess the variation request against the relevant objectives. Each control will indicate whether a variation is available and to what extent (as shown in the example in Figure 10). The objectives would not be applied in cases where no variation is sought, maintaining certainty for certifiers.
- Targeted assessment pathway - where a non-discretionary development standard is not met, the acceptability of the non-compliance would be assessed on merit against the relevant objectives.

This approach will allow standards to be varied without relying on Clause 4.6 of the Standard Instrument.

Even though these variations would not be required to meet the requirements of clause 4.6 of the Standard Instrument, an objectives-based approach would reduce ambiguity for applicants and consent authorities, limit opportunities for lobbying or selective intervention, create a clearer and more consistent approach across the state, and ensures decisions can be understood and justified.

The Department is committed to reducing opportunities for corrupt conduct in the planning system. The Independent Commission Against Corruptions Operation Dasha Investigation Report (March 2021) investigation into councillors of the former Canterbury City Council highlighted how discretionary and inconsistent use of Clause 4.6 of the Standard Instrument had created space for undue influence, opaque decision making and, in some cases, variations being used as a “de facto plan making device” rather than their intended purpose.

This investigation resulted in several changes to Clause 4.6 of the Standard Instrument and the introduction of new procedures for monitoring and reporting.

To support the findings of this investigation, procedural reporting and auditing requirements are proposed to accompany the objectives-based variation approach in the code. This could require reporting of certain targeted assessment variations such as height, floor space ratio and minimum lot size, which could be made publicly available through the Department's online variations register.

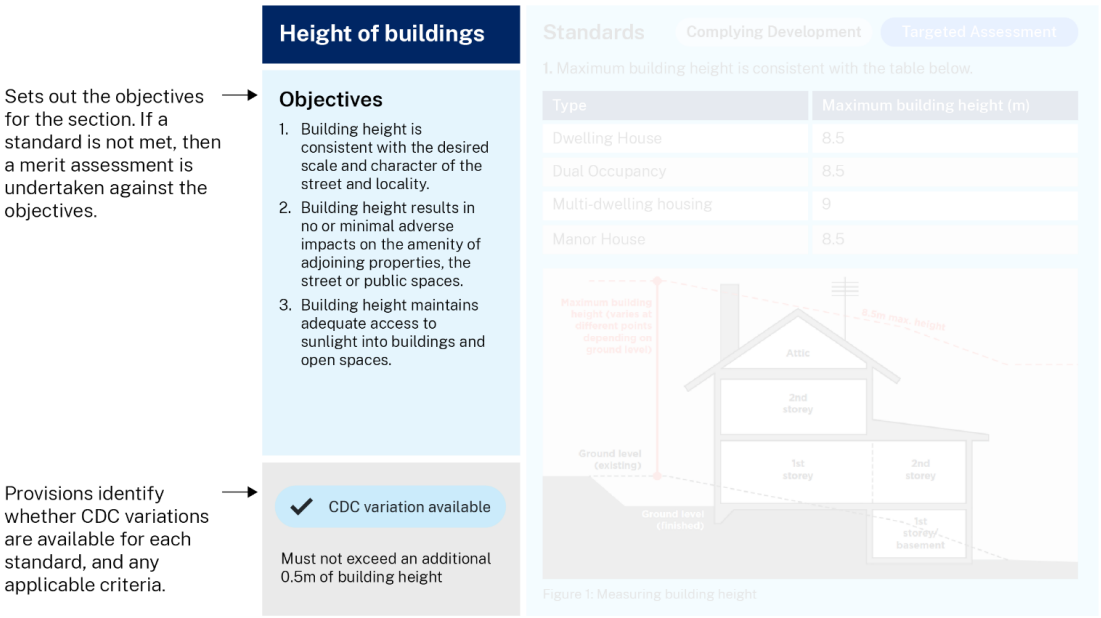



Figure 10: Example objectives layout

### 4.2.3 Guidance to promote good design

The code would include guidance to support applicants in achieving good design outcomes. Guidance could be embedded into the controls or provided as a dedicated chapter similar to Chapter 3 of the *Low Rise Housing Diversity Design Guide for Development Applications*. Guidance would assist building designers to understand how development should relate to its immediate context, interface with other buildings and the public domain, and provide quality landscaped areas. An example is shown in Figure 11.

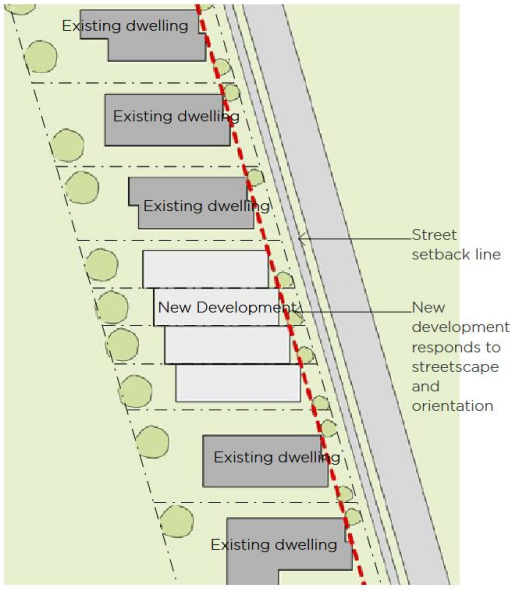



Figure 3-65 Built form responds to and complements surrounding streetscape and setbacks

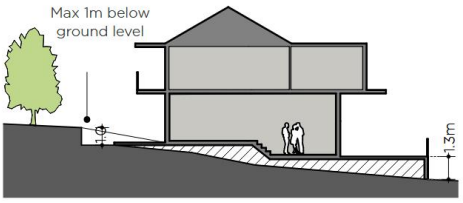



Figure 3-63 Reduce visual impact of basement entries by reducing the scale of the opening

Figure 3-64 Reduce visual impact of basement entries by reducing the scale of the opening

Figure 11: Example design guidance from the Low Rise Housing Diversity Design Guide for Development Applications

## 4.3 Key benefits

Key benefits of a single code for low-rise housing include:

- **Streamlined access:** Inexperienced applicants would benefit from having all the information and requirements in one place, reducing confusion and the need for specialist advice.
- **Consistency:** A unified code would promote more consistent treatment of low risk, low-rise housing applications regardless of location. This would reduce variability in outcomes and provide greater certainty.
- **Efficiency:** Consolidating standards and controls would accelerate assessment timeframes, reduce duplication and lower costs for applicants. This would enable planning resources to focus on higher-risk proposals that warrant detailed merit assessment.
- **Flexibility:** The code would support multiple assessment pathways including CDC (with or without variations) and targeted assessment. This would give applicants clear, proportionate development pathways that are aligned to the nature and impact of their proposal.

Ultimately, a one-stop shop for low-rise housing has the potential to radically simplify the planning system, making it more accessible and efficient for all users. This would not only support greater housing supply and diversity but also empower a broader range of participants to confidently engage with the planning process.

The proposed code would also move NSW towards a more modern, fit-for-purpose framework consistent with systems that have emerged in other jurisdictions in Australia.

In Western Australia, residential development is largely regulated through the Residential Design Codes (R-Codes) which operates as a single, statewide instrument. It sets out detailed, largely

numeric development standards for residential development. Controls are presented in a deemed-to-comply format, with a distinction between standards that must be met and those with limited discretion. Minor departures can be supported where the decision-maker is satisfied that the proposal meets the underlying design objectives.

Victoria's approach also places strong emphasis on the presentation of controls through defined assessment pathways. Under the 'VicSmart' pathway, controls are deliberately pared back and presented as a limited set of standards and considerations. Non-relevant provisions of planning schemes switched off to reduce assessment scope and complexity. Variations to controls are assessed against targeted 'decision guidelines' that relate to the key impacts relevant to a given control.

What do you think?

Do you see this consolidation as a helpful step towards a simplified framework?

Are there any instruments you would like to see included or excluded from a consolidated code?

# 5 Interaction with the broader planning system

## 5.1 Impact on other planning instruments, documents and pathways

### 5.1.1 SEPPs

As part of this consolidation, amendments to existing SEPPs would be required to remove, relocate or switch off provisions that duplicate or conflict with the code. In particular, elements of the Codes SEPP and the Housing SEPP would be reviewed and, where appropriate, incorporated into the consolidated code. This would reduce the number of separate instruments applicants and consent authorities must reference and improve alignment between complying development and development application pathways.

Other SEPPs would continue to operate where they address matters outside the scope of the low-rise housing code, such as state significant development or broader policy areas. Precinct-specific SEPPs may require additional consideration to determine how equivalent zones, definitions and standards interact with the code, with the aim of applying consistent controls wherever practicable.

### 5.1.2 LEPs

LEPs will continue to play a central role in the NSW planning system under the proposed low-rise housing reforms. Specifically, LEPs will remain the primary instrument for establishing zoning, land use permissibility and lot size controls. However, the introduction of a consolidated low-rise housing code and the targeted assessment pathway would change how LEPs interact with detailed development controls for low-rise housing.

Over the longer-term, the reforms present an opportunity to simplify the planning framework by consolidating low-rise housing permissibility back into LEPs, restoring their role as the single, authoritative source of land use permissibility.

While LEPs would continue to establish these strategic controls, their role in regulating detailed built form outcomes for low-rise housing would be reduced. Core development standards and objectives would be consolidated into the low-rise housing code and would apply consistently across the complying development and targeted assessment pathways.

By concentrating detailed controls within a single code, LEPs would more clearly focus on their strategic land use planning function.

As part of implementation, existing LEP provisions relating to low-rise housing would need to be reviewed to identify controls that duplicate, conflict with, or are intended to be replaced by the code. Some LEP provisions may continue to apply where they address matters not suited to statewide standardisation, e.g. acid sulfate soils and other mapped constraints.

### 5.1.3 DCPs

DCPs currently play a substantial role in the assessment of low-rise housing, particularly where development does not qualify for complying development. In many cases, DCPs introduce detailed, location-specific controls that differ from, or duplicate, standards contained in the Codes SEPP and the Housing SEPP. This has contributed to inconsistent outcomes, increased complexity for applicants, and materially different outcomes depending on the assessment pathway.

Under the proposed reform framework, the role of DCPs in regulating low-rise housing would be reduced. Core development standards and objectives relevant to low-rise housing would be consolidated into the single low-rise housing code and would replace many existing DCP controls.

This is intended to improve alignment between outcomes under complying development and development application pathways and to reduce the step-change in controls that currently occurs when a proposal falls outside CDC eligibility.

DCPs may continue to have a role where they address matters not captured by the low-rise housing code, or where site-specific or precinct-specific considerations remain necessary (see also section 5.1.7). This may include, for example, controls relating to heritage, waste management, or other locally-specific matters that are not suited to statewide standardisation. For any development not covered by the code, DCPs would continue to operate as normal.

### 5.1.4 Exempt development

It is not proposed to incorporate exempt development provisions into the low-rise housing code as these apply broadly across a range of development types. However, opportunities for amendments to and simplification of the exempt development framework may be explored as a consequence of the consolidation of complying development provisions.

What do you think?

Should exempt development provisions relevant to low-rise housing be included in a consolidated code or continue to be dealt with separately?

### 5.1.5 Pattern book development

Pattern book development is a bespoke pathway that is highly prescriptive, with designs developed in detail and pre-endorsed by Government Architect NSW.

Given its bespoke nature, wholesale integration of low- or mid-rise pattern book development into the low-rise housing code is unlikely to be appropriate. Pattern book development would continue to be accessible using existing pathways and may benefit from broader system improvements and simplification.

### 5.1.6 DA pathway for constrained land

For land that is not eligible for either the complying development or targeted assessment, development would continue to be assessed through the traditional DA pathway. This pathway would apply where sites are subject to high-risk, complex or unresolved constraints, or where the nature of development requires a full merit assessment. In these circumstances, the full range of matters under section 4.15 would continue to apply, ensuring that site-specific impacts, suitability

and public interest considerations are appropriately assessed. The existing framework of development controls under SEPPs, LEPs and DCPs would also continue to apply in these cases.

It is envisaged that once a standardised code is introduced, this pathway would only need to be utilised by a small percentage of low-rise housing development.

### 5.1.7 Master planned development

A key consideration in the development of the code will be its applicability to master planned residential development. Across greenfield growth areas in Greater Sydney and throughout NSW, master planning is common practice accompanying land releases and subdivision. While many of these estates are planned around CDC controls, extensive site-specific detail is usually included in DCPs that go beyond typical low-rise residential controls. For instance, many precinct DCPs include:

- Indicative layout plans
- Road hierarchy
- Pedestrian and cycling network
- Open space

These types of requirements will remain relevant to the broader development and subdivision of future precincts, but the code could be applied to the design of low-rise housing within new and potentially some existing precincts, such as the growth centres.

## 5.2 Constrained land

### 5.2.1 Natural hazards

Natural hazards can include a bushfire, coastal hazard, cyclone, drought, earthquake, flood, heatwave, landslide, severe thunderstorm, extreme heat, tornado and tsunami. Some of these events are unpredictable and are not typically managed through land use controls. Others, such as coastal hazards, flooding and bushfire primarily affect at-risk areas that are identified within the planning system.

Land affected by mapped hazards is often ineligible for CDC. As a result, it is desirable that targeted assessment applies to low-rise housing within areas potentially affected by natural hazards, where risks can be appropriately managed through development and construction standards.

For affected land, the guiding principle for the application of targeted assessment will be avoiding intensification of land use on sites deemed to be meaningfully affected by natural hazards. On land where a dwelling is permitted, it is proposed that:

- An equivalent dwelling of the same type could be constructed to replace an existing dwelling, consistent with the code.
- Alterations and additions to an existing dwelling could be undertaken in accordance with the code.
- All development would be subject to compliance with key development or construction standards to ensure safe and improved resilience over existing conditions.

If land is so seriously affected by natural hazards such that the erection of a new equivalent dwelling would pose an unacceptable risk, rezoning to prohibit residential development may be the

most appropriate policy response. The recently exhibited Tolerable Risk Guideline will also inform further work in this space.

What do you think?

Should hazard affected land be eligible for targeted assessment?

Do you agree with the principle of avoiding residential land use intensification?

Do you have any other comments or concerns related to natural hazards?

### 5.2.2 Heritage

Development of land that is heritage listed or within a heritage conservation area (HCA) must be responsive to the particular heritage values sought to be protected. Heritage affected land cannot access the CDC pathway and is not suited to a standardised code. However, rollout of the code may allow councils to consider whether existing assessment requirements reasonably facilitate appropriate development and whether a more consistent approach is possible across LGAs.

What do you think?

Should HCAs be included in the reform? Should heritage items be excluded?

## 5.3 Non-standard residential zones

### 5.3.1 Conservation zones

Conservation zones are intended to protect land with high environmental, scientific, or aesthetic value. Two of these zones, C3 Environmental Management and C4 Environmental Living, permit dwelling houses under the Standard Instrument. In some LGAs, dwelling houses are also permitted in the C2 Environmental Conservation zone. These zones are applied to a wide range of different land use conditions across rural and metropolitan areas. For example, the C4 Environmental Living zone is used extensively in waterfront areas in Sydney's Northern Beaches and in bushland adjacent areas across Sydney.

The preliminary policy position is that targeted assessment could apply to permissible low-rise housing in conservation zoned land that has a predominantly residential character and is not subject to significant site constraints. Highly constrained land – irrespective of zoning – is already proposed to be excluded from the code. Any policy application in these zones would need to operate with caution to ensure that outcomes do not undermine the conservation functions of the zone. Additional controls may be required to ensure development aligns with the objectives of the zone.

What do you think?

Should conservation zones be included in the reforms?

Are there any specific concerns with applying targeted assessment in these zones?

### 5.3.2 Other

There are a range of non-standard residential zones, typically associated with specific precinct planning processes that were undertaken prior to the commencement of the Standard Instrument. One example is the 'Urban zone' given effect in St Marys under Chapter 6 of *State Environmental Planning Policy (Precincts – Western Parkland City)*.

The preliminary policy position is that, as far as possible, the same codes and standards should apply across these non-standard zones, unless a precinct is being actively developed under an approved master plan.

One approach being investigated is similar to that used in the Codes SEPP, which allows the Planning Secretary to certify that a zone in an environmental planning instrument is or is not an equivalent zone for the purposes of the SEPP. It is unclear whether the examples noted above are considered equivalent zones under the SEPP at present.

## 5.4 Non-standard residential typologies

The reforms also consider whether certain specialised low-rise housing types should be included as part of consolidation and simplification. Some group homes and boarding houses could be captured within the low-rise housing category, but the preliminary policy position is to exclude them. These forms of housing are typically delivered by specialised providers, represent a very small share of development activity, and are already supported by fit-for-purpose planning controls.

Rural workers' dwellings are also proposed to be excluded. While these dwellings can be justified in specific circumstances, there are concerns that additional permanent dwellings could increase subdivision pressure or undermine rural zone objectives. Existing policy settings encourage flexibility and temporary built forms where possible, and these dwellings differ significantly from standard housing outcomes.

There are other forms of low-rise housing that currently do not have access to a CDC pathway and must proceed through a DA. These include dual occupancies that are located one behind another on non-corner allotments and villa type development that is accessed via a private road. Consistent CDC and targeted assessment standards will be considered to expand access to a wider range of housing typologies.

What do you think?

Should the code include standards for a broader range of low-rise housing typologies? Should it provide both a CDC and targeted assessment pathway?

## 5.5 Referrals and exhibition

Referrals and exhibition requirements for low-rise housing intersect with other initiatives under the PSR Act, namely the Development Coordination Authority (DCA) and the introduction of a statewide Community Participation Plan (CPP). At this stage, it is not proposed to turn off any referral provisions relating to low-rise housing. However, these reforms will benefit from the new framework for statutory inputs on DAs, which proposes to consolidate more than 800 triggers for concurrences or consultation with government agencies and other bodies spread across 175 planning instruments. This framework was exhibited from 29 January until 25 February 2026.

Exhibition requirements for targeted assessment applications will be influenced by the finalisation of the statewide CPP, which is currently on exhibition until 3 June 2026. The draft CPP proposes that low-rise housing applications will be exempt from public exhibition and notification where the development:

- is permissible in the relevant zone
- meets the relevant planning controls in a local environmental plan, development control plan and/or state environmental planning policy
- does not include a 4.6 variation.

The proposed exhibition requirements for targeted assessment under the low-rise housing code will be set out in detail in any future EIE.

Complying development would continue not to be subject to public exhibition.

## 5.6 Other matters

### 5.6.1 Minimum lot size and subdivision

Analysis of existing LEPs demonstrates a high degree of variation in how minimum lot size and subdivision controls are structured, including the use of fixed numeric controls, density-based controls, map-based approaches and complex hybrid clauses that combine several mechanisms in a single provision.

To align with the overarching vision for an improved and simplified user experience, opportunities for standardising the way these controls are presented within LEPs is being explored. At this stage, no substantial changes to existing numeric lot size controls are proposed.

Subdivision of certain low-rise housing typologies is currently catered for in the Codes SEPP. This would continue to be accommodated in the low-rise housing code and expanded into the targeted assessment pathway to achieve better alignment between CDC and DA pathways.

Some complexity arises with rural subdivision, which is typically controlled by a range of standard and non-standard LEP provisions directed at minimising land fragmentation and land use conflict. At this stage, rural subdivision controls would not be consolidated into the low-rise housing code.

In the future, a more standardised approach to dwelling entitlements and rural subdivision would support a wider range of housing options in rural areas, while still protecting agricultural productivity and land use objectives. It would also allow a clearer path to eligibility for the standardised housing code in rural areas.

# 6 Implementation

## 6.1 Staged implementation approach

The reforms proposed in this paper are far-reaching and will require significant changes to a range of EPIs and other planning documents.

Implementation will need to be carefully staged to ensure that overlapping or duplicative provisions are repealed or incorporated into the low-rise housing code at the point new arrangements commence.

The first stage of the low-rise housing code is likely to focus on residentially zoned land with minimal constraints and a subset of low-rise housing including dual occupancies, manor houses and multi dwelling housing. The scope and details of this first stage will be subject of a detailed EIE following consideration of feedback received on this Discussion Paper.

Future stages would progressively expand the low-rise housing code to cover other forms of low-rise housing, including dwelling houses, secondary dwellings and alterations and additions, and more complex locations.

What do you think?

What do you think should be the first stage of the code?

## 6.2 Explanation of intended effect

Before any development can be declared to be targeted assessment, section 4.20A(3) of the EP&A Act requires an EIE to be publicised and submissions sought and considered. The EIE would include:

- a proposed declaration of the specified low-rise development as targeted assessment
- the environmental planning instruments proposed to be amended
- how the proposal meets the principles in section 2
- the low-rise typologies that are proposed to be included in the declaration
- any proposed locational or hazard related restrictions or inclusions
- a description of the standards, requirements, objectives and/or controls proposed to be contained within the low-rise housing code
- proposed exhibition requirements for applications made under the targeted assessment pathway
- the proposed application of other SEPPs, LEPs and DCPs to assessment of targeted assessment DAs and the application of any referral and concurrence requirements.

The EIE would also include proposed amendments to the Codes SEPP to consolidate the existing codes, provide variations to complying development standards, and any proposed amendments to the Standard Instrument LEP.

# Appendix A – Inconsistencies in low-rise housing definitions

| Land use term | LEP Definition | Codes SEPP Definition | Comment |
|---|---|---|---|
| Dwelling house | ***dwelling house*** *means a building containing only one dwelling.* | ***dwelling house*** *means a building containing one dwelling, an attached dwelling or a semi-detached dwelling, but does not include any part of the building that is ancillary development, attached development, detached development or exempt development under this Policy.* | The Codes SEPP definition is broadened to encompass attached dwellings and semi-detached dwellings so that these typologies can benefit from the relevant complying development provisions relating to dwelling houses. |
| Manor house | [Not defined – defaults to definition of ***residential flat building***] | ***manor house*** *means a residential flat building containing 3 or 4 dwellings, where—*<br>*(a) each dwelling is attached to another dwelling by a common wall or floor, and*<br>*(b) at least 1 dwelling is partially or wholly located above another dwelling, and*<br>*(c) the building contains no more than 2 storeys (excluding any basement).* | The Codes SEPP sets up a sub-definition of residential flat building in order to provide for standards that relate only to residential flat buildings of 1 or 2 storeys. |
| Multi-dwelling housing (terraces) | [Not defined – defaults to definition of ***multi-dwelling housing***] | ***multi dwelling housing (terraces)*** *means multi dwelling housing where all dwellings are attached and face, and are generally aligned along, 1 or more public roads.* | The Codes SEPP sets up a sub-definition of multi-dwelling housing to relate specifically to terraces. This allows specific controls relating to terrace housing to be provided. |
| Dual occupancy (attached) | ***dual occupancy (attached)*** *means 2 dwellings on one lot of land that are attached to each other, but does not include a secondary dwelling.* | | The Codes SEPP makes provision for an undefined additional variety of dual occupancy: an attached dual occupancy where part of a dwelling is located above part of another dwelling. The result is two separate kinds of controls applying to dual occupancies (attached) depending on their arrangement, which can be difficult to distinguish |

| Land use term | LEP Definition | Codes SEPP Definition | Comment |
|---|---|---|---|
| | | | between without separate definitions. |
| Precinct SEPPs definitions | | | |
| In addition, there are numerous parts and schedules within the Precinct SEPPs that do not adhere to standard instrument definitions, with modifications made to the definitions of various low-rise housing typologies. These include manor homes, multi-dwelling housing and studio dwellings. | | | |

# Appendix B – Summary of CDC eligibility

**Exclusionary**

**Exclusionary** factors specify exclusions for all complying development and are generally characterised as broader overlays (sometimes specified in other legislation) that, because of their sensitive nature, necessitate the exclusion of complying development. Some examples of exclusionary factors include:

- Heritage items
- Environmentally sensitive areas
- Wilderness areas

**Qualifying**

**Qualifying** factors specify the kinds of development that a particular code permits and/or the zones in which it applies. For instance, the Inland Code requires that a lot is located in an inland LGA, and in Zone RU1, RU2, RU3, RU4, RU5, RU6, R1, R2, R3, R4 or R5 and applies to development for the purposes of 'the erection of a new 1 or 2 storey dwelling house and any attached development'. Other requirements in this category may include a lot being mapped within a particular area, as is the case for the Greenfield Housing Code.

**Prohibitive**

**Prohibitive** factors specify environmental overlays or site/building conditions and stipulate that, if land is affected by the relevant overlay, then development for the specified purpose cannot be undertaken as complying development, despite the exclusionary and permissive preconditions. Examples of prohibitive factors include:

- Flood storage and high hazard areas
- Land affected by landslide risk
- Building over a registered easement

**Standards**

**Standards** are set out in the Codes SEPP and must be complied with for a proposal to be complying development. Examples of standards include:

- Height
- Gross floor area
- Setbacks

# Appendix C – Existing complying development codes for low-rise housing

| Code / Controls | Where it applies | Qualifying criteria |
|---|---|---|
| Codes SEPP – Part 3 Housing Code | LGAs east of the Great Dividing Range | The lot must:<br>• be in Zone R1, R2, R3, R4 or RU5, and<br>• have an area not less than 200m$^2$, and width of at least 6m measured at the building line, and<br>• there must only be 1 dwelling house on the lot at the completion of the development, and<br>• have lawful access to a public road, and if on a battle-axe lot, be at least 12m by 12m and must have an access laneway that is at least 3m wide, and<br>• if on a corner lot, be at least 6m wide at the primary road boundary. |
| Codes SEPP – Part 3A Rural Housing Code | LGAs east of the Great Dividing Range | The lot must be:<br>• in RU1, RU2, RU3, RU4, RU6 or R5, and<br>• in Zone RU1, RU2, RU4 or RU6 have an area of at least 4,000m$^2$ |
| Codes SEPP – Part 3B Low Rise Housing Diversity Code | The State | The lot must:<br>• permit the relevant land use<br>• be in Zone RU5, Zone R1, Zone R2 or Zone R3<br>• have lawful access to a public road at the completion of the development. |
| Codes SEPP – Part 3BA Pattern Book Development Code | The State | The lot must:<br>• permit the relevant land use,<br>• be in Zone R1, Zone R2 or Zone R3<br>• be consistent with a specified pattern<br>• result in a lot not smaller than the relevant control under an EPI, unless within an LMR area<br>• have lawful access to a public road at the completion of the development. |
| Codes SEPP – Part 3C Greenfield Housing Code | Land identified on the Greenfield Housing Code Area Map | The lot must:<br>• be within the *Greenfield Housing Code Area*, and<br>• be in Zone R1, R2, R3, R4 or RU5, and<br>• have an area not less than 200m$^2$, and |

| Code / Controls | Where it applies | Qualifying criteria |
|---|---|---|
| | | • have a lot width at least 6m measured at the building line, and<br>• only contain 1 dwelling house at the completion of the development, and<br>• have lawful access to a public road, and<br>• if on a battle-axe lot, be at least 12m by 12m and have an access laneway that is at least 3m wide,<br>• and if on a corner lot, the width of the primary road boundary of the lot must be at least 6m. |
| Codes SEPP – Part 3D Inland Code | LGAs west of the Great Dividing Range | The lot must:<br>• be located in an inland LGA, and<br>• be in Zone RU1, RU2, RU3, RU4, RU5, RU6, R1, R2, R3, R4 or R5, and<br>• not be on land to which the Greenfield Housing Code applies. |
| Codes SEPP – Part 4 Housing Alterations Code | The State | The proposal must be consistent with the specified development. |
| Housing SEPP – Chapter 3, Part 1 – Secondary Dwellings | The State | The lot must:<br>• be in a residential zone other than R5<br>• have an area of at least 450 sqm<br>• not result in a dwelling on the land, other than the principal dwelling and the secondary dwelling<br>• not result in a floor area greater than 60 sqm unless a greater floor area is permitted by another EPI. |

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NSW GOVERNMENT

# Planning Proposal Report

## Hurstville Golf Course Clubhouse

**For Finalisation**
**Version 3.0 – Dated 18/05/2026**

Planning Portal Reference - PP-2025-1504
Council Ref: PP2025/0003

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# 1. Introduction

This Planning Proposal (PP), known as the Hurstville Golf Course Clubhouse Planning Proposal, has been prepared to implement one of the recommendations of Council's *Optimising Community Access and Facility Use Plan* in accordance with Council's resolution at its meeting on 26 May 2025. This PP seeks to insert into *Schedule 1 additional permitted uses* of the *Georges River Local Environmental Plan (GRLEP) 2021* a "function centre" as an additional permitted use on part of Lot 1 of DP176469, Hurstville Golf Club, 57 Lorraine Street, Mortdale (the "Site").

# 2. Background

**Site and Surrounds**

The Site (refer to **Figure 1**) is situated along the Georges River and is bounded by dwellings to the east, Roberts Avenue to the north, Lorraine Street to the west and the Lime Kiln Wetlands to the south. The Site includes the Hurstville golf course, proshop and amenities which covers up to 40 hectares with the surrounding area being a mix of low and medium density residential. Peakhurst South Public School is located approximately 200 metres southwest of the subject site with access off Monterra Avenue.

The Clubhouse fronts Lorraine Street – opposite the block between Monterra Avenue and Whitegates Avenue – refer to **Figure 1**.

Lorraine Street provides one lane of travel in both directions, with kerb and guttering along its length. It has a width of up to 15 metres within the vicinity of the site and provides 90° angle parking along its eastern edge, and parallel parking along the western side. Street lighting is provided at bus stops, intersections and at the golf club entrance. A pedestrian footpath is provided along the eastern side of Lorraine Street adjacent to the golf course.

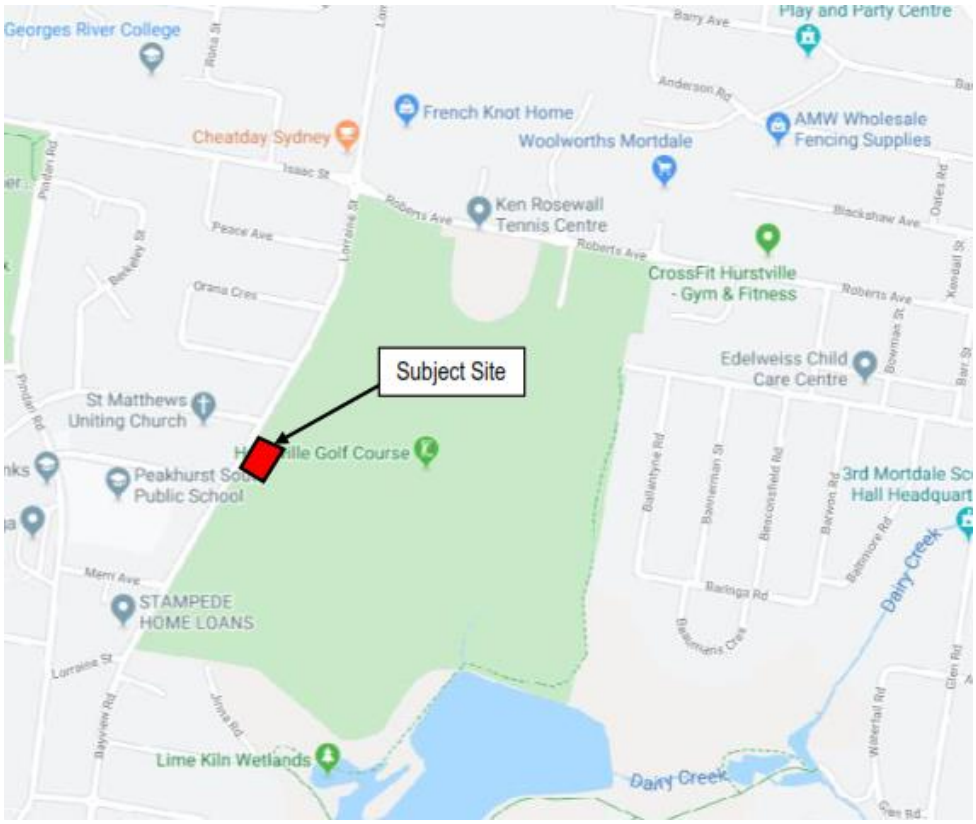



*Figure 1 - Hurstville Golf Course*

**Lot/DP**

The subject site is legally identified as Lot 1 in DP 176469, Lot 1 in DP33385 and Lot 7054 in DP1127614 and Lot 3 in DP522691 (57A Lorraine Street) and has a street address of 57 Lorraine Street, Mortdale.

Refer to **Figure 3** and **Table 1** below.

**Table 1 – List of Lot and DP**

| Address | Lot/DP | Ownership | Classification under Local Government Act 1993 |
|---|---|---|---|
| 57A Lorraine Street | Lot 3 DP522691 | Council | Community Land |
| 57 Lorraine Street | Lot 1 DP176469 | Council | Community Land |
| 57 Lorraine Street | Lot 1 DP33385 | Council | Community Land |
| 57 Lorraine Street | Lot 7054 DP1127614 | State of NSW R100110, gazetted 3/7/1987 – Public recreation | Community Land |

The Golf Course is one of Council's premium facilities. The Clubhouse is sited on Lot 1 in DP176469 – **Figure 2** below is an aerial of the Clubhouse.

*Figure 2 - Aerial of Clubhouse*

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Hurstville Golf Course, Mortdale | 57A Lorraine St | Lot 3 DP 522691 | Council | Community | 750.675 | Sportsground |
| | 57 Lorraine St | Lot 1 DP 176469 | Council | Community | 294597.098 | |
| | 57 Lorraine St | Lot 1 DP 33385 | Council | Community | 51992.685 | |
| | 57 Lorraine St, | *Lot 7054 DP 1127614* | *Crown/Stateof NSW - R100110 Gazetted 3/07/1987 Public Recreation* | *Crown Reserve for the purpose of "Public Recreation"* | *48536.539* | |

***Initial Categorisation applied to Crown Land: Park***

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

CLIENT GEORGES RIVER COUNCIL | BY ep environmental partnership | PROJECT MAP: Hurstville Golf Course GENERIC PLAN OF MANAGMENT | DATE Apr 2020 | DRAWING SP04 | SCALE 1:5000 @ A4 | ISSUE 2

*Figure 3 - Extract from Generic Plan of Management – Sportsgrounds showing Lot and DPs*

**Generic Plan of Management - Sportsgrounds**

The Generic Plan of Management (PoM) Sportsground covers the Hurstville Golf Course and Club.

The course is community land and is categorised as Sportsgrounds. The core objectives for the management of Sportsgrounds as defined by the *Local Government Act 1993* (Chapter 6, Part 2, Division 2, Section 36F), are to:

*(a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and*

*(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.*

Section 3.5 of the PoM states:

> *In accordance with the core objectives for Sportsground as defined by the Local Government Act 1993, Sportsgrounds under the plan of management will be subject to improvement so as to promote and facilitate its use. Any development shall be in accordance with the zoning….(the RE1 Zone in the GRLEP 2021).*

A "function centre" is not listed as permissible use in the RE1 Zone, and this PP proposes to enable the permissibility of this use through Schedule 1 of the GRLEP 2021. As such, an amendment to the Plan of Management will be required.

**Georges River Local Environmental Plan 2021**

The course is zoned RE1 Public recreation which permits the following uses: *Aquaculture; Boat launching ramps; Centre-based child care facilities; Community facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities.*

**Figure 4** is an extract from the zoning map to the GRLEP 2021.

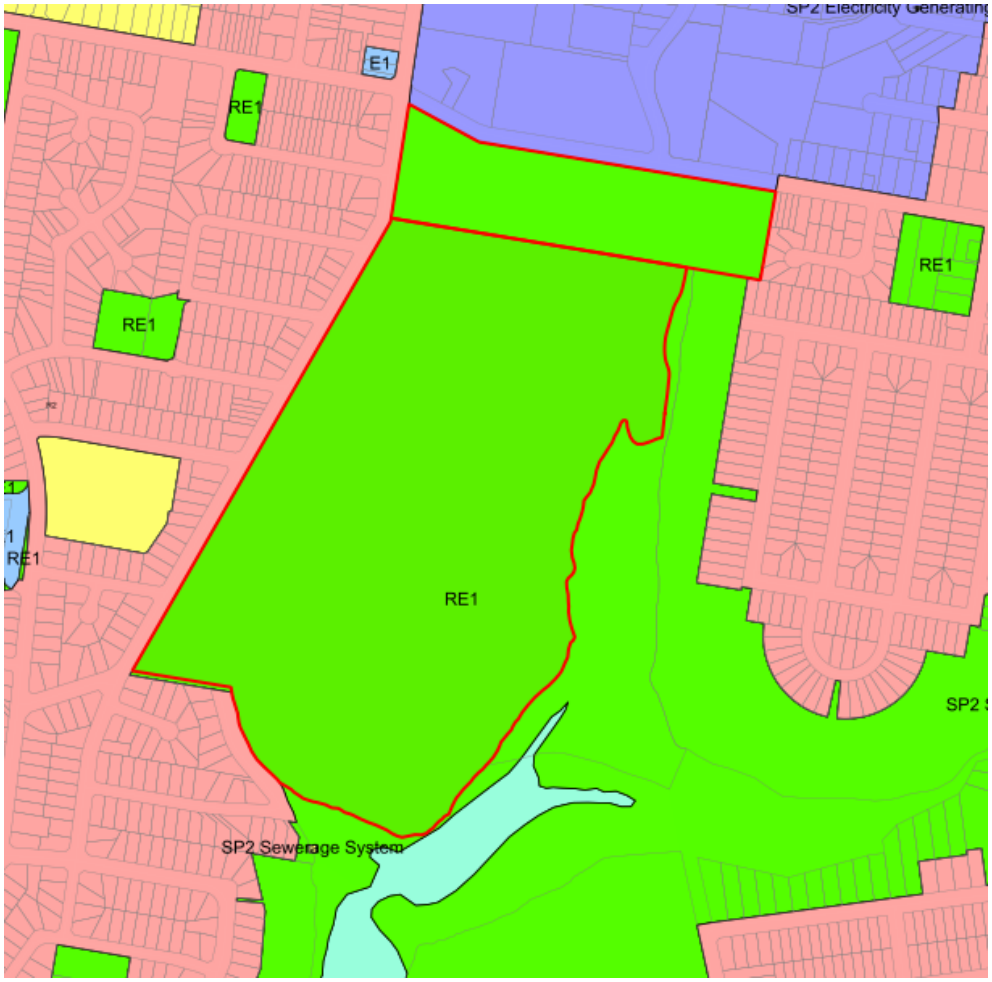



*Figure 4 - Extract from zoning map to GRLEP 2021*

Relevant land uses permitted in the RE1 Zoning are:

(a) A golf course defined as recreation facility (outdoor). A recreation facility (outdoor) *means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).*

(b) A community facility defined *as a building or place —*

*(i) owned or controlled by a public authority or non-profit community organisation, and*

*(ii) used for the physical, social, cultural or intellectual development or welfare of the community,*

*but does not include an educational establishment, hospital, retail premises, place of public worship or residential accommodation.*

(c) A restaurant or cafe defined as a *building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.*

The following uses are not permitted in the RE1 zoning:

(a) *Registered club which means a club that holds a club licence under the Liquor Act 2007.*

(b) *Function centre which means a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility*.

(c) *Entertainment facility which means a theatre, cinema, music hall, concert hall, dance hall and the like, but does not include a pub or registered club.*

It should be noted that *Schedule 1 additional permitted uses* to the GRLEP 2021 permits the following additional uses on Council owned land zoned RE1:

(a) a registered club at 87A Jubilee Avenue, Beverley Park, being Lot 161, DP 19098 – Beverley Park Golf Course

(b) a registered club at 7 Holley Road, Beverly Hills, being Lot 78, DP 16723 – Olds Park Club

(c) an entertainment facility at Jubilee Oval and Kogarah Park, Princes Highway, Carlton, being Lot 7084, DP 93146, Lots A and B, DP 316338, Lots A and B, DP 162265 and Lot 2, DP 170281.

**Consent History**

- Hurstville golf course opened in 1968.
- DA1995/0466 was approved on 6 October 1995 for the addition of an amenities block and clubhouse at the site.
- Approval was granted under DA1995/0467 on 6 October 1995 for the fit-out of the golf pro-shop.
- DA2008/0089 granted consent for alterations to the recreational facility at the site on 4 March 2008.
- DA2013/0163 was approved on 4 September 2013 for an extension to the existing pro-shop for a new meeting room with awning. However, this does not appear to have been constructed.
- MOD2015/0018 was approved on 6 May 2015 to modify DA2013/0163 for internal reconfiguration works and the addition of a water tank at the site.

- DA2020/0115 was approved on 10 December 2020 for the demolition, construction, and use of a new clubhouse building. Refer to **Attachment 1** for the approved plans. Relevant conditions are:

  (a) Condition No. 59. Use of Premises - The use of the premises is to be associated with the golf course use only and any other use requires the prior approval of Council. The premises shall not be available for hire or use by a third party for events and functions without prior consent.

  (b) Condition No. 60. Hours of Operation - The approved hours of operation of the overall clubhouse facility shall be restricted to the following:

    (i) 5.45am to 7.00pm daily.

    (ii) Notwithstanding (i) above, the use of the clubroom on the first-floor level of the clubhouse may operate between the hours of 7.00pm and 10.00pm for a maximum five (5) events per calendar year.

    (iii) Notwithstanding (ii) above, any use of the premises after 7.00pm is to be confined to the clubroom on the first-floor level of the clubhouse.

  (c) Condition No. 61. Clubroom Maximum Number of persons – The first-floor level of the clubhouse i.e., the clubroom, shall be limited to a maximum of 100 persons (inclusive of the first-floor balcony). After 7.00pm, a maximum of 30 persons is permitted on the balcony at any one time.

- MOD2022/0063 was approved on 17 November 2022 for amendments to a consent granted under DA2020/0115, for demolition, construction, and use of new clubhouse building. The modifications sought include:

  (a) Modify Condition 1 to refer to amended Landscape Plans.

  (b) Modify Condition 29 to remove reference to Ficus trees which have been removed.

  (c) Modify condition 30 to include the seven Ficus trees in the table of trees for removal adding up to a total of 22 trees removed as originally approved in the condition; and

  (d) Modify Condition 55 wording in accordance with Landscape Officer recommendation.

- The clubhouse was built at a cost of $3.3m from grant funding and completed in February 2023.
- DA2024/0189 was lodged in May 2024 seeking to amend the use of the Club Room including hours of operation, frequency of use and number of patrons per event. Specifically, the application sought to use the first floor as a function centre for a maximum of 110 persons for both golf and non-golf related events until 12 midnight up to a maximum of 100 times per year with a maximum of 2 per week.
- Advice was provided to the applicant via Council letter dated 25 November 2024 that a function centre was prohibited in the RE1 zone. The DA was withdrawn on 5 December 2024.
- The following photos show the clubhouse as built and the surrounding area.

*Photo 1 - Front of the Clubhouse*

*Photo 2 - Looking NW into the Clubhouse*

*Photo 3 - View from Golf Course Looking SW*

*Photo 4 - Parking along Lorraine Street*

*Photo 5 - Dwellings along the SW on Lorraine St.*

**Council resolution 24 March 2025 – Optimising Community Use and Access to Council's Premium Facilities (COM005-25)**

Council at its meeting held 24 March 2025 considered a report on a plan for optimising community access to Council's Premium Facilities and resolved:

*(a) That Council receive and note the plan for optimising community access to Council's Premium Facilities.*

*(b) That Council note short-term actions underway including the review of Council's fees and charges and the centralisation of all sports fields and facilities into Council's new online booking system.*

*(c) That the draft Georges River Council Grants and Donations Policy be placed on public exhibition for a period of no less than 28 days.*

*(d) That the draft Georges River Council Sports Grounds Access Policy be placed on public exhibition for a period of no less than 28 days.*

*(e) That a further report be submitted to Council on the feedback received during the exhibition period, together with any recommended changes for both polices prior to adoption.*

The *Optimising Community Access and Facility Use Plan* (The Plan, **Attachment 2**) has been developed to increase community access at all Council facilities. It establishes new processes for transparent, fair, and equitable use by both community and commercial groups. To ensure asset

sustainability, this plan optimises utilisation, promotes greater community engagement, and addresses reputational concerns about excluding the community from valuable public assets.

The Plan contains several actions. One of the medium term (12 months to 2 years) actions is outlined in **Table 2** below:

**Table 2 – Action relating to Hurstville Golf Course**

| Action | Rationale | Status |
|---|---|---|
| Submit a Planning Proposal and then a Development Application (DA) for the Hurstville Golf Course Function Room. | To ensure compliance with planning regulations, enable community and stakeholder input, and support the long-term viability of the facility as a multipurpose venue. | Planned |

**Council resolution 26 May 2025 - Hurstville Golf Course Clubhouse Planning Proposal (CCL037-25) (Attachments 3 & 4)**

Council at its meeting held on 26 May 2025 considered a report on the Hurstville Golf Course Clubhouse Planning Proposal and resolved:

*That Council endorses the preparation of the Hurstville Golf Course Clubhouse Planning Proposal to amend the Georges River Local Environmental Plan 2021, by inserting into Schedule 1 additional permitted uses, "function centre" as an additional permitted use on the site of the Hurstville Golf Course Clubhouse (part of Lot 1 DP176469, Hurstville Golf Club, No.57 Lorraine Street, Mortdale).*

# 3. Objectives and Intended Outcomes

**Objective**

To amend the GRLEP to insert into *Schedule 1 additional permitted uses* to the GRLEP 2021 a function centre as an additional permitted use on the Site of the Hurstville Golf Clubhouse.

**Figure 1 and 2** above shows the location of the Clubhouse.

**Intended Outcome**

The intended outcomes are to:

- to allow the use of the Clubhouse as a function centre
- to support the long-term viability of the facility as multi-purpose venue
- to implement the recommendations of the Council's Community Access and Facility Use Plan.

It's not appropriate to provide "function centre" as an APU to the entire portion of Lot 1 in DP176469. Council is seeking the additional use restricted to the Clubhouse only.

A Development Application will be required to be lodged for the use of the Clubhouse as a "function centre" if this amendment to the GRLEP 2021 is gazetted as well as for the use of the building for a community facility (which is permitted in the RE1 – Public Recreation Zone).

An amendment to the *Generic Plan of Management – Sportsground* will also be required as it currently restricts development to be in accordance with the zoning (ie the RE1 Zone), and a function centre is not a permissible use in the RE1 Zone.

# 4. Explanation of Provisions

**Intended Provisions**

To achieve the objectives and intended outcomes, the PP proposes to amend the GRLEP by inserting into *Schedule 1 additional permitted uses* of the GRLEP 2021 a "function centre" as an additional permitted use on part of the Site – over the existing Clubhouse.

*Explanatory Note: The drafting of the instrument is subject to the legal drafting process by Parliamentary Counsel.*

# 5. Justification of Strategic and Site-Specific Merit

**Strategic Merit**

**Section A – Need for the planning proposal**

| Question | Considerations |
|---|---|
| 1. Is the planning proposal a result of an endorsed LSPS, strategic study or report? | On 22 April 2025, Council resolved to initiate a formal, comprehensive plan aimed at optimising community use and access to Premium Facilities (NM011-24).<br><br>Council at its meeting held 24 March 2025 considered a report on a plan for optimising community access to Council's Premium Facilities and resolved to receive and note the plan for optimising community access to Council's Premium Facilities.<br><br>The Plan (refer to **Attachment 2**) has been developed to increase community access at all Council facilities.<br><br>The following Council strategies identify the priority and positive lifestyle outcomes of providing community access to open space, community hubs, quality parks and facilities:<br>• Georges River Council's Community Strategic Plan 2022-2032;<br>• Georges River Council's Open Space, Recreation and Community Facilities Strategy 2019-2036; and<br>• Georges River Council Community Infrastructure Needs Assessment and Acquisition Area Strategy.<br><br>The aim of Plan promotes access to recreational facilities that support the healthy lifestyles of those in the Georges River area to address the commitments within the Georges River Council's Community Strategic Plan 2022-2032 (CSP):<br>• providing diverse, vibrant community hubs and facilities that are connected, well-maintained and accessible to all.<br>• providing everyone with access to quality parks, open spaces, and active and passive recreation facilities.<br><br>The Plan works to diversify the facilities that Georges River residents can access and addresses a key challenge identified in the Open Space, Recreation and Community Facilities Strategy 2019-2036:<br>• limited capacity of certain centres, where the size and design of facilities restrict their ability to accommodate flexible, multi-purpose spaces. |

| Question | Considerations |
|---|---|
| | The Plan addresses key actions within the Georges River Council Community Infrastructure Needs Assessment and Acquisition Area Strategy (CINAAAS):<br>• Action G2 – Expand existing facilities where possible recognises that, where feasible, existing facilities should be upgraded or expanded to accommodate growing community needs.<br>• Action G4 – Design flexible spaces advocate for the design of flexible spaces that can be easily adapted to support a wide range of activities, providing more efficient use of space and improving access for diverse groups.<br>• Action S8 – Re-position Jubilee Stadium as a multi-use asset to incorporate additional community sports where possible.<br><br>Council's Premium Facilities portfolio consists of 13 facilities, one of which is Hurstville Golf Course. One of the medium-term Actions in the Plan is: *Submit a Planning Proposal and then a Development Application (DA) for the Hurstville Golf Course Function Room.* |
| 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way? | Yes, the PP is the best and only means of addressing the intended outcome given the current permissibility constraint. A more radical rezoning or far-reaching additional permitted use would not be appropriate for the subject site and surrounding locality. |

**Section B – Relationship to the strategic planning framework**

| Question | Considerations |
|---|---|
| 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)? | Yes. The PP gives effect to the following objectives within the *Greater Sydney Region Plan – A Metropolis of Three Cities*:<br><br>• *Objective 3 – Infrastructure adapts to meet future needs, Objective 4 – Infrastructure use is optimised & Objective 6 - Services and infrastructure meet communities' changing needs.*<br>The PP gives effect to these objectives by expanding the community use of the facility. The Hurstville Golf Clubhouse is restricted via the consent granted under DA2020/0115 to its use being associated with the golf course. The consent |

<table>
<tr><th>Question</th><th>Considerations</th></tr>
<tr><td></td><td>also states that the premises shall not be available for hire or use by a third party for events and functions without prior consent. The inclusion of additional uses will ensure that the clubhouse building can be used by the wider community and not just the Golf Club. The clubhouse will be able to be used for events, functions, conferences, and reception centres.<br><br>The PP also gives effect to the planning priorities of the South District Plan:<br><br>• Planning Priority S3 Providing services and social infrastructure to meet people's changing needs & Planning Priority S4 Fostering healthy, creative, culturally rich and socially connected communities.<br>The PP gives effect to the Planning Priority by allowing the facility to meet people's changing needs as well as fostering healthy, creative, culturally rich and socially connected communities.</td></tr>
<tr><td>4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?</td><td>Yes. The PP gives effect to the following planning priority of the endorsed Georges River Local Strategic Planning Statement 2040 ('LSPS 2040'):<br><br>• Planning Priority 19 Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places.<br>The PP gives effect to the Planning Priority by expanding the community use of the recreation facility. The inclusion of additional uses will ensure that the clubhouse building can be used by the wider community and not just the Golf Club.</td></tr>
<tr><td>5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?</td><td>There are no other applicable State and regional studies or strategies.</td></tr>
<tr><td>6. Is the planning proposal consistent with applicable SEPPs?</td><td>The PP is consistent with the following SEPPs:
<table>
<tr><th>SEPP</th><th>Comment on consistency</th></tr>
<tr><td>State Environmental Planning Policy (Biodiversity and Conservation) 2021</td><td>The PP is not inconsistent with the SEPP. The PP seeks to introduce an additional permitted use on the Site – relating to the use of the Golf Clubhouse only.</td></tr>
</table></td></tr>
</table>

| Question | Considerations | |
|---|---|---|
| | *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* | The PP is not inconsistent with the SEPP. |
| | *State Environmental Planning Policy (Housing) 2021* | The PP is not inconsistent with the SEPP. The Site is zoned RE1 – Public Recreation. |
| | *State Environmental Planning Policy (Industry and Employment) 2021* | The SEPP does not affect employment and industrial lands. |
| | *State Environmental Planning Policy (Planning Systems) 2021* | The PP is not inconsistent with the SEPP as it does not affect state infrastructure. |
| | *State Environmental Planning Policy (Precincts—Central River City) 2021* | The PP is not inconsistent with the SEPP. The site is not the subject of a Precinct identified by the SEPP. |
| | *State Environmental Planning Policy (Primary Production) 2021* | The PP is not inconsistent with the SEPP as the PP does not impact on primary production. |
| | *State Environmental Planning Policy (Resilience and Hazards) 2021* | The PP does not amend the coastal provisions contained in the SEPP; therefore, the PP is consistent with the SEPP. |
| | *State Environmental Planning Policy (Resources and Energy) 2021* | The PP is not inconsistent with the SEPP. The PP does not contain any planning provisions relating to development of mineral, petroleum and extractive material resources, etc. |
| | *State Environmental Planning Policy (Sustainable Buildings) 2022* | The PP is not inconsistent with the SEPP. |
| | *State Environmental Planning Policy (Transport and Infrastructure) 2021* | The PP is not inconsistent with the SEPP as the PP does not impact on the effective delivery of infrastructure across the State. |

<table>
<tr><th>Question</th><th>Considerations</th></tr>
<tr><td></td><td></td></tr>
<tr><td>7. Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority</td><td>The PP is consistent with the applicable Ministerial Directions as follows:
<table>
<tr><th>Ministerial Direction</th><th>Comment</th></tr>
<tr><td colspan="2">1 Planning Systems</td></tr>
<tr><td>1.1 Implementation of Regional Plans</td><td>Consistent – The PP is consistent with:<ul><li>A Metropolis of Three Cities – Greater Sydney Region Plan – see previous discussion on Question 3.</li><li>South District Plan – see previous discussion on Question 3.</li></ul></td></tr>
<tr><td>1.2 Development of Aboriginal Land Council land</td><td>Consistent – The PP does not affect land shown on the Land Application Map of State Environmental Planning Policy (Planning Systems) 2021.</td></tr>
<tr><td>1.3 Approval and Referral Requirements</td><td>Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority.</td></tr>
<tr><td>1.4 Site Specific Provisions</td><td>Justifiably inconsistent as the PP seeks to add “function centre” to Schedule 1 to the GRLEP 2021 to expand the permitted uses of the Clubhouse.<br><br>There is no change to any other provision in the LEP, with all relevant standards including height and zoning remaining in their current form.<br><br>The Clubhouse is restricted via the consent granted under DA2020/0115 to its use being associated with the golf course. The consent also states that the premises shall not be available for hire or use by a third party for events and functions without prior consent.<br><br>Council has prepared a Plan to increase community access at all Council facilities. The inclusion of “function centre” as an additional permitted use will ensure that the clubhouse building can be used by the wider community and not just the Golf Club. The Clubhouse will be able to be used for events, functions, conferences, and reception centres.</td></tr>
</table></td></tr>
</table>

| Question | Considerations | |
|---|---|---|
| | **1.4A Exclusions of Development Standards from Variation** | Consistent - This 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. |
| | **1 Planning Systems – Place-based** | |
| | **1.5 Parramatta Road Corridor Urban Transformation Strategy** | This Direction does not apply to the LGA. |
| | **1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan** | This Direction does not apply to the LGA. |
| | **1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan** | This Direction does not apply to the LGA. |
| | **1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan** | This Direction does not apply to the LGA. |
| | **1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor** | This Direction does not apply to the LGA. |
| | **1.10 Implementation of the Western Sydney Aerotropolis Plan** | This Direction does not apply to the LGA. |
| | **1.11 Implementation of Bayside West Precincts 2036 Plan** | This Direction does not apply to the LGA. |
| | **1.12 Implementation of Planning Principles for the Cooks Cove Precinct** | This Direction does not apply to the LGA. |
| | **1.13 Implementation of St Leonards and Crows Nest 2036 Plan** | This Direction does not apply to the LGA. |

| Question | Considerations | |
|---|---|---|
| | **1.14 Implementation of Greater Macarthur 2040** | This Direction does not apply to the LGA. |
| | **1.15 Implementation of the Pyrmont Peninsula Place Strategy** | This Direction does not apply to the LGA. |
| | **1.16 North West Rail Link Corridor Strategy** | This Direction does not apply to the LGA. |
| | **1.17 Implementation of the Bays West Place Strategy** | This Direction does not apply to the LGA. |
| | **1.18 Implementation of the Macquarie Park Innovation Precinct** | This Direction does not apply to the LGA. |
| | **1.19 Implementation of the Westmead Place Strategy** | This Direction does not apply to the LGA. |
| | **1.20 Implementation of the Camellia-Rosehill Place Strategy** | This Direction does not apply to the LGA. |
| | **1.21 Implementation of the South West Growth Area Structure Plan** | This Direction does not apply to the LGA. |
| | **1.22 Implementation of the Cherrybrook Station Place Strategy** | This Direction does not apply to the LGA. |
| | **2 Design and Place** | |
| | **3 Biodiversity and Conservation** | |
| | **3.1 Conservation Zones** | Consistent – The PP does not affect land within a conservation zone or land otherwise identified for environment conservation/ protection purposes in a LEP. |
| | **3.2 Heritage Conservation** | Consistent – The PP does not seek to amend the heritage conservation provisions. |
| | **3.3 Sydney Drinking Water Catchments** | N/A – The PP affects the Georges River LGA which the Direction does not apply to. |
| | **3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs** | This Direction does not apply to the LGA. |

| Question | Considerations | |
|---|---|---|
| | **3.5 Recreation Vehicle Areas** | Consistent – The PP does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the *Recreation Vehicles Act 1983*). |
| | **3.6 Strategic Conservation Planning** | This Direction does not apply to the LGA. |
| | **3.7 Public Bushland** | Consistent – The PP does not propose any changes to existing controls protecting bushland. The PP seeks to add an additional use to an existing Council facility. |
| | **3.8 Willandra Lakes Region** | This Direction does not apply to the LGA. |
| | **3.9 Sydney Harbour Foreshores and Waterways Area** | N/A – The PP does not affect land within the Foreshores and Waterways Area as defined in the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. |
| | **3.10 Water Catchment Protection** | N/A – The PP does not propose any changes to controls that would impact on water catchments. |
| | **4 Resilience and Hazards** | |
| | **4.1 Flooding** | Consistent –The site is identified as a Probable Maximum Flood (PMF) affected lot in the *Georges River Overland Flow Floodplain Risk Management Study and Plan for the Hurstville, Mortdale and Peakhurst Wards.* However, the subject site (clubhouse building) is not located within a floodway area – see map in Attachment 5. The PP does not propose to permit development in a floodway areas or permit development that will result in significant flood impacts to other properties. No dwellings are proposed. The proposed land use is not a sensitive land uses where the occupants of the development cannot effectively evacuate. The PP is not likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities. |

| Question | Considerations | |
|---|---|---|
| | | |
| | **4.2 Coastal Management** | Consistent – The subject site (the Clubhouse) of the PP is not located within any Coastal Management Areas. Part of the land is adjacent to coastal wetlands and located within the Coastal Use Area, Coastal Environment Area and Coastal Zone. Refer to Attachment 6 for a map indicating the extent of the coastal management areas on the land. The PP does not propose any changes to controls that would impact on the coastal management of these areas. |
| | **4.3 Planning for Bushfire Protection** | Consistent – The PP is located within a lot identified on the Bush Fire Prone Map 2025, however the constructed clubhouse is located 140m away from the vegetation buffer zone. The PP does not result in controls that place development in hazardous areas. It does not propose to change any existing provisions relating to bushfire prone land. NSW Rural Fire Service (RFS) have reviewed the PP and provided advice that it is consistent with the terms of 4.3 Planning for Bushfire Protection and raise no objection subject to the recommendations within the document *Bushfire Certificate Proposed Golf Club Buildings Lot 1 DP 176469 57 Lorraine Street, Mortdale*, prepared by Newcastle Bushfire Consulting, dated 28 January 2020. Refer to Attachment 7 for Map and NSW RFS advice. |
| | **4.4 Remediation of Contaminated Land** | Consistent – The PP does not affect any known contaminated land. |
| | **4.5 Acid Sulfate Soils** | Consistent – The PP does not seek to introduce or change provisions relating to Acid Sulfate Soils. |
| | **4.6 Mine Subsidence and Unstable Land** | Consistent – The PP does not permit development on land that:<br>(a) is within a mine subsidence district, or<br>(b) has been identified as unstable in a study, strategy or other assessment undertaken:<br>(i) by or on behalf of the relevant planning authority, or<br>(ii) on behalf of a public authority and provided to the relevant planning authority. |

| Question | Considerations | |
|---|---|---|
| | **5 Transport and Infrastructure** | |
| | **5.1 Integrating Land Use and Transport** | Consistent – The PP is consistent with *Improving Transport Choice – Guidelines for planning and development* (DUAP 2001), and *The Right Place for Business and Services – Planning Policy* (DUAP 2001). |
| | **5.2 Reserving Land for Public Purposes** | Consistent – The PP does not propose to make any changes to land reservations. It is seeking to add a "function centre" as a permitted use for the Clubhouse. |
| | **5.3 Development Near Regulated Airports and Defence Airfields** | N/A – The PP does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence field. |
| | **5.4 Shooting Ranges** | N/A – The PP does not seek to affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range. |
| | **5.5 High Pressure Dangerous Goods Pipelines** | N/A – The PP does not propose to make any changes to land within the applicable area of the high-pressure gas pipeline. The pipeline in question is located along the T8 railway line at the northern boundary of the LGA. |
| | **6 Housing** | |
| | **6.1 Residential Zones** | The PP does not apply to residential land. |
| | **6.2 Caravan Parks and Manufactured Home Estates** | Consistent – The PP does not propose to permit development for the purposes of a caravan park or manufactured home estate. |
| | **7. Industry and Employment** | |
| | **7.1 Employment Zones** | Consistent – The PP does not propose to make any changes to business and industrial zones. |
| | **7.2 Reduction in non-hosted short-term rental accommodation period** | N/A – The PP does not cover the Byron Shire Council area or identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA. |
| | **7.3 Commercial and Retail Development along the Pacific Highway, North Coast** | This Direction does not apply to the LGA. |
| | **8 Resources and Energy** | |

| Question | Considerations | |
|---|---|---|
| | **8.1 Mining, Petroleum Production and Extractive Industries** | N/A – The PP does not have the effect of:<br>(a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or<br>(b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. |
| | **9 Primary Production** | |
| | **9.1 Rural Zones** | N/A – The PP does not affect any land within an existing or proposed rural zone. |
| | **9.2 Rural Lands** | This Direction does not apply to the LGA. |
| | **9.3 Oyster Aquaculture** | N/A – The PP does not propose a change in land use which could impact on a Priority Oyster Aquaculture Area. |
| | **9.4 Farmland of State and Regional Significance on the NSW Far North Coast** | This Direction does not apply to the LGA. |
| | **Key Government Priorities:**<br>The PP is not inconsistent with key government priorities.<br>The PP does not alter permissible uses on residential land.<br>The PP is justifiably inconsistent with Ministerial Direction 1.4 as it does not seek any changes to heights or floorspace ratio and would allow for wider community benefit. | |

**Site-Specific Merit**

**Section C – Environmental, social and economic impact**

| Question | Considerations |
|---|---|
| 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely | The PP will not adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats. |

| Question | Considerations |
|---|---|
| affected because of the proposal? | |
| 9. Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed? | <u>Parking</u><br>The existing golf course has no off-street parking, however, is serviced by 148 perpendicular (ie 90 degree) on-street car parking spaces, including seventy (70) marked spaces and two (2) accessible parking spaces provided along the Lorraine Street frontage of the site. The Traffic Assessment lodged with DA2020/0115 stated that there was sufficient car parking in the vicinity of the site to address the car parking requirements of the DCP had they been strictly applied. This was further supported by the Traffic and Parking Report submitted with the DA.<br><br>Any future DA to increase the intensity of the current uses on site will be required to justify sufficient parking provision in accordance with Council's DCP.<br><br><u>Bushfire</u><br>The subject site is located on bushfire prone land. A Bushfire Report accompanied DA2020/0115 which concluded that the clubhouse can comply with the 'Planning for Bush Fire Protection' publication, subject to the imposition of conditions relating to the provision of an inner protection area (IPA), maintenance of landscaping, and the preparation of an emergency evacuation plan.<br><br><u>Acoustic</u><br>The existing golf course operates from 5.45am to 7.00pm daily. Notwithstanding this, it is noted that there is no evidence of any approved hours of operation on previous consents.<br><br>The clubhouse operates from 5.45am to 7.00pm daily consistent with the existing golf course operations, with the exception of a few annual events which will operate up until 10.00pm.<br><br>The Acoustic Report submitted with DA2020/0115 identified that the clubroom would be open in conjunction with the approved hours of operation of the golf course, with the exception of a small number of days per year coinciding with major events when it would operate up until 10.00pm.<br><br>Any future DA to increase the intensity of the current uses on site will be required to identify the likely acoustic impacts caused, including appropriate mitigation measures. |

| Question | Considerations |
|---|---|
| | Riparian Land and Watercourses<br>The subject lot is identified as containing sensitive riparian watercourses land under GRLEP. The subject site (location of the clubhouse) is not located on sensitive riparian/watercourses land. Refer to Attachment 8). The proposal is unlikely to have any significant adverse impact on the water quality, stability of beds or banks, or ecological processes within watercourses or on aquatic and riparian habitats. The proposal does not involve any increase in water extraction from the nearby watercourse.<br><br>Foreshore Scenic Protection Area (FSPA)<br>The site is identified within a 'Foreshore Scenic Protection Area' under GRLEP. The proposal is consistent with the objectives of Clause 6.6 Foreshore scenic protection area.<br>*(1) The objectives of this clause are—*<br>*(a) to protect, maintain and improve the scenic amenity of the Georges River foreshore,*<br>*(b) to protect, maintain and improve significant views of and from the Georges River,*<br>*(c) to protect, maintain and improve the diversity and condition of native vegetation and habitats,*<br>*(d) to reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill,*<br>*(e) to encourage the recovery of threatened species and their communities, populations and habitats,*<br>*(f) to enhance existing environmental, cultural and built character values of the foreshore.*<br>*(g) to accommodate the fall in the land.*<br><br>The PP does not propose any changes to the built form of the clubhouse which was designed to align with the natural topography of the site. Significant vegetation and habitat are retained on the site. The PP will not have significant adverse impact to existing views and the visual environment.<br><br>Draft FSPA<br>The subject site is identified in the Proposed FSPA under the Planning Proposal for Biodiversity, Character and the Foreshore Scenic Protection Area (PP-2025-1286). The proposal is consistent with the objectives in draft Clause 6.6 Foreshore Scenic Protection Area:<br>*(1) The objectives of this clause are as follows:*<br>*a) to protect and strengthen the scenic character of the Georges River foreshore* |

| Question | Considerations |
|---|---|
| | *b) to protect significant views from the public and private domain to and from the Georges River.*<br><br>The PP does not propose any changes to the built form of the clubhouse. The existing clubhouse is not visible from the Georges River and is not likely to have any significant adverse impact to existing views and the surrounding visual environment. (Refer to Attachment 9 for Map of FSPA and draft FPSA).<br><br><u>Draft Terrestrial Biodiversity</u><br>The PP for Biodiversity and FSPA (PP-2025-1286) identifies part of the subject lot on the draft terrestrial biodiversity map. However, the subject site (clubhouse) does not contain terrestrial biodiversity. Refer to Attachment 10 for map of subject site and draft terrestrial biodiversity. The PP is consistent with the objective of draft Clause 6.19 Terrestrial Biodiversity being to protect and enhance terrestrial biodiversity by:<br>*a) protecting native plants and animals, and*<br>*b) protecting the ecological processes necessary for their continued existence, and*<br>*c) encouraging the recovery of native plants and animals.*<br><br>The PP does not propose any changes to the natural or built environment and is unlikely to have any significant adverse environmental impact on the surrounding terrestrial biodiversity. |
| | **Conclusion**<br>A Development Application will be required to be lodged for the use of the Clubhouse as a "function centre" if this amendment to the GRLEP 2021 is gazetted as well as for the use of the building for a community facility (which is permitted in the RE1 Zoning).<br><br>An amendment to the *Generic Plan of Management – Sportsground* will also be required as it currently restricts development to be in accordance with the zoning (i.e. the RE1 Zone), and a function centre is not a permissible use in the RE1 Zone.<br><br>Both the DA and PoM will be placed on community consultation and any impacts that arise can be addressed either as conditions of consent or as actions in the PoM. |
| 10. Has the planning proposal adequately | Yes, the PP is likely to have positive social and economic benefits to the local community as: |

| Question | Considerations |
|---|---|
| addressed any social and economic effects? | • The expansion of the permitted uses of the Clubhouse will increase revenue for Council and the financial sustainability of community facilities.<br>• Increasing access for diverse groups to use the Clubhouse and not just Golf Club members will improve social inclusion.<br>• The Clubhouse was built at a cost of $3.3m from grant funding. Increasing opportunities for the wider community to access this facility will positively impact Council's identity. |

**Section D – Infrastructure (Local, State and Commonwealth)**

| Question | Considerations |
|---|---|
| 11. Is there adequate public infrastructure for the planning proposal? | The PP does not create additional requirements for public infrastructure. |

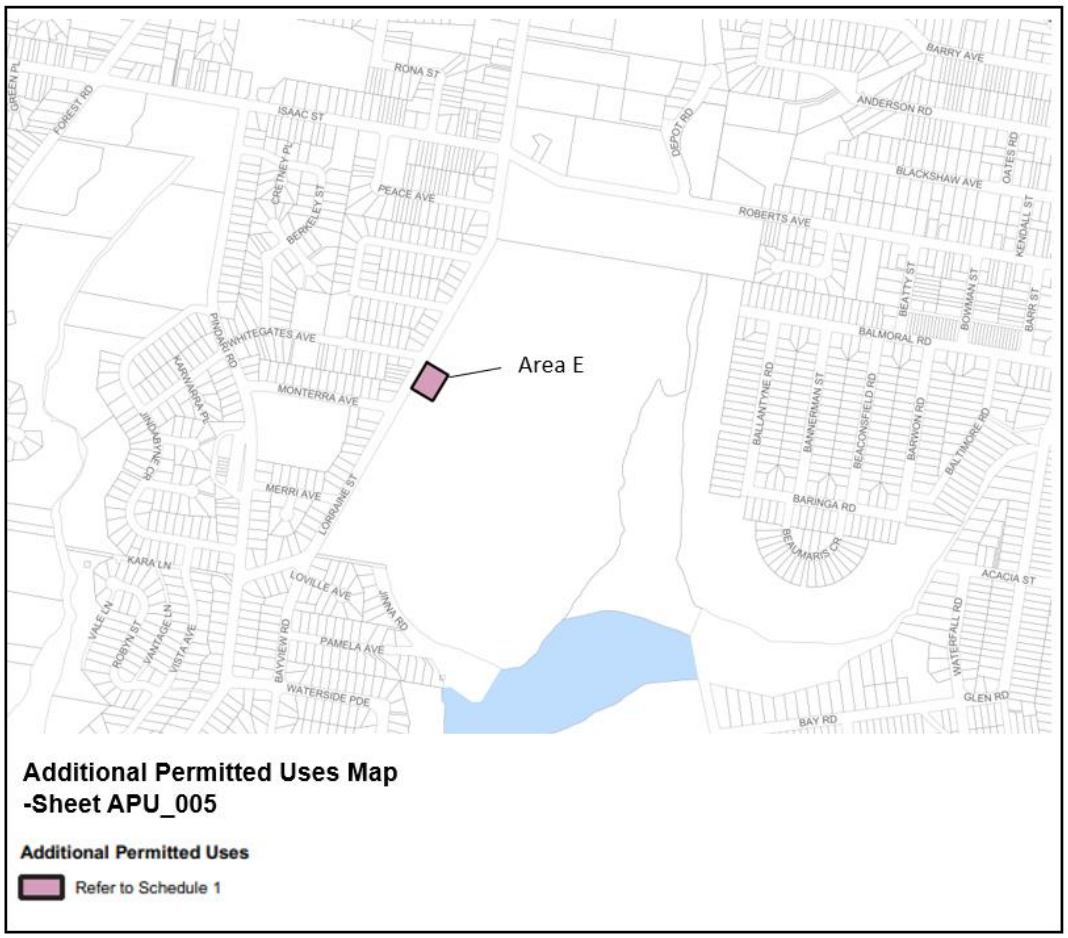
**Section E – State and Commonwealth interests**

| Question | Considerations |
|---|---|
| 12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway Determination? | Council has consulted with the NSW RFS in relation to this PP. No objection was raised by NSW RFS. Refer to Attachment 7 for their advice.<br><br>Council will seek the views of State and Federal public authorities and government agencies in accordance with the Gateway Determination. |

# 6. Maps

The PP will result in an amendment to the following maps of the GRLEP:

- Additional Permitted Uses Map (APU) . Refer to Attachment 11 for draft APU map.



# 7. 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 *Environmental Planning & Assessment Act 1979* and the *Environmental Planning & Assessment Regulation 2021* and any requirements of the Gateway Determination.

Exhibition material, including plain English explanatory information, fact sheets, description of the objectives and intended outcomes, copy of the PP and relevant maps 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 landowners of properties affected by a proposed change in the planning controls, and
- Letters to State and Commonwealth Government agencies identified in the Gateway Determination.

# 8. Project Timeline

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

| Task | Anticipated Timeframe |
|---|---|
| Prepare Planning Proposal | May 2025 |
| Referral to LPP in accordance with S9.1 Ministerial Directions | June 2025 |
| Report to Council on Planning Proposal seeking endorsement to forward Planning Proposal for a Gateway Determination | August 2025 |
| Planning Proposal to be forwarded to the DPHI for a Gateway Determination | August 2025 |
| Anticipated commencement date (date of Gateway Determination) | September 2025 |
| Timeframe for public exhibition (including both government agency and community consultation as required by Gateway Determination) | February-March 2026 |
| Timeframe for consideration of submissions | April-May 2026 |
| Report to Council on community consultation and finalisation | June 2026 |
| Submission to the Department to finalise the Planning Proposal as an amendment to the GRLEP | July 2026 |

# 9. Conclusion

In summary the PP seeks to insert into Schedule 1 additional permitted uses to the Georges River Local Environmental Plan (GRLEP) 2021 a “function centre” as an additional permitted use on part of Lot1 DP176469, Hurstville Golf Club, Lorraine Street  Mortdale (the “Site”). As described in this report, the PP has justified strategic and site specific merit.

# 10. Attachments

| Attachments | |
|---|---|
| Attachment 1 | Approved plans for construction of clubhouse building (DA2020/0115) (D25/85459) |
| Attachment 2 | Optimising Community Access and Facility Use Plan (D25/85458) |
| Attachment 3 | Council Report to Prepare Planning Proposal – May 2025 (D25/160399) |
| Attachment 4 | Council Resolution to Prepare Planning Proposal – May 2025 (D25/170931) |
| Attachment 5 | Map of subject area – Probable Maximum Flood Extent (PMF) |
| Attachment 6 | Map of subject site - Coastal Management Areas (D25/169183) |
| Attachment 7 | Map of subject site - Bushfire Prone Land & NSW RFS Determination Letter |
| Attachment 8 | Map of subject area - Riparian Land and Watercourses |
| Attachment 9 | Map of subject area – Foreshore Scenic Protection Area and Draft Foreshore Scenic Protection Area (PP-2025-1286) |
| Attachment 10 | Map of subject area – Draft Terrestrial Biodiversity (PP-2025-1286) |
| Attachment 11 | Draft APU map (D25/160454) |

GEORGES RIVER COUNCIL

# SPORTSGROUNDS

## Generic Plan of Management

# Sportsgrounds

## GENERIC PLAN OF MANAGEMENT

August 2022

Prepared For

Georges River Council

By

Environmental Partnership NSW Pty Ltd

| Issue | Date | Description | By |
|---|---|---|---|
| 1 | 17/12/19 | Preliminary Draft | NE |
| 2 | 24/04/20 | Draft | NE |
| 3 | 22/05/20 | Draft Plan of Management | NE |
| 4 | 26/08/20 | Draft Plan of Management | NE |
| 5 | 13/07/21 | Draft Plan of Management | NE |
| 6 | 20/08/21 | Draft Plan of Management | NE |
| 7 | 19/05/22 | Draft Plan of Management | MF |
| 8 | 08/08/22 | Final Plan of Management | EP |
| 9 | 25/11/2024 | Amendment No 1 | GRC |
| | XX/XX/2025 | Amendment No 2 | GRC |

Cover image: Anderson Park

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# 1 INTRODUCTION

## 1.1 What is the Plan of Management

A Plan of Management (PoM) is a document that provides a means to control the future use, development and maintenance of Community and / or Crown Land under Council's care, control and management. This Generic Plan of Management (PoM) has been prepared to guide management of a number of smaller open spaces which meet the guidelines for categorisation (under the Local Government (LG) Act) as a Sportsground. As defined by the LG Act a Sportsground is an open space used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. The other Generic Plans of Management cover the other community lands categorisations under the LG Act including:

- Natural areas (including bushland, foreshore, watercourse, wetland, escarpment)
- Parks
- General Community Use

This PoM will identify issues relevant to the future management of Sportsgrounds across the Georges River LGA, including addressing Sportsground use and improvement. The PoM will establish Council's goals, strategies and desired outcomes that will guide the timing, shape and nature of future actions.

If there is any further development proposed of the community land other than that authorised by this PoM, or a change in the categorisation of a Sportsground is proposed, amendment and re-exhibition of the PoM is required.

This PoM has been prepared in accordance with and seeks adoption under the Local Government Act (LG Act), and Crown Lands Management Act (CLM Act).

## 1.2 Open space covered by the Plan of Management

There are 9 parcels of land included in this Sportsgrounds plan, which contain differing levels of facilities and primarily provide informal recreational opportunities for the community and important landscape relief and buffer to urban development. The individual Sportsgrounds vary in size from 0.5 hectares up to 36 Hectares (while Hurstville Golf Course is 39 Hectares). The total area of Sportsgrounds covered by this plan of management is approximately 123.8 hectares.

This plan of Management does not apply to any devolved Crown reserves or reserves for which the management has defaulted to the Minister.

### *Sites with multiple categorisations*

Several land parcels categorised as Sportsground form part of larger open spaces containing areas of different categorisation that are not large enough (as a whole) to justify a specific Plan of Management. The LG Act stipulates that where more than one category is used to define a portion of Community Land, the plan must clearly identify the land or parts of the land and the separate categories, by a map or otherwise. Refer to Appendix A which provides Mapping of open spaces which have multiple categorisations.

The table following summarises open spaces categorised as Sportsground and notes which open spaces are Crown Reserves. Refer to Figure 1.1 following for open spaces categorised as Sportsground as well as (for reference) open spaces covered in the other Generic Plans of management (Park, Natural Area and General Community Use). Refer to Figure 1.2 for Sportsground covered by this Generic Plan of Management as well as Georges River's other Sportsgrounds covered by Specific Plans of Management.

**TABLE 1 SUMMARY DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT**

| Description | Address | Title Reference | Owner | Land Classification |
|---|---|---|---|---|
| **The HV Evatt Memorial Reserve (Evatt Park)** | 25 Linden Cr<br>1116A Forest Rd<br>1116 Forest Rd<br>2D Allwood Cr<br>68H Allwood Cr<br>Pathway between 42-44 Allwood Cres | Lot 23 DP 27479<br>Lot 4 DP 224268<br>Lot 7 DP 702963<br>Lot 29 DP 27634<br>Lot 6 DP 702963<br>No Lot no. | Council | Community land |
| **Gannons Park** | 4A Boatwright Ave | Lot 117 DP 567307 | Council | Community land |
| | 13 Ernest St | Lot 116 DP 566416 | | |
| | 13D Ernest St | Lot 118 DP 567307 | | |
| | 28D-72D Wayne Ave | Lot 6 DP 244175 | | |
| | 28D-72D Wayne Ave | Lot 4 DP 101531 | | |
| | 28D-72D Wayne Ave | Lot 21 DP 29219 | | |
| | 28D-72D Wayne Ave | Lot W DP 28839 | | |
| | 28D-72D Wayne Ave | Lot 1 DP 241206 | | |
| | 28D-72D Wayne Ave | Lot 31 DP 230369 | | |
| | 28D-72D Wayne Ave | Lot 15 DP 31841 | | |
| | 28D-72D Wayne Ave | Lot 203 DP 621686 | | |
| | 28D-72D Wayne Ave | Lot 5 DP 247222 | | |
| | 28D-72D Wayne Ave | Lot 203 DP771463 | | |
| | 3A Koorable St<br>3A Koorable St | Lot 3 DP 572970<br>Lot 25 DP236467 | | |
| | 3A Brewer Pl | Lot 55 DP 29015 | | |
| | 30A Cliff Ave | Lot 2 DP 226009 | | |
| | 30A Cliff Ave | Lot 2 DP 218466 | | |
| | 30A Cliff Ave | Lot 1 DP 218572 | | |
| | 30A Cliff Ave | Lot 49 DP 209573 | | |
| | 30A Cliff Ave | Lot 157 DP 210867 | | |
| | 30A Cliff Ave | Lot 109 DP 210866 | | |
| | 30A Cliff Ave | Lot 1 DP 128528 | | |
| | 30A Cliff Ave | Lot 26 DP 656165 | | |
| | 30A Cliff Ave | Lot 1 DP 216450 | | |
| | Central zone | Reclaimed Land | Council | |
| **Gifford Park** | *69A Arcadia St* | *Lots 12/11, 14/11, 16/11, 18/11, 20/11, 22/11, 24/11, 26/11 DP 1193*<br>*Lots 1-12 DP 1149054* | *State of NSW – R69270 Gazetted 31/05/1940 Public Recreation* | *Community land* |
| **Hurstville Golf Course** | 57A Lorraine St | Lot 3 DP 522691 | Council | Operational |
| | 57 Lorraine St | Lot 1 DP 176469 | Council | Community land |
| | 57 Lorraine St | Lot 1 DP 33385 | Council | Community land |
| | *57 Lorraine St* | *Lot 7054 DP 1127614* | *State of NSW – R100110 Gazetted 3/07/1987 Public Recreation* | *Community land* |
| **Olds Park** | 65 Queensbury Rd<br>7 Holley Rd<br>624 Forest Rd<br>630 Forest Rd<br>7 Holley Rd | Lots 82-84 DP 16723<br>Lot B DP 377658<br>Lot B DP 379145<br>Lot 2 DP 433674<br>Lot 78 DP 16723 | Council | Community land |
| **Peakhurst Park** | 5A Hedley St | Lots 1-5 DP 1143770 | Council | Community land |

**TABLE 1 SUMMARY DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT**

| Description | Address | Title Reference | Owner | Land Classification |
|---|---|---|---|---|
| **Renown Park** | 28 Mountbatten St<br>28 Mountbatten St<br>28 Mountbatten St<br>28 Mountbatten St<br>28 Mountbatten St<br>28 Mountbatten St | Part Lot 1 DP 172117<br>Part Lot B DP 410504<br>Lot 53, 32-27 DP 11060<br>Lot 165-163 DP 11059<br>Lot 144, 142-140 DP 11059<br>Lot 1-2 DP 1168305 | Council | Community Land |
| **Riverwood Park (Riverwood Park & Wetlands)** | 79 Coleridge St | Lot A DP 325838 | *State of NSW – R65642. Gazetted 22/11/1935 Public Recreation –* | *N/A* |
| | 1A Mary St<br>1B Mary St<br>79 Coleridge St | Lot 1 DP 500558<br>Lot 1 DP 203453<br>Lot 1 DP 209153 | Council<br>Sydney Water<br>Council | Community land<br><br>Community land |
| **Smith Park** | 30 Morgan St | Lot 93 DP 663238 | Council | Community land |
| **Vanessa Street Multi-Sport Courts** | 60/70 Vanessa St<br>60 Vanessa St<br>60 Vanessa St | Lots Pt 481- Pt 484 DP 14854<br>Lot 1 DP 660754<br>Lot B DP 102550 | Council | Community land |

**Figure 1.1 Open spaces covered by the Generic Plans of Management – by categorisation**

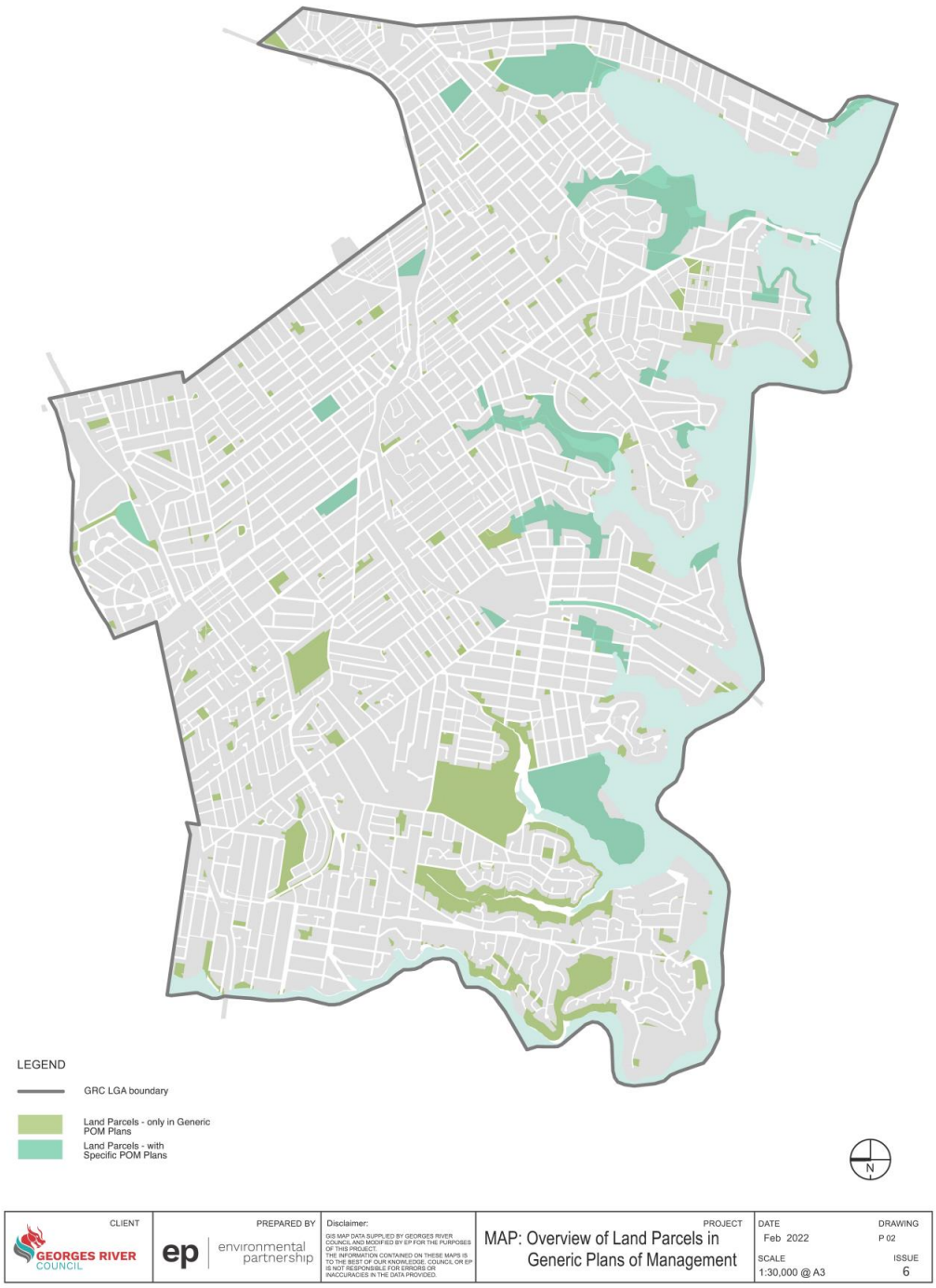



**Figure 1.2 Open Space covered by Generic Plans of Management and by Specific Plans of Management**

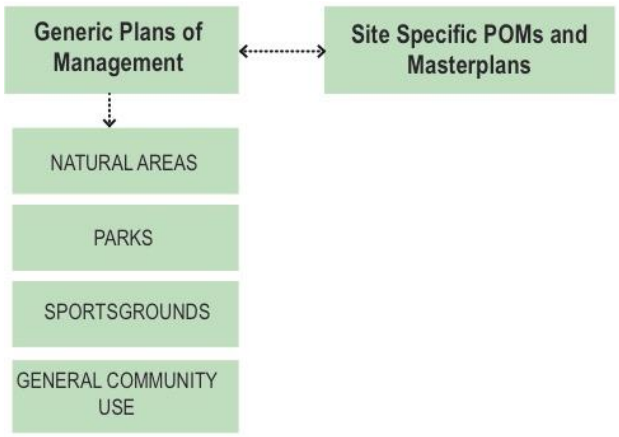
# 2 CONTEXT FOR PLANNING & MANAGEMENT

## 2.1 Strategic background

### 2.1.1 Policy and strategic framework

There are a number of State and Council strategies and policies that provide important guidance and positioning for decision making around open space management. Figure 2.1 below is sourced from Councils Local Strategic Planning Statement (LSPS) 2040, and explains the hierarchy of policies and strategies under which open space plans of management sit.

Plans of management are required under the Local Government Act 1993 for all Community Lands. The Crown Lands Management Act 2016 now also requires Crown Reserves to be covered by a PoM prepared in accordance with the Local Government Act. Larger open spaces with more complex management issues and multiple community land categorisations may be covered by a specific PoM, however nearly half of Council's open spaces are covered by a Generic PoM which addresses a specific community land categorisation as below:



Some of the key policy and framework documents relevant to the Generic Plans of Management are outlined following:

### *Community Strategic Plan 2018*

The inaugural Georges River Community Strategic Plan represents the community's aspirations until 2028. It forms one element of an Integrated Planning and Reporting (IP&R) framework that Council, being recently amalgamated had to adopt by 30 June 2018. The Plan is accompanied by:

- an annual Operational Plan
- a three-year Delivery Program
- a Resourcing Strategy that details the workforce, funding and assets required to implement the Delivery Program.

The plan identified six pillars that underpin Council decision making:

1. A protected environment and green open spaces
2. Quality, well planned development
3. Active and accessible places and spaces
4. A diverse and productive economy
5. A harmonious and proud community with strong social services and infrastructure
6. Leadership and transparency

Of these pillars 1 and 3 are particularly relevant to open space management. The stated objectives for these are outlined following

**Pillar 1 A protected environment and green open spaces**

1.1 Council's environmentally sustainable practices inspire everyone to protect and nurture the natural environment.
1.2 The LGA's waterways are healthy and accessible.
1.3 Everyone has access to beautiful Sportsgrounds and open spaces.
1.4 Local heritage is protected and promoted

**Pillar 3 Active and accessible places and spaces**

3.1 The LGA has a range of transport options to connect people, goods and businesses.
3.2 Roads, footpaths and cycleways are safe, accessible and free of congestion.
3.3 Everyone, including people with disability, navigates the LGA in safety.
3.4 Everyone has access to a range of active and passive recreation facilities.

### *Local Strategic Planning Statement 2040*

The Local Strategic Planning Statement (LSPS) guides land use planning and the delivery of significant infrastructure for the Georges River Local Government Area (LGA) until 2040. The LSPS creates a land use vision for the future of the LGA that recognises the character of suburbs and builds on the Georges River community's social, environmental and economic values and strengths. Of particular relevance for Sportsground management are influences related to open space and environment. The key benchmark characteristics of open space and environment are summarised in the LSPS Strategic Context summary opposite.

Nearly all Georges River residents live within **400 m** of an open space
Those in density development along railway lines do not have access to open space within **200 m**

**266** Council parks and reserves totalling **477ha**
**2** Council owned community gardens
**23** Council active open spaces including **35** full sized rectangular fields; **15** midi/mini sized rectangular fields; 7 full sized ovals; 2 golf courses
**3** aquatic facilities
Council playing fields are already **20%** over booked
Just over one fifth of the open spaces in the LGA are bushland.

Estimated tree canopy cover of **38%** (including mangroves)
2040 target - **40%** minimum canopy across Greater Sydney (target set by the Greater Sydney Commission for 2038)
Approximately **20,000** street trees identified in separate Street Tree Master plans in 2009 and 2015
Less than **10%** of pre-1750 remnant vegetation remains in the LGA

**8** different threatened or endangered ecological vegetation communities covering **18.4 ha**
**6%** of remnant vegetation is classified as endangered ecological communities

**304.4 ha** of bushfire prone land plus buffers
**617.6 ha** affected by permanent tidal inundation, **41.6** additional ha affected by permanent tidal inundation by 2021
Council owns and manages **254 km** of stormwater pipes and over **7,950** pits and other water quality devices an estimated replacement value of **$143 m.** Maintenance has tended to be reactive, Council is moving to a planned approach

Significant development occurring in the **foreshore areas** and loss of private trees

The Georges River has a **'Fair' water** quality rating

Approx. **11%** of dwellings have PV (photovoltaic) installed
Three Council facilities with PV installed (Kogarah Depot, Kogarah Civic Centre, South Hurstville Library). Electricity consumption is one of the highest source of greenhouse emissions in Council operations

Increased temperatures and hot days are the **two highest identified climate change impacts**, particularly in and around higher density areas

**Figure 2.2 Strategic Context – Environment and Open Space (source LSPS 2019)**

### *Open Space Recreation and Community Facilities Strategy 2019-2036*

The Open Space Recreation and Community Facilities Strategy (OSRCFS) was finalised in 2019 and provides high-level direction for community centres, libraries, open space, sport and recreation facilities, athletics and aquatic facilities in the Georges River area. The plan addresses the following issues relating to open space, recreation facilities, community centres and libraries:

- provision across the Georges River LGA as a whole
- current and future demand across the LGA
- key gaps and needs
- opportunities to better meet community needs

The Plan outlines that at 2.7ha per 1,000 people (excluding golf courses), the overall amount of open space provided in the Georges River area is comparable to nearby LGAs. Georges River contains a fairly even split between passive open space, active open space and bushland. The balance of these types of open space is a key feature of the character of the area and is highly valued by the community. Nearly all Georges River residents live within 400m of an open space. However, there are a number of pockets of high density development along the Eastern Suburbs and Illawarra train lines in which residents do not have access to open space within 200 metres. This includes areas north and south of the Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north west of Penshurst station.

The report estimates that the existing supply of sports fields is insufficient to support current or projected future use. While overuse at some fields is resulting in deteriorating surface quality, synthetic fields and other field upgrades at Penshurst Park Sporting Hub, Gannons Park, Peakhurst Park and Poulton Park will help alleviate pressure on sports fields in the short to medium term. Analysis as part of the study indicated that the current provision of outdoor netball and tennis courts is sufficient. However, a notional shortfall of six indoor sports courts currently exists, a figure expected to increase to a shortfall of eight courts by 2036.

The report notes the following summary findings and recommendations related to open space. The findings refer to a series of population catchments as described on Figure 2.3 below:

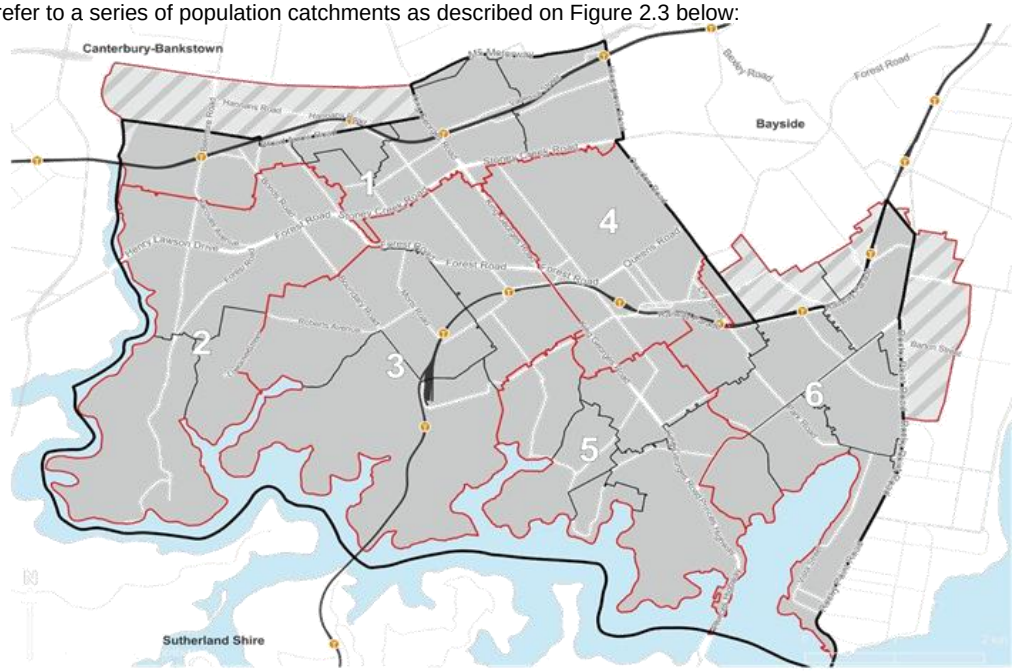



**Figure 2.3 Population catchments (source OSRCNS 2019)**

**Needs and gaps**

- There is significant variation in the amount of open space provided between catchments. Catchments 2, 3 and 5 have the highest rates of open space provision in the LGA. Higher density areas in catchments 1, 4, and 6 are very constrained in terms of open space.
- There are a number of pockets of high density development along the Eastern Suburbs and Illawarra Line in which residents do not have access to open space within 200 metres. This includes areas north and south of the Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north west of Penshurst station.

**Key opportunities**

- Across the LGA, a number of community facilities and libraries are located within open space. This creates opportunities for a community precinct approach to management and programming.
- Visioning and master planning for town centres provide opportunities to deliver more high quality open space within 200 metres of high density development.
- For those areas where open space is constrained, the approaches to providing connections to nature in urban environments should be explored.

**Future spaces and facilities hierarchy**

The strategy recommends a hierarchical approach for the planning and delivery of future facilities and spaces in the Georges River area. This includes:

Local
Local facilities provide opportunities to meet, play, and relax close to home. They serve smaller catchments of between 5,000 and 20,000 people, depending on the facility type.

District
District facilities are of a larger scale and serve a wider catchment of between 20,000-50,000 people. These facilities contain multipurpose and specialised spaces. They accommodate a mix of active and passive uses and are generally able to host some Council-led events.

Regional
Regional facilities serve populations of around 100,000-150,000 and will often have catchments that extend across the Georges River boundary. Regional facilities provide passive and active recreation opportunities and usually include specialist spaces. They have a larger focus on programming than District facilities.

The OSRCFS also makes some specific observations and recommendations related to sportsgrounds and sports facilities:

**Current sports facilities provision**

- The existing supply of sports fields is insufficient to support current or projected future use. There is a current estimated shortfall of sports field playing surface area supply of 4.5ha (when allowance for ancillary areas is included the shortfall amounts to 7.6ha).
- Existing netball court provision is considered sufficient. Regional Associations in neighbouring LGAs are all located well within 30-minutes of Hurstville, aligning with the 30-minute city planning model, and have the ability to support Georges River LGA participation through an association model preferred by the sport of netball.
- The current supply of tennis courts is considered reasonable based on the level of analysis undertaken for this strategy. Additional, more rigorous tennis-specific demand analysis will be required to strengthen confidence around the adequacy of provision.

- Council's current supply of indoor sports courts is considered to be inadequate to meet existing demand. The OSRCFS identified a current shortfall of six courts but it is estimated a total of 11 indoor courts will be required by 2036, representing a shortfall of eight courts.
- Indoor court facilities in neighbouring LGAs may be countering some of this demand. Additional courts are to be provided as part of the Penshurst Park Sporting Hub.

**Sports facilities needs and gaps**

- Although soccer is the most popular field sport activity in the LGA, it will be important to continue to offer diversity of opportunity across the sports field supply to accommodate a variety of uses. While predicting which individual field sports will be most popular in 20 years' time is uncertain, we can be much more certain that the aggregate demand for land to address these sports will increase.
- A notional shortfall of six indoor sports courts currently exists, a figure expected to increase to a shortfall of eight courts by 2036. Due to the differences in results of the models for assessing demand, peak time occupancy of the new indoor courts should be closely monitored.

**Sports facilities - key opportunities**

- Investment in synthetic fields has taken place at Penshurst, Poulton and Peakhurst parks. This should alleviate some demand for sports fields for the next five years, but should be reviewed after five years when user data is analysed.
- Pursue potential for provision of irrigation to The HV Evatt Memorial Reserve playing field to increase resilience of sportgrass surface for higher levels of use
- Pursue potential for provision of drainage and irrigation to Riverwood Park playing field to increase resilience of sportgrass surface for higher levels of use
- Investigate the possibility of an elite sporting centre of excellence to accommodate key sporting codes and leverage off the draft Georges River 2050 Vision and City Reputation Strategy
- Olds Park remains important as a local/ district netball destination for Georges River residents and opportunities to improve the functionality and increase the capacity of this site is being pursued as part of the development of the new Masterplan.
- The planned expansion at Hurstville Aquatic Leisure Centre will alleviate part of the notional shortfall in provision of indoor courts. The expansion includes a dedicated gymnastics facility which will contribute to meeting the gymnastics needs in the area.

**Catering for youth**

Georges River Council is committed to providing child and youth-friendly public spaces to meet the diverse range of needs for children and young people, irrespective of their gender, cultural background or abilities. The Georges River Council Open Space Recreation and Community Facilities Strategy 2019-2036 states that Council aims to create "places and spaces to meet and make connections, to keep fit and play sport, to connect with and enjoy the natural environment, to learn and celebrate the unique Georges River culture and lifestyle".

Georges River Council recognises that open spaces and recreational facilities that aim to be inclusive of young people should also be planned and managed in consultation with children and young people. This is done to ensure the quality and functionality of our community assets, and to ensure that children and young people have social agency and a sense of investment toward the public spaces and recreational facilities within Georges River community. This is consistent with Article 12 of the United Nations Convention on the Rights of the Child, ensuring the provision of access points for children and young people to practice self-determination in matters that directly affect them.

Georges River Council consults regularly with a range of local youth-oriented bodies, including the Georges River Youth Advisory Committee, local schools, sporting clubs, cultural groups and community organisations

that support young people to identify their needs and seek input on Council-owned and managed open spaces and recreational facilities.

The Create Georges River Cultural Strategy (2019) identifies that "cultivating the creativity of young people in the LGA can also contribute to building the creative leaders of the future. Youth-friendly spaces and opportunities targeted at engaging young people are vitally important for building momentum and retaining cultural capital in the years to come". The equitable provision of opportunities for all children and young people is the outcome this plan aims to achieve. This approach aims to contribute to children and young people's sense of social, psychological and physical inclusion to the surrounding environment and the activities that take place across the Georges River community. This will ensure that appropriate strategies and actions are in place to address the inequitable provision of recreational opportunities for those individuals who seek self-expression and creativity by engaging in alternative recreational activities other than team sports that will enhance their self-esteem, health and integration into the wider Georges River community.

### 2.1.2 Statutory Requirements

#### *Local Government Act 1993*

The Local Government Act and related amendments and guidelines provide the legislative framework for a council's day-to-day operation. The Act emphasizes through the Community Land Management amendments of 1998 a council's responsibility to actively manage land and to involve the community in developing a strategy for its management. Of particular relevance is the requirement for all council property classified as community lands to be categorised.

A Plan of Management for community land must identify management categories for the open space. The Local Government Act sets out a framework for making decisions around categorisation:

Local Government (General) Regulation (cl.6B-6JA) – Guidelines for categorisation:
Provide criteria for deciding which categorisations are most applicable to a piece of community land.

Local Government Act 1993:
Identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A Plan of Management must identify how it is going to achieve these and any other objectives.

The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted Plan of Management.

### *Crown Land Management Act 2016 & Regulation 2018*

The Crown Land Management Regulation 2018 provides clarity and certainty for Crown land managers, tenure holders, and users of Crown land about how parts of the CLM Act are implemented. Importantly, the Regulation covers a range of operational matters relevant to Crown land managers including:

- the protection of Crown land–including activities prohibited and penalty notice offences on Crown land
- the management of Crown land–including the requirements of non-council CLMs
- information on activities, dealings and holdings.

The objectives and principles of Crown land management are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable, multiple uses.

**Objectives of Crown land management**
The Act outlines the following objectives of Crown Lands Management:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW
- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management

**Principles of Crown land management**
The Act outlines the following principles of Crown Lands Management:

(a) that environmental protection principles be observed in relation to the management and administration of Crown land,
(b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
(c) that public use and enjoyment of appropriate Crown land be encouraged,
(d) that, where appropriate, multiple use of Crown land be encouraged,
(e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
(f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

**Public Purpose**
Crown lands are to be used for the original purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the reserve and the use does not impact on native title rights and interests under the Native Title Act 1993.

The public purpose for Crown Reserves covered by the Generic Plan is generally Public Recreation. Public purpose for the reserves covered by this Plan of Management is identified in section 3.2.

**Leasing and Licencing on Crown Reserves**
Under the Crown Lands Management Act 2016, a lease or licence is a type of tenure that gives permission to occupy and use Crown land for a specified purpose and term. The CLM Act enables council Crown land managers to enter into leases and licences under the LG Act once a compliant plan of management is in place or the land is classified as operational, whichever occurs first. Council cannot enter into agreements for use, as lessor or licensor, on devolved reserves. The leasing and licensing of Crown land ensures there is legal and suitable occupation of Crown land.

The Council Crown land manager is required to ensure all monies received from the use of community land is directed to maintaining and sustaining long-term use and enjoyment of the reserve/s. The income generated from leasing and licencing is a primary form of funding for a Crown land manager. It allows a Crown land manager to cover long-term running costs (at a minimum) and invest over the long term for future generations to use and enjoy the Crown land in their community. All Crown land managers should have lease and licence agreements in place with users of the reserves that they manage. Refer to section 3.6 for leases and licenses authorised by this Plan of Management.

**Classification and Categorisation of Crown Lands**
The document *Developing plans of management for community land Crown reserves - guidelines,* December 2018, identifies that Council managers of Crown Reserves must ensure there is a compliant Plan of Management for all Crown land that they manage as community land. This must be in place within three years of the commencement of Part 3 of the Crown Lands Management Act (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the Crown Lands Management Act, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in Section 36 of the Local Government Act. The initial category must be assigned as soon as practicable after a council's appointment as a Crown land manager. It is important that the initial category aligns closely with the original gazetted reserve purpose, and this should be the over-arching consideration of a council manager when notifying the initial category. The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

**Plans of management and native title**
As outlined in the document *Guidelines For Council Crown Land Managers* December 2016, Plans of Management for Crown reserves must be compliant with the statutory requirements prescribed by the both Crown Lands Management Act and Local Government Act. This includes a requirement for council crown land managers to obtain written advice from a qualified native title manager to ensure that the Council's adoption of Plans of Management for Crown reserves and dealings with land for which it is Crown land manager complies with any applicable provisions of the native title legislation. This obligation applies to Crown land that is defined as 'relevant land' in the Crown Lands Management Act but not land that is defined as 'excluded land'.

Excluded land is defined in the Crown Lands Management Act (CLM) 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:
i. All native title rights and interests in relation to the land have been extinguished, or

ii. 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.

Section 8.7 of the CLM Act and the Native Title Manager Workbook (available from industry.nsw.gov.au/lands/what-we-do/our-work/native-title) clearly set out that written native title manager advice is required before a council Crown land manager does any of the following:

a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land

b) Mortgages the land or allows it to be mortgaged

c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land

d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

The role of Council's Native Title Manger is to ensure that the Council's dealings with land for which it is Crown land manager complies with any applicable provisions of the native title legislation and, in respect of Crown land for which Council is Crown land manager (not being 'excluded land') to provide advice that the Council's proposed dealings, including the adoption of any POM, complies with the native title legislation.

### *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act, 1979* establishes the statutory planning framework for environmental and land use planning of all land in NSW.

One of the main instruments for implementing the Act are Local Environmental Plans - statutory planning tools that set controls over development in the area to which they apply. They contain zoning controls as well as controls for heritage conservation areas and protected areas, amongst other matters.

### *Biodiversity Conservation Act 2016*

The NSW Biodiversity Conservation Act 2016 commenced on 25 August 2017. The Act applies to all NSW except for listed 'Interim designated areas' which are exempt from the Act until 24 November 2018. The Act supersedes the Threatened Species Conservation Act. Amongst other changes, the Act introduces new mandatory requirements for biodiversity assessment and reporting and requires proponents to offset biodiversity impacts by retiring biodiversity credits through the Biodiversity Offset Scheme. This is a significant change to the status quo where non-significant impacts did not previously require offsets. The key principle of BAM is 'no net loss', where impacts of development are offset by improving the condition of vegetation or habitat at a Biodiversity Stewardship Site. Importantly, developments cannot proceed simply by securing the required offsets, they are required to firstly demonstrate avoidance, minimisation and mitigation of impacts through reasonable measures prior to offsets being used.

### *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

This planning policy consolidates a range of previous policies and sets out requirements for the protection of biodiversity values and amenity of a range of environments including:

- Bushland in Urban Areas
- Koala habitat
- Murray River lands
- Canal estates
- Sydney drinking water catchment
- Hawkesbury Nepean
- Sydney Harbour catchment
- Georges River catchment
- Willandra Lakes world heritage area.

### *State Environmental Planning Policy (Transport and Infrastructure) 2021*

State Environmental Planning Policy (Transport and Infrastructure) SEPP aims to facilitate the effective delivery of infrastructure across the State. The Infrastructure SEPP assists local government and the communities they support by simplifying the process for providing essential infrastructure.

The Infrastructure SEPP has specific planning provisions and development controls for various types of infrastructure works or facilities including roads, emergency services, electricity delivery, parks and other public reserves and telecommunications networks.

The Infrastructure SEPP outlines the planning rules for such works and facilities, including:

- Where such development can be undertaken;
- What type of infrastructure development can be approved by a public authority under Part 5 of the Environmental Planning and Assessment Act (EP&A Act) following an environmental assessment (known as 'development without consent');
- What type of development can be approved by the relevant local council, Minister for Planning or Department of Planning under Part 4 of the EP&A Act (known as 'development with consent'); and
- What type of development is exempt or complying development.

Of particular relevance to open space is Division 12 clause 2.73 that specifies that development for any purpose may be carried out without consent if the development is for the purposes of implementing an adopted plan of management. The clause also lists a range of ancillary developments permitted without consent.
Clause 2.74 provides for a range of exempt developments within a public reserve such as the construction, maintenance and repair of walking tracks, boardwalks, stairways, gates, seats shelters and shade structures.

### *State Environmental Planning Policy (Resilience and Hazards) 2021*

**Chapter 2 - Coastal Management**

(The former State Environmental Planning Policy (Coastal Management) 2018 is now Chapter 2 of the "consolidated" SEPP (Resilience and Hazards) 2021).

The former SEPP (Coastal Management) 2018 (now this Chapter 2 - Coastal Management) previously updated and consolidated the earlier Coastal Protection (SEPP 71), Coastal Wetlands (SEPP 14) and Littoral Rainforests (SEPP 26) policies. Chapter 2, of the consolidated SEPP, now gives effect to the objectives of the Coastal Management Act 2016 from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone. It spatially defines the four coastal

management areas prescribed by the Act (through detailed mapping) and specifies assessment criteria applicable for each coastal management area for councils and other consent authorities to apply when assessing development proposals within a respective zone/zones (as mapped).

### *Georges River Local Environmental Plan*

Sportsgrounds are generally zoned RE1 – Public Recreation under Georges River LEP 2021.

The objectives of the RE1 Public Recreation zone are as follows:

(a) To enable land to be used for public open space or recreational purposes.
(b) To provide a range of recreational settings and activities and compatible land uses.
(c) To protect and enhance the natural environment for recreational purposes.

Within these areas the following works can be undertaken without development consent:
Environmental facilities; Environmental protection works

The following activities are only permitted with Council consent:

Aquaculture; Boat launching ramps; Centre-based child care facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities

Any other works or activities other than those listed above are prohibited in areas zoned RE1 - Public Recreation.

## 2.1.3 Other relevant policies

### *Georges River Estuary Coastal Zone Management Plan (Final Report) 2013*

The primary goal of the CZMP is defined as “to conserve and improve the existing natural environment of the Georges River Estuary, and to improve the water quality of the estuary through targeted pollution reduction”. Includes proposals for management options for a number of a number of open spaces included in the Generic Plans of Management.

### *Georges River Keeper Strategic Plan 2018-2022*

The strategic programs encompass activities that will allow Georges Riverkeeper to work towards meeting this aspirational goal, with member councils and our other partners.

Five focus areas were identified through a stakeholder engagement process undertaken in the development of this strategy and are represented by the five programs, which are:

- Catchment Actions Program
- River Health Monitoring Program
- Stormwater Program
- Research Program
- Education & Capacity Building Program

### *Georges River Foreshore Access and Improvement Plan*

This plan covers 66 Foreshore reserves and Parks of which 47 are included within one of the Generic Plans of Management. The following reports were prepared as a baseline studies for the Georges River Foreshore Access and Improvement Plan and form part of the above Plan:

**Park Assets, Access and Amenity Report 2019**

A park by park assessment to identify priority areas taking into account the foreshore parks purpose and service delivery to enable categorisation of each park for a management response focused on assets, access and amenity. The assessment includes an itemised listing of each park with assets and access attributes described.

**Coastal Hazard Assessment and Concepts for Foreshore Improvements 2019**
This report documents the coastal hazard assessment and preparation of concept designs for foreshore improvements associated with Plan.

The report objectives are as follows:

- Determine the coastal vulnerability area (mapping of erosion and areas vulnerable to existing and future inundation);
- Undertake a coastal hazard assessment;
- Prepare concept plans for erosion control (hard and soft) and foreshore access improvements, along with cost estimates for civil/structural foreshore works; and
- Input to prioritisation of foreshore improvements and environmental enhancements

**Riparian vegetation survey 2019**
The vegetation survey forms part of the biodiversity assessment of the Georges River foreshore areas. An 'ecological ranking' and 'vulnerability' of these reserves was then categorised based on accumulative and qualitative analysis of vegetation integrity, presence of TECs and present and future threats. From this, each site was prescribed a suitable management strategy in order to achieve the Georges River Council's aim to 'identify areas suitable for the creation or enhancement of estuarine communities, foreshore recreation and improvement of access'.

**Seagrass Assessment 2019**
This assessment was undertaken to inform the foreshores ecological assessment and includes the identification of key biodiversity values for protection or rehabilitation in the foreshore improvement plan. The current assessment of seagrass was able to be compared with a 2009 study for seagrass distribution and species. Overall, seagrass have experienced a decline of more than 75% in the Study Area since 2009. Changes in the distribution and composition of seagrasses throughout the Study Area compared to 2009 could be attributed to alterations to water and sediment quality from catchment discharge/runoff, incidental loss from recreational activities and shoreline stabilisation works and other pressures from development and industry. The current study identified initiatives for Council consideration to maintain and enhance seagrass in the Georges River LGA which include:

- Management of land use/maintenance practices
- Bank stabilisation
- Community education
- Stormwater management
- Seagrass transplanting
- Water quality and seagrass monitoring

## *Local Approvals Policy*

The Local Approvals Policy specifies the circumstances where prior approval from Council is needed or otherwise exempted (notwithstanding development approval) for an individual or organisation to undertake a particular activity on Council controlled land.

Section 68 of the Local Government Act (LG Act) prescribes the types of activities in which prior approval from Council is needed for an activity to be carried out, except in so far as this Act, the regulations or a local approvals policy allows the activity to be carried out without that approval. Such activities relate to: structures

or places of public entertainment; water supply, sewerage and stormwater drainage work; management of waste; community land; and public roads.

Under section 158 of the LG Act, a Local Approvals Policy is to consist of three parts:

Part 1 is to specify the circumstances (if any) in which (if the policy were to be adopted) a person would be exempt from the necessity to obtain a particular approval of the council;
Part 2 is to specify the criteria (if any) which (if the policy were to be adopted) the council must take into consideration in determining whether to give or refuse an approval of a particular kind;
Part 3 is to specify other matters relating to approvals.

### *Public Art Policy*

Public art refers to ephemeral, temporary and permanent art of any medium that is situated, performed or staged in the public domain. The Public Art Policy provides a framework for the acquisition, assessment, development and management of public art in the Georges River Council LGA in accordance with community needs and industry best practice.

### *Procurement Policy*

Council's *Procurement Policy* makes provision for consideration of Ecological Sustainable Development (ESD) by initiating Life Cycle Management assessment of proposed purchases of goods and services. The policy states that: "*Any purchase of a product or service will consider all aspects of environmental sustainability and the sustainable use of the resource prior to making any purchase".*

It is the responsibility of Council officers to weigh the costs and benefits associated with any purchase for recreational equipment, park furniture, fixtures, fittings or services for parks that are the subject of this plan of management against their potential short term or accumulative negative impacts on the environment and public health. It is Council's preference to purchase Australian made, recycled and environmentally friendly products and services where they are deemed to perform satisfactorily, meet the required needs and are reasonably priced against other suitable products. When considering a purchase for parks that are included in this plan of management consideration needs to be given to the following when compiling specifications and assessing quotations or tenders whether:

- The goods contain recyclable materials or can be reused, or remanufactured.
- The products and materials to be used have high energy ratings and efficiency features.
- The products will degrade and release toxins or other pollutant materials into the terrestrial or marine environment over their lifecycle.
- The organisations that are to supply the product or service can demonstrate their policies and practices their commitment to ESD principles.
- The product and materials have minimum packaging)

There is a need to ensure that the parks within Georges River LGA are protected from any adverse impact from hazardous or toxic materials. Therefore as part of Council's risk management the purchase of goods and services for these parks needs to consider the composition and materials that products and goods are composed of to avoid detriment to the environment and public health.

### *Community Lease and Licence Policy*

The purpose of this policy is to provide a framework through which Council can determine the eligibility of community groups to occupy Council owned and managed land and buildings (such as community centres, scout and guide halls) in an equitable and transparent manner and in accordance with relevant legislative requirements.

### 2.1.4 Management initiatives

*Asset Management*

It is important that Council continues to monitor and report on its assets and infrastructure. The information provides the means for Council to evaluate and make decisions relative to the allocation of scarce resources and the need for repairing, renewing, replacing or disposing of an asset. The process allows for budget and service planning relative to the expenditure required to retain the quantity and/or quality of service to be provided to a particular asset. Council has considerable investment in its assets within its parks and reserves. Some of the most significant assets are its buildings, native bushland, playgrounds, park furniture, fixtures and fittings etc. Based on the information contained in its asset registrar and with consideration to public expectations, regulatory requirements and trends in the expected future growth and demand Council should proceed to prepare an asset management plan for each of its Local Parks and Reserves.

*Risk Management*

Standards Australia notes that:
*"Risk management is recognised as an integral part of good management practice".* (AS/NZS 4360:2004).

Risk management is a systematic method for establishing the context, identification, analysis, evaluation, treatment, monitoring and communication of risks (AS/NZS 4360:2004). Council will need to prepare a hazard identification and risk management plan for its Local Parks. These sites could contain a number of potential unidentified environmental, health and safety risks. The risk management plan should be prepared by an appropriately qualified person and in accordance with Australian Standard AS/NZS 4360:2004.

*Park Asset Service Levels*

Councils open space maintenance program is managed under its "Mobile Maintenance Operations" system. Four teams West, North, East and South work across the Council area. Each team reports to the Executive Manager Engineering operations, and is managed by a Coordinator City Presentation. There are between 3-6 mobile crews per zone working across 18 maintenance areas established across the LGA. These are backed up by support crews / plant operators addressing maintenance to larger parks, drainage, amenities and other specific tasks. Each team comprises three crew members. The Mobile Maintenance Manual outlines Service Delivery and guides maintenance activities for the crews. Broadly speaking, sporting fields are maintained on a fortnightly basis, with other smaller reserves at a 3-4 week interval depending on season and usage.

At each maintenance visit the Mobile Maintenance Manual identifies a checklist of activities to be addressed as on Figure 2.4. The manual also outlines a target time-frame for the completion of main tasks including:

- Rubbish run
- Fallen Branch pick-ups
- Mowing & edging
- Gutter blow-outs
- Garden clean-ups, pruning & hedging
- Poisoning
- Inspections of all Council assets

**Playgrounds**

Councils Playgrounds are independently inspected by safety contractors every 6 months and fortnightly by Council's parks general maintenance and playground repair team.

Councils outdoor works department does not have a playground repair team, and where a problem is identified or a report comes from the public, Contractors carry out required rectifications works as instructed by Council.

**Other structures / facilities**

The support crews as outlined earlier working under Council's Mobile Maintenance system address recurrent maintenance of other open space elements including:

- Amenities
- Street frontages
- Tree management

For specific items such as other buildings, seawalls, foreshore structures, car parks etc. reference should be made to separate Asset Management documentation.

**MOBILE MAINTENANCE CREW MAINTENANCE SITE CHECK-LISTS**

| | ON SITE CHECK LIST- STREET SCAPE PRESENTATION | ✓ |
|---|---|---|
| 1. | Note start time on **Daily Schedule Sheet** | ✓ |
| 2. | Complete **Risk Assessment** on site - Refer to 'Safety Documentation' section of the Mobile Maintenance Safety Handbook for examples of Risk Assessments | ✓ |
| 3. | **Team briefing** on site | ✓ |
| 4. | Place out warning advisory **signs & cones** | ✓ |
| 5. | Take **'before' photographs** of the site, ensuring images depict the true condition of the site prior to commencing works **Please ensure all safety controls are including in this photo e.g. signage, cones etc** (multiple photographs may be required) | ✓ |
| 6. | All paper/rubbish/**litter removal** | ✓ |
| 7. | **Removal/Spraying** of all **weeds** in footpaths & gutters | ✓ |
| 8. | All **posters removed** | ✓ |
| 9. | Any **spills** cleaned as well as possible | ✓ |
| 10. | **Compact rubbish** in bins to make accessible | ✓ |
| 11. | Reporting of stray **trolleys** | ✓ |
| 12. | Run through with mobile **footpath vacuum** | ✓ |
| | **ON SITE CHECK LIST– PARK & RESERVE PRESENTATION** | ✓ |
| 1. | Note start time on **Daily Schedule Sheet** | ✓ |
| 2. | Complete **Risk Assessment** on site - Refer to 'Safety Documentation' section of the Mobile Maintenance Safety Handbook for examples of Risk Assessments | ✓ |
| 3. | **Team briefing** on site | ✓ |
| 4. | Place out warning advisory **signs & cones** | ✓ |
| 5. | Take **'before' photographs** of the site, ensuring images depict the true condition of the site prior to commencing works **Please ensure all safety controls are including in this photo e.g. signage, cones etc** (multiple photographs may be required) | ✓ |
| 6. | Thorough **rubbish run** of all areas, including but not limited to grass areas, gardens, playgrounds, pergolas etc. | ✓ |
| 7. | Pick-up of all **fallen branches** | ✓ |
| 8. | Undertake **mowing** duties, adhering to GRC SWMS & manufacturer's instructions where applicable (refer to the Mobile Maintenance Safety Handbook for safety references) | ✓ |
| 9. | Ensure all **gutters** are blown to adhere to EPA requirements | ✓ |
| 10. | Undertake **garden** clean-ups, **pruning & hedging** when needed | ✓ |
| 11. | Undertake **poisoning** | ✓ |

**Figure 2.4 Example Mobile Maintenance Checklist**

## 2.2 The open space network

Councils Local Strategic Planning Statement (LSPS) identifies that the natural environment is a key feature of the Georges River LGA's character and is much loved. It notes that the overall amount of open space is comparable to nearby council areas, split across bushland, passive and active open space.

It observes that most open space in the LGA is of good quality and for the most part accessible to the community. However, access to open space is not consistent – people living in some pockets of high density development do not have easy access to open space. The report notes that Council is looking at innovative solutions to acquire land to deliver an additional 7.6 ha of open space to connect and support Georges River's existing and future population.

Councils 2019 Open Space, Recreation and Community Facilities Strategy (OSRCFS) further notes that in addition to Council owned open space, Georges River residents may also access open space provided by neighbouring councils. This is especially important for areas of the LGA where the current supply of open space is low such as in catchments 4 (Hurstville) and 1 (Beverley Hills, Kingsgrove, Narwee, Riverwood). However, when taking neighbouring open space into consideration it is important to understand that the population of adjoining Council areas and related demand for these sites may already be at or in excess of capacity. Catchment 4 (Hurstville) has the lowest provision of open space in the LGA. This is coupled with relatively high density, low household incomes, and a 31 percent projected population increase to 2036.

Figure 2.5 Structure plan - open space and waterways opposite, is sourced from Council's LSPS and summarises Council's key strategic directions in relation to open space, landscape and waterways. These include:

- Addressing gaps in access to open space as above
- Facilitating primary Green Grid links from Lime Kiln Bay to Kogarah Bay and Bardwell Creek to the south west
- Facilitating secondary north south Green Grid links
- Improving the quality and resilience of existing parks

### *Sportsgrounds*

Specifically related to Sports grounds the OSRCFS notes that the current supply of Council-owned sportsgrounds is distributed across 23 sites. Georges River sports fields comprise a total playing surface area of approximately 45.85 ha within a total land area of 186.77 ha. The total land area accommodates elements surrounding the playing surfaces such as car parking, amenities, recreation elements and informal open space while the playing surface areas excludes all of these elements. The playing area figure for Georges River Council's sportsground supply comprises approximately 23 percent of the total land area.

These notably include Oatley Park (total land area - 48.44 ha, playing surface area – 0.95 ha), Gannons Park (total land area – 36 ha, playing surface area – 7.64 ha), Poulton Park (total land area – 14.42 ha, playing surface area – 1.66 ha), The HV Evatt Memorial Reserve (total land area - 48.44ha, playing surface area – 0.985 ha), and Olds Park (total land area – 11.6 ha, playing surface area – 2.25 ha).

21 of the 23 venues have lighting on playing spaces to training level, with Jubilee Stadium being the only venue with competition standard lighting. This supply does not incorporate fields or courts owned privately or by education or other institutions. Key points associated with non-Council facilities and facilities owned by neighbouring councils include:

- Within the LGA, there are four full-sized sports fields located on school grounds. At this stage, it is unclear what the level of public access is at these schools, but they should be explored as potential sporting field assets for the community under the MoU with the Department of Education.

**Figure 2.5 Structure plan - open space and waterways (Source Local Strategic Planning Statement)**

- A school sports field is located in Catchment 4 which does not have an existing local or district sports field. This sports field may be particularly valuable for Catchment 4.
- It is accepted by neighbouring councils that sportsgrounds located nearby to the LGA will be servicing some Georges River residents. This is particularly so for regional level facilities such as Kyeemagh Synthetic Hockey Field and Mclaughlin Oval baseball/ softball fields.
- Sutherland and Bayside Council have already or are planning to embark on implementing synthetic turf improvements at selected sites in order to meet demand, including the existing Kereela Synthetic Fields where synthetic fields complement grass fields, and new projects such as Arncliffe Park.

### *Sports participation*

The OSRCFS notes that football (soccer) is by far the most popular field sport, and that football, AFL and rugby union have all shown growth from previous years. In contrast, the data shows a decline in participation in cricket. Football (soccer) is the largest participation sport in NSW and also has the highest participation rate in the Georges River area. Football is continuing to grow and demand for participation has resulted in an increase in field bookings and hours of use.

### *Upgrading existing fields*

The OSRCFS noted a number of options to upgrade facilities to better withstand usage levels. Council has funded or has funding for several sportsground improvement projects at Penshurst Park Sporting Hub, Gannons Park, Peakhurst Park and Poulton Park. Additional sports fields with potential for upgrade were noted in section and include Riverwood Park and The HV Evatt Memorial Reserve fields.

The OSRCFS notes that in order to do this, high quality refurbishments which consider construction method, construction materials (including sub-strata and grass type), appropriate irrigation and drainage will be necessary to deliver improved resilience in Council's field supply. This will need to be accompanied by intensive ongoing maintenance regimes that adequately maintain the playing surface.

The OSRCFS adds that other field sports should not be disregarded, and that AusPlay data combines club-based results for adults and children to determine the top sport activities. Of the top ten activities in 2016, five are field sports, indicating that a strong preference for club-based field sports remains.

## 2.3 The Georges River Environment

This section sets the physical and environmental context for the management of Parks in Georges River. The following factors influence to varying degrees the character use and management demands of Parks.

### 2.3.1 Cycle and pedestrian access

The Georges River area has a number of walkways and cycle routes which provide an easy way to explore the area, many of which offer beautiful views of the Georges Rivers and bushland reserves. Routes are suitable for short walks or longer distances, and key routes are identified on Figure 2.6 Cycle network and relationship to Parks and other open space – on the following page.

Popular walkways in the LGA include:

- Carss Bush Park (Carss Park)
- The HV. Evatt Memorial Reserve to Salt Pan Creek walkway (Lugarno)
- Gannons Park to Boggywell Creek walkway (Peakhurst/Lugarno)
- Lime Kiln Bay to Hurstville Golf Course walkway (Mortdale)
- Lime Kiln Bay walkway (Peakhurst)
- Moore Reserve (Oatley)
- Oatley Park walkways
- Oatley Pleasure Grounds

- Oatley to Como Bridge walkway and cycle path
- Poulton Park (Connells Point)
- Salt Pan Creek and Riverwood Wetlands walkway (Riverwood).

Georges River Council encourages leisure and recreational cycling throughout the region and have developed 11 cycling routes for the whole community to enjoy.

Cycle routes can be found at the following locations:

- Carss Bush Park (Carss Park)
- Gannons Park (Peakhurst)
- Hurstville Oval (Velodrome)
- Kempt Field (Hurstville)
- Leighton Park (Beverley Park)
- Moore Reserve (Oatley)
- Oatley Park (Oatley)
- Oatley to Como Bridge (Oatley)
- Olds Park (Penshurst)
- Sans Souci Park (Sans Souci)
- Todd Park (Carss Park).

The Georges River region has a network of on-road cycle paths which are identified by logos painted on the left-hand side of the road, as well as the presence of signage, warning motorists and pedestrians to 'Watch for Cyclists. Many of the foreshore parks and reserves in the LGA are included as part of the Great Kai'Mia Way for walking and cycling. The Great Kai'Mia Way is a vision put forward in the early 2000s for the integration of over two hundred kilometres of sustainable walking tracks and cycleways which link Botany Bay, the Woronora valley, large parts of southern and western Sydney, and the Illawarra Escarpment.

**Figure 2.6 Cycle network and relationship to Parks and other open space**

### 2.3.2 Tree canopy and biodiversity

The Georges River LSPS identifies that the variety and amount of flora and fauna differs throughout the LGA – refer to Figure 2.7 Biodiversity and sustainability opposite. The general trend is for greater biodiversity in the greener, southwestern suburbs and less observable native species in the more urbanised, northern suburbs. The LSPS proposes enhancing biodiversity across the LGA and safeguarding the bio-diverse, green areas that link reserves and nearby national parks by strengthening biodiversity protection in land use planning controls. Council also proposes to do this do this by enhancing bio-diverse links between natural areas through targeted public tree planting in identified Green Grid corridors.

The Greater Sydney Green Grid links tree-lined streets, waterways, bushland corridors, parks and open spaces with town centres, public transport and public places. Council proposes to:

- prioritise active transport links to connect the three bridges crossing the Georges River
- improve the southern end of the connection between Bankstown and the Georges River via Salt Pan Creek open space corridors and green corridors through Riverwood
- improve access to the Salt Pan Creek Corridor from Riverwood
- improve access to parklands on the headlands and bays of the Georges River
- continue laneway revitalisation within the strategic and district centres of Kogarah and Hurstville
- Improving biodiversity resilience through effective ecosystem services in the Green Grid
- Investigate secondary Green Grid. Links between parks, open spaces and reserves should feature tree-lined streets and harmonise with Green Grid opportunities identified in the South District Plan, including the Illawarra Rail Line Corridor

Expanding the tree canopy in urban areas supports happy and healthy neighbourhoods. Preserving and replenishing trees on private land is and will remain a mechanism to achieve our tree canopy target. This will be enhanced by planting additional trees in streets, centres, public spaces and bushland areas – refer to Figure 2.8.

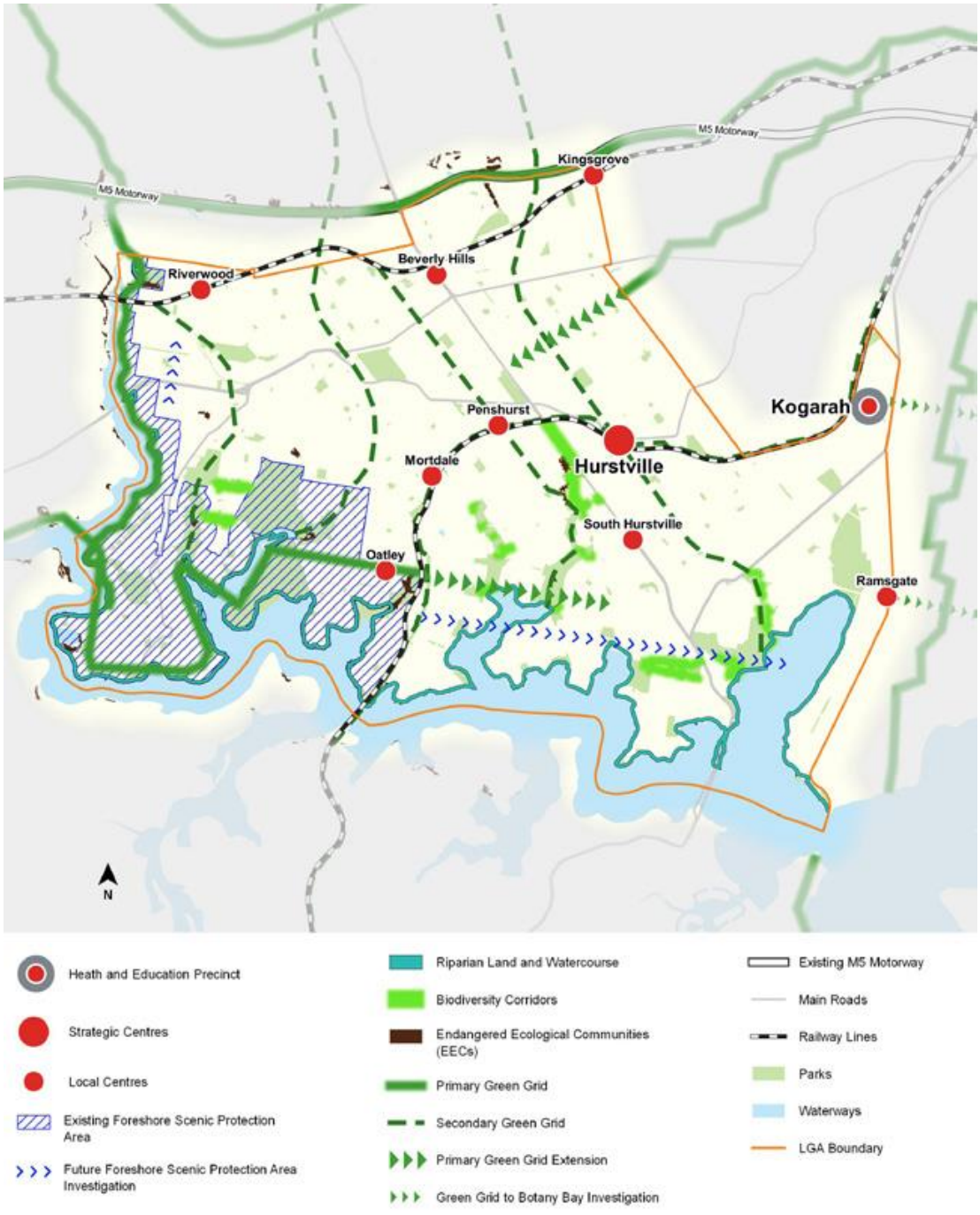



**Figure 2.7 Biodiversity and sustainability (Source Local Strategic Planning Statement)**

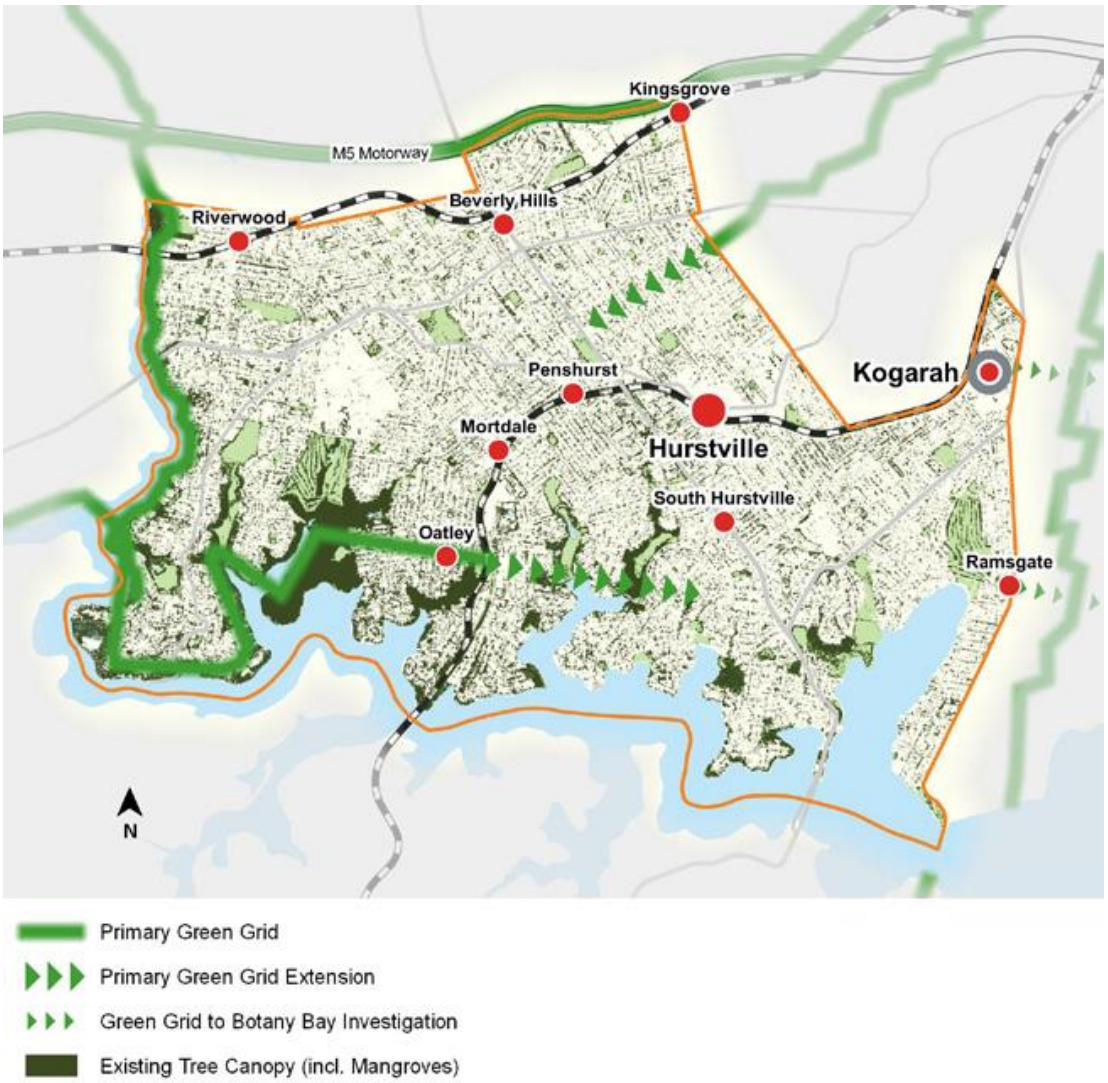



**Figure 2.8 Tree canopy (Source Local Strategic Planning Statement)**

### 2.3.3 Hazards

The Georges River LSPS identifies that the LGA's climate, vegetation, topography and pattern of development means there are pockets of land at risk of bushfire and flooding – refer to Figure 2.9. The LSPS recommends that development should be avoided in hazardous areas and higher densities avoided in areas with limited evacuation options. Bushfire prone land is mainly focussed around Oatley, Peakhurst Heights, Lugarno, Blakehurst and Hurstville Grove. Flood studies show the potential for significant flooding in parts of Mortdale, Peakhurst, Hurstville, Beverley Hills and Allawah. This includes areas that may be susceptible to high hazard flooding. Although these areas are generally confined to parklands and reserves, some locations include residential, commercial or industrial land that may be affected by high hazard flows in large storm events. While flood risk management studies and plans help Council to mitigate flood risks, factors including climate, development densification and people's behaviour make it impossible to eliminate all flood risks.

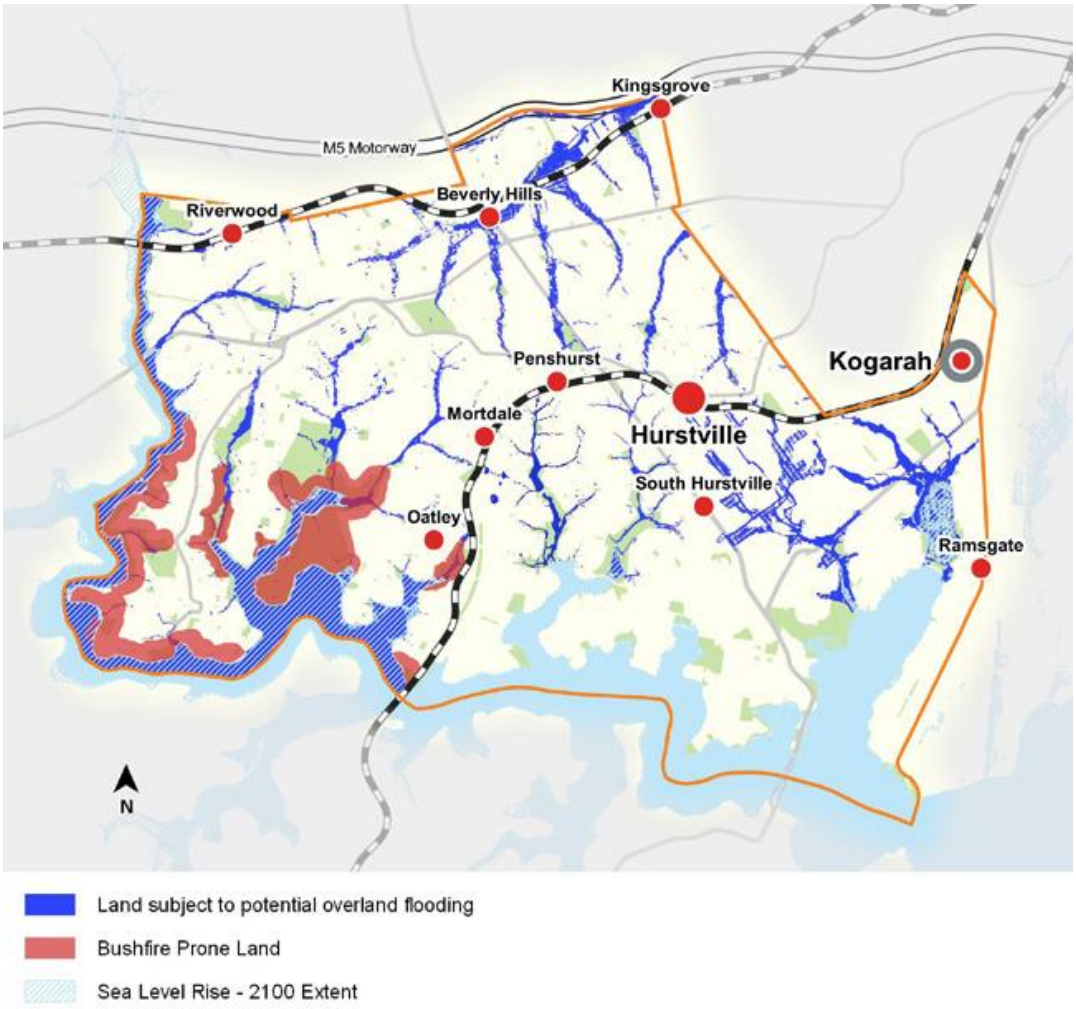



**Figure 2.9 Environmental hazards (Source Local Strategic Planning Statement)**

### 2.3.4 Climate resilience

Improvements in precinct and building design and the way water and energy infrastructure is delivered can support more efficient use of resources and lower carbon emissions in Georges River. Waste management is both an environmental challenge and an economic opportunity, with new approaches to reusing material and resources in a circular economy. Council is an active member of the Cities Power Partnership Program which will ensure emission reductions and clean energy successors, enabling a sustainable future for our LGA and District.

In addition, Council will use its development of a Resilience Strategy to ensure continuous improvement towards zero net carbon. Climate change is causing more extreme weather events with the effects of heatwaves increasingly exerting adverse effects on human health. The design and delivery of integrated green infrastructure within the built environment can help to reduce heat island effect particularly for people in and around higher density areas. Having access to high quality green spaces within walking distance to homes and workplaces encourages healthy activity and connectivity. Council has already commenced work in this area through the ChillOUT project. The project will deliver healthy, green and smart built environment ChillOUT

hubs as part of the Cool Places Urban Oasis Program. These open-air community spaces include environmental sensors to measure urban heat microclimates, mobile charging stations that integrate with furniture, Wi-Fi access points, and flexible work & rest spaces.

We have approximately 40 km of shoreline along the Georges River. Modelling has shown a significant level of sea level rise towards 2100. Around 65% of the land area of affected lots is zoned for public recreation, which represents a significant management issue for Council. Private land affected by sea level rise requires a risk-based planning approach to ensure that land use planning and development outcomes are both responsive to and appropriate to the level of coastal hazard risk.

## 2.4 Consultation

The Sportsgrounds Generic Plan of Management has drawn on consultation undertaken in recent years for the development of major strategic planning documents. These processes have integrated various community and other stakeholder engagement programs which can inform the Generic Plan of management for Parks.

The Draft Plan of Management will be subject to consultation in the form of community 'Have a Say days' in addition to public exhibition in accordance with statutory requirements.

### 2.4.1 Past consultation

**Community Strategic Plan consultation 2018 – key points**

- preserve, maintain and enhance bushland reserves
- ensure development does not take priority over the natural environment
- focus on river health, and better manage storm water run-off to keep rubbish out of Georges River and its tributaries
- provide more facilities (tables, seating, playground equipment, etc.) within parks and reserves
- have more off-leash dog parks
- provide more cycleways and better active connections.

**Open space, recreation and community facilities survey outcomes 2018– key points**

| | | |
|---|---|---|
| • main activities undertaken in parks | organised sport | 51% |
| | fitness | 48% |
| | walking dog | 23% |
| | using play equipment | 22% |
| • most important open space | parks | 89% |
| | bush reserves | 74% |
| | sports fields | 68% |
| | play equipment | 60% |
| | indoor sporting | 37% |
| | athletics | 35% |
| | indoor recreation | 33% |

- Generally respondents identified a high level of satisfaction with the exception of dog parks which were commented on as being inadequately provided and for some existing facilities problematic in their management.

Beyond community issues, with regards to the general issue of distribution and quality of parks the OSRCFS suggests on p103 that generally access to open space is "comparable to adjoining LGA's" and "Nearly all Georges River residents live within 400m of an open space". It notes that although "the majority of open space in Georges River is of good quality…. there are a number of smaller, local parks that lack facilities, visibility

and general functionality…that would need considerable embellishment to meet community needs". The conclusions for theme 3 do specifically suggest open space distribution should be improved in precincts 1, 4 and 6 which are also highlighted on Figure 9 in the LSPS. The distribution and quality issues need to be considered in the Generic PoM's.

**Strategic Planning Statement (LSPS) – key points**
The LSPS notes the following key issues from engagement

- Water pollution
- Tree management including protection and additional canopy in particular near foreshore
- More open space is required in certain areas to improve equity of access
- How best to adapt and provide for extreme temperature days

### 2.4.2 On-line forum

Council has provided an on line forum for the community to provide additional feedback on how they use opens spaces across all of the four Generic Plans of Management and what are the key issues to be addressed. The purpose of the on line presence was to:

1. Establish the purpose of the Generic PoM review
2. Outline the outcomes of recent community consultation
3. Provide an opportunity for new community perspectives related to specific parks
4. Publicise opportunities to attend pop u have a say days

In addition to being provided with a summary of past consultation outcomes as per section 2.4.1 the forum invites users to provide feedback on the following:

- Which parks and reserves do you frequently use
- What do you like about them?
- What do you think needs to be improved/changed?

Respondents were able to flag using an interactive map, comments related to any park in the LGA. The feedback provides background to community perspectives of open space in Georges River and also provides some specific comments for open spaces both in the generic PoM's and those covered by Specific PoMs.

A total of 156 persons visited the Have a Say page for the Generic Plans of Management. A listing of key feedback and issues raised in relation to open space in this Generic Plan of Management is provided in Appendix B. A summary of survey participation and key issues raised follows:

Summary of online responses received from December 2019 to March 2020

- 156 visits
- 17 Engaged participants (participated in survey)
- 59 Informed participants (visited multiple pages, downloaded a document, contributed to a tool)
- 125 Aware participants (visited at least 1 page)

**Most visited parks (by survey participants)**

- Carss Bush Park
- Moore reserve
- Narwee Park
- Donnelly Park
- Kempt Field

**Key areas for improvement**

- Circuit paths and loop access
- Youth facilities
- Facilities for adults and individual people (including fitness equipment)
- Maintenance of grass and edges
- Maintenance of bushland / wetland areas

### 2.4.3 Public Hearing

A public hearing is required by Section 40A of the Local Government (LG) Act 1993 for Council owned Community Land if the draft plan of management would have the effect of categorising, or altering the categorisation of, community land as outlined following:

***40A Public hearing in relation to proposed plans of management***

*(1) The council must hold a public hearing in respect of a proposed plan of management (including a plan of management that amends another plan of management) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land under section 36(4).*

*(2) However, a public hearing is not required if the proposed plan would merely have the effect of altering the categorisation of the land under section 36(5).* (that is applying a sub-categorisation under Natural Area category)

*(3) A council must hold a further public hearing in respect of the proposed plan of management if--*

*(a) the council decides to amend the proposed plan after a public hearing has been held in accordance with this section, and*

*(b) the amendment of the plan would have the effect of altering the categorisation of community land under section 36(4) from the categorisation of that land in the proposed plan that was considered at the previous public hearing.*

With regards to Crown Reserves, the Crown Land Management Regulation 2018 was amended in 2021 to remove the need for Council Crown land managers to hold a hearing if the categories assigned in a plan of management were amended from those initially assigned prior to the preparation of a plan of management.

**Notification of the public hearing**

The public hearing was held at 6pm on Thursday 28 July 2022 and was notified through Council's Your Say webpage

**Conduct and reporting of the public hearing**

An independent chairperson is required to conduct the public hearing and provide a report to Council with any recommendations arising.

Under Section 47G of the LG Act, the person presiding at a public hearing must not be:

a) A Councillor or employee of the Council holding the public hearing.

b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than 4 days after it has received the final report from the person presiding at the public hearing.

The public hearing report is to be presented to Council for its information when it considers the draft Plan of Management.

Up until 6pm on Thursday 28 July 2022 no RSVP's had been received by Council. The Online Public Hearing was opened by Council at 6pm on Thursday 28 July 2022. By 6.15 no public attendees had logged onto the Zoom session.

The Public Hearing was closed by Adam Hunter at 6.15pm, and the report tabled with Council.

### 2.4.4 Public Exhibition

The four Generic PoM's including this Sportsgrounds Generic PoM were placed on public exhibition for 28 days plus a 14-day ongoing response period (42 days total) from July 22 to 5 August 2022 in accordance with the LG Act.

The draft Generic Plans of Management was placed on public exhibition from 22 June to 22 July 2022 with comments received up to 5 August 2022 (42 day total). The exhibition was notified through:

- Council's Your Say webpage
- Advertisement placed in the local newspaper

The exhibition period allowed for interested parties to comment on the Draft Plans. Council has considered all comments and actions have been added to the to the four Final Generic PoM's where appropriate.

The following comments were received on open spaces included in this Sportsground Generic PoM and a general comment applicable to all PoM's:

| Submitter Suburb | Site commented on | Submission | Recommended PoM Actions |
|---|---|---|---|
| Hurstville | **Gannons Park**<br><br>Wayne Ave Lugarno | Over the last two years the Georges River Local Government Area (LGA) has seen a sharp rise in off-road biking activity. This is not isolated to our community, an increase in this recreational activity has been experienced across Sydney. Georges River Council is seeking to provide formalised opportunities for our community and visitors to engage in these activities while remaining sensitive to environmental impacts and conflicting activities such as walking.<br>From the analysis of community preferences regarding location and infrastructure type ascertained from stakeholder engagement, along with preliminary site visits conducted by Council officers, further examination should be undertaken to determine the technical feasibility and environmental impact of off-road facilities at the following locations:<br>i. Lower Gannons Park (dirt jumps and/or trails) – to incorporate off-road bike riding into Stage 4 of the Lower Gannons Park Project.<br>ii. Oatley Park (dirt jumps and/or trails). | Prior to any use of Gannons, Lower Gannons and Oatley Park being considered for off-road<br>biking or dirt jumps or trails. Council to undertake detailed site environmental and recreational feasibility to determine if Gannons Park or Oatley Park (or both) are to be<br>pursued for off-road bike facilities.<br>Once a preferred direction is established, then the relevant Plan of Management, can be<br>amended and sought capital works priorities review and funding to implement required<br>works. |

| | | | |
|---|---|---|---|
| Mortdale | **Generally** | "It means making do, with the people, with the climate, with minimum materials. It means trees, soil, flowers, animals, all should be considered with delicacy and kindness, so it is never possible to cut a tree." | The Plans of Management have a strong focus on habitat and environmental management.<br>No further action is required. |

# 3 BASIS FOR MANAGEMENT

## 3.1 Guidelines for Categorisation

**Guidelines for categorisation as Sportsground**

***The land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games.***

This Generic Plan of Management addresses community lands meeting these guidelines in addition to Crown land under Council's management that also meets these guidelines. As noted in section 2.1.2, under the CLM Act Council managers must assign to all Crown land under their management one or more categories of community land referred to in section 36 of the LG Act.

## 3.2 Description of open spaces in the Sportsgrounds category

Figure 3.1 following page illustrates the open spaces in the Sportsground category covered by this Plan of Management. Crown land parcels which are covered by the General Plans of Management (Parks, Sportsgrounds, General Community Use, Natural Areas are indicated for reference with a blue outline. It is followed by a table which summarises open space and property information for the subject open spaces. It is supported by a table (which summarises open space and property information for the subject open spaces.

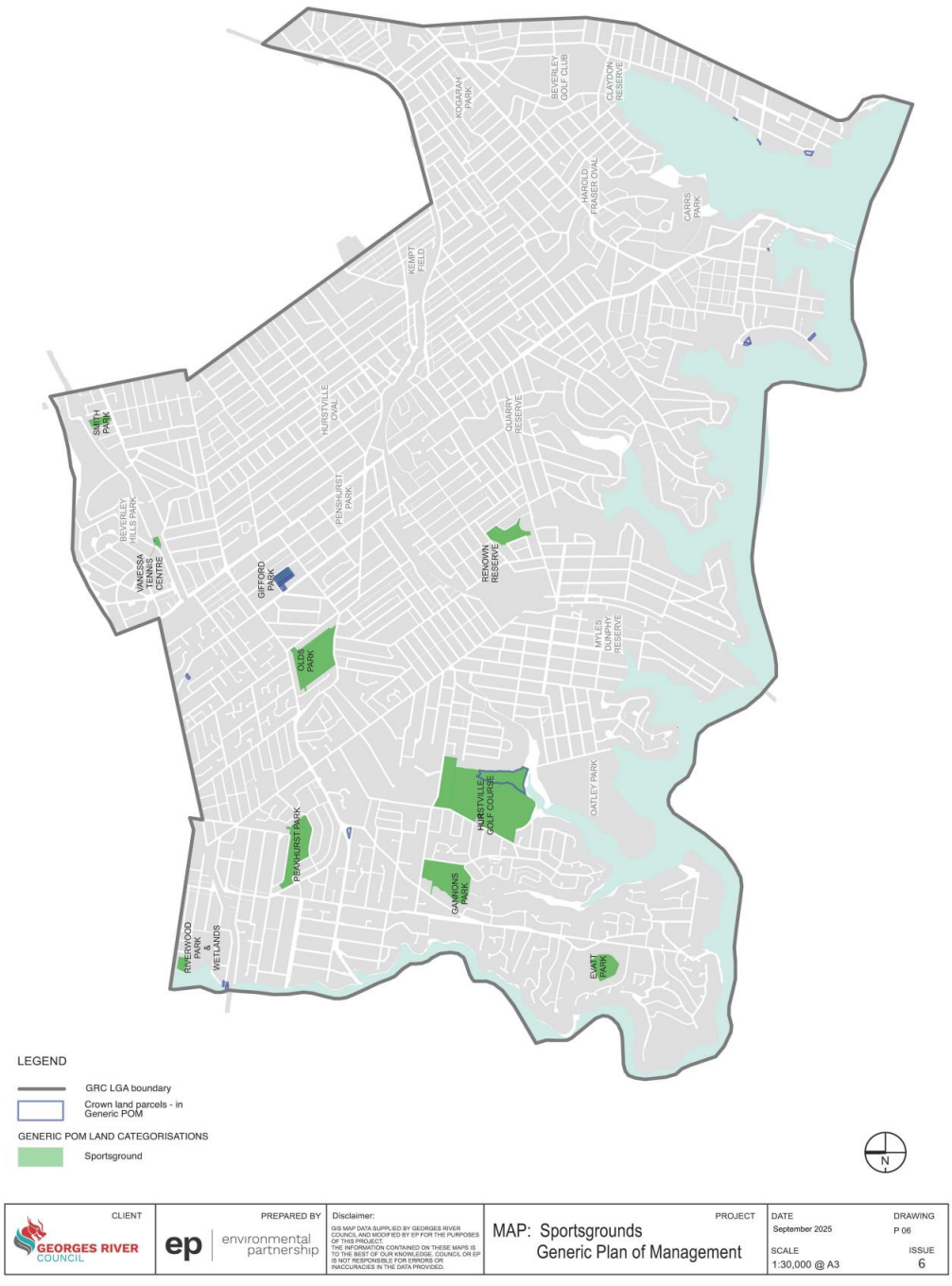



**Figure 3.1 Sportsgrounds covered by the Generic Plan of Management**

**TABLE 2 DETAILED DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE Lot/Sec | DP | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| **The HV Evatt Memorial Reserve (Evatt Park)** | 25 Linden Cr | Lugarno | 23 | 27479 | Council | Community land | 4711.121 | Sportsground | part Park, part Natural Area-Bushland | (25 Linden Cres -Natural Area Bushland) |
| | 1116A Forest Rd | Lugarno | 4 | 224268 | Council | Community land | 477.419 | | | |
| | 1116 Forest Rd | Lugarno | 7 | 702963 | Council | Community land | 100767.9 | | | |
| | 2D Allwood Cr | Lugarno | 29 | 27634 | Council | Community land | 6688.901 | | | |
| | 68H Allwood Cr | Lugarno | 6 | 702963 | Council | Community land | | | | |
| | Pathway between 42-44 Allwood Cres | | | | | | | | | |
| **Gannons Park** | 4A Boatwright Ave | Lugarno | 117 | 567307 | Council | Community land | 490.84 | Part Sportsground | Natural Area-Bushland, part Natural Area Wetland, part Park, | Council to consider the recommendations of the report commissioned by Council into feasibility of off road bike facilities in the LGA. Council to undertake detailed site environmental and recreational feasibility to determine if Gannons Park or Oatley Park (or both) are to be pursued. Once preferred direction is established Council to resolve to amend the relevant plan of management to review capital works priorities and seek funding to implement required works |
| | 13 Ernest St | Peakhurst | 116 | 566416 | Council | Community land | 392.519 | | | |
| | 13D Ernest St | Peakhurst | 118 | 567307 | Council | Community land | 53563.288 | | | |
| | 28D-72D Wayne Ave | Lugarno | 6 | 244175 | Council | Community land | 2942.809 | | | |
| | 28D-72D Wayne Ave | Lugarno | 4 | 101531 | Council | Community land | 2038.94 | | | |
| | 28D-72D Wayne Ave | Lugarno | 21 | 29219 | Council | Community land | 13232.362 | | | |
| | 28D-72D Wayne Ave | Lugarno | W | 28839 | Council | Community land | 10493.572 | | | |
| | 28D-72D Wayne Ave | Lugarno | 1 | 241206 | Council | Community land | 2860.467 | | | |
| | 28D-72D Wayne Ave | Lugarno | 31 | 230369 | Council | Community land | 22445.115 | | | |
| | 28D-72D Wayne Ave | Lugarno | 15 | 31841 | Council | Community land | 8967.245 | | | |
| | 28D-72D Wayne Ave | Lugarno | 203 | 621686 | Council | Community land | 1367.313 | | | |
| | 28D-72D Wayne Ave | Lugarno | 5 | 247222 | Council | Community land | 2437.319 | | | |
| | 28D-72D Wayne Ave | Lugarno | 203 | 771463 | Council | Community land | 1121.576 | | | |
| | 3A Koorable St | Lugarno | 3 | 572970 | Council | Community land | 1550.858 | | | |
| | 3A Koorable St | Lugarno | 25 | 236467 | Council | Community land | 15129.118 | | | |
| | 3A Brewer Pl | Lugarno | 55 | 29015 | Council | Community land | 23563.423 | | | |
| | 30A Cliff Ave | Peakhurst Heights | 2 | 226009 | Council | Community land | 22664.737 | | | |
| | 30A Cliff Ave | Peakhurst Heights | 2 | 218466 | Council | Community land | 20934.126 | | | |
| | 30A Cliff Ave | Peakhurst Heights | 1 | 218572 | Council | Community land | 35404.541 | | | |
| | 30A Cliff Ave | "P H " | 49 | 209573 | Council | Community land | 10091.513 | | | |

**TABLE 2 DETAILED DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE Lot/Sec | DP | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| **Gannons Park (cont.)** | 30A Cliff Ave | Peakhurst Heights | 157 | 210867 | Council | Community land | 17202.759 | Part Sportsground | Natural Area-Bushland, part Natural Area Wetland, part Park, | |
| | 30A Cliff Ave | Peakhurst Heights | 109 | 210866 | Council | Community land | 17242.644 | | | |
| | 30A Cliff Ave | Peakhurst Heights | 1 | 128528 | Council | Community land | 517.0 | | | |
| | 30A Cliff Ave | Peakhurst Heights | 26 | 656165 | Council | Community land | 11724.174 | | | |
| | 30A Cliff Ave | Peakhurst Heights | 1 | 216450 | Council | Community land | 22791.382 | | | |
| | Central zone | | Reclaimed Land | | Council | Community land | | | | |
| **Gifford Park** | *69A Arcadia St* | *Penshurst* | *10* | *1149054* | *State of NSW – R69270 Gazetted 31/05/1940 Public Recreation* | *Community land* | *391.729* | Part Sportsground | Park | *Initial Categorisation applied to Crown Land: Park* |
| | *69A Arcadia St* | *Penshurst* | *12/11* | *1193* | | | *1401.715* | | | |
| | *69A Arcadia St* | *Penshurst* | *20/11* | *1193* | | | *1409.217* | | | |
| | *69A Arcadia St* | *Penshurst* | *22/11* | *1193* | | | *1409.959* | | | |
| | *69A Arcadia St* | *Penshurst* | *16/11* | *1193* | | | *1408.264* | | | |
| | *69A Arcadia St* | *Penshurst* | *26/11* | *1193* | | | *1411.106* | | | |
| | *69A Arcadia St* | *Penshurst* | *24/11* | *1193* | | | *1410.473* | | | |
| | *69A Arcadia St* | *Penshurst* | *18/11* | *1193* | | | *1408.272* | | | |
| | *69A Arcadia St* | *Penshurst* | *14/11* | *1193* | | | *1411.753* | | | |
| | *69A Arcadia St* | *Penshurst* | *8* | *1149054* | | | *408.1* | | | |
| | *69A Arcadia St* | *Penshurst* | *5* | *1149054* | | | *427.697* | | | |
| | *69A Arcadia St* | *Penshurst* | *6* | *1149054* | | | *422.63* | | | |
| | *69A Arcadia St* | *Penshurst* | *7* | *1149054* | | | *414.508* | | | |
| | *69A Arcadia St* | *Penshurst* | *9* | *1149054* | | | *405.264* | | | |
| | *69A Arcadia St* | *Penshurst* | *1* | *1149054* | | | *1106.716* | | | |
| | *69A Arcadia St* | *Penshurst* | *3* | *1149054* | | | *432.149* | | | |
| | *69A Arcadia St* | *Penshurst* | *2* | *1149054* | | | *1015.882* | | | |
| | *69A Arcadia St* | *Penshurst* | *4* | *1149054* | | | *433.65* | | | |
| | *69A Arcadia St* | *Penshurst* | *11* | *1149054* | | | *8.487* | | | |
| | *69A Arcadia St* | *Penshurst* | *12* | *1149054* | | | *30.306* | | | |

**TABLE 2 DETAILED DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE Lot/Sec | DP | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| **Hurstville Golf Course** | 57A Lorraine St | Mortdale | 3 | 522691 | Council | Operational | 750.675 | Sportsground | part General Community Use | Clubhouse Building on Part Lot 1/176469 |
| | 57 Lorraine St | Mortdale | 1 | 176469 | Council | Community land | 294597.098 | | | |
| | 57 Lorraine St | Mortdale | 1 | 33385 | Council | Community land | 51992.685 | | | |
| | *57 Lorraine St* | *Mortdale* | *7054* | *1127614* | *State of NSW – R100110 Gazetted 3/07/1987 Public Recreation* | *Community land* | *48536.539* | | | *Initial Categorisation applied to Crown Land: Park* |
| **Olds Park** | 65 Queensbury Rd | Penshurst | 83 | 16723 | Council | Community land | 481.969 | Sportsground | part Park, part General Community Use | Council Branch Library on part #630 Forest Rd |
| | 65Queensbury Rd | Penshurst | 82 | 16723 | Council | Community land | 8328.523 | | | |
| | 65 Queensbury Rd | Penshurst | 84 | 16723 | Council | Community land | 608.171 | | | |
| | 7 Holley Rd | Penshurst | B | 377658 | Council | Community land | 6670.002 | | | Lease to Olds Park Bowling Club |
| | 624 Forest Rd | Penshurst | B | 379145 | Council | Community land | 14724.095 | | | |
| | 630 Forest Rd | Penshurst | 2 | 433674 | Council | Community land | 91823.273 | | | Lease to Olds Park Bowling Club (Part Lot 2) |
| | 7 Holley Rd | Beverly Hills | 78 | 16723 | Council | Community land | 514.589 | | | |
| **Peakhurst Park** | 5A Hedley St | Riverwood | 1 | 1143770 | Council | Community land | 40414.343 | Sportsground, | | Lot 2 Lease to Scout Association of NSW |
| | 5A Hedley St | Riverwood | 3 | 1143770 | Council | Community land | 10216.066 | | | |
| | 5A Hedley St | Riverwood | 2 | 1143770 | Council | Community land | 27120.244 | | | |
| | 5A Hedley St | Riverwood | 5 | 1143770 | Council | Community land | 2845.758 | | | |
| | 5A Hedley St | Riverwood | 4 | 1143770 | Council | Community land | 4870.087 | | | |
| **Riverwood Park (Riverwood Park & Wetlands)** | *79 Coleridge St* | *Riverwood* | *A* | *325838* | *State of NSW – R65642. Gazetted 22/11/1935 Public Recreation –* | *N/A* | *56982.19* | *Sportsground* | *Natural Area-Wetlands* | *No Initial Categorisation applied to Crown Land* |
| | 1A Mary St | Riverwood | 1 | 500558 | Council | Community land | 9687.838 | *Sportsground* | *Natural Area-Wetlands* | Includes Mary Street Dog Park |
| | 1B Mary St | Riverwood | 1 | 203453 | Sydney Water | | | | | |
| | 48 William Rd | Riverwood | 1 | 209153 | Council | Community land | 14422.924 | | | |

**TABLE 2 DETAILED DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE Lot/Sec | DP | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| **Renown Park** | 28 Mountbatten St | Oatley | Pt 1 | 172117 | Council | Community land | 30,225.3 | Sportsground | part Park | |
| | 28 Mountbatten St | Oatley | Pt B | 410504 | Council | Community land | 757.0 | | | |
| | 28 Mountbatten St | Oatley | 53 | 11060 | Council | Community land | 942.5 | | | |
| | 28 Mountbatten St | Oatley | 32 | 11060 | Council | Community land | 426.0 | | | |
| | 28 Mountbatten St | Oatley | 31 | 11060 | Council | Community land | 510.9 | | | |
| | 28 Mountbatten St | Oatley | 30 | 11060 | Council | Community land | 498.0 | | | |
| | 28 Mountbatten St | Oatley | 29 | 11060 | Council | Community land | 477.1 | | | |
| | 28 Mountbatten St | Oatley | 28 | 11060 | Council | Community land | 474.2 | | | |
| | 28 Mountbatten St | Oatley | 27 | 11060 | Council | Community land | 806.5 | | | |
| | 28 Mountbatten St | Oatley | 165 | 11059 | Council | Community land | 1032.5 | | | |
| | 28 Mountbatten St | Oatley | 164 | 11059 | Council | Community land | 705.3 | | | |
| | 28 Mountbatten St | Oatley | 163 | 11059 | Council | Community land | 1660.7 | | | |
| | 28 Mountbatten St | Oatley | 144 | 11059 | Council | Community land | 463.6 | | | |
| | 28 Mountbatten St | Oatley | 142 | 11059 | Council | Community land | 458.8 | | | |
| | 28 Mountbatten St | Oatley | 141 | 11059 | Council | Community land | 451.6 | | | |
| | 28 Mountbatten St | Oatley | 140 | 11059 | Council | Community land | 62.6 | | | |
| | 28 Mountbatten St | Oatley | 1 | 1168305 | Council | Community land | 453.0 | | | |
| | 28 Mountbatten St | Oatley | 2 | 1168305 | Council | Community land | 114.9 | | | |
| **Smith Park** | 30 Morgan St | Kingsgrove | 93 | 663238 | Council | Community | 12323.278 | Sportsground | part General Community Use | Part lease to Kingsgrove Community Aide Centre |
| **Vanessa Street Multi-Sport Courts** | 60 Vanessa St | Beverly Hills | Pt 481 | 14854 | Council | Community land | 808.652 | Sportsground | | |
| | 60 Vanessa St | Beverly Hills | Pt 482 | 14854 | Council | Community land | 541.779 | | | |
| | 70 Vanessa St | Beverly Hills | Pt 483 | 14854 | Council | Community land | 533.225 | | | |
| | 70 Vanessa St | Beverly Hills | Pt 484 | 14854 | Council | Community land | 541.317 | | | |
| | 60 Vanessa St | Beverly Hs | 1 | 660754 | Council | Community land | 2525.431 | | | |
| | 60 Vanessa St | Beverly Hs | B | 102550 | Council | Community land | 305.299 | | | |

## 3.3 Core objectives for the Sportsgrounds category

The Local Government Act 1993 clauses 36E-N define for each of the community land categorisations a series of core objectives. The core objectives are aimed at providing a framework for management of this type of open space which can support its intrinsic qualities and values to the community and which provides a level of consistency in management across different Local Government areas.

Listed following are the core objectives for Sportsgrounds as defined by the Local Government Act 1993 clauses 36E-N.

***a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and***

***b) to ensure that such activities are managed having regard to any adverse impact on nearby residences.***

### *Characteristics of Sportsgrounds in Georges River*

The sportsgrounds dealt with in this Plan of Management and those covered by specific Plans of Management form a network of structured, active recreational facilities that are valuable and important resources in the Georges River area. The facilities range from high profile, regional facilities such as Hurstville Oval to lesser known facilities such as Gifford Park. This Plan of Management applies to the playing fields used for organised sport as well as to the structures and facilities directly associated with them. These playing fields include grassed or artificially turfed sportsgrounds accommodating cricket, rugby league and union, soccer (football), Australian football (AFL), touch football, basketball, and netball. Tennis courts, cricket wickets, baseball diamonds, athletics facilities, and a golf course are also provided. Fees are charged for the use of organised sporting facilities, and bookings must be made with Council to secure their use, both casually and on a seasonal basis. Facilities associated with sportsgrounds include change rooms, toilet blocks, kiosks, seating, floodlights and scoreboards.

Sportsgrounds serve the district for organised sports use including both residents of Georges River and non-residents. They also play a key role as local open space for the adjoining community and most playing fields have an ancillary informal recreation function for walking and games in between sports group use.

### *Significance of the Sportsgrounds in Georges River*

There are eighteen major sportsgrounds in the Georges River area, along with a Golf Course and Tennis centre. Sportsgrounds are a specialist use of open space, providing opportunities for types of recreation not catered for by other open space areas. Team sports such as soccer, football, and netball involve a large number of people in active sport, encourage the development of team spirit, and can bring the community together in support. In addition to the primary purpose of active recreation, sportsgrounds offer the community a range of opportunities to undertake passive and unstructured activities, such as informal games, walking and dog exercise areas.

Furthermore the green open space of sportsgrounds provides important visual relief to the urban setting and contributes greatly to mitigating the urban heat island effect. Sportsgrounds can also provide space for tree and or understorey vegetation which forms part of the tree canopy resource across the LGA.

Considering the demographic profile of the area and that membership of most clubs and groups is increasing, it is vital that Council manages the existing sportsgrounds in a manner that most effectively caters for the needs of the Georges River community and provides high quality facilities accessible to the maximum number of appropriate users.

## 3.4 Allowable uses for open spaces in the Sportsgrounds category

In accordance with the core objectives for Sportsgrounds as defined by the Local Government Act 1993, Parks under this plan of management will facilitate recreational pursuits in the community involving organised and informal sporting activities and games.

## 3.5 Permissible development for open spaces in the Sportsgrounds category

In accordance with the core objectives for Sportsground as defined by the Local Government Act 1993, Sportsgrounds under this plan of management will be subject to improvement so as to promote and facilitate its use. Any development shall be in accordance with the zoning as outlined in section 2.1.2.

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP (Transport and Infrastructure) 2021) facilitates the effective delivery of infrastructure across the State, and applies to Crown lands for which Council has been appointed the Crown Reserve Manager. The principal aims of SEPP (Transport and Infrastructure) 2021 are:

Facilitate the effective delivery of infrastructure across the State by:

a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services,
b) providing greater flexibility in the location of infrastructure and service facilities
c) allowing for the efficient development, redevelopment or disposal of surplus government owned land
d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development,
e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development,
f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing,
g) providing opportunities for infrastructure to demonstrate good design outcomes.

Conditionally, SEPP (Transport and Infrastructure) 2021 has precedence over any other environmental planning instruments.

**Development Permitted Without Consent**

Division 12 entitled *Parks and other reserves,* Clause 2.73 of SEPP (Transport and Infrastructure) 2021 states that Development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land under the Crown land Management Act 2016 or in accordance with the Local Government Act 1993. Clause 2.73 (3) permits development for any of the following purposes may be carried out or on behalf of a Council without consent on a public reserve under the control of or vested in the Council:

a) development for any of the following purposes—
    i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
    ii. recreation areas and recreation facilities (outdoor), but not including grandstands,
    iii. visitor information centres, information boards and other information facilities,
    iv. lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,
    v. landscaping, including landscape structures or features (such as art work) and irrigation systems,
    vi. amenities for people using the reserve, including toilets and change rooms,
    vii. food preparation and related facilities for people using the reserve,

viii. (maintenance depots,
ix. portable lifeguard towers,
b) environmental management works,
c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

**Exempt Development**
Clause 2.74 (1) of the policy entitled *Exempt development* states that Development for any of the following purposes that is carried out in the prescribed circumstances is exempt development:

a) construction, maintenance and repair of:
(i) walking tracks, raised walking paths (including boardwalks), ramps, stairways or gates, or
(ii) bicycle-related storage facilities, including bicycle racks and other bicycle parking facilities (except for bicycle paths), or
(iii) handrail barriers or vehicle barriers, or
(iv) ticketing machines or park entry booths, or
(v) viewing platforms with an area not exceeding 100m 2, or
(vi) sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or
(vii) play equipment if adequate safety measures (including soft landing surfaces) are provided and, in the case of the construction of such equipment, so long as the equipment is situated at least 1.2m away from any fence, or
(viii) seats, picnic tables, barbecues, bins (including screening), shelters or shade structures, or
(ix) portable lifeguard towers if the footprint of the tower covers an area no greater than 20 square metres,
b) routine maintenance of playing fields and other infrastructure, including landscaping,
c) routine maintenance of roads that provide access to or within those playing fields, including landscaping

Clause 2.74(3) of the policy states that development is exempt development under this clause only if the development:

(a) complies with clause 2.20 (General requirements for exempt development) and
(b) involves no greater disturbance of native vegetation than necessary, and
(c) does not result in an increase in stormwater run-off or erosion

When considering specific development on Crown Reserve land that Council has been appointed Crown Reserve Manager and where a plan of management has been adopted under s143 of the cited Act then relative to SEPP (Transport and Infrastructure) 2021 such development may be permitted without development consent or may be exempt development. Further reference will need to be made to SEPP (Transport and Infrastructure) 2021 for other specific development proposals that may take place in public reserves such as stormwater management systems and the like.

## 3.6 Leases and licenses for open spaces in the Sportsground category

Leases and Licenses may be applicable to some open spaces included in this Plan of Management based on the criteria established in the Local Government Act. Also guiding Councils management of Community Land leasing is its Community Lease and Licence Policy. This policy provides a framework through which Council can determine the eligibility of community groups to occupy Council owned and managed land and buildings (such as community centres, scout and guide halls) in an equitable and transparent manner and in accordance with relevant legislative requirements.

Local Government Act criteria are listed below followed by a discussion of applicable Leases and Licenses authorised by this Plan of Management.

### *Local Government Act 1993*

Leases, licences and other estates formalise the use of community land by commercial organisations and individuals providing facilities or services for public use, or by groups such as sporting clubs and schools. Activities should be compatible with applicable zoning of the land, provide benefits, services or facilities for users of the land, and be authorised under the plan of management. The terms and conditions of any authorisation should ensure proper management and maintenance of the area or facility, and that the interests of the Council and the public are protected.

A lease is normally required where exclusive control of all or part of an area by a party is proposed. A licence may be granted where intermittent or short- term occupation of an area is proposed. The term “estate” is wide and includes many rights over land that can be granted. An estate is defined as an “interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity.”

**General Conditions**

There are restrictions on the ability of Council to grant leases, licences and other estates over community land. Council may only grant a lease, licence or other estate if:

- the plan of management expressly authorises the lease, and
- the purpose of the lease is consistent with the core objectives for the category of land (refer Section 1.2), and
- the lease is for a permitted purpose listed in the Local Government Act 1993.

As required in sections 46A and 47B of the LG Act 1993 the approval of the Minister for Local Government is required for a lease or license where an objection has been received and for any lease terms in excess of 21 years.

**Permitted purposes**

- activities consistent with the core objectives for the category of land and appropriate to the current and future needs of the community in relation to a number of wide public purposes, including public recreation and physical and cultural development. This can include for areas categorised as General Community Use (refer Item 5 of Clause 46), maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf lifesaving clubs, restaurants or refreshment kiosks
- for short-term, casual purposes, consistent with the core objectives for the category of land including:
  - the playing of a musical instrument, or singing, for fee or reward,
  - engaging in trade or business,
  - the playing of a lawful game or sport,
  - delivering a public address,
  - commercial photographic sessions,
  - filming, and
  - picnics and private celebrations such as weddings and family gatherings.

The use or occupation of any Parks for any of the above short-term casual purposes is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

**Prohibited activities**

Activities that are not consistent with core objectives of the Reserve purpose are prohibited on the Crown land portion of the site. Similarly, activities and uses that are not consistent with the core objectives of the Community Land category (Sportsground) are also prohibited. Certain activities may also be prohibited by the

land use zoning of the land and Georges River Council may prohibit certain activities from time to time. Prohibited use will be communicated via Council bookings, leases and licence agreements, or otherwise communicated where prohibited activities may be temporary.

**Leases licenses or other estates not exceeding 5 years**
To grant a lease, licence or other estate for a period not exceeding 5 years, Council must follow the prescribed regulations by:

- giving public notice of the proposal
- placing a notice of the proposal on the land,
- notifying owners or occupiers adjoining the land, and
- notifying persons living in the vicinity of the land if Council believes that the land is the primary focus of the person's enjoyment of communityland.

A public notice of the proposal must include:

- information sufficient to identify the community land concerned
- the purpose for which the land will be used under the proposed lease, licence or other estate
- the term of the proposed lease, licence or other estate (including particulars of any options for renewal)
- the name of the person to whom it is proposed to grant the lease, licence or other estate (if known), and
- a statement that submissions in writing may be made to Council concerning the proposal within a period, not less than 28 days, specified in the notice.

Exemptions for some purposes of use or occupation are allowed under the Act, however only if:

- the use or occupation does not involve the erection of any building or structure of a permanent nature
- in the case of any use or occupation that occurs only once, it does not continue for more than 3 consecutive days, and
- in the case of any use or occupation that occurs more than once, each occurrence is for no more than 3 consecutive days, not including Saturday and Sunday, and the use is completed within a 12 month period.

**Leases licenses or other estates of more than 5 years and not exceeding 21 years**
Section 47 of the LG Act permits the issue of leases for periods of more than 5 years and no more than 21 years. Leases in excess of 21 years and up to 30 years are allowable under the LG Act 1993 subject to Ministerial approval however this plan of management limits lease terms for the subject reserves to a maximum 21 years. This plan of management allows a lease or license over 5 years subject to the Council following the provisions of section 47 of the LG Act 1993 including:

- Give public notice of the proposal, and
- Exhibit notice of the proposal on the land to which the proposal relates and, and
- Give notice of the proposal to such persons as appear to own or occupy the land adjoining the community land, and
- Give notice of the proposal to any other person, appearing to the Council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the Council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land.

A public notice of the proposal must include:

- information sufficient to identify the community land concerned
- the purpose for which the land will be used under the proposed lease, licence or other estate

- the term of the proposed lease, licence or other estate (including particulars of any options for renewal)
- the name of the person to whom it is proposed to grant the lease, licence or other estate (if known), and
- a statement that submissions in writing may be made to Council concerning the proposal within a period, not less than 28 days, specified in the notice.

### *Authorised leases and licenses for Sportsgrounds*

Leases may be granted for exclusive use to any organisation for any community purpose as determined by Council, on such terms as Council may provide. The purposes must be consistent with the core objectives of land categorised as Sportsground as outlined in the Local Government (General) Regulation 2021, and other applicable legislative requirements. The following leases and licenses are expressly authorised for Sportsgrounds covered by this Plan of Management.

**Access for Building Purposes**
Temporary access across community land shall be authorised by this plan of management provided that;

- the access is of a temporary nature
- the access does not compromise community use or safety
- the works requiring the access is associated with an adjoining property
- a bond in respect of potential damage is held by Council
- Council is in receipt of proof of suitable insurances

**Casual Hirers**
Casual uses of a public reserve for events of no more than 3 consecutive days will be considered by Council without the need for a lease or license, provided that;

- no significant damage to the reserve is anticipated as a result of the proposed activity,
- the activity is permissible under the objectives identified for that land category,
- the use or occupation does not involve the erection of any building / structure of a permanent nature,
- there is anticipated to be no significant disturbance to adjacent property owners,
- no interference with other users,
- proof is obtained by Council of suitable insurances,
- all litter is removed.

**Encroachment on Public Land**
In instances where there is an encroachment upon public land by a permanent structure, and the structure does not significantly interfere with the functioning of the reserve, Council may typically consider a lease or licence agreement with the adjoining property owner and recoup a fee as part of that agreement. Such a lease or licence would be required to be advertised and may not be granted for more than twenty-one years.

However this PoM authorises the granting of such leases or licences on Sportsgrounds covered by this Generic PoM **only if one of the following has occurred**:

- the Land is subject to an approved determination of native title (as defined in the *Native Title Act 1993* (Cth)) and native title has been found to be extinguished or not exist,
- the Land is land where all native title rights and interests have been surrendered under an Indigenous Land Use Agreement (as defined in the *Native Title Act 1993* (Cth)),
- the Land is subject to a section 24FA protection (as defined in the *Native Title Act 1993* (Cth)),
- any native title rights and interests have been compulsorily acquired and extinguished.

**Ground Allocation Lease**
Given that ground allocations only infrequently get changed year to year yet consume a significant amount of organisational time to resolve it is proposed that sports fields, where there is no dispute, can be at Council's discretion be allocated up to a five year basis for each summer and winter season.

However this PoM authorises the granting of such leases on Sportsgrounds covered by this Generic PoM **only if granted for the purposes of public recreation.**

**Seasonal Licenses**
The majority of playing fields under the control of Georges River Council have license agreements in place for nominated hirers. A seasonal license may be granted where intermittent (seasonal) occupation of an area and its associated facilities is proposed for a period not exceeding six months.

A number of licenses can apply to the same site at the same time provided there is no conflict of use. The exclusive use of amenities, change rooms, kiosks and associated sporting facilities will be subject to the seasonal licensing arrangements of playing fields and are required to be identified in the schedule attached to the license agreement.

**Not for Profit Groups**
Reserve committees, playgroups and other not for profit organisations may from time to time utilise public buildings for their activities. These activities will not require a formal lease or license provided that the use is ancillary to the physical, cultural, social or intellectual wellbeing of the community and does not result in the exclusive use of public facilities.

Any fee that may apply will be outlined in Councils adopted schedule of fees and charges.

**Personal Trainers**
A commercial fitness training/coaching operator's licence agreement will be valid for a period of not less than six (6) months and not greater than five (5) years and will authorise each trainer to use designated public open space areas for commercial training activities on a non-exclusive basis.

**Commercial uses compatible with LEP and core objectives**
Commercial operations for restaurant / café activities that support and encourage community use of the open space and / or address and community need are authorised subject to compatibility with LEP and core objectives.

However this PoM authorises the granting of leases, licences or other estates on Sportsgrounds covered by this Generic PoM **only if one of the following has occurred**:

- the Land is subject to an approved determination of native title (as defined in the *Native Title Act 1993* (Cth)) and native title has been found to be extinguished or not exist,
- the Land is land where all native title rights and interests have been surrendered under an Indigenous Land Use Agreement (as defined in the *Native Title Act 1993* (Cth)),
- the Land is subject to a section 24FA protection (as defined in the *Native Title Act 1993* (Cth)),
- any native title rights and interests have been compulsorily acquired and extinguished.

**Other Estates**
Easements across community land for the purpose of public utilities, providing pipes, conduits or other connections under the surface of the ground, for the connection of premises adjoining the community land to a facility on the community land shall be authorised by this plan of management, and shall be subject to the following criteria:

- there is no feasible alternative to connecting to a facility on the community land,
- there is no significant impact on the reserve, and,
- where the proposal involves the creation of an easement and/or a restriction on the future development potential of the property, compensation assessed by the Valuer General's Office shall be payable to Council.

In all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement. An estate in respect of this land category is expressly authorised by this plan of management for the purpose of a "public road" where the provision of that road is consistent with the core objectives stated herein and where the road is necessary for the enjoyment of that land.

### *Existing leases and licenses for Sportsgrounds*

There following table summarises existing leases and licenses for Sportsgrounds subject to this plan of management.

**TABLE 3 EXISTING LEASES AND LICENSES – SPORTSGROUNDS**

| RESERVE | ADDRESS | LOT & DP | OWNER | LEASE / LICENSE | TERM / EXPIRY | NOTES |
|---|---|---|---|---|---|---|
| **Olds Park** | 7 Holley Rd Penshurst | Lot B DP 377658 | Council | Lease to Olds Park Bowling Club | | |
| | 630 Forest Rd Penshurst | Lot 2 DP 433674 | Council | Lease to Olds Park Bowling Club (Part Lot 2) | | Council Branch Library on part #630 Forest Rd |
| | 630 Forest Road, Penshurst, Storeroom no. 3 (Holley Road) | Lot 2 DP 433674 | Council | Lease / license to Penshurst RSL Panthers Junior Australian Football Club Inc. | | |
| | 630 Forest Road, Penshurst, Storeroom no. 2 | Lot 2 DP 433674 | Council | Lease / license to Penshurst West Youth Cricket Club | | |
| | 630 Forest Road, Penshurst, Storeroom and canteen | Lot 2 DP 433674 | Council | Lease / license to St George Little Athletics | | |
| | 630 Forest Road, Penshurst | | | Lease / license to Football St George | | |
| **Peakhurst Park** | 5A Hedley St Riverwood | Lot 2 DP 1143770 | Council | Lease to Scout Association of NSW | | |
| | 5A Hedley St, Riverwood, amenities (closest to Trafalgar and Gover Street) | | Council | Lease / license to Football St George | | |
| | 5A Hedley Street, Riverwood Synthetic 5 Amenities block (Trafalgar Street) | | Council | Lease / license to Football St George | | |
| **Smith Park** | 30 Morgan Street, Kingsgrove | Part lot 93 DP663238 | Council | Lease / license to Kingsgrove Community Aid Inc – Lease / license to NSW Dept of Health Kingsgrove Baby Health Centre | | |
| **Gannon's Park Reserve** | (Closest street entry Vale Lane, Peakhurst Heights) | Lot 26 DP 656165 | Council | Lease / license to Hurstville All Breed Dog | | |
| | 11 Kara Lane, Peakhurst | | Council | Lease / license to Football St George | | |
| **Riverwood Park** | 79 Coleridge Street, Riverwood, Building B, Amenities Block | | Council | Lease / license to St George Junior Rugby League Inc | | |

| RESERVE | ADDRESS | LOT & DP | OWNER | LEASE / LICENSE | TERM / EXPIRY | NOTES |
|---|---|---|---|---|---|---|
| | Building B, Storeroom | | Council | | | |
| | 79 Coleridge Street, | | Council | Lease / license to Medlab Pathology Pty Ltd | | |
| | 79 Coleridge Street, Riverwood | | Council | Lease / license to Football St George | | |

## 3.7 Guiding principles for open space in Georges River

Council's Open Space Recreation and Community Facilities Strategy 2018 (OSRCFS) identifies a series of guiding principles for open space in Georges River. The principles were developed based on the Georges River context and best practice in community facilities and open space / recreation facilities provision. The principles are to be followed in determining planning, improvement and management of open space, and include that open space should be:

### *Flexible and multipurpose*

Ensuring flexibility in the design and use of facilities and spaces means they can respond and adapt as needs change. Buildings and open space should be capable of accommodating a range of activities, rather than designated for single uses or specific target groups that may become outdated as the population changes over time. Facilities should be supported by appropriate infrastructure to support shared use such as storage, drainage and lighting. Strategy eight of the OSR Guide supports the creation of public open spaces that are versatile, flexible, adaptable and resilient. Versatile and flexible spaces can be reconfigured in design and function to accommodate various participation, and activity needs.

### *Clustered with complementary uses*

Co-locating different types of facilities and spaces to create community hubs and precincts provides focal points for community activity. This increases the visibility and promotion of facilities and services, enhances a sense of community and creates a lively mix of activities. Leading practice for community facilities favors the location of community buildings in urban centres to enhance accessibility and connectivity with related uses. Well-used facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as town centres, shopping centres and schools.

### *Equitably distributed across and within catchment areas*

Community facilities and open space should be centrally located and accessible to the population they are intended to serve. This strategy has highlighted the uneven geographical distribution of different spaces and facilities across the Georges River area. Seeking to provide a more even spread of facilities will improve access to open space and community facilities for community members in underprovided catchments.

### *Activated and safe*

People naturally feel safer in places that are alive with community activity. Community facilities and open space should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. While locating facilities in active areas such as urban centres ensures higher levels of passive surveillance and increased security, design plays a significant role in increasing user safety. This includes the placement of entries, street interface and lighting. Similarly, lighting in parks should be prioritised not just for sports fields but also for general safety.

Having active frontage to the street is critical to the creation of active and vibrant open spaces. Strong relationships with compatible adjoining uses adds to the activity, surveillance and vitality of public open space. In a good open space, you can see that there are other people around, people are enjoying themselves and the company of others.

### *Inclusive and reflective of the whole community*

Facilities should be welcoming and accessible to people of all ages, gender identities, cultural backgrounds, abilities, income levels and interests. This can be achieved not only through the provision of a mix of multipurpose and specialist spaces catering to different groups and design that provides universal access, but

also through effective programming. This supports the provision of activities and services for a broad range of people.

A strong connection between the facility or space and broader community can be fostered through development on landmark sites, and with distinctive architecture and quality design. Community facilities and open space should be civic places that reflect local culture. This helps ensure they develop a strong profile and are well known in the community, thereby promoting high levels of use. Incorporating public art into the building design is another way to achieve this principle.

### *Part of a connected network*

Good practice planning for facilities and spaces focuses on increasing efficiency and use. Public transport enhances accessibility for all population groups. Facilities and spaces should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all community groups. It also encourages sustainability and a healthy and active lifestyle.

Community facilities and open spaces should not be planned in isolation but considered as a broader network that works together to meet a broad range of community needs, across a district or sub-region. Planning and delivering facilities as a network enables facilities to provide a different range of offerings, with the option for each facility to include specialist services or amenities. By considering facilities as part of a network, duplication of services, programs, spaces and amenities can be avoided.

In order to create lively places with a sense of pride and ownership it is important that there is a network that connects people to open space to help increase both access and usability. Strategy five in the Draft OSR Guide recommends creating links to a network of public open spaces, using pedestrian and cycle networks to connect urban centres to local and regional open spaces.

### *High quality and sustainable*

Facilities and spaces should embody sustainability principles wherever possible. For open space, this includes protecting and conserving watercourses, water bodies and wetlands and incorporating natural areas and waterways into the open space corridors. It also includes integrating the network of open space with stormwater management and water-sensitive urban design. For community facilities it includes design to lower power and water consumption and the use of sustainable building materials. High quality insulation, solar panels and low flow water fittings are examples of sustainable interventions that should be considered in planning for new facilities.

Facilities and spaces should also be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Key considerations for facilities should include high quality design, fixtures and equipment that reduce ongoing costs. This may also involve design that considers cost recovery, including the incorporation of space for lease to compatible community and commercial uses.

### *Proactively managed*

Proactive management enables Council and the community to get the most out of open space, recreation and other community facilities. Effective management, including governance arrangements and programming, ensures the ongoing success of facilities into the future.

## 3.8 Pressures and opportunities for Sportsgrounds management

Informed by the Generic Plan of Management process and consultation undertaken as part of past strategies and this Plan of Management, a series of pressures and opportunities for Sportsgrounds can be identified, along with objectives or outcomes for future management. These are defined below:

| | |
|---|---|
| Pressures | influences that can work against or make more difficult to achieve our objectives |
| Opportunities | influences that can assist us to achieve our objectives |
| Objectives | the desired outcome of our planning implementation and management efforts |

### 3.8.1 Access to and within sportsgrounds

**Distribution**

As indicated in Figure 3.2 following page, Sportsgrounds within Georges River are reasonably evenly distributed across the municipality. The sites categorised as sportsgrounds comprise the majority of larger public open space areas such as the Hurstville Golf Course, Gannons Park in Peakhurst, Peakhurst Park, and Olds Park, Penshurst. These larger areas are supplemented by smaller sportsgrounds such as Smith Park, Kingsgrove (not covered by this generic PoM) and Gifford Park in Penshurst, which together cover the full breadth of the local government area.

Most grounds are readily accessible by public transport with train and local bus services providing connections across the LGA, although they are limited by the frequency and timing of those services, and can be constrained by the quality of access from those transport stops. The sportsgrounds can otherwise be reached by private motor vehicle, cycle or foot.

**Vehicular access and Parking**

All sportsgrounds have allocated off street parking or adjacent and non- metered on street car parking.

Despite this, car parking can be an issue at some grounds at peak usage times. Existing designated car parking areas within sportsgrounds are maintained to traffic engineering and safety standards and so have a finite capacity. As the usage intensity and duration of use is increased through synthetic surfaces and other field enhancement, pressure may increase for additional off street parking. The allocation of additional off street car parking areas would however be considered to be an alienating and unsustainable use of public land, and any such request will be unlikely to be approved except in accordance with a site specific design, and plan of management and with community consultation and support.

Where off street parking occurs within a sportsground, consideration must be given to providing disabled parking spaces (in accordance with regulations).

Vehicular access onto sportsgrounds is restricted to maintenance and emergency vehicles except where consent is obtained from Council for a specific purpose. Permits to obtain vehicular access to private property over community land are not authorised under (Section 46 of) the Local Government Act and will not be granted.

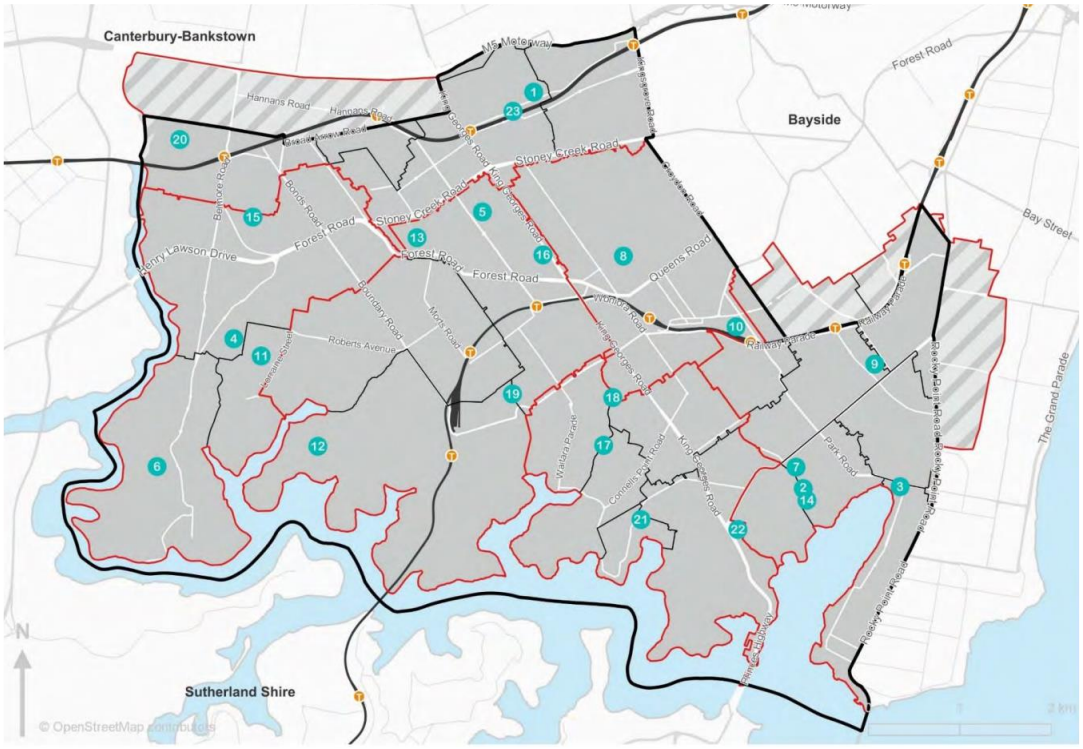



**Figure 3.2 Sports Fields in Georges River (Source Open space recreation and community facilities strategy)**

**Pedestrian access**

Path systems to adjoining streets provide important access from adjoining public transport facilities and from over flow parking to streets. Paths should be of a width and quality that afford comfortable and safe access. There is a need to provide safe and appropriately constructed footpaths to allow pedestrians mobility into and around sportsgrounds, without causing disruption to fields in use, and linking with adjacent residential and commercial sectors.

Disabled access should also be accommodated where possible for general movement from parking areas, around open space areas, and for the use and enjoyment of facilities and amenities.

**Cycle access**

Cycle tracks are maintained in some larger reserves (eg. Olds Park, Gannons Park) not only for recreational purposes, but are also used to facilitate access around the grounds. All Sportsgrounds will ideally be accessible via a cycle access along a designated cycle to off road and on road facilities.

**Hours of use**

As noted earlier an implication of increased intensity and hours of use of sports fields through synthetic or improved surfaces and lighting can be increased impact on adjoining streets and residential communities. These factors should be considered in decision making around sports facility improvement.

After-hours use of the sportsgrounds is typically restricted by strict adherence to opening and closing of gates and entry points. Management of such gates relies on a partnership between sporting lessees/ licensees and Council.

In principle, all of Council's public open space areas should be accessible to the whole community, regardless of age, ability or gender.

**Objectives**

- **To provide enhanced access to sportsgrounds ensuring wherever possible accessibility to and within parks and their facilities of a broad range of users.**
- **To improve the ability to access sportsgrounds by public transport**

### 3.8.2 Amenity and landscape setting

Most of Council's sportsgrounds provide supplementary facilities to enhance people's enjoyment of their use, in addition to the primary use of the grounds for sporting pursuits. These facilities should be maintained and enhanced, or introduced where possible, subject to an identified need and consultation with the community.

**Passive Recreation Areas**

Passive recreation areas in Sportsgrounds include areas set aside for casual activities such as picnicking and other social or casual activities. Access to toilet facilities, seating, tables and shelter, and electric barbeques, are all important to the quality of the passive recreation opportunities offered.

Any remaining wood fuelled barbeques to Sportsgrounds should be progressively removed as a priority and replaced with electric barbeques where appropriate utilities are in place.

**Playground Facilities**

Playground equipment is installed in all sportsgrounds covered by this Generic Plan except for the Golf Course, (Jubilee Park and Kempt Field don't have play spaces but are not covered by this generic PoM). All play spaces include soft fall zones in accordance with standards. The equipment generally caters for children aged between 3 and 11 years. A safety inspection should be carried out every quarter with repairs done as a matter of priority, and upgrades scheduled according to the life expectancy of the equipment.

The opportunity to develop interactive, adventure-style playgrounds designed for specific sites and sensitive to the surroundings may be considered on a site by site basis subject to demonstrated need and available resources.

**Image: Existing play space at Olds Park**

Site landscaping refers to the soft and hard elements of the environment that serve both a functional and aesthetic purpose. The provision of items such as paved areas and footpaths, fencing, and signage, as well as plant material in appropriate locations is needed to help park users find their way around an area in a safe and convenient manner. The style of materials used should be consistent within the Sportsgrounds across Council and in keeping with an approved visual standards standard / guide.

Trees and shrubs can be used to provide shade, particularly for spectators around the perimeter of playing fields, and to direct traffic flow through or away from sensitive areas. Plants will improve the visual interest of an area; they can provide habitat or roosting sites for fauna and can increase the general biodiversity values of a reserve, more noticeably when a variety of species are used, and preferably local or native species where possible. Council's Nursery may be able to produce local plant material for planting areas that adjoin bushland, where genetic provenance may be an issue. Due to the high intensity of maintenance required by annual plants, despite widespread appreciation of the showy display provided, it is not considered a practical or efficient use of resources to maintain annuals in amenity garden plantings.

**Objectives**

- **To provide appropriate amenity, aesthetic and landscaping facilities within all sportsgrounds to maximise benefits for all users.**
- **To provide safe environments for community recreation which are also perceived as safe by the community**
- **To minimise impact on amenity and quality of park areas of residential boundaries**

### 3.8.3 Habitat conservation and sustainability

Most of the management issues regarding flora and fauna principally apply to the areas with dual categorisation as natural areas. However there will be cross over to all other open space areas as they all contain natural environmental features that also require ongoing care and management. Council has a goal of improving biodiversity values across all open space including high use sportsgrounds compatible with maintenance of sports / recreation use and functionality. This is in line with Council's environmental policies.

**Natural Vegetation and Tree Management**

Where endemic bushland exists adjoining or within the boundaries of sportsgrounds, it will be maintained. Examples of such areas are the remnants found within The HV Evatt Memorial Reserve, Gannons Park, Riverwood Park, and the Golf Course; all are significant in terms of size, and the variety and quality of vegetation. Ongoing care and maintenance is provided for the Turpentine tree canopy remnants in Olds Park. There is also potential for regeneration and revegetation of the endangered Sydney Turpentine Ironbark Forest community in Beverly Hills Park (not covered by this PoM), and the heathland community in Peakhurst Park.

The impacts of park use on vegetation remnants will be minimised through the selective use of buffer zones, care by Bushcare groups where possible, and the control of encroachments from adjoining properties.

As mentioned in Amenity and Landscape Setting, tree planting should be used to create shade around the perimeters of playing fields where compatible with field use and maintenance of grass condition. Opportunities to supplement and connect green corridors should be maximised having regard for the Green Grid connections identified on Figure 2.3 earlier.

Primarily this will focus on Sportsgrounds covered by specific Plans of Management which include:

- Myles Dunphy Bushland Reserve, Jubilee Park east west corridor from Oatley Park east to Hurstville Quarry Reserve

- Hurstville Quarry Reserve — linking of east west corridor above to north south secondary corridor to streets and open space
- Harold Fraser Oval — linking of Carss Park to secondary north south corridor
- Hurstville Oval — adjoining secondary north south corridor from Carss Park

Parks covered by the PoM which do lie on proposed secondary green grid links include:

- Gifford Park Reserve — adjoining secondary north south corridor from Hurstville Quarry

Where viable these open green spaces can provide valuable areas for re-establishing vegetation corridors and enhancing enhance fauna habitat. To other sportsgrounds not lying on Green Grid links, opportunities to create areas of tree canopy and understorey where possible can also enhance the character of sportsgrounds and create valuable habitat and “stepping stones” for birds and other fauna movement.

Trees within sportsgrounds will be maintained to cause minimal hazard. Dead or dangerous branches will be removed where they overhang playing fields or areas of high human traffic such as picnic sites and walking or bicycle tracks.

**Bushfire Management**

Three sportsgrounds lie partly within bushfire prone land, these being The HV Evatt Memorial Reserve, Gannons Park and the Hurstville Golf Course. Oatley Park Oval, the sports zone within Oatley Park (subject to specific PoM) is also classed as bushfire prone. Bushfire hazard reduction applies to the areas of remnant bushland within these sites, and will also be carried out in other grounds with dual classification as a Natural Area (Bushland), or where remnants occur.

Playing fields are not likely to be directly affected by bushfire however an uncontrolled fire could have significant impacts on site access, the safety of patrons and the condition of buildings and facilities on site. The potential for bushfire should inform the selection of materials and placement of buildings and fixtures.

Activities undertaken to control fire hazards vary from manual removal to small pile burns, to larger scale broad acre burns. Appropriate buffer zones are maintained close to residential areas. The aim with all of these methods is to reduce the level of leaf litter and flammable material on the ground. Trees and other live plant material are not as flammable and do not pose as much risk as small dry ground fuel. It is well documented that the presence of trees around a property can actually act as a buffer and provide protection to houses from a bushfire.

Fire danger warnings will be strictly adhered to and implemented in all open space areas.

**Nuisance and Feral Animals**

Sportsgrounds and their use do not generally suffer significant direct impacts from feral animals but the presence of these animals and the means for their control are a growing concern within all open space areas across the region. Unwanted impacts from animals can also affect the public’s ability to enjoy recreation areas and the associated amenities. Rabbits can cause damage to playing surfaces such as on the Golf Course. A localised feral rabbit population has recently emerged, and a regional control program is being investigated with a view to eradicate the problem before numbers increase further.

Foxes are now established within urban ecosystems. Foxes, and feral cats, prey upon wildlife and contribute to the spread of weeds through the consumption of seeds and fruit. Construction of dens creates soil disturbance, and they have contributed to the displacement of local populations of marsupials. Due to their high adaptability, eradication is unlikely however impacts can be minimised by implementing good housekeeping techniques (as recommended by the Moss Vale Rural Lands Protection Board).

Council also employs a pest control contractor to catch foxes (and other pests) where possible. A regional education program is being developed and regional control programs will be investigated subject to available resources and public health and safety requirements. Further information about fox control measures is available on Council's website.

There is a growing awareness among the community and an interest in reducing numbers of Indian Mynas, an introduced bird species capable of displacing native birds and spreading lice and disease. A control program is being investigated for areas adjoining some of the major sportsgrounds. Problematic native bird species such as Noisy Miners, that exhibit aggressive behaviour towards other birds, will be discouraged through such means as careful selection of landscaping species. Their increasing presence is reportedly a result of the use of hybrid natives (such as Grevilleas and Bottlebrushes) in the surrounding community and other non-local plant species which do not favour the endemic bird population.

Council is a representative of the recently established Southern Sydney Regional Feral Animal Management Committee (SSRFAMC) which takes a strategic and regional approach to handling pest animal issues. The committee is currently in the process of preparing education and control programs for various feral species. Wherever animal control programs are implemented, appropriate public notification will be given.

**Image: National Tree Day community activities in The HV Evatt Memorial Reserve**

**Foreshore edge**

The Georges River Foreshore Access and Improvement Plan 2019 addresses covers 66 foreshore reserves and parks of which 47 are included within one of the Generic Plans of Management. This plan addresses the natural and cultural values of the foreshore and provides integrated strategies for foreshore management. Habitat quality of foreshore edges should be conserved and where possible enhanced in Sportsgrounds.

**Companion Animals**

Unleashed or uncontrolled dogs can disrupt other open space users and/or their pets. Similarly, dogs and other pets can cause disturbance and even harm to native birds and animals, and their habitats. Dogs are allowed in public open space areas, although they must be on a lead and under the owner's control at all times, and owners must collect and remove their pet's droppings.

These regulations are signposted within all sportsgrounds at prominent locations and are enforced by Council officers. Behaviour inconsistent with the regulations can be a cause of concern or difficulty to other users who do adhere to the regulations or use the park for other reasons. It is also acceptable behaviour to walk pet cats on a lead.

**Objectives**

- **To conserve and enhance existing habitat values and ensure new tree and other plantings contribute to habitat in the LGA.**
- **To promote a coordinated & consistent approach in the planning, management & development of natural resources in the Georges River Catchment.**
- **To manage built foreshore transition to provide environmentally and cost sustainable foreshore edge**
- **To appropriately conserve and maintain cultural heritage items within parks and consider in planning and management decision making about each park**
- **To manage sportsgrounds in accordance with Councils bushfire management policies**
- **To ensure management of open space responds to Federal and State policies, guidelines and legislation that addresses Climate Change issues relevant to Georges River**
- **To optimise energy efficiency of sportsgrounds**
- **To optimise water efficiency of sportsgrounds**

### 3.8.4 Management and use

**Management**

Sportsground management aims to maximise the provision of specialist facilities for a variety of users involved in organised sport, whilst ensuring that optimum condition of the grounds is maintained, that conflicts are minimised, and that any future developments are compatible with the existing functions and character of the sportsgrounds. To provide the best service to the community, the management of sportsgrounds needs to be well planned and resourced and their use needs to be allocated fairly and efficiently, according to agreed procedures. To facilitate the administration and allocation of sportsgrounds, and to liaise with sporting groups and the community, Council employs a Sports and Recreation Officer dedicated to this purpose. Maintenance staff are allocated to sportsgrounds according to the requirements of each ground. The larger grounds (such as Olds Park, The HV Evatt Memorial Reserve, Golf Course) all have permanent staff situated at the grounds, who in turn become familiar with the ground and its maintenance requirements. Over time, the staff structure and funding levels for sportsground management could be modified to better address the changing recreational needs of the community.

**Maintenance**

Contract staff are employed to maintain the ancillary buildings and utilities, and are called upon to adhere to adopted maintenance schedules, as well as repair any unexpected damage, failures or deterioration. The management of large, specific purpose sites such as Hurstville Golf Course and Hurstville Aquatic Leisure Centre grounds (excluded from this Generic PoM), is contracted out to specialist professional management firms, although Council is still responsible for the maintenance of the horticultural assets. The terms of any lease or licence for the ongoing management of these and other facilities will be negotiated individually and where possible, leases/licence payments may be used to offset the cost of major upgrades and facility maintenance. Further information regarding the granting of leases, licences and other estates can be found in section 3.6.

Maintaining the quality of the playing fields is a high priority for Council and the public equally. Variation is experienced according to weather conditions and irrigation levels. Subsoil material, the extent of drainage, and the type of turf used are all factors which affect the playing surface. A program of continuous improvement, as new materials and techniques become available, is implemented to sustain playing field quality to the best possible standard given the available resources.

Council's sportsgrounds are maintained without the provision or intention to undertake any watering additional to that received from rainfall, except where new turf is being established. This means that surfaces can become dry, dusty and hard, however with imposed water restrictions there is little alternative. The Golf Course is a notable exception, where irrigation tanks are used to provide a higher level of moisture to the greens and tees. Tanks are also used at Hurstville Oval, and exemption permits are obtained for large patches of new turf. Recent grant funding will be used to harvest rainwater and recycle it for irrigation purposes at the Golf Course. In the longer term, rainwater harvesting may also be considered for use at other sites where high usage levels and suitable site conditions would support it such as at the Hurstville Aquatic Leisure Centre.

**Use**

Use of the sportsgrounds is intensive, during both the day and in the evening. The demand for fields for competition outstrips current availability and midweek training is increasing in duration and intensity. Fees and charges for ground use vary depending upon the type of facility used. The income generated contributes to the maintenance of the facilities. A generally agreed sustainable target for sports turf usage for Local Government open space is an average maximum 25 hours of formal field usage per week. However due to the challenges of sports field availability in Georges River Council's general sports turf usage cap for formal bookings has operated at a maximum target of up to 32 hours per week. Management of the grounds during wet weather, in particular the potential for closure of grounds and subsequent disruption to training and competition schedules, is a sensitive issue. When wet weather occurs, the grounds are inspected by the Parks Maintenance Manager, and regular follow up assessments are made during persistent rain. If groups or individuals elect to use the grounds after they have been closed by Council, they do so at their own risk and will not be covered by Council's public liability insurance. Decisions to close parks are not taken lightly and they are made with due consideration for potential damage to playing surfaces, to patrons, and the inconvenience of lost usage time.

Another important factor affecting the management of sportsgrounds, more so than the use of other open space areas, is the proximity of local residences, and the impacts such as noise pollution, parking and traffic congestion, and light spill and glare, that can result from use of the grounds. Neighbouring residents are encouraged to notify Council (or the Police as necessary) if undesirable behaviour is occurring. Council is responsive to the needs of surrounding residents and will take appropriate action to address any issues that arise.

Any constructed items of heritage significance will be protected in accordance with the requirements of the item's listing. The preservation of natural heritage items will be accounted for as described in the earlier section on Flora and Fauna (Section 4.3).

**Companion Animals**

The Companion Animals Act recognises the important of domestic pets and Service animals in the community. Open space has a role to play in catering for the shared exercise and recreation of community members and their pets. Council seeks to provide a strategic approach to provision of off leash areas to ensure equitable distribution, use, and impact. Off leash facilities are available at the following parks as identified on Council's Park-and-Reserve-Facilities web page:
https://www.georgesriver.nsw.gov.au/Environment/Parks-and-Reserves/Park-and-Reserve-Facilities:

- Arrowsmith Park

- Carrs Bush Park
- The HV Evatt Memorial Reserve (restricted)
- Hogben Park
- Kogarah Park Moore Park
- Moore Reserve
- Riverwood Park

Unleashed or uncontrolled dogs can disrupt other open space users and/or their pets. Similarly, dogs and other pets can cause disturbance and even harm to native birds and animals, and their habitats. Dogs are allowed in public open space areas, although they must be on a lead and under the owner's control at all times, and owners must collect and remove their pet's droppings.

These regulations are signposted within all sportsgrounds at prominent locations and are enforced by Council officers. Behaviour inconsistent with the regulations can be a cause of concern or difficulty to other users who do adhere to the regulations or use the park for other reasons. It is also acceptable behaviour to walk pet cats on a lead.

**Objectives**

- **To manage sportsgrounds efficiently and effectively, and allow for their equitable use for a range of organised and informal recreational activities that are compatible with management objectives and the function of sportsgrounds.**
- **To coordinate and integrate planning of facilities across all open spaces and within neighbourhoods**
- **To cater for different uses and users where sustainable**
- **To enhance aquatic recreational opportunities**
- **To ensure Sportsgrounds integrate with other adjoining community facilities to provide enhanced community benefits**
- **To cater for display of permanent or temporary art elements where appropriate and sustainable**
- **To cater for temporary events for the benefit and enrichment of the community where appropriate and sustainable**
- **To manage open spaces in accordance with their community land categorisation and the relevant Generic Plan of Management**
- **To capitalise on Federal and State Government Grants in forward planning of detailed designs**
- **To achieve capital assistance for selected recreation and park projects**
- **To facilitate involvement of sportsground users to contribute in park management and maintenance**
- **To provide improved data on field usage hours and user groups**

### 3.8.5 Multiple categorisations

With the exception of Gifford Park and Vanessa Tennis Centre, all of the sportsgrounds subject to this Generic PoM contain land that is also categorised in an alternative category, whether park, natural area (bushland or wetland) or general community use.

The most difficult areas to differentiate from sportsgrounds are parks, as common parkland facilities such as playgrounds, seating and toilets are often incorporated into sportsgrounds amenities. However where a park category has been applied, the area of park can be readily identified and is visually and functionally distinct. Park areas and facilities will be maintained to a high standard, and use of the areas will naturally continue to overlap with sportsgrounds. Specific aspects of such facilities have been referred to under Section 3.8.2 – Amenity and landscape setting.

Two sportsgrounds sites with adjoining areas classified as “general community use” are Olds Park (Penshurst Branch Library) and Penshurst Park (Hurstville Aquatic Leisure Centre). The uses of these two areas are highly specific, and independent to the sportsgrounds. Separate management of both the activities and buildings applies and will continue. No further encroachment onto the sportsgrounds areas from either facility is planned at this stage. A specific Plan of Management would have to be developed for the individual reserves for this to change.

Management of natural areas needs to address the retention and protection of any remnant flora and fauna, whose existence has triggered the categorisation. These areas are by definition, and also visually and practically, quite distinct from sportsgrounds and care must be taken to ensure that boundaries are respected and encroachments do not occur. Where maintenance or improvement works are required, due consideration must be given to the long term health and preservation of natural areas. More specific information relating to many of the natural areas issues is detailed in Section 3.8.3 – Habitat.

**Objectives**

- **To manage areas with multiple land categorisation contained within sportsgrounds according to the requirements of their core objectives.**

### 3.8.6 Sports fields and facilities

Council is committed to the provision of a range of sporting fields and facilities across the LGA which can meet the wide variety of existing and future needs and expectations of the community. As indicated on Figure 3.2 the LGA wide sports field supply comprises the following in a winter configuration:

- 35 full sized rectangular fields
- 15 midi/mini sized rectangular fields
- 7 full sized ovals

21 of the 23 overall venues have lighting on playing spaces to training level, with Jubilee Stadium being the only venue with competition standard lighting. These numbers do not incorporate fields or courts owned privately or by education or other institutions.

There are nine sportsgrounds covered by this Generic PoM, which provide a variety of facilities as listed in the following table.

**Table 3 SPORTSGROUND FACILITIES AVAILABILITY**

| Park | Full size Oval | Full size rectangular field | Mini fields | Field Lighting | Cricket wickets / other sports | Playground other informal rec | Parking |
|---|---|---|---|---|---|---|---|
| The HV Evatt Memorial Reserve | | 2 | | 1 field | 1 synthetic wicket<br>1 baseball / softball field | 1 playground<br>1 half court | Off street parking |
| Gannons Park | 1 | 4 | 3 | 4 fields | 5 synthetic wicket<br>2 cricket nets<br>3 bowling greens | 1 playground<br>Shared pathway loop | Road edge 45 degree parking<br>Shared parking with church |
| Gifford Park | | 1 | | 1 field | 1 synthetic wicket<br>1 netball court | 1 playground | Road edge parallel parking |
| Hurstville Golf Course | N/A | | | | | | |
| Olds park | 2 | 1 | | 3 fields | 1 turf square<br>1 synthetic wicket<br>1 netball courts<br>1 baseball / softball field<br>1 athletics track<br>2 long jump pits<br>4 cricket nets<br>bowling greens | 1 playground | |
| Peakhurst park | 1 | 3 | 5 | 2 fields | 1 synthetic wicket<br>2 cricket nets | 1 playground<br>1 half court | Road edge 90 degree parking |
| Riverwood park | | 3 | | 2 fields | 1 synthetic wicket | 1 playground | Road edge 90 degree parking |
| Smith park | | | | | 1 netball courts | 1 playground | Off street parking to community centre |
| Vanessa Tennis centre | | | | | 2 multipurpose courts | | Parking under railway to child care centre |

The size of the grounds generally is determined by the surrounding street or adjoining land use boundaries, or in the case of those grounds developed on closed landfill sites, the extent of the land fill. There are now very limited opportunities to increase either the size or number of sportsgrounds, despite a persistent community interest in additional green space areas, particularly in areas of higher density development.

Should new open space areas be secured, it is unlikely that the land available would be sufficient to support more playing fields, and also improbable that active recreation uses would be the most preferred or appropriate use of the given area. Therefore an increase in the area available for additional sports fields is only likely to be achieved through careful planning and redesign of existing sites. However, where opportunities arise to obtain suitable land adjacent to existing sites for the purpose of expanding sportsgrounds, Council may consider its purchase subject to available funds and long term goals.

Lighting of playing fields for night training is widely implemented, and allows for a greater, more intensive use of fields, particularly during the winter season. Clubs have arrangements with Council for the provision of lighting, and are required to contribute to the electricity costs. If any grounds do not have lighting where it would facilitate improved service to clubs, the installation will be investigated. The adequacy of existing lighting,

and the type of lights and poles used will be reviewed, and replaced or upgraded as required. The lighting of fields is set seasonally according to user group requirements.

Ancillary buildings such as toilets, change rooms, store rooms and kiosks are required for formal sport. Most sportsgrounds provide some or all of these facilities, but where they are lacking their installation will be investigated based on necessity. Other proposed additions to facilities will be considered on a case by case basis and in negotiation with the clubs concerned, and the wider community. For any new developments, building envelopes should be kept to a minimum, and designs to a consistent standard. Upgrades will be prioritised and funded in accordance with the Building and Asset Management Schedule. Different priority levels and standards of condition are to be met for each item depending on its function, level of use, and importance.

Where large spectator crowds gather, suitable facilities should be provided to enhance their enjoyment of the park. Items such as toilets within a reasonable walking distance, shade in the form of tree canopy, some seating or a suitable area of ground to sit on, and good visibility of the playing fields would be minimum requirements considered.

Overall, maintenance of the sportsgrounds is to be undertaken in accordance with the service level agreements and standards detailed in section 2.1.7.

**Objectives**

- **To provide and maintain, within budget, high quality sporting fields and facilities to meet identified community needs**
- **To provide improved resilience of sportsgrounds to high levels of use**
- **To provide amenities relative to the capacity, usage levels and user needs of individual sportsgrounds,**
- **To integrate smart technologies into open space facilities to benefit community use and open space management as technologies and funding allows**
- **To achieve improved distribution of open space with a particular focus on areas of lowest provision**
- **To complement sportsgrounds use with modern, good quality play spaces to sportsgrounds that address current Australian Safety Standards**
- **To ensure that Youth have specific places for their recreational / social needs**
- **To ensure that Sportsgrounds are valued and used by all of Georges Rivers diverse population backgrounds**

**Image: Olds Park main oval**

### 3.8.7 Safety and risk management

The need to provide for public safety is one of the greatest priorities for Council in the management of its open space areas, and Council has a duty of care to ensure its fields and facilities are safe to use. Risk management involves ensuring that all facilities are maintained to a high standard so that not only are severe accidents avoided, but also the likelihood of smaller injuries or damage is minimised. Risk management procedures have been or are being progressively developed for specific sites or Council operated activities. The procedures outline communications and emergency procedures, and undertake a risk analysis and assessment to address occupational health and safety issues. These procedures will be gradually implemented as they are prepared and adopted.

The condition and appropriate maintenance requirements of all of Council's playing fields, equipment and associated amenities is assessed on a quarterly basis. Predetermined maintenance levels are sustained to ensure that public liability insurance requirements are met. Any identified hazards are attended to as a priority. Where activities or facilities are found to be posing significant or increasing risk, swift, preventative action may be taken and the public duly notified.

Risk minimisation also requires the reciprocal responsible behaviour of patrons using the sportsgrounds, whether it be as individuals, or as organised or informal groups. All park users have a duty of care to other members of the public, and to use the facilities in a responsible and respectful manner. Appropriate signage will be in place to guide the public in their use of the sportsgrounds where necessary. Formal sporting groups will have additional rules and requirements which must be adhered to by members of those groups.

Antisocial behaviour within open space areas is an ongoing concern, particularly behaviour that causes disturbance to other users, adjoining owners, or causes damage to public or private property. Any credible reports of such behaviour are welcomed by Council, and will be promptly followed up by staff or forwarded to police as appropriate. Such involvement can contribute to the public's perceived and actual ownership of open space, helping to keep it attractive to use by all members of the public, and can also help to reduce unnecessary maintenance costs.

Night lighting is used in some sportsgrounds for safety, and security patrols are implemented. Any damage that does occur is repaired as quickly as possible to minimise the inconvenience to patrons, and to reduce the impact of the vandalism.

The use of pesticides (incorporating herbicides, insecticides and fungicides) to control weeds and damaging plant pests and diseases is done strictly in accordance with the requirements of the Pesticides Act 1999. The only herbicide used on most open space areas is Glyphosate, a non-residual, non- specific systemic poison, non-toxic to humans and animals. However occasionally more specialised chemicals are used on areas with specific requirements such as the Golf Course greens, and to control aquatic weed outbreaks.

All work on sportsgrounds will be done in compliance with the requirements of the Occupational Health and Safety Act 2000.

**Objectives**

- **To provide and maintain, within budget, high quality sporting fields and facilities to meet identified community needs**
- **To reduce the reliance on the use of chemical fertilizers and pesticides in Local Parks**

# 4 ACTION PLAN

## 4.1 Responsibilities for management of parks

Future management decisions for community land and Crown Reserves categorised as Park will need to be addressed in the context of this Plan of Management. Implementation of improvement works within the open spaces will be an ongoing process in response to community expectations, user requirements, the availability of funding and other circumstances as they arise.

### 4.1.1 Georges River Council

- Responsible for planning, development and management
- Budget allocation for development and maintenance
- Allocation of resources (financial, human and physical) for effective development
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities
- Maintenance of grassed area, planted areas and associated facilities.

### 4.1.2 The Community

- Use the parks in a sensible and reasonable fashion and have respect for park facilities and other users
- Report maintenance requirements and vandalism to Georges River Council
- Liaise with Council regarding use and any issues regarding use
- Written requests and proposals to Council for development or upgrading of facilities and submitted to Council for consideration.

## 4.2 Funding

The timing for implementation of this POM will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds, Council needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Georges River Council provides funding for regular maintenance in its annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance and facility provision for all Community Land areas.

Funding grants are available upon application to the relevant State Government Departments. The submission of an application for government funding is to be based on the prioritised schedule of actions.

## 4.3 Priorities

In order to provide guidance to commencement of implementation of the Plan of Management, a prioritised schedule of actions has been prepared. Prioritisation of works assists Council in allocating the financial, human and physical resources required for implementation of the Plan.

The following list of criteria has been used as a guideline when determining the priority rating for each action:

*High priority (short-term)*

- Stage 1 capital works improvements with current funding
- Safety issues where there is high probability of injury occurring
- Work needed to ensure the essential function of the reserve is not compromised

- Work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, vegetation pests and diseases.

*Moderate priority (medium-term)*

- Other capital works improvements
- Ongoing preventative and remedial maintenance of existing assets
- Planning and design work to facilitate improvements
- Work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- Works aimed at reducing ongoing maintenance costs

*Low priority (long-term)*

- Works aimed at improving aesthetic quality
- Works aimed at enhancing habitat value

*Ongoing*

- Works that will be continuous during the course of implementation of the PoM

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

## 4.3 Responsibilities

As a guide the likely responsibilities for implementation of actions are listed. These include:

| | |
|---|---|
| GRC | Georges River Council |
| CCP | Coordinator City presentation |
| NTM | Native Title Manager |
| Comm | General Community |
| Sports | Organised sports users |

## 4.4 Sportsgrounds Action Plan

In order to provide guidance to implementation of the Generic Plan of Management, a prioritised action plan identifying high level actions is documented following. This is organised under the eight guiding principles identified by the OSRCFS 2019.

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **1. Flexible and multipurpose** | | | | | |
| **Facilities planning** | | | | | |
| To coordinate and integrate planning of facilities across all open spaces and within neighbourhoods | 1.1 | Plan for open spaces that complement other spaces within neighbourhoods to provide a greater range of facilities and landscape settings | **Indicator:**<br>• A complementary network of open space facilities and settings for leisure<br>**Evaluation**<br>• Facilities and settings provision within a neighbourhood | Ongoing | GRC |
| **Uses** | | | | | |
| To cater for different uses and users where sustainable | 1.2 | Integrate where feasible and sustainable to sportsground planning and design, initiatives that promote versatility, flexibility, and adaptability | **Indicator:**<br>• Sportsgrounds adapt to evolving needs<br>• Sportsgrounds are robust to high usage levels<br>**Evaluation**<br>• User satisfaction surveys<br>• Park condition assessment | Ongoing | GRC<br>CCP |
| To manage areas with multiple land categorisation contained within or adjoining sportsgrounds according to the requirements of their core objectives | 1.3 | Consider the requirements of adjoining categorisations in all planning and management decision making for sportsgrounds | **Indicator:**<br>• Sportsgrounds co-exist effectively with adjoining categories of open space.<br>**Evaluation**<br>• Monitoring of management issues | Ongoing | GRC<br>CCP |
| **2. Clustered with complementary uses** | | | | | |
| To ensure Sportsgrounds work with other adjoining community facilities to provide enhanced community benefits | 2.1 | Target co-location of different types of facilities at strategically located sportsgrounds to create community hubs and focal points for community activity | **Indicator:**<br>• Community facilities adjoin open space / public spaces where possible<br>**Evaluation**<br>• Assess community facilities locations | Ongoing | GRC |
| **3. Equitably distributed across and within catchment areas** | | | | | |
| To coordinate and integrate planning of facilities across all open spaces and within neighbourhoods | 3.1 | Identify opportunities to supplement sportsgrounds provision – have reference to OSRCFS Strategic Directions 16.3.4 including:<br>• securing land in new developments<br>• repurposing existing sport and recreation land in the LGA for use as sports fields. such as golf courses,<br>• investigate regional agreements for sporting fields and other sporting facilities with neighbouring LGAs | **Indicator:**<br>• Increased capacity to meet sports demand<br>**Evaluation**<br>• Number of registered players / teams using facilities | High | GRC |
| | 3.2 | As per OSRCFS Strategic Directions 16.3.4 undertake a feasibility study for an additional multi-court indoor facility at a new location, with a minimum of three courts | **Indicator:**<br>• Increased capacity to meet sports demand<br>**Evaluation**<br>• Number of registered players / teams using facilities | Mod | GRC<br>Sports |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **4. Activated and safe** | | | | | |
| **Use of sportsgrounds** | | | | | |
| To encourage the use of sportsgrounds for a range of organised sporting activities, and to encourage other compatible non-sporting, recreational and cultural activities to take place on the sportsgrounds within the constraints imposed by the primary use of the facilities | 4.1 | Provide for a variety of organised sporting activities as the primary use of sportsgrounds | **Indicator:**<br>• Sports users catered across LGA for as far as sustainable and practical<br>**Evaluation**<br>• Monitor un-met demand for field use | Ongoing | GRC |
| | 4.2 | Allow recreational activities including informal sports and games that do not conflict with organised sporting activities to take place on sportsgrounds | **Indicator:**<br>• Use of sportsgrounds across the week and day<br>**Evaluation**<br>• Availability of complimentary uses | Ongoing | GRC |
| | 4.3 | Allow use of sportsgrounds during school hours for school sports activities | **Indicator:**<br>• Equitable and sustainable use of sportsgrounds to supplement school facilities<br>**Evaluation**<br>• Availability and level of use by school groups | Ongoing | GRC |
| | 4.4 | Monitor emerging sports and cater for sports field use where practical and sustainable | **Indicator:**<br>• Emerging sports catered for where possible<br>**Evaluation**<br>• Monitor un-met demand for field use | Ongoing | GRC |
| Encourage female sports participation | 4.5 | Ensure sportsgrounds cater for and encourage female sports use though appropriate sports and amenities facilities | **Indicator:**<br>• Female sports participation is increased<br>**Evaluation**<br>• Monitor participation | Ongoing | GRC |
| | 4.6 | Encourage and assist sports clubs to cater for female sports participation | **Indicator:**<br>• Female sports participation is increased<br>**Evaluation**<br>• Monitor promotion and encouragement | Ongoing | GRC<br>Sports |
| To manage sportsgrounds efficiently and effectively, and allow for their equitable use for a range of organised and informal recreational activities that are compatible with management objectives and the function of sportsground | 4.7 | Identify opportunities for multi-use of sportsgrounds both for sports users and non-organised recreation uses where schedules and carrying capacity allow | **Indicator:**<br>• Duration of activity at sportsgrounds is sustained across the day / week / season<br>**Evaluation**<br>• Monitoring of range of use including sports and non-sports | Ongoing | GRC<br>Sports |
| To cater for different uses and users where sustainable | | | | | |
| To cater for temporary events for the benefit and enrichment of the community where appropriate and sustainable | 4.8 | Consider potential role of temporary community events as part of Sportsgrounds use to appropriate locations. Event use subject to approval in accordance with Local Approvals Policy – Use Of Public Land 2018 | **Indicator:**<br>• Understanding of potential role for events within all open space types<br>**Evaluation**<br>• Completion of strategy | Ongoing | GRC |
| **4. Activated and safe** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **Use of sportsgrounds** | | | | | |
| To ensure that uses not endorsed by Council are not carried out on sportsgrounds | | Hosting of circuses and carnivals is not permitted on sportsgrounds in accordance with Council policy | **Indicator:**<br>• Activities not approved for sportsgrounds<br>**Evaluation**<br>• Monitoring of applications | Ongoing | GRC |
| To cater for display of permanent or temporary art elements where appropriate and sustainable | 4.9 | Consider potential role of permanent or temporary public art elements as part of Sportsgrounds enhancement to appropriate locations | **Indicator:**<br>• Understanding of potential role<br>**Evaluation**<br>• Completion of strategy | Ongoing | GRC |
| | 4.10 | Waive hire charges subject to Council approval for community groups, charities and some special events. Application to be made in writing (in advance) | **Indicator:**<br>• Effective shared community group use encouraged<br>**Evaluation**<br>• Monitoring of bookings | Ongoing | GRC |
| **Amenities and facilities** | | | | | |
| To provide amenities / change room buildings relative to the capacity, usage levels and user needs of individual sportsgrounds, | 4.11 | Evaluate and where required enhance provision of amenities to sportsgrounds based on role and function. In particular target facilities that can encourage female sports use and facilitate disabled sports use.<br>Built structures include dressing-rooms, toilet blocks, kiosks, lights, floodlights, pavilions, seating, scoreboards etc. | **Indicator:**<br>• Amenities meet user needs and encourage diverse and equal use<br>**Evaluation**<br>• Use of facilities<br>• User liaison | Mod | GRC |
| To provide for sustainable night use of selected sports grounds | 4.12 | Provide lighting of playing fields for night practice and / night games as appropriate and sustainable to each field designed to relevant standards for glare and light spill management | **Indicator:**<br>• Sustainable night use supports recreation and health<br>**Evaluation**<br>• Review of design<br>• Monitoring of issues | Mod | GRC |
| **Leases and licences** | | | | | |
| To grant leases and licenses to formalise equitable and sustainable use by sports and community groups | 4.13 | Issue leases and licences for use of sportsgrounds where appropriate and in compliance with the requirements of the Local Government Act 1993 and other relevant legislation and policy | **Indicator:**<br>• Leases and licences granted for up to five years in compliance with legislative requirements and Council policy<br>**Evaluation**<br>• Review of each lease<br>• Monitoring | Ongoing | GRC |
| To implement regulations governing the sale and consumption of alcohol within Sportsgrounds | 4.14 | Prohibit consumption of alcohol within sportsgrounds where indicated by ordinance regulations | **Indicator:**<br>• Alcohol controls observed<br>**Evaluation**<br>• Patrols and inspections<br>• Monitoring | Ongoing | GRC |
| **4. Activated and safe** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **Leases and licences** | | | | | |
| | 4.15 | Require site users to obtain Council consent and a Liquor licence if sale of alcohol during events is proposed, in compliance with Liquor Act 1982 and Liquor Regulations 1996.<br><br>Evidence of current Liquor licence supplied to Council annually or as required for issue of permits | **Indicator:**<br>• Licenses in place<br>**Evaluation**<br>• Evidence of license | Ongoing | GRC |
| **Safety, security, & impact control** | | | | | |
| To provide safe environments for community recreation which are perceived as such by the community | 4.16 | Identify sportsgrounds or areas of sportsgrounds that are under used and analyse reasons why – develop action plan to address issues and encourage greater use | **Indicator:**<br>• Understanding of under use<br>**Evaluation**<br>• Completion of review and development of action plan | Mod | GRC |
| | 4.17 | Liaise with community to identify safety concerns to specific sportsgrounds and develop action plan to address issues | **Indicator:**<br>• Understanding of safety concerns<br>**Evaluation**<br>• Completion of review and development of action plan | High | GRC |
| To minimise adverse impacts on surrounding residences and to minimise conflict between different users | 4.18 | Allow use of open space for sporting activities during daylight hours, and discourage night use except for<br>authorised training sessions | **Target:**<br>• Un authorised use controlled<br>**Evaluation**<br>• Monitoring of un authorised use | Ongoing | GRC |
| | 4.19 | Provide and effectively manage security gates – to be opened and closed at appropriate / designated times | **Indicator:**<br>• Gates control un authorised use<br>**Evaluation**<br>• Monitoring of use<br>• After hours patrols | High | GRC |
| | 4.20 | Floodlighting design and type minimises glare and reflection onto neighbouring properties. | **Indicator:**<br>• Optimum design of lighting<br>**Evaluation**<br>• Assessment of design | High | GRC |
| | 4.21 | Manage noise impacts to a reasonable level commensurate with the role and use of the sportsground and its residential context | **Indicator:**<br>• Noise impacts monitored<br>• Noise impacts followed up and actioned<br>**Evaluation**<br>• Reports of incidents<br>• Inspections | Ongoing | GRC |
| **4. Activated and safe** | | | | | |
| **Safety, security, & impact control** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | 4.22 | Plan field layout and proximity of facilities to boundaries to limit any potential impacts to adjoining uses | **Indicator:**<br>• Impacts to adjoining uses minimised<br>**Evaluation**<br>• Reports of incidents<br>• Inspections | Ongoing | GRC |
| To maintain sportsgrounds to provide for public safety and to minimise Council's exposure to complaints, compensation claims and litigation | 4.23 | Undertake an audit of all structures on sportsgrounds and budget for and undertake repairs as required | **Indicator:**<br>• Audit complete<br>• Requirements actioned<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| | 4.24 | Undertake regular inspections of sportsgrounds and maintain close liaison with sports users to determine potential risks within sportsgrounds | **Indicator:**<br>• Issues identified<br>**Evaluation**<br>• Availability of inspections | Ongoing | GRC |
| | 4.25 | Make repairs to infrastructure within determined response times in compliance with safety regulations under the OH&S Act 2000 | **Indicator:**<br>• Actioned on site within response time<br>**Evaluation**<br>• Review | Ongoing | GRC<br>CCP |
| To minimise the incidence and effects of vandalism to sportsgrounds and ancillary facilities | 4.26 | Remove any graffiti and repair and vandalised facilities as soon as practicable | **Indicator:**<br>• Graffiti removed and / or facilities repaired within agreed response time<br>**Evaluation**<br>• Review | Ongoing | GRC<br>CCP |
| | 4.27 | Use anti-graffiti materials (eg. on signs, painted surfaces, etc) where possible and cost effective | **Indicator:**<br>• Reduced incidences of vandalism<br>**Evaluation**<br>• Reports | Ongoing | GRC |
| | 4.28 | Where damage is ongoing and persistent, investigate suitable alternative materials or a possible change in service level to prevent unnecessary costs and inconvenience | **Indicator:**<br>• Reduced incidences of vandalism<br>**Evaluation**<br>• Reports | Ongoing | GRC<br>CCP |
| To foster positive and harmonious use of sportsgrounds by all patrons. | 4.27 | Liaise with user groups, residents and individuals as required to promote considerate behaviour and respectful use of facilities | **Indicator:**<br>• Reduced incidences of vandalism<br>**Evaluation**<br>• Reports | Ongoing | GRC<br>Sports<br>Comm |
| To employ effective tree management for balanced approach to environment and public safety | 4.28 | Assess dead / impacted trees and branches where overhanging areas of high human activity. Inspect individually for safety, stability and habitat value | **Indicator:**<br>• Risks identified<br>• Risks addressed<br>**Evaluation**<br>Completion | Ongoing | GRC |
| **5. Inclusive and reflective of the whole community** | | | | | |
| **Play spaces** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| To complement organised sports use with modern, good quality play spaces to sportsgrounds that address current Australian Safety Standards | 5.1 | Map existing play spaces across all open spaces and develop coordinated strategic approach to distribution and play offerings to guide play space upgrade / modification and new play space provision. Have regard for future development / population growth | **Indicator:**<br>• A coordinated strategy for playspace provision<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 5.2 | Review existing play spaces for condition, appropriateness to location and use, and safety. Develop action plan for upgrading of sportsground play spaces | **Indicator:**<br>• A coordinated strategy for playspace enhancement<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 5.3 | Safety inspection carried out at minimum every quarter with repairs done as a matter of priority, and upgrades scheduled according to the life expectancy of the equipment | **Indicator:**<br>• Safety issues avoided<br>**Evaluation**<br>• Play space inspections completed every quarter<br>• Issues Actioned | Ongoing | GRC |
| **Youth** | | | | | |
| To ensure that Youth have specific places for their recreational / social needs | 5.4 | Develop coordinated strategic approach to distribution and nature of facilities for youth across all open space. Have regard for future development and population growth | **Indicator:**<br>• A coordinated set of goals and strategies for youth facilities<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 5.5 | Design and Implement youth focussed facilities where designated by strategy to sportsgrounds | **Indicator:**<br>• Availability of youth oriented facilities to target areas<br>**Evaluation**<br>• Use of facilities | Ongoing | GRC |
| **Cultural diversity** | | | | | |
| To ensure that Sportsgrounds are valued and used by all of Georges Rivers diverse population backgrounds | 5.6 | Planning and design of sportsground improvements to have regard for local demographic characteristics and likely future patterns. Integrate cultural considerations as appropriate into park improvements | **Indicator:**<br>• Current and future demographics integrated to park design<br>**Evaluation**<br>• Completion of consultation<br>• Park usage by cultural groups | Ongoing | GRC |
| **6. Part of a connected network** | | | | | |
| **Access to / within sportsgrounds** | | | | | |
| To provide enhanced access to sportsgrounds maximising accessibility to and within parks and their facilities for a broad range of users | 6.1 | Review access networks (eg footpaths, road crossings etc.) linking Sportsgrounds to neighbourhoods. Identify barriers to effective and comfortable accessing of Sportsgrounds | **Indicator:**<br>• Understanding of accessibility of sportsgrounds within neighbourhoods<br>**Evaluation**<br>• Review and strategies completed | Mod | GRC |
| **6. Part of a connected network** | | | | | |
| **Access to / within sportsgrounds** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | 6.2 | Develop priorities plan for coordination with other Council works programs for enhancement of local neighbourhood access to Sportsgrounds | **Indicator:**<br>• Priorities established<br>**Evaluation**<br>• Projects integrated within works programs | Low | GRC |
| | 6.3 | Review access at frontages of Sportsgrounds and within Sportsgrounds and identify barriers to effective Sportsgrounds access and uses by all users | **Indicator:**<br>• Understand of quality of existing access to Sportsgrounds<br>**Evaluation**<br>• Availability of Review | High | GRC |
| | 6.4 | Develop priorities plan for enhancement of frontage access and internal access to Sportsgrounds. Integrate implementation where possible with other Sportsgrounds improvement works | **Indicator:**<br>• Understanding of Priorities<br>• Actioning of priorities<br>**Evaluation**<br>• Works integrated to ongoing works programs | Mod | GRC |
| | 6.5 | Review provision of disabled access and parking at sportsgrounds to ensure it is compliant and compatible with nature of use of the individual sportsground | **Indicator:**<br>• Improved accessibility at sportsgrounds<br>**Evaluation**<br>• User feedback | Mod | GRC |
| To improve the ability to access sportsgrounds by public transport | 6.6 | Improve access from public transport to sportsgrounds | **Indicator:**<br>• Improved potential to access sportsgrounds by public transport<br>**Evaluation**<br>• Assessment | Mod | GRC |
| | 6.7 | Liaise with transport authorities for potential optimisation of timetables to support sports use | | Mod | GRC |
| **Wayfinding** | | | | | |
| To maximise the wayfinding and identity of sportsgrounds | 6.8 | Undertake an audit of all sportsgrounds to determine what signage is required within sportsgrounds | **Indicator:**<br>• Audit and works list prepared<br>**Evaluation**<br>• Completion | High | GRC |
| | 6.9 | Signage prepared and installed in accordance with City-wide design standards | **Indicator:**<br>• Appropriate signage provided.<br>**Evaluation**<br>• Completion | Mod | GRC |
| **Vehicular access and parking** | | | | | |
| To control vehicular access onto sportsgrounds. | 6.10 | Restrict motor vehicle access onto sportsgrounds, except for Council vehicles required to carry out maintenance work, or emergency vehicles with Council approval for special purpose | **Indicator:**<br>• Minimisation of illegal access.<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| **6. Part of a connected network** | | | | | |
| **Vehicular access and parking** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | 6.11 | Permits provided for special use access with Council approval. Permission sought in writing in advance, and granted for activities permitted as per Council Management Plan and Sports Procedures Manual | **Indicator:**<br>• Effective user access with limitation of impacts of access.<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 6.12 | Ensure work vehicle and emergency access points are kept clear at all times | **Indicator:**<br>• Access points clear and available.<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| To provide and maintain car parking facilities that are safe, effective and user | 6.13 | Review all official and unofficial car parking areas associated with sportsgrounds | **Indicator:**<br>• Review available.<br>**Evaluation**<br>• Completion | Mod | GRC |
| | 6.14 | Discourage and prohibit parking in unauthorised areas by physical barriers, and undertake patrols during peak usage times; enforce as necessary | **Indicator:**<br>• Illegal parking minimised.<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 6.15 | As part of any project works, prepare and implement effective design of car parking areas to maximise number of spaces and restrict inappropriate car parking | **Indicator:**<br>• Best practice car parking.<br>**Evaluation**<br>• Design review | Ongoing | GRC |
| | 6.16 | Provide disabled car parking spaces as required and appropriate | **Indicator:**<br>• Legislative requirements met.<br>**Evaluation**<br>• Site review | High | GRC |
| **7. High quality and sustainable** | | | | | |
| **Quality and resilience of fields** | | | | | |
| To provide and maintain, within budget, high quality sporting fields and facilities to meet identified community needs | 7.1 | Progressively upgrade sports field facilities as part of a prioritised program - have reference to OSRCFS Strategic Directions 16.3.4 short term priorities:<br>- The HV Evatt Memorial Reserve<br>- Olds park | **Indicator:**<br>• Understanding of Priorities<br>• Actioning of priorities<br>**Evaluation**<br>Works integrated to ongoing works programs | Ongoing | GRC |
| To provide improved resilience of sportsgrounds to high levels of use | 7.2 | Implement a rolling program of sports field upgrades and intensified maintenance regimes to improve the ability of sports fields to withstand high levels of use. Improvements potentially include irrigation/ drainage, returfing and resurfacing – Refer to OSRCFS Strategic Directions 16.3.4 | **Indicator:**<br>• Understanding of scope and feasibility of improvements<br>• Actioning of priorities<br>**Evaluation**<br>• Works integrated to ongoing works programs | Ongoing | GRC<br>CCP |
| **7. High quality and sustainable** | | | | | |
| **Quality and resilience of fields** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | 7.3 | Plan and implement synthetic fields where feasible and in accordance with best practise sustainability – Refer to OSRCFS Strategic Directions 16.3.4. Subject to partnership with NSW Dept of Education, Bayside Council & light spill analysis<br>Potential sites include:<br>- James Cook Technology High School<br>- Beverly Hills Park<br>- Claydon Reserve<br>- Beverly Hills Girls High School<br>- Georges River College<br>- Hurstville Boys College | **Indicator:**<br>• Understanding of feasibility to potential sites<br>• Funding received<br>• Actioning of priorities<br>**Evaluation**<br>• Works integrated to ongoing works programs | Ongoing | GRC<br>Sports<br>Schools |
| | 7.4 | Cap field use to sports turf surfaces to maximum 32 hrs week and see to reduce this where possible to 25 hrs / week | **Indicator:**<br>• Sports turf quality and condition is sustainably maintained across seasons<br>**Evaluation**<br>• Monitoring of condition | Ongoing | GRC |
| **Landscape setting** | | | | | |
| To provide appropriate aesthetic and landscaping facilities within all sportsgrounds to maximise benefits for all users | 7.5 | Review Sportsgrounds and identify priorities for enhancement of landscape setting | **Indicator:**<br>• Understanding of priorities for sportsground setting enhancement<br>**Evaluation**<br>• Completion of priorities identification | Ongoing | GRC |
| | 7.6 | Design and implement Sportsgrounds improvements as part of staged program | **Indicator:**<br>• Improved sportsground settings<br>**Evaluation**<br>• Implementation of setting improvements | Ongoing | GRC |
| | 7.7 | Provide coordinated manual of finishes and elements for sportsground improvements to promote unified character and provide for maintenance efficiency | **Indicator:**<br>• Manual / guidelines available<br>**Evaluation**<br>• Implementation of setting improvements | Ongoing | GRC |
| | 7.8 | Install and maintain paved surfaces in high use areas where need identified to reduce wear and maintenance | **Indicator:**<br>• Wear of grassed areas by foot traffic minimised<br>**Evaluation**<br>• Monitoring | Ongoing | GRC<br>CCP |
| | 7.9 | Provide and maintain informative park signage where required. Place where it is highly visible and not obstructive | **Indicator:**<br>• Signage implemented and effective<br>**Evaluation**<br>• User feedback | Ongoing | GRC |
| **7. High quality and sustainable** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **Landscape setting** | | | | | |
| | 7.10 | Improve provision of general public toilet facilities, seating, tables and shelter, and electric barbeques to sportsgrounds subject to specific needs | **Indicator:**<br>• Expanded facilities available to appropriate locations<br>**Evaluation**<br>• Improvements implemented | Ongoing | GRC |
| | 7.11 | Remove wood fired BBQ's from any remaining sportsgrounds | **Indicator:**<br>• No wood fired BBQ's<br>**Evaluation**<br>• Monitoring | High | GRC |
| **Heritage management** | | | | | |
| To appropriately conserve and maintain cultural heritage items within parks and consider in planning and management decision making about each park | 7.12 | Council's Native Title Manger ensures that Council's reserve management complies with any applicable provisions of the native title legislation and, in respect of Crown land for which Council is Crown land manager (not being 'excluded land') provides advice that the Council's proposed dealings, including the adoption of any POM, complies with the native title legislation | **Indicator:**<br>• Native title obligations are met<br>**Evaluation**<br>• Review and assessment | High | NTM |
| | 7.13 | Research and develop including consultation an integrated strategy for interpretation of Aboriginal Cultural Heritage in the Georges River area that can be implemented within open spaces | **Indicator:**<br>• Coordinated plan for Aboriginal interpretation within parks<br>**Evaluation**<br>• Completion of strategy | Ongoing | GRC |
| | 7.14 | Design and implement interpretation of Aboriginal Cultural Heritage in the Georges River area as applicable within selected Sportsgrounds | **Indicator:**<br>• Implementation of Aboriginal interpretation within Sportsgrounds<br>**Evaluation**<br>• Completion of Aboriginal interpretation<br>• Satisfaction of Aboriginal community | Ongoing | GRC |
| | 7.15 | Review and monitor potential for additional Historical and Aboriginal heritage items to Sportsgrounds within in George River - Plan and implement appropriate conservation measures and interpretation | **Indicator:**<br>• Heritage values are understood and known<br>• Heritage values are interpreted<br>**Evaluation**<br>• Response to community or other advise re potential heritage significance<br>• Completion of interpretation | Ongoing | GRC |
| **7. High quality and sustainable** | | | | | |
| **Environmental management** | | | | | |
| To conserve and enhance tree cover to sportsgrounds including foreshore parks | 7.16 | Review opportunities to enhance native tree cover to Sportsgrounds to:<br>-enhance shade provision<br>-reinforce Green Grid links | **Indicator:**<br>• Tree cover increased<br>**Evaluation**<br>• Tree cover area to individual sportsgrounds | Mod | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | | -provide visual buffer<br>Have regard for design considerations including overshadowing and limb and leaf drop | | | |
| | 7.17 | Where tree planting is envisaged to boundaries of local Sportsgrounds integrate liaison with adjoining residents and sports users as part of design | **Indicator:**<br>• Community awareness and support of Council initiatives<br>**Evaluation**<br>• Community surveys | Ongoing | GRC |
| | 7.18 | Monitor tree plantings to foreshore parks both existing and new and follow up / pursue any illegal removals | **Indicator:**<br>• Tree vandalism minimised<br>**Evaluation**<br>• Reports / observation of vandalism | Mod | GRC |
| | 7.19 | Assess dead trees and branches where overhanging playing fields, paths or ancillary areas. Inspect individually for safety, stability and habitat value | **Indicator:**<br>• Effective tree management<br>**Evaluation**<br>• Review of issues | Ongoing | GRC<br>CCP |
| | 7.20 | Leave dead trees & branches for habitat where they will not pose a threat to patron safety | **Indicator:**<br>• Effective tree management<br>**Evaluation**<br>• Review of issues | Ongoing | GRC<br>CCP |
| | 7.21 | Any tree health issues to be dealt with promptly. Required tree surgery to be carried out by Council staff where possible or approved and qualified arboriculture professionals | **Indicator:**<br>• Effective tree management<br>**Evaluation**<br>• Review of ongoing issues | Ongoing | GRC<br>CCP |
| | 7.22 | Protect and regenerate where possible the endangered remnants in Olds Park, Beverly Hills Park, Peakhurst Park and Riverwood Park | **Indicator:**<br>• Conservation of remnants<br>**Evaluation**<br>Monitoring | Ongoing | GRC |
| To conserve and enhance existing habitat values and ensure new tree and other plantings contribute to habitat in the LGA | 7.23 | Review opportunities to enhance native tree and vegetation cover to Sportsgrounds as per Action 7.15 | | Ongoing | GRC |
| **7. High quality and sustainable Environmental management** | | | | | |
| To manage and maintain bushland areas adjoining sportsgrounds efficiently, effectively and in accordance with the provisions of | 7.24 | Remove noxious and environmental weeds and encourage natural regeneration of indigenous plant species where possible | **Indicator:**<br>• Weed control and Bushcare activities and programs are implemented and supported<br>**Evaluation** | Ongoing | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| SEPP (Biodiversity and Conservation) 2021 and other relevant environmental legislation | | | • Review | | |
| | 7.25 | Identify location of and protect any threatened plants and animals within boundaries of sportsgrounds (and associated natural areas) | **Indicator:**<br>• Protection of threatened plants and animals<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 7.26 | Review opportunities to integrate understorey planting areas to Sportsgrounds as part of coordinated design for Sportsgrounds enhancements to<br>-enhance habitat values<br>-direct pedestrian access<br>-provide visual buffer<br>-enhance impeded drainage areas | **Indicator:**<br>• Understorey planting providing habitat to Sportsgrounds areas increased<br>• Mowing maintenance demands reduced<br>**Evaluation**<br>• Completion of strategy<br>• Integration of sportsground improvement planning and design | Ongoing | GRC |
| **Foreshore management** | | | | | |
| To promote a coordinated & consistent approach in the planning, management & development of natural resources in the Georges River Catchments. | 7.27 | Enhancement and management of foreshore parks to have regard for and implement the strategies and actions of the Georges River Foreshore Access and Improvement Plan 2019 | Refer Georges River Foreshore Access and Improvement Plan 2019 | Ongoing | GRC |
| To manage built foreshore edges to provide environmentally and cost sustainable foreshore edge | 7.28 | Enhancement / management of foreshore sportsgrounds and seawall renewal to consider potential for enhanced habitat performance of sea walls | **Indicator:**<br>• Increase in extent of habitat friendly sea wall edge<br>**Evaluation**<br>• Extent of habitat friendly sea wall edge | Ongoing | GRC |
| To enhance aquatic recreational opportunities | 7.29 | Planning and design of foreshore Park improvements to have regard for improvements identified in the Georges River Foreshore Access and Improvement Plan 2019 | **Indicator:**<br>• Existing aquatic recreational facilities are enhanced<br>• Additional aquatic recreational facilities where appropriate<br>**Evaluation**<br>• Amount of aquatic recreational activities generating from foreshore parks | Ongoing | GRC |
| **7. High quality and sustainable Environmental management** | | | | | |
| **Climate change** | | | | | |
| To ensure management of open space responds to Federal and State policies, guidelines and legislation that addresses Climate | 7.30 | Review opportunities to integrate climate change considerations into planning and design of sportsgrounds in Georges River | **Indicator:**<br>• Sportsgrounds management and enhancement integrates climate change resilience<br>**Evaluation** | Ongoing | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| Change issues relevant to Georges River | | | • Integration to design briefs<br>• Implementation to projects | | |
| To effectively implement mitigation and adaptation strategies identified by Council in any future planning documents that address Climate Change risks | 7.31 | Refer to action 7.30 | | | |
| **Energy and resources use** | | | | | |
| To optimise Energy efficiency of sportsgrounds | 7.32 | Review energy use to Sportsgrounds and identify potential to reduce demand for non sustainable power sources | **Indicator:**<br>• Percentage of sustainable energy use in parks increased<br>**Evaluation**<br>• Monitoring of power use | Mod | GRC |
| To optimise water efficiency of sportsgrounds | 7.33 | Review opportunities to integrate water conservation considerations into planning and design of Sportsgrounds in Georges River:<br>-irrigation of selected fields only<br>-low water demand planting<br>-capture and harvesting of stormwater<br>-robust drinking fountain equipment | **Indicator:**<br>• Potable water use in parks is reduced<br>**Evaluation**<br>• Monitoring of potable water use | High | GRC |
| **Smart Technologies** | | | | | |
| To integrate smart technologies into open space facilities to benefit community use and open space management as technologies and funding allows | 7.34 | Monitor available Smart Technologies and assess potential to improve use and or management of open space.<br>Fund and implement as feasible | **Indicator:**<br>• Smart technology assessed and used where feasible<br>**Evaluation**<br>• Monitoring of potential | Med | GRC |
| **8. Proactively managed** | | | | | |
| **Decision making** | | | | | |
| To manage open spaces in accordance with their community land categorisation and the relevant Generic Plan of Management | 8.1 | Any management decisions or issues outside of the scope of this PoM should be assessed and resolved in the context of the Core Objectives for the Parks category as per the LGA 1993 and the Guiding Principles for | **Indicator:**<br>• Future issues are effectively addressed<br>**Evaluation**<br>• Ability and capacity to resolve issues | Ongoing | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | | Open Space as outlined in the OSRCFS – refer section 3.7 | | | |
| | 8.2 | Maintain a Sportsgrounds Strategy to guide the development of Active Recreation facilities | **Indicator:**<br>• Sportsground strategy in place<br>**Evaluation**<br>• Availability | Ongoing | GRC |
| | 8.3 | Review this Generic PoM at an interval of no longer than 10 years from endorsement to ensure ongoing suitability – revise and update PoM as required including community engagement and involvement in accordance with LGA 1993 | **Indicator:**<br>• Completion of review<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| **Maintenance** | | | | | |
| To effectively maintain sportsground areas | 8.4 | Maintain sportsgrounds in accordance with the applicable service level as per Councils open space maintenance protocols | **Indicator:**<br>• Maintenance meets usage requirements and maintains and acceptable level of quality<br>**Evaluation**<br>• Monitoring and review of condition | Ongoing | GRC |
| **Bushfire management** | | | | | |
| To manage sportsgrounds in accordance with Councils bushfire management policies | 8.5 | Have regard for Councils bushfire management policies for decision making in Sportsgrounds with tree and vegetation stands or which adjoin areas categorised Natural Area Bushland | **Indicator:**<br>• Bushfire management issues related to sportsgrounds are addressed<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| To reduce the risk of bushfire in areas adjoining sportsgrounds. | 8.6 | Undertake annual assessments of fuel loadings | **Indicator:**<br>• Fuel loads inspected<br>**Evaluation**<br>• Inspection reports available | Ongoing | GRC |
| | 8.7 | Undertake removal of fuel where required | **Indicator:**<br>• Recommendations of NSW Fire Brigades adhered to<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC<br>CCP |
| **8. Proactively managed** | | | | | |
| **Decision making** | | | | | |
| | 8.8 | Close sportsgrounds in Bushfire prone areas during periods of extreme/high fire danger | **Indicator:**<br>• Gates closed, signage displayed and parks hotline updated during high fire danger<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **Domestic pet and feral animal management** | | | | | |
| To educate, monitor and enforce Companion Animals Act regulations, and encourage responsible behaviour of pets at sportsgrounds | 8.9 | Promote public awareness of dog management regulations and provisions | **Indicator:**<br>• Information available to community<br>**Evaluation**<br>• Availability | Ongoing | GRC |
| | 8.10 | Pets to be kept on lead at all times within sportsgrounds, except at designated off-lead areas | **Indicator:**<br>• Reduced reports of incidents<br>**Evaluation**<br>• Monitoring of reports | Ongoing | GRC |
| | 8.11 | Pets to be cleaned up after by owners | **Indicator:**<br>• Reduced reports of incidents<br>**Evaluation**<br>• Monitoring of issues<br>• Clean-up required by Council / sports groups | Ongoing | Comm |
| | 8.12 | Unauthorised animals (eg. horses) kept out of sportsgrounds | **Indicator:**<br>• Gates<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC<br>Comm |
| | 8.13 | Spot inspections by Compliance Officers | **Indicator:**<br>• Compliance by park users<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |
| | 8.14 | Check regulatory signage and replace or install where required. Signage placed in highly visible positions | **Indicator:**<br>• Clear concise signage in good state of repair<br>**Evaluation**<br>• Inspection<br>• Monitoring of issues | Annually | GRC<br>CCP |
| To minimise the impacts of feral animals on sportsgrounds where possible. | 8.15 | Inspect regularly for feral pests and treat ASAP by pest controller if found | **Indicator:**<br>• Inspections carried out and any outbreaks controlled<br>**Evaluation**<br>• Evaluation of occurrences and actioning | Ongoing | GRC<br>CCP |
| **8. Proactively managed** | | | | | |
| **Domestic pet and feral animal management** | | | | | |
| | 8.16 | Implement monitoring, control and education measures in accordance with agreed protocols and programs | **Indicator:**<br>• Programs and protocols implemented<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| **Boundary management** | | | | | |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| To minimise impact on amenity and quality of sportsground areas of residential boundaries | 8.17 | Monitor residential boundaries to Sportsgrounds to identify:<br>• Encroachment of resident private open space onto Sportsgrounds<br>• Garden escape | **Indicator:**<br>• Understanding of residential boundary problems across Sportsgrounds<br>• Residential boundary problems are actioned<br>**Evaluation**<br>• Number of boundary problems | Low | GRC<br>CCP |
| | 8.18 | Monitor condition or boundary fencing between residences and Sportsgrounds – liaise with landholders for shared replacement of boundary fencing in accordance with legislation | **Indicator:**<br>• Understanding of residential fenceline issues across parks<br>• Residential boundary fence issues are actioned<br>**Evaluation**<br>• Occurrence of residential boundary problems | Low | GRC<br>CCP |
| **8. Proactively managed** | | | | | |
| **Funding** | | | | | |
| To provide sufficient core funding to maintain sportsgrounds and facilities to agreed service standards, and embellish funding base with grants and sponsorship where possible. | 8.19 | Allocate sportsground funding based on maintenance requirements of grounds and facilities, user needs and numbers, and inflation costs. Revise and adjust annually | **Indicator:**<br>• Budget allocation is sufficient to cover ongoing maintenance costs for each sportsground. Annual expenditure not to exceed allocation<br>**Evaluation**<br>• Annual monitoring | Ongoing | GRC |
| To capitalise on Federal and State Government Grants through forward planning of detailed designs | 8.20 | Identify high priority Sportsgrounds improvements and progressively develop required design to facilitate implementation | **Indicator:**<br>• Designs are in place for high priority works<br>**Evaluation**<br>• Availability of design<br>• Receipt of project funding | Ongoing | GRC |
| **8. Proactively managed** | | | | | |
| **Funding** | | | | | |
| To achieve capital assistance for selected recreation and park projects | 8.21 | Review grant funding opportunities and align with required Sportsgrounds improvement and management projects | **Indicator:**<br>• Council is aware of Grant funding opportunities<br>• Understanding of which projects qualify for funding<br>**Evaluation** | Ongoing | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | | | • Availability of grant funding plan | | |
| | 8.22 | Prioritise grant funding submissions and prepare submissions for funding | **Indicator:**<br>• Grant funding contributes to Sportsgrounds improvement<br>**Evaluation**<br>• Value of grant funding contributions | Ongoing | GRC |
| | 8.23 | Pursue sponsorship opportunities for suitable programs or events, in accordance with Council's sponsorship policy and ICAC guidelines | **Indicator:**<br>• Sponsorship funding considered and secured for selected programs and events<br>**Evaluation**<br>• Review of sponsorship contributions | Ongoing | GRC |
| To facilitate involvement of sportsground users to contribute in sportsground management and maintenance | 8.24 | As identified in OSRCFS Strategic Directions 16.3.4 - develop a cost recovery policy for sports fields. This will require engaging with local clubs to determine agreed levels of service for sports fields. Engagement should cover topics including:<br>• the condition of sports fields used by clubs<br>• costs associated with the current level of service<br>• costs to bring these fields to a higher standard and to maintain them into the future<br>• options available for fields and approaches to cost recovery<br>consideration of existing / potential role of clubs in sportsfield upkeep and maintenance | **Indicator:**<br>• Cost recovery policy is established and operational<br>• Cost recovery policy is successful in assisting maintain quality of facilities<br>**Evaluation**<br>• Initiation of policy<br>• Monitoring of policy | Med | GRC |
| | 8.25 | Apply appropriate charges to the use of selected venues and facilities to assist with cost recovery | **Indicator:**<br>• User charges contribute to facility upkeep<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| **8. Proactively managed Funding** | | | | | |
| | 8.26 | Fees and charges for the use of available sportsground facilities reviewed by Council annually and detailed in list of Fees & Charges in Council Management Plan | **Indicator:**<br>• Continued inclusion of costs for use of playing fields, golf course, tennis courts etc in Council's list of Fees & Charges. Equitable distribution of fees and charges in relation to the facility<br>**Evaluation**<br>• Availability of charges information<br>• Monitor equity / capacity issues | Annually | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | 8.27 | As identified in OSRCFS Strategic Directions 16.3.4 monitor the impact of funded ground improvements, intensified maintenance regimes, and planned synthetic field developments on the performance and carrying capacity of playing field | **Indicator:**<br>• Post occupation / use data on field condition and user satisfaction<br>**Evaluation**<br>• Availability of data<br>• Monitoring of data | Ongoing | GRC |
| **Sports group liaison** | | | | | |
| | 8.28 | As identified in OSRCFS Strategic Directions 16.3.4 review and improve communications to sports clubs and associations in reference to any capital works improvements undertaken on sports fields – establish agreed protocol | **Indicator:**<br>• Sports club liaison protocol established and in place<br>**Evaluation**<br>• Initiation of protocol<br>• Monitoring of protocol | Ongoing | GRC |
| **Sports group liaison** | | | | | |
| | 8.29 | Maintain a Sport & Recreation liaison as contact point for sporting and recreation enquiries and programs | **Indicator:**<br>• Availability and use of liaison point<br>**Evaluation**<br>• Monitoring<br>• Reports by users | Mod | GRC |
| | 8.30 | Conduct annual Sports Advisory Committee meeting to facilitate communication between user groups and Council and users to monitor sporting requirements of the local and regional community | **Indicator:**<br>• Effective communication between Council and sports groups<br>**Evaluation**<br>• Monitoring<br>• Reports by users | Annually | GRC |
| | 8.31 | As identified in OSRCFS Strategic Directions 16.3.4 undertake a detailed analysis of the use of cricket pitches within the LGA, with current and projected participation levels. (Ensure cricket use throughout the LGA is sustainable against player numbers) | **Indicator:**<br>• Improved cricket usage and needs data to inform decision making about facilities<br>**Evaluation**<br>• Implementation of data gathering<br>• Monitoring of data | Mod | GRC |
| **8. Proactively managed** | | | | | |
| **Bookings** | | | | | |
| To provide a booking and ground allocation service for sportsgrounds that is fair and equitable | 8.32 | Allocate playing fields on a seasonal basis according to demand | **Indicator:**<br>• A fair and transparent system<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| To provide improved data on field usage hours and user groups | 8.33 | As identified in OSRCFS Strategic Directions 16.3.4 adopt a sportsground utilisation data | **Indicator:**<br>• Improved usage data | Ongoing | GRC |

| Objective | Action | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | | gathering methodology which captures information on the actual use of individual fields that can be compared against booking data. (Information on actual field use will enable more effective allocation of playing areas and ensure resources are maximised). Consider technology such as access swipe cards for amenities and field lighting which provide additional data | **Evaluation**<br>• Implementation of data gathering<br>• Monitoring of data | | |
| **Easements** | | | | | |
| To recognise inter-relationships with adjoining uses and with essential infrastructure | 8.34 | Allow temporary or permanent easements over sportsgrounds for access to private property where appropriate and in compliance with the requirements of the Local Government Act 1993 and other relevant legislation and policy. Use to be subject to application and approval including:<br>-application<br>-provision of bond<br>-costs borne by applicant | Indicator:<br>• Easements permitted where legal and policy requirements met.<br>Evaluation<br>• Post approval review of granted easements | Ongoing | GRC |
| | 8.35 | Allow for easements over sportsgrounds where appropriate for stormwater control, dispersal and flood control subject to Council approval and in compliance with the provisions of the Local Government Act 1993 | Indicator:<br>• Easements permitted where legal and policy requirements met.<br>Evaluation<br>• Post approval review of granted easements | Ongoing | GRC |

## 4.5 Funding of improvements

There will be a number of internal Council funding sources that will contribute to sportsground improvements including capital works funding for major works through to recurrent maintenance funding for smaller scale items. In addition Council will target grant funding opportunities to supplement Council funding.

A summary of New South Wales funding opportunities follows as listed on the NSW Government Active Living we page (https://www.nswpcalipr.com.au/resources/funding-opportunities/)

### *Government Funding*

**NSW Office of Sport**

Each year the Office of Sport provides millions in government grants to nurture sporting talent, help build sports facilities and develop the industry as a whole.

The Greater Sydney Sports Facility Fund was established by the NSW Government to create spaces and places that enable communities to participate in sport at all levels.

The fund will invest in new and existing facilities to improve the quality and quantity of sports infrastructure across Greater Sydney.

The main objective of the Greater Sydney Sports Facility Fund is to ensure funding is allocated to those sporting facilities that deliver the best outcomes for the communities they support.

The aim is to ensure that the right investments in community sport facilities are made and that the best value possible is achieved.

Program objectives
The overall program objectives are to:

- Increase the number and type of sport facilities
- Improve the standard of existing sport facilities
- Increase participation in sport.

The equitable provision of, and access to, high quality female friendly sport and active recreation facilities is critical to supporting and growing participation opportunities for women and girls.

An allocation of $100 million is available over three years for sport facility projects. There will approximately be $33 million available per year. Georges River has been successful in achieving funding through this program previously.

Other programs that can be investigated related to specific projects include:

- Greater Sydney Sports Facility Fund
- Her Sport Her Way grants
- Local Sport Defibrillator Program
- Mental Health Sports Fund
- Local Sport Grant Program

In addition to a range of funding for community bodies including sports groups:

- Sport Development Program
- ClubGRANTS Category 3 Fund
- Community Building Partnership Program
- Community Development Grants Program
- Stronger Communities Program
- Funding opportunities for community groups
- Sport NSW
- Community Builders
- My Community Project

**RMS Walking and Cycling Funding**
The NSW Government is committed to working with councils to make walking and cycling a more convenient, safer and enjoyable transport option that benefits everyone.

The Active Transport (Walking and Cycling) Program is in line with the NSW Government's Future Transport 2056 Strategy, Greater Sydney Services and Infrastructure Plan, Regional NSW Services and Infrastructure Plan and The Greater Newcastle Future Transport Plan; there is a focus on improving connectivity for customers who choose to walk and cycle to major centres and public transport interchanges.

For further information and to apply please refer to Transport for NSW website at https://www.transport.nsw.gov.au/projects/programs/walking-and-cycling.

**Metropolitan Greenspace Program**
The Metropolitan Greenspace Program is an annual grants scheme which provides funding for the planning and improvement of regional open space in Sydney and the Central Coast. The program aligns with the Department of Planning, Industry and Environment's Greater Sydney Region Plan A Metropolis of Three Cities, and the Green Grid strategy, helping to create a network of high-quality green space that connects town centres, public transport hubs, and major residential areas.

Funding for the program comes from the Sydney Region Development Fund, which is administered by the Office of Strategic Lands. In 2018/19 eligible councils were offered a share of $4 million to prepare a detailed master plan for each of the Priority Green Grid Corridors identified in the Greater Sydney District Plans. Each grant will provide the council $200,000 to assist in the progression of these initiatives.

**Office of Open Space and Parklands**
NSW Government $290million for more green and open spaces including:

**Everyone Can Play Grant Program**
The Everyone Can Play in NSW Grant is a NSW Government commitment to support councils to renew, renovate and build inclusive playgrounds across all of NSW.

**Five Million Trees Grant Program**
The Five Million Trees for Greater Sydney Grant supports local councils in Greater Sydney to enhance urban tree canopy by co-funding tree planting projects in public spaces such as streets, parks and plazas. Upwards of $6 million is available to fund upcoming tree-planting projects. Funds are awarded to councils on a matched dollar-for-dollar basis.

**Climate Change Fund**
NSW councils can apply for grants to plant trees, erect shade clothes and install water-misting systems in public places under the state government's new $3.5 million grant program.

*Non-government Funding*

**Bunnings Community Grants**

As part of Bunnings' commitment to meaningful and active participation in the community their stores provide ongoing assistance to a wide range of local community groups including:

- Schools & kindergartens
- Local sporting groups
- Service clubs (Lions, Rotary etc.)
- Local community groups that assist the disadvantaged
- Local health & wellbeing
- Junior community groups (Scouts, Girl Guides etc.)

Further information is available at: https://www.bunnings.com.au/about-us/in-our-community

**Ian Potter Foundation**

The Ian Potter Foundation makes grants nationally to support charitable organisations working to benefit the community across a wide range of sectors and endeavours including health and community wellbeing.
Further information is available at: http://www.ianpotter.org.au/funding-rounds/

**NIB Foundation**

NIB Foundation's Community Grant program supports community initiatives which will make a positive difference to the health and wellbeing of Australian communities, with a focus on the health of young people, and carers.

A Community Grant round is held each year and applications are invited from eligible organisations across Australia.

Further information is available at: http://www.nibfoundation.com.au/Funding/Funding.aspx

**Commonwealth Bank Community Grants**

The Commonwealth Bank provides grants to organisations nationwide, supporting a range of youth programs focused on health, education and social inclusion. All Community Grants are awarded for a period of three years to support the financial sustainability of community organisations so they can deliver crucial programs over the longer term.

Further information is available at: https://www.commbank.com.au/about-us/opportunity-initiatives/opportunity-from-good-business-practice/community-grants.html

# 5 APPENDIX

## 5.1 Appendix A: Category mapping for Sportsgrounds

**Facility**
Gannons Park, Peakhurst

| Address | Title Reference | Area m² |
|---|---|---|
| 4A Boatwright Ave | Lot 117 DP 567307 | 490.84 |
| 13 Ernest St | Lot 116 DP 566416 | 392.519 |
| 13D Ernest St | Lot 118 DP 567307 | 53563.288 |
| 28D-72D Wayne Ave | Lot 6 DP 244175 | 2942.809 |
| 28D-72D Wayne Ave | Lot 4 DP 101531 | 2038.94 |
| 28D-72D Wayne Ave | Lot 21 DP 29219 | 13232.362 |
| 28D-72D Wayne Ave | Lot W DP 28839 | 10493.572 |
| 28D-72D Wayne Ave | Lot 1 DP 241206 | 2860.467 |
| 28D-72D Wayne Ave | Lot 31 DP 230369 | 22445.115 |
| 28D-72D Wayne Ave | Lot 15 DP 31841 | 8967.245 |
| 28D-72D Wayne Ave | Lot 203 DP 621686 | 1367.313 |
| 28D-72D Wayne Ave | Lot 5 DP 247222 | 2437.319 |
| 28D-72D Wayne Ave | Lot 203 DP771463 | 1121.576 |
| 3A Koorabel St | Lot 3 DP 572970 | 1550.858 |
| 3A Koorabel St | Lot 25 DP236467 | 15129.118 |
| 3A Brewer Pl | Lot 55 DP 29015 | 23563.423 |
| 30A Cliff Ave | Lot 2 DP 226009 | 22664.737 |
| 30A Cliff Ave | Lot 2 DP 218466 | 20934.126 |
| 30A Cliff Ave | Lot 1 DP 218572 | 35404.541 |
| 30A Cliff Ave | Lot 49 DP 209573 | 10091.513 |
| 30A Cliff Ave | Lot 157 DP 210867 | 17202.759 |
| 30A Cliff Ave | Lot 109 DP 210866 | 17242.644 |
| 30A Cliff Ave | Lot 1 DP 128528 | 517.0 |
| 30A Cliff Ave | Lot 26 DP 656165 | 11724.174 |
| 30A Cliff Ave | Lot 1 DP 216450 | 22791.382 |
| Central zone | Reclaimed land | |

| Owner | Land Classification | Category |
|---|---|---|
| Council | Community | Sportsground<br>Park<br>Natural Area - Wetland<br>Natural Area - Bushland |

LEGEND

- POM Land Parcel Boundaries
- Crown Land parcel managed by Council

CATEGORY

- Park
- Natural area (Bushland)
- Natural area (Wetland)
- Sportsground

CLIENT: GEORGES RIVER COUNCIL
BY: ep environmental partnership
PROJECT: MAP: Gannons Park
GENERIC PLAN OF MANAGMENT

Disclaimer:
GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED.

DATE: Apr 2020
SCALE: 1:7500 @ A4
DRAWING: SP01
ISSUE: 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Riverwood Park & Wetlands | 79 Coleridge St, Riverwood | *Lot A DP 325838* | *Crown\State of NSW – R65642. Gazetted 22/11/1935 Public Recreation* | *Crown Reserve for the purpose of "Public Recreation"* | *56982.19* | Sportsground<br>Natural Area - Wetland |
| | 1A Mary St | Lot 1 DP 500558 | Council | Community | 9687.838 | |
| | 1B Mart St | Lot 1 DP 203453 | Council | Community | | |
| | 48 William Rd | Lot 1 DP 209153 | Council | Community | 14422.924 | |

***No Initial Categorisation applied to Crown Land***

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

Natural area (Wetland)

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT: **MAP: Riverwood Park & Wetlands**

GENERIC PLAN OF MANAGMENT

Disclaimer: GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED.

DATE: June 2023 | DRAWING: SP02

SCALE: 1:2250 @ A4 | ISSUE: 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Gifford Park, Penshurst | 69A Arcadia St | *Lots 12/11, 14/11, 16/11, 18/11, 20/11, 22/11, 24/11, 26/11 DP 1193*<br>*Lots 3-12 DP 1149054*<br>*Lots 1-2 DP 1149054* | *Crown\State of NSW – R69270 Gazetted 31/05/1940 Public Recreation* | *Crown Reserve for the purpose of "Public Recreation"* | 16323.5 | Sportsground<br><br>Sportsground<br>Park |

***Initial Categorisation applied to Crown Land: Park***

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

Sportsground

| CLIENT | BY | PROJECT | | DATE | DRAWING |
|---|---|---|---|---|---|
| GEORGES RIVER COUNCIL | ep environmental partnership | **MAP: Gifford Park**<br>GENERIC PLAN OF MANAGMENT | Disclaimer: GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED. | Apr 2020<br>SCALE<br>1:500 @ A4 | SP03<br>ISSUE<br>2 |

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Hurstville Golf Course, Mortdale | 57A Lorraine St<br>57 Lorraine St<br>57 Lorraine St<br>57 Lorraine St, | Lot 3 DP 522691<br>Lot 1 DP 176469<br>Lot 1 DP 33385<br>*Lot 7054 DP 1127614* | Council<br>Council<br>Council<br>*Crown/State of NSW - R100110 Gazetted 3/07/1987 Public Recreation* | Community<br>Community<br>Community<br>*Crown Reserve for the purpose of "Public Recreation"* | 750.675<br>294597.098<br>51992.685<br>*48536.539* | Sportsground |

***Initial Categorisation applied to Crown Land: Park***

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

General Community Use

| CLIENT | BY | PROJECT | | DATE | DRAWING |
|---|---|---|---|---|---|
| GEORGES RIVER COUNCIL | ep environmental partnership | **MAP: Hurstville Golf Course**<br>GENERIC PLAN OF MANAGMENT | Disclaimer: GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED. | NOV 2025<br>SCALE<br>1:5000 @ A4 | SP04<br>ISSUE<br>2 |

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Evatt Park, Lugarno | 25 Linden Cr | Lot 23 DP 27479 | Council | Community | 4711.121 | Sportsground, Park, Natural Area - Bushland |
| | 1116A Forest Rd | Lot 4 DP 224268 | Council | Community | 477.419 | |
| | 1116 Forest Rd | Lot 7 DP 702963 | Council | Community | 100767.9 | |
| | 2D Allwood Cr | Lot 29 DP 27634 | Council | Community | 6688.901 | |
| | 68H Allwood Cr | Lot 6 DP 702963 | Council | Community | | |
| | Pathway between 42-44 Allwood Cres | | | | | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

Sportsground

Natural area (Bushland)

| CLIENT | BY | PROJECT | | DATE | DRAWING |
|---|---|---|---|---|---|
| GEORGES RIVER COUNCIL | ep environmental partnership | MAP: Evatt Park<br>GENERIC PLAN OF MANAGMENT | Disclaimer: GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED. | Apr 2020<br>SCALE<br>1:3000 @ A4 | SP05<br>ISSUE<br>2 |

**Facility**
Peakhurst Park, Peakhurst

| Address | Title Reference | Area m² |
|---|---|---|
| 5A Hedley St, Riverwood | Lot 1 DP 1143770 | 40414.343 |
| | Lot 3 DP 1143770 | 10216.066 |
| | Lot 2 DP 1143770 | 27120.244 |
| | Lot 5 DP 1143770 | 2845.758 |
| | Lot 4 DP 1143770 | 4870.087 |

| Owner | Land Classification | Category |
|---|---|---|
| Council | Community | Sportsground<br>General Community Use |

LEGEND

- POM Land Parcel Boundaries
- Crown Land parcel managed by Council

CATEGORY

- Sportsground
- General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

**MAP: Peakhurst Park**
GENERIC PLAN OF MANAGMENT

PROJECT

Disclaimer:
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| DATE | DRAWING |
|---|---|
| Sept 2020 | SP06 |
| SCALE | ISSUE |
| 1:3000 @ A4 | 3 |

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Smith Park, Kingsgrove | 30 Morgan St, Kingsgrove | Lot 93 DP 663238 | Council | Community | 12323.278 | Sportsground<br>General Community Use |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Smith Park**

GENERIC PLAN OF MANAGMENT

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DATE: Apr 2020
SCALE: 1:1250 @ A4
DRAWING: SP08
ISSUE: 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Vanessa Street | 60 Vanessa St | Lot 481 DP 14854 | Council | Community | 808.652 | Sportsground |
| Multi-Sport Courts, | 60 Vanessa St | Lot 1 DP 660754 | | | 2525.431 | |
| Beverley Hills | 60 Vanessa St | Lot 482 DP 14854 | | | 541.779 | |
| | 70 Vanessa St | Lot 483 DP 14854 | | | 533.225 | |
| | 60 Vanessa St | Lot B DP 102550 | | | 305.299 | |
| | 70 Vanessa St, | Lot 484 DP 14854 | | | 541.317 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Vanessa Tennis Centre**

GENERIC PLAN OF MANAGMENT

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DATE Apr 2020
SCALE 1:600 @ A4
DRAWING SP09
ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Olds Park, Penshurst | 65 Queensbury Rd | Lot 83 DP 16723 | Council | Community | 481.969 | Sportsground, part General Community Use, part Park |
| | 65 Queensbury Rd | Lot 82 DP 16723 | Council | Community | 8328.523 | |
| | 65 Queensbury Rd | Lot 84 DP 16723 | Council | Community | 608.171 | |
| | 7 Holley Rd | Lot B DP 377658 | Council | Community | 6670.002 | |
| | 624 Forest Rd | Lot B DP 379145 | Council | Community | 14724.095 | |
| | 630 Forest Rd | Lot 2 DP 433674 | Council | Community | 91823.273 | |
| | 7 Holley Rd, | Lot 78 DP 16723 | Council | Community | 514.589 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

Sportsground

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Olds Park**

GENERIC PLAN OF MANAGMENT

Disclaimer:
GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED.

DATE: Apr 2020
SCALE: 1:3500 @ A4
DRAWING: SP10
ISSUE: 2

## 5.2 Appendix B: Have a Say – Online Feedback

Summary of online responses received from December 2019 to March 2020. As per the dashboard of responses below key points of note in relation to participation included:

- 156 visits
- 17 Engaged participants (participated in survey)
- 59 Informed participants (visited multiple pages, downloaded a document, contributed to a tool)
- 125 Aware participants (visited at least 1 page)

| ENGAGED PARTICIPANTS | 17 | | |
|---|---|---|---|
| **Engaged Actions Performed** | **Registered** | **Unverified** | **Anonymous** |
| Contributed on Forums | 0 | 0 | 0 |
| Participated in Surveys | 9 | 0 | 8 |
| Contributed to Newsfeeds | 0 | 0 | 0 |
| Participated in Quick Polls | 0 | 0 | 0 |
| Posted on Guestbooks | 0 | 0 | 0 |
| Contributed to Stories | 0 | 0 | 0 |
| Asked Questions | 0 | 0 | 0 |
| Placed Pins on Places | 0 | 0 | 0 |

| AWARE PARTICIPANTS | 125 |
|---|---|
| **Aware Actions Performed** | **Participants** |
| Visited at least one Page | 125 |
| | |
| | |

| INFORMED PARTICIPANTS | 59 |
|---|---|
| **Informed Actions Performed** | **Participants** |
| Viewed a video | 0 |
| Viewed a photo | 0 |
| Downloaded a document | 10 |
| Visited the Key Dates page | 0 |
| Visited an FAQ list Page | 0 |
| Visited Instagram Page | 0 |
| Visited Multiple Project Pages | 48 |
| Contributed to a tool (engaged) | 17 |

The table following outlines the key responses received:

| Which parks do you use? | What do you like about them? | What do you think needs to be improved/changed in Councils parks and open space? |
|---|---|---|
| Donnelly Park<br>Carss Bush Park<br>Moore reserve,<br>Stuart Reserve<br>Olds Park | Lots of activities at one location for multiple ages | • More circuit paths /tracks to allow kids to learn to ride off road<br>• Allow for improved thoroughfare by cyclists through park<br>• More youth facilities in more parks eg half courts, netted soccer goals for practice shooting, cricket wickets<br>• Maintain open informal areas in a better condition –uneven surfaces<br>• Replace trees when they die – or are cut down |
| Carss Bush Park | 50m Swimming Pool | • Focus on young children<br>• New walk around bay not safe for young children |
| | | • Focus on standard sports activities<br>• Cater mainly for children.<br>• There is nothing for a single individuals - it's always about family and kids. |
| Moore Reserve,<br>Moore Park,<br>Beverley Park<br>Spooner Park<br>Carss Bush Park<br>Scarborough Park | walking, picnics and leisure activities<br>large spaces<br>off leash areas | • Lawn mowing and edging sometimes lacking<br>• Water areas for dogs to swim |
| Anglo Square<br>Carss Park<br>Dolls Point Park | Serve the local community | • Anglo Square – would benefit by play equipment like Carss Park or Allawah Park |
| Ruby Wing Reserve<br>Milsop Reserve | great play equipment for kids and shaded picnic benches | • more large trees and flowers planted<br>• water bubbler and toilets would be fantastic additions |
| Narwee Park<br>Peakhurst Park | Quiet | • Narwee park needs toilet facilities<br>• Peakhurst Park fields need irrigation and new turf |
| Hurstville Oval and Park | The trees, grass areas and gardens. | • Use only sustainable / renewable materials – avoid plastic |
| | | • More opportunities for variety of age groups to gather in parks<br>• opportunities for adults to gather in parks - potential to include equipment for table tennis, chess, mahjong, dance, yoga etc<br>• walking paths<br>• Interpretive signage |
| Len Reynolds Reserve, | Safe with great play equipment nice place for adults to sit and enjoy views. | • A playground similar to this would be wonderful for the Kogarah Bay residents, eg. the empty parcel of land located at the intersection of Scouter Street and Carlton Cres. |
| Kempt Field Hurstville | Close to CBD | • Bring back skate park |
| Beverley Hills Park<br>Peakhurst park | Fields | • Better drainage for after rain |
| Oatley Park, Kempt Field, Croot Park | Open green spaces. Playground facilities. Toilets close-by. | • More outdoor gym facilities |
| Gannons Park and The HV Evatt Memorial Reserve | Natural bush areas with walking tracks | • More natural parks<br>• Potential acquisition of open space at 80 Boronia Parade Lugarno is 24500 sq metre |
| Bushcare work at a variety of spaces | green spaces are very important to the overall health of our communities | • Lime Kiln Wetlands and Moore Park Reserve need to be improved.<br>• Sewage and poor management of the wetlands needs to be addressed. More highly qualified Bushcare officers need to be hired to replace the ones that have left and<br>• an increase of environmental educational staff.<br>• additional staff to increase community |
| Narwee Park | It is a large park with many areas for various activities. | • more rubbish bins put in place, especially around the tables and barbeque area.<br>• There is always trash in the park, often dangerous objects such as broken glass from alcohol bottles and used drug containers.<br>• The gully nearest to Chamberlain St is very degraded with rubbish. |
| Poulton Park and Donnelly Park | Accessibility and size | • Donnelly Park overrun by BBQ and picnickers who leave BBQ coal dumped under tap contaminating environment and the birds are prevented from drinking water under tap due to contamination.<br>• Not enough open space for residents in new developments |

GEORGES RIVER

# GENERAL COMMUNITY USE

## Generic Plan of Management

# General Community Use

## GENERIC PLAN OF MANAGEMENT

August 2022

Prepared For

Georges River Council

By

Environmental Partnership NSW Pty Ltd

| Issue | Date | Description | By |
|---|---|---|---|
| 1 | 09-01/20 | Preliminary Draft | NE |
| 2 | 24/04/20 | Draft | NE |
| 3 | 22/05/20 | Draft Plan of Management | NE |
| 4 | 26/08/20 | Draft Plan of Management | NE |
| 5 | 13/07/21 | Draft Plan of Management | NE |
| 6 | 20/08/21 | Draft Plan of Management | NE |
| 7 | 19/05/22 | Draft Plan of Management | MF |
| 8 | 08/08/22 | Final Plan of Management | EP |
| 9 | 25/11/2024 | Amendment No 1 | GRC |
| | XX/XX/XX | Amendment No 2 | GRC |

Cover image: Narwee Pre-School Kindergarten

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# 1 INTRODUCTION

## 1.1 What is the Plan of Management

A Plan of Management (PoM) is a document that provides a means to control the future use, development and maintenance of Community and / or Crown Land under Council's care, control and management. This Generic Plan of Management (PoM) has been prepared to guide management of a number of smaller open spaces which meet the guidelines for categorisation (under the Local Government (LG) Act) as General Community Use. As defined by the LG Act a General Community Use area is an area for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and which is not required / suitable for categorisation as one of the other community land categories. The other Generic Plans of Management cover the other community lands categorisations under the LG Act including:

- Natural areas (including bushland, foreshore, watercourse, wetland, escarpment)
- Parks
- Sportsgrounds

This PoM will identify issues relevant to the future management of General Community Use areas across the Georges River LGA, including addressing the use and management of these sites. The PoM will establish Council's goals, strategies and desired outcomes that will guide the timing, shape and nature of future actions. If there is any further development proposed of the community land other than that authorised by this PoM, or a change in the categorisation of a General Community Use area is proposed, amendment and re-exhibition of the PoM is required.

This PoM has been prepared in accordance with and seeks adoption under the Local Government Act (LG Act), and Crown Lands Management Act (CLM Act).

## 1.2 General Community use areas covered by the Plan of Management

There are 41 parcels of land included in this General Community Use areas plan, which provide varied facilities and services for the community. The individual General Community Use areas vary in size from 0.06 hectares up to 1.1 hectares.

This plan of Management does not apply to any devolved Crown reserves or reserves for which the management has defaulted to the Minister.

### *Sites with multiple categorisations*

A proportion of land parcels categorised as General Community Use area form part of larger sites containing areas of different categorisation that are not large enough (as a whole) to justify a specific Plan of Management.

The LG Act stipulates that where more than one category is used to define a portion of Community Land, the plan must clearly identify the land or parts of the land and the separate categories, by a map or otherwise. Refer to Appendix A which provides Mapping of sites which have multiple categorisations.

Table 1 following summarises open spaces categorised as General Community Use and notes which sites are Crown Reserves. Refer to Figure 1.1 following for sites categorised as General Community Use area as well as (for reference) open spaces covered in the other Generic Plans of management (Park, Natural Area and Sportsground). Refer to Figure 1.2 for open spaces covered by specific Plans of Management.

**TABLE 1 SUMMARY DESCRIPTION OF GCU SITES IN THIS PLAN OF MANAGEMENT**

| Description | Address | Suburb | Title Reference | Owner | Land Classification |
|---|---|---|---|---|---|
| **25 Treacy Street Shop and Carpark** | Shop 2, 25 Treacy St | Hurstville | Lot 112 DP 1243437 | Council | Community land |
| **Barnards Avenue Reserve** | 74 Barnards Ave | Hurstville | Lot 31 DP 35898 | Council | Community land |
| **Beale Reserve** | 25D Rona St | Peakhurst | Lot A DP 400173<br>Lots 15 DP 26426<br>Lots 59-60 DP 26427 | Council | Community land |
| **Blackbutt Avenue Reserve** | 48D Renway Ave<br>49D Blackbutt Ave | Lugarno | Lot 44 DP 28237<br>Pt 1 DP 566335 | Council | Community land |
| **Church Street Reserve** | 2 Water St<br>1 Orana Cres | Blakehurst | Lot 32 DP 1246418<br>Lot 1 DP 1129264 | Council | Community land |
| **Civic Precinct (4 Dora St** | 4 Dora Street | Hurstville | Lot 13 DP 6510 | Council | Community land |
| **Civic Precinct (6 Dora St)** | 6 Dora Street | Hurstville | Lot 14 DP 6510 | Council | Community land |
| **25 Cook St, Mortdale (Men's Shed)** | 25 Cook Street | Mortdale | Lots 17 & 18 DP 4817 | Council | Community land |
| **Hurstville Community Garden** | 63 Wright St | Hurstville | Lot 101 DP 1016477 | Council | Community land |
| **Empress Reserve** | 6 George Street<br>8 George St<br>108 Woniora Rd (part) | Hurstville | Lot 8 DP 368515<br>Lot 72 DP 627321<br>Lot B DP 363355<br>Lot 1/6-3/6 DP 5453<br>Lot 1 DP 433543<br>Lot 4 DP 660854<br>Lot 39/6 DP 1808 | Council | Community land |
| **Endeavour Street Reserve** | *Endeavour St* | *Sans Souci* | *Lot 7044 DP1128231* | *State of NSW - R26444 Gazetted 4/08/1897 Landing Place, Public Recreation* | *Community land* |
| **Gloucester Road Reserve West (Gloucester Road Reserve No.2)** | 199 Gloucester Rd | Beverley Hills | Lot 63 DP 14614 | Council | Community land |
| **Annie Twiss Reserve (Gloucester Road Reserve East (Gloucester Road Reserve No.3))** | 278 Gloucester Rd | Beverley Hills | Lot 21 DP 14614<br>Lot 19 DP 14854 | Council | Community land |
| **Gloucester Road Reserve No.4** | 193D Stoney Creek Rd, Hurstville | Hurstville | Lot 45 DP 10395 | Council | Community land |
| **Grandview Crescent Reserve** | 29A Grandview Cr | Lugarno | Lot X DP 29857 | Council | Community land |
| **Hadfield Reserve** | 1208A Forest Rd<br>4 Oak St | Lugarno | Lot 15 DP 226770<br>Lot 28 DP 239037 | Council | Community land<br>Scout Hall (28) |
| | *2 Oak St* | *Lugarno* | *Lot 29 DP 239037* | *State of NSW - R88375 Gazetted 15/10/1971 Public Recreation. Land Devolved to Council* | *N/A* |
| | Between Lot 15& 29 | | Road Reserve | | Road Reserve |
| **Harold Snodgrass Reserve** | Clarendon Road between Belmore Road and Salt Pan Road | Peakhurst | Road Reserve | Council | Road Reserve |
| **Hogben Park** | 1 Harrow Rd | Kogarah | Part Lots 9-10/23 DP 1680 | Council | Community land |
| **Hurstville Golf Course** | 57A Lorraine St<br>57 Lorraine St<br>57 Lorraine St | Mortdale | Lot 3 DP 522691<br>Lot 1 DP 176469<br>Lot 1 DP 33385 | Council<br>Council<br>Council | Operational<br>Community land<br>Community land |
| | *57 Lorraine St* | | *Lot 7054 DP 1127614* | *State of NSW – R100110 Gazetted 3/07/1987 Public Recreation* | *Community land* |
| **Hurstville Memorial (RR)** | Hurstville Boulevard (Forest Road) | Hurstville | Road Reserve | Council | Road Reserve |

**TABLE 1 SUMMARY DESCRIPTION OF GCU SITES IN THIS PLAN OF MANAGEMENT**

| Description | Address | Suburb | Title Reference | Owner | Land Classification |
|---|---|---|---|---|---|
| | between 213 & 225 Forest Road | | | | |
| **Illawong Street Reserve** | 38D Illawong St | Lugarno | Lot 22 DP 217572 | Council | Community land |
| **Woodlands Avenue Reserve** | 34D Woodlands Ave | Lugarno | Lot 21 DP 211009 | Council | Community land |
| **Jacques Avenue Reserve** | 29A Jacques Ave | Peakhurst | Lots B,C,F, E DP 36368<br>Lot S DP 36171<br>Lots D,G DP 36317<br>Lot 433 DP 529395 | Council<br>Council<br>Council<br>Council | Community land<br>Community land<br>Community land<br>Community land |
| **Jubilee Park** | 2C Boundary Rd<br>2C Boundary Rd | Mortdale | Lot 1 DP 432792<br>Lot 14F/15F DP 2921 | Council | Community land |
| **Meade Park** | 92 Woids Avenue | Allawah | Part Lot 2 DP 207374 | Council | Community land |
| **McRae's Reserve** | 18 Grove Ave | Penshurst | Lot 179 DP 12296 & Lots 170-178, 185-193 | Council | Community land |
| **McGowan Reserve** | 49D Renway Ave | Lugarno | Lot 43 DP 28237 | Council | Community land |
| **Myrtle Street Reserve (RR)** | Gungah Bay Road to cnr 105-107 Myall Street | Oatley | Road Reserve | | Road Reserve |
| **Murdock Crescent Reserve** | 49D Blackbutt Ave<br>40A Boyd Ave<br>10, 22, 24 Murdock Cr | Lugarno | Pt Lot 1 DP 566335<br>Lot 20 DP 30190<br>Lot 22-24 DP 220656 | Council | Community land |
| **Narwee Pre-School Kindergarten** | 5 Bryant St | Narwee | *Lot 432 DP 752056*<br>*Part Lot 3 DP 1046103* | *State of NSW – R79156 Gazetted 7/12/1956 Day Nursery* | *Community land* |
| **Oatley West Scout Hall (within Myles Dunphy Bushland Reserve)** | 117D Woronora Pde | Oatley | Lot 24/ 26 DP 7124 | Council | Community land |
| **Ocean Street Reserve** | 66 Ocean St | Penshurst | Lot 6 DP 311820 | Council | Community land |
| **Olds Park** | 65 Queensbury Rd,<br>7 Holley Rd,<br><br>624, 630 Forest Rd | Penshurst | Lots 82-84 DP 16723<br>Lot B DP 377658, Lot 78 DP 16723<br>Lot B DP 379145, Lot 2 DP 433674 | Council | Community land |
| **Peakhurst Scout Hall Peakhurst Park** | 7a Hedley St, | Riverwood | Lot 2 DP 1143770 | Council | Community land |
| **Pindari Road Island** | 16 Pindari Rd | Peakhurst Heights | Lot 8 DP 218575 | Council | Community land |
| **P J Ferry Reserve Community Hall** | 147B Bellevue Parade | Allawah | Lots 34/5, 36/5, 38/5 DP 2792 | Council | Community land |
| **Pole Depot (3Bridges & Penshurst Child Care) & Community Centre)** | 5 St Georges Rd<br><br>25 St Georges Rd<br>453 Forest Rd<br>449 Forest Rd<br>451 Forest Rd | Penshurst | Lot 101 DP 586060<br><br>Lot 4 DP 14475<br>Lot 1 DP 957769<br>Lot 1 DP 14475<br>Lot 2 DP 964410 | Council<br><br>Council<br>Council<br>Council<br>Council | ~~Operational~~<br>Community land<br>Community land<br>Community land<br>Community land<br>Community land |
| **Ponderosa Place Memorial (RR)** | Adj 975 Forest Road | Lugarno | | | Road Reserve |
| **Smith Park** | 30 Morgan St | Kingsgrove | Part Lot 93 DP 663238 | Council | Community land |
| **Taunton Street Reserve** | 203 Woniora Road | Blakehurst | Lot 24/2-25/2 DP 7754 | Council | Community land |
| **Tallawalla Street Reserve West** | 30 Kooemba Rd<br>66 Tallawalla St | Beverley Hills | Lot 576 DP 13496<br>Lots 578-581 DP 13496 | Council<br>Council | Community land<br>Community land |
| **Tallowwood Avenue Reserve** | 1D Tallowwood Ave<br>1D Tallowwood Ave<br>26A Grandview Cr | Lugarno | Lot 22 DP 221569<br>Lot 1 DP 224413<br>Lot Y DP 29857 | Council<br>Council<br>Council | Community land<br>Community land<br>Community land |
| **Terry Street Reserve (Prairievale Reserve)** | 49 Terry Street | South Hurstville | Part Lot 4 DP 362520 | Council | Community land |
| **Ulster Street Reserve (Access way)** | Between 3-6 Ulster Street | Peakhurst | | | Road Reserve |
| **3 Bridges Youth Centre** | 27 Railway Parade | Kogarah | Part Lot 3 DP 802087 | Rail Corporation NSW | Community land |

**Figure 1.1 Open spaces covered by the Generic Plans of Management – by categorisation**

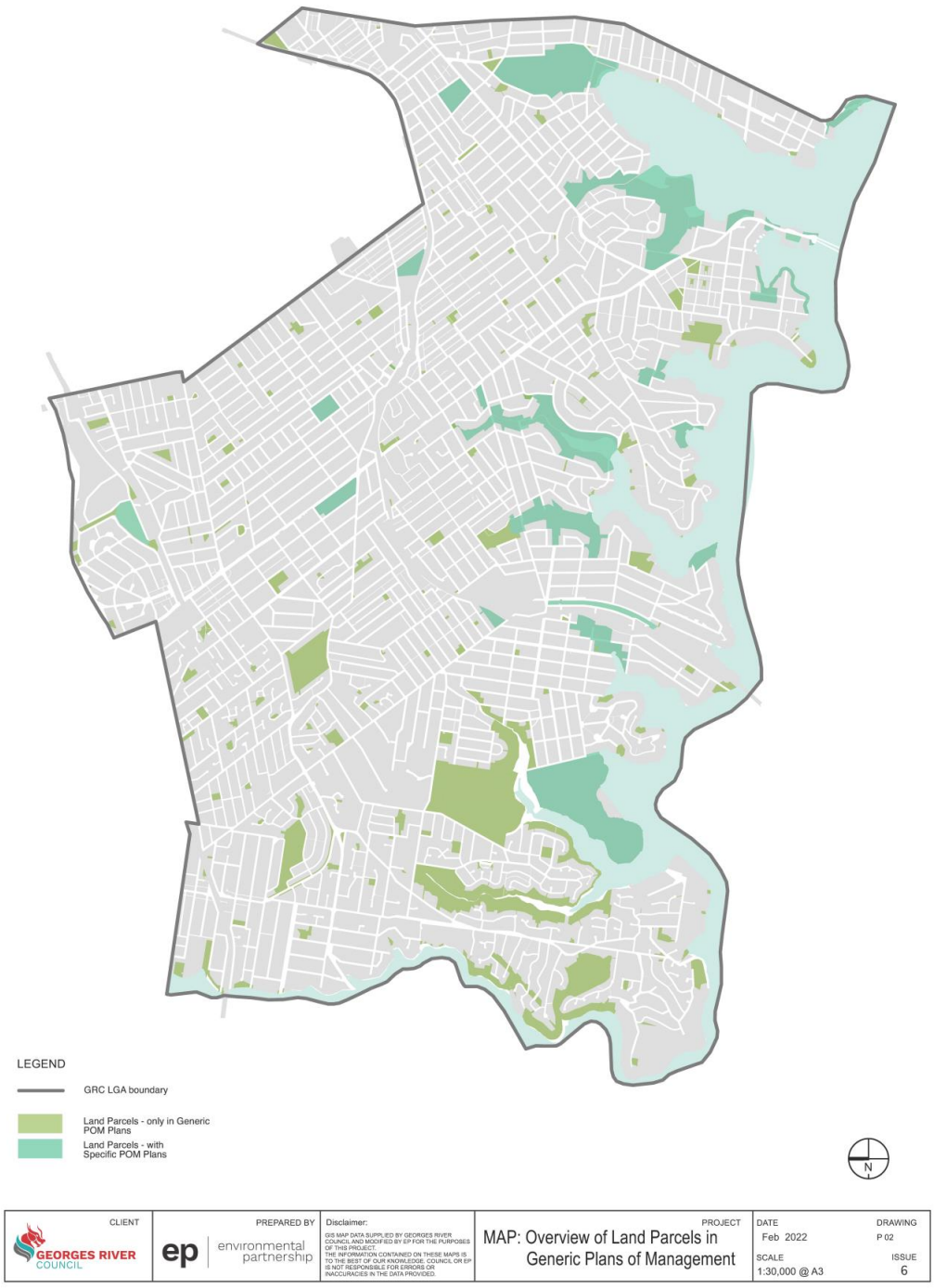



**Figure 1.2 Open Space covered by Generic Plans of Management and by Specific Plans of Management**

# 2 CONTEXT FOR PLANNING & MANAGEMENT

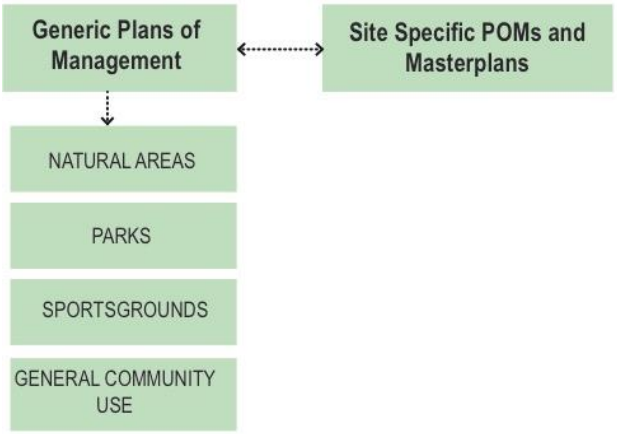
## 2.1 Strategic background

### 2.1.1 Policy and strategic framework

There are a number of State and Council strategies and policies that provide important guidance and positioning for decision making around open space management. Figure 2.1 below is sourced from Councils Local Strategic Planning Statement (LSPS) 2040, and explains the hierarchy of policies and strategies under which open space plans of management sit.

**Figure 2.1 Planning Framework in Georges River**

Plans of management are required under the Local Government Act 1993 for all Community Lands. The Crown Lands Management Act 2016 now also requires Crown Reserves to be covered by a PoM prepared in accordance with the Local Government Act. Larger open spaces with more complex management issues and multiple community land categorisations may be covered by a specific PoM, however the majority of Council's open spaces are covered by Generic PoM which address a specific community land categorisation as below



Some of the key policy and framework documents relevant to the Generic Plans of Management are outlined following:

### *Community Strategic Plan 2018*

The inaugural Georges River Community Strategic Plan represents the community's aspirations until 2028. It forms one element of an Integrated Planning and Reporting (IP&R) framework that Council, being recently amalgamated had to adopt by 30 June 2018. The Plan is accompanied by:

- an annual Operational Plan
- a three-year Delivery Program
- a Resourcing Strategy that details the workforce, funding and assets required to implement the Delivery Program.

The plan identified six pillars that underpin Council decision making:

1. A protected environment and green open spaces
2. Quality, well planned development
3. Active and accessible places and spaces
4. A diverse and productive economy
5. A harmonious and proud community with strong social services and infrastructure
6. Leadership and transparency

Of these pillars 1 and 3 are particularly relevant to open space management. The stated objectives for these are outlined following

**Pillar 1 A protected environment and green open spaces**

1.1 Council's environmentally sustainable practices inspire everyone to protect and nurture the natural environment.

1.2 The LGA's waterways are healthy and accessible.

1.3 Everyone has access to beautiful General Community Use areas and open spaces.

1.4 Local heritage is protected and promoted

**Pillar 3 Active and accessible places and spaces**

3.1 The LGA has a range of transport options to connect people, goods and businesses.

3.2 Roads, footpaths and cycleways are safe, accessible and free of congestion.

3.3 Everyone, including people with disability, navigates the LGA in safety.

3.4 Everyone has access to a range of active and passive recreation facilities.

### *Local Strategic Planning Statement 2040*

The Local Strategic Planning Statement (LSPS) guides land use planning and the delivery of significant infrastructure for the Georges River Local Government Area (LGA) until 2040. The LSPS creates a land use vision for the future of the LGA that recognises the character of suburbs and builds on the Georges River community's social, environmental and economic values and strengths. Of particular relevance for open space management are influences related to open space and environment. The key benchmark characteristics of open space and environment are summarised in the LSPS Strategic Context summary opposite.

Nearly all Georges River residents live within **400 m** of an open space
Those in density development along railway lines do not have access to open space within **200 m**

**266** Council parks and reserves totalling **477ha**
**2** Council owned community gardens
**23** Council active open spaces including **35** full sized rectangular fields; **15** midi/mini sized rectangular fields; 7 full sized ovals; 2 golf courses
**3** aquatic facilities
Council playing fields are already **20%** over booked
Just over one fifth of the open spaces in the LGA are bushland.

Estimated tree canopy cover of **38%** (including mangroves)
2040 target - **40%** minimum canopy across Greater Sydney (target set by the Greater Sydney Commission for 2038)
Approximately **20,000** street trees identified in separate Street Tree Master plans in 2009 and 2015
Less than **10%** of pre-1750 remnant vegetation remains in the LGA

**8** different threatened or endangered ecological vegetation communities covering **18.4 ha**
**6%** of remnant vegetation is classified as endangered ecological communities

**304.4 ha** of bushfire prone land plus buffers
**617.6 ha** affected by permanent tidal inundation, **41.6** additional ha affected by permanent tidal inundation by 2021
Council owns and manages **254 km** of stormwater pipes and over **7,950** pits and other water quality devices an estimated replacement value of **$143 m.** Maintenance has tended to be reactive, Council is moving to a planned approach

Significant development occurring in the **foreshore areas** and loss of private trees

The Georges River has a **'Fair' water** quality rating

Approx. **11%** of dwellings have PV (photovoltaic) installed
Three Council facilities with PV installed (Kogarah Depot, Kogarah Civic Centre, South Hurstville Library). Electricity consumption is one of the highest source of greenhouse emissions in Council operations

Increased temperatures and hot days are the **two highest identified climate change impacts**, particularly in and around higher density areas

**Figure 2.2 Strategic Context – Environment and Open Space (source LSPS 2040)**

### *Open Space Recreation and Community Facilities Strategy 2019-2036*

The Open Space Recreation and Community Facilities Strategy (OSRCFS) was finalised in 2019 and provides high-level direction for community centres, libraries, open space, sport and recreation facilities, athletics and aquatic facilities in the Georges River area. The plan addresses the following issues relating to open space, recreation facilities, community centres and libraries:

- provision across the Georges River LGA as a whole
- current and future demand across the LGA
- key gaps and needs
- opportunities to better meet community needs

The Plan outlines that at 2.7ha per 1,000 people (excluding golf courses), the overall amount of open space provided in the Georges River area is comparable to nearby LGAs. Georges River contains a fairly even split between passive open space, active open space and bushland. The balance of these types of open space is a key feature of the character of the area and is highly valued by the community. Nearly all Georges River residents live within 400m of an open space. However, there are a number of pockets of high density development along the Eastern Suburbs and Illawarra train lines in which residents do not have access to open space within 200 metres. This includes areas north and south of the Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north west of Penshurst station.

The report estimates that the existing supply of sports fields is insufficient to support current or projected future use. While overuse at some fields is resulting in deteriorating surface quality, synthetic fields and other field upgrades at Penshurst Park Sporting Hub, Gannons Park, Peakhurst Park and Poulton Park will help alleviate pressure on sports fields in the short to medium term. Analysis as part of the study indicated that the current provision of outdoor netball and tennis courts is sufficient. However, a notional shortfall of six indoor sports courts currently exists, a figure expected to increase to a shortfall of eight courts by 2036

The report notes the following summary findings and recommendations related to open space. The findings refer to a series of population catchments as described on Figure 2.3 below:

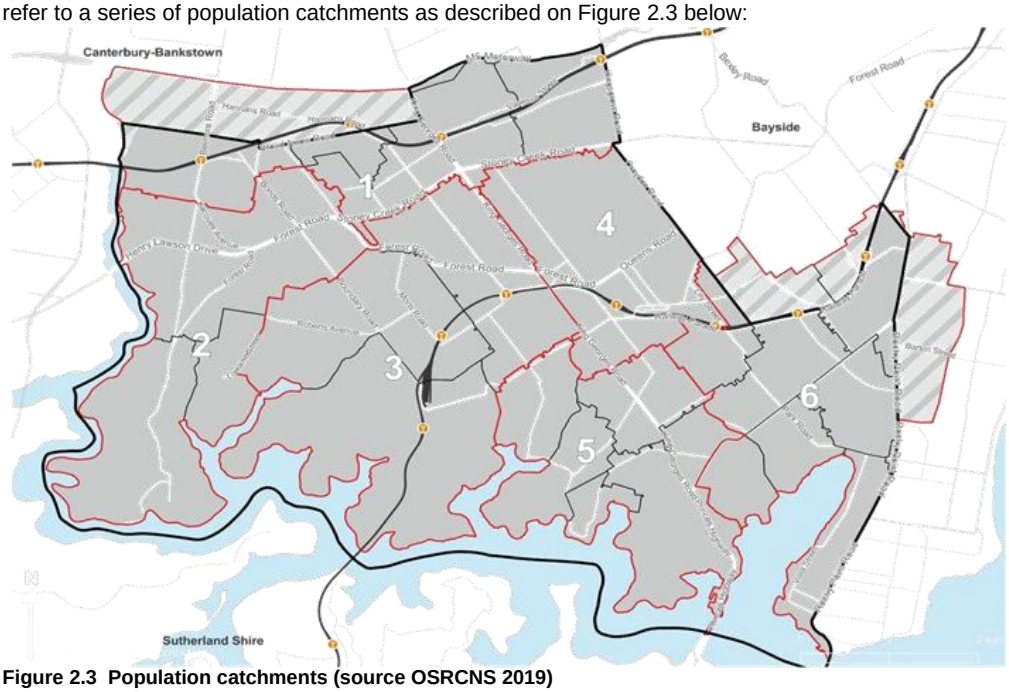



**Figure 2.3 Population catchments (source OSRCNS 2019)**

**Needs and gaps**

- There is significant variation in the amount of open space provided between catchments. Catchments 2,3 and 5 have the highest rates of open space provision in the LGA. Higher density areas in catchments 1, 4, and 6 are very constrained in terms of open space.
- There are a number of pockets of high density development along the Eastern Suburbs and Illawarra Line in which residents do not have access to open space within 200 metres. This includes areas north and south of the Kogarah, Carlton, Allawah and Hurstville stations, as well as an area north west of Penshurst station.

**Key opportunities**

- Across the LGA, a number of community facilities and libraries are located within open space. This creates opportunities for a community precinct approach to management and programming.
- Visioning and master planning for town centres provide opportunities to deliver more high quality open space within 200 metres of high density development.
- For those areas where open space is constrained, the approaches to providing connections to nature in urban environments should be explored.

**Future spaces and facilities hierarchy**

The strategy recommends a hierarchical approach for the planning and delivery of future facilities and spaces in the Georges River area. This includes

Local
Local facilities provide opportunities to meet, play, and relax close to home. They serve smaller catchments of between 5,000 and 20,000 people, depending on the facility type.

District
District facilities are of a larger scale and serve a wider catchment of between 20,000-50,000 people. These facilities contain multipurpose spaces. They accommodate a mix of active and passive uses and are generally able to host some Council-led events.

Regional
Regional facilities serve populations of around 100,000-150,000 and will often have catchments that extend across the Georges River boundary. Regional facilities provide passive and active recreation opportunities and usually include specialist spaces. They have a larger focus on programming than District facilities.

The OSRCFS also makes some specific observations and recommendations related to Sportsgrounds and sports facilities:

**Current sports facilities provision**

- The existing supply of sports fields is insufficient to support current or projected future use. There is a current estimated shortfall of sports field playing surface area supply of 4.5ha (when allowance for ancillary areas is included the shortfall amounts to 7.6ha).
- Existing netball court provision is considered sufficient. Regional Associations in neighbouring LGAs are all located well within 30-minutes of Hurstville, aligning with the 30-minute city planning model, and have the ability to support Georges River LGA participation through an association model preferred by the sport of netball.
- The current supply of tennis courts is considered reasonable based on the level of analysis undertaken for this strategy. Additional, more rigorous tennis-specific demand analysis will be required to strengthen confidence around the adequacy of provision.

- Council's current supply of indoor sports courts is considered to be inadequate to meet existing demand. The OSRCFS identified a current shortfall of six courts but it is estimated a total of 11 indoor courts will be required by 2036, representing a shortfall of eight courts.
- Indoor court facilities in neighbouring LGAs may be countering some of this demand. Additional courts are to be provided as part of the Penshurst Park Sporting Hub.

**Sports facilities needs and gaps**

- Although soccer is the most popular field sport activity in the LGA, it will be important to continue to offer diversity of opportunity across the sports field supply to accommodate a variety of uses. While predicting which individual field sports will be most popular in 20 years' time is uncertain, we can be much more certain that the aggregate demand for land to address these sports will increase.
- A notional shortfall of six indoor sports courts currently exists, a figure expected to increase to a shortfall of eight courts by 2036. Due to the differences in results of the models for assessing demand, peak time occupancy of the new indoor courts should be closely monitored.

**Sports facilities – key opportunities**

- Investment in synthetic fields has taken place at Penshurst, Poulton and Peakhurst parks. This should alleviate some demand for sports fields for the next five years, but should be reviewed after five years when user data is analysed.
- Pursue potential for provision of irrigation to The HV Evatt Memorial Reserve playing field to increase resilience of sport grass surface for higher levels of use
- Pursue potential for provision of drainage and irrigation to Riverwood Park playing field to increase resilience of sport grass surface for higher levels of use
- Investigate the possibility of an elite sporting centre of excellence to accommodate key sporting codes and leverage off the draft Georges River 2050 Vision and City Reputation Strategy
- Olds Park remains important as a local/ district netball destination for Georges River residents and opportunities to improve the functionality and increase the capacity of this site is being pursued as part of the development of the new Masterplan.
- The planned expansion at Hurstville Aquatic Leisure Centre will alleviate part of the notional shortfall in provision of indoor courts. The expansion includes a dedicated gymnastics facility which will contribute to meeting the gymnastics needs in the area. is below the mid-point of modelling scenarios.

**Catering for youth**

Georges River Council is committed to providing child and youth-friendly public spaces to meet the diverse range of needs for children and young people, irrespective of their gender, cultural background or abilities. The Georges River Council Open Space Recreation and Community Facilities Strategy 2019-2036 states that Council aims to create "places and spaces to meet and make connections, to keep fit and play sport, to connect with and enjoy the natural environment, to learn and celebrate the unique Georges River culture and lifestyle".

Georges River Council recognises that open spaces and recreational facilities that aim to be inclusive of young people should also be planned and managed in consultation with children and young people. This is done to ensure the quality and functionality of our community assets, and to ensure that children and young people have social agency and a sense of investment toward the public spaces and recreational facilities within Georges River community. This is consistent with Article 12 of the United Nations Convention on the Rights of the Child, ensuring the provision of access points for children and young people to practice self-determination in matters that directly affect them.

Georges River Council consults regularly with a range of local youth-oriented bodies, including the Georges River Youth Advisory Committee, local schools, sporting clubs, cultural groups and community organisations

that support young people to identify their needs and seek input on Council-owned and managed open spaces and recreational facilities.

The Create Georges River Cultural Strategy (2019) identifies that "cultivating the creativity of young people in the LGA can also contribute to building the creative leaders of the future. Youth-friendly spaces and opportunities targeted at engaging young people are vitally important for building momentum and retaining cultural capital in the years to come". The equitable provision of opportunities for all children and young people is the outcome this plan aims to achieve. This approach aims to contribute to children and young people's sense of social, psychological and physical inclusion to the surrounding environment and the activities that take place across the Georges River community. This will ensure that appropriate strategies and actions are in place to address the inequitable provision of recreational opportunities for those individuals who seek self-expression and creativity by engaging in alternative recreational activities other than team sports that will enhance their self-esteem, health and integration into the wider Georges River community.

### 2.1.2 Statutory Requirements

#### *Local Government Act 1993*

The Local Government Act and related amendments and guidelines provide the legislative framework for a council's day-to-day operation. The Act emphasizes through the Community Land Management amendments of 1998 a council's responsibility to actively manage land and to involve the community in developing a strategy for its management. Of particular relevance is the requirement for all council property classified as community lands to be categorised.

A Plan of Management for community land must identify management categories for the open space. The Local Government Act sets out a framework for making decisions around categorisation:

Local Government (General) Regulation (cl.6B-6JA) – Guidelines for categorisation:
Provide criteria for deciding which categorisations are most applicable to a piece of community land.

Local Government Act 1993:
Identifies core objectives for categories. Objectives provide goals towards which management efforts are directed. A Plan of Management must identify how it is going to achieve these and any other objectives.

The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

The nature and use of community land may not change without an adopted Plan of Management.

#### *Crown Land Management Act 2016 & Regulation 2018*

The Crown Land Management Regulation 2018 provides clarity and certainty for Crown land managers, tenure holders, and users of Crown land about how parts of the CLM Act are implemented. Importantly, the Regulation covers a range of operational matters relevant to Crown land managers including:

- the protection of Crown land–including activities prohibited and penalty notice offences on Crown land
- the management of Crown land–including the requirements of non-council CLMs
- information on activities, dealings and holdings.

The objectives and principles of Crown land management are key values that guide the management of Crown land to benefit the people of NSW, and to ensure that Crown land is managed for sustainable, multiple uses.

**Objectives of Crown land management**
The Act outlines the following objectives of Crown Lands Management:

- Provide for the ownership, use and management of the Crown land of NSW
- Provide clarity concerning the law applicable to Crown land
- Require environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown land
- Provide for the consistent, efficient, fair and transparent management of Crown land for the benefit of the people of NSW
- Facilitate the use of Crown land by the Aboriginal people of NSW because of the spiritual, social, cultural and economic importance of land to Aboriginal people and, where appropriate, to enable the co-management of dedicated or reserved Crown land
- Provide for the management of Crown land having regard to the principles of Crown land management

**Principles of Crown land management**
The Act outlines the following principles of Crown Lands Management:

(a) that environmental protection principles be observed in relation to the management and administration of Crown land,
(b) that the natural resources of Crown land (including water, soil, flora, fauna and scenic quality) be conserved wherever possible,
(c) that public use and enjoyment of appropriate Crown land be encouraged,
(d) that, where appropriate, multiple use of Crown land be encouraged,
(e) that, where appropriate, Crown land should be used and managed in such a way that both the land and its resources are sustained in perpetuity, and
(f) that Crown land be occupied, used, sold, leased, licensed or otherwise dealt with in the best interests of the State consistent with the above principles.

**Public Purpose**
Crown lands are to be used for the original purpose for which they were dedicated or reserved. Multiple uses of reserves are encouraged, where those uses are consistent with the original purpose of the reserve and the use does not impact on native title rights and interests under the Native Title Act 1993.

The public purpose for Crown Reserves covered by the Generic Plan is generally Public Recreation. Public purpose for the reserves covered by this Plan of Management is identified in section 3.2.

**Leasing and Licencing on Crown Reserves**
Under the Crown Lands Management Act 2016, a lease or licence is a type of tenure that gives permission to occupy and use Crown land for a specified purpose and term. The CLM Act enables council Crown land managers to enter into leases and licences under the LG Act once a compliant plan of management is in place or the land is classified as operational, whichever occurs first. Council cannot enter into agreements for use, as lessor or licensor, on devolved reserves. The leasing and licensing of Crown land ensures there is legal and suitable occupation of Crown land.

The Council Crown land manager is required to ensure all monies received from the use of community land is directed to maintaining and sustaining long-term use and enjoyment of the reserve/s.

The income generated from leasing and licencing is a primary form of funding for a Crown land manager. It allows a Crown land manager to cover long-term running costs (at a minimum) and invest over the long term for future generations to use and enjoy the Crown land in their community.

All Crown land managers should have lease and licence agreements in place with users of the reserves that they manage. Refer to section 3.6 for leases and licenses authorised by this Plan of Management.

**Classification and Categorisation of Crown Lands**
The document *Developing plans of management for community land Crown reserves – guidelines,* December 2018, identifies that Council managers of Crown Reserves must ensure there is a compliant Plan of Management for all Crown land that they manage as community land. This must be in place within three years of the commencement of Part 3 of the Crown Lands Management Act (that is, by 30 June 2021). This is to ensure that Crown land is lawfully used and occupied, which is an essential part of Council's role as the manager of Crown land.

Under the Crown Lands Management Act, Council managers must assign to all Crown land under their management one or more initial categories of community land referred to in Section 36 of the Local Government Act. The initial category must be assigned as soon as practicable after a council's appointment as a Crown land manager. It is important that the initial category aligns closely with the original gazetted reserve purpose, and this should be the over-arching consideration of a council manager when notifying the initial category. The Local Government Act requires Plans of Management to identify:

- the category of land;
- objectives and outcomes for the land;
- the means by which Council proposes to achieve objectives and outcomes; and
- the way by which council proposes to assess its performance.

**Plans of management and native title**
As outlined in the document *Guidelines For Council Crown Land Managers* December 2016, Plans of Management for Crown reserves must be compliant with the statutory requirements prescribed by the both Crown Lands Management Act and Local Government Act. This includes a requirement for council crown land managers to obtain written advice from a qualified native title manager to ensure that the Council's adoption of Plans of Management for Crown reserves and dealings with land for which it is Crown land manager complies with any applicable provisions of the native title legislation. This obligation applies to Crown land that is defined as 'relevant land' in the Crown Lands Management Act but not land that is defined as 'excluded land'.

Excluded land is defined in the Crown Lands Management Act (CLM) 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:
i. All native title rights and interests in relation to the land have been extinguished, or
ii. 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.

Section 8.7 of the CLM Act and the Native Title Manager Workbook (available from industry.nsw.gov.au/lands/what-we-do/our-work/native-title) clearly set out that written native title manager advice is required before a council Crown land manager does any of the following:

a) Grants leases, licences, permits, forestry rights, easements or rights of way over the land
b) Mortgages the land or allows it to be mortgaged
c) Imposes, requires or agrees to covenants, conditions or other restrictions on use (or removes or releases, or agrees to remove or release, covenants, conditions, or other restrictions on use) in connection with dealings involving the land
d) Approves (or submits for approval) a plan of management for the land that authorises or permits any of the kinds of dealings referred to in paragraph (a), (b) or (c). Accordingly, native title manager advice must be obtained prior to the approval (or submittal for approval) of a POM that allows a dealings in (a)–(c) and the execution of any lease, licence, permit, etc. that may be authorised under that plan.

The role of Council's native Title Manager is to ensure that the Council's dealings with land for which it is Crown land manager complies with any applicable provisions of the native title legislation and, in respect of Crown land for which Council is Crown land manager (not being 'excluded land') to provide advice that the Council's proposed dealings, including the adoption of any POM, complies with the native title legislation.

### *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act, 1979* establishes the statutory planning framework for environmental and land use planning of all land in NSW.

One of the main instruments for implementing the Act are Local Environmental Plans – statutory planning tools that set controls over development in the area to which they apply. They contain zoning controls as well as controls for heritage conservation areas and protected areas, amongst other matters.

### *Biodiversity Conservation Act 2016*

The NSW Biodiversity Conservation Act 2016 commenced on 25 August 2017. The Act applies to all NSW except for listed 'Interim designated areas' which are exempt from the Act until 24 November 2018. The Act supersedes the Threatened Species Conservation Act. Amongst other changes, the Act introduces new mandatory requirements for biodiversity assessment and reporting and requires proponents to offset biodiversity impacts by retiring biodiversity credits through the Biodiversity Offset Scheme. This is a significant change to the status quo where non-significant impacts did not previously require offsets. The key principle of BAM is 'no net loss', where impacts of development are offset by improving the condition of vegetation or habitat at a Biodiversity Stewardship Site. Importantly, developments cannot proceed simply by securing the required offsets, they are required to firstly demonstrate avoidance, minimisation and mitigation of impacts through reasonable measures prior to offsets being used.

### *State Environmental Planning Policy (Biodiversity and Conservation) 2021*

This planning policy consolidates a range of previous policies and sets out requirements for the protection of biodiversity values and amenity of a range of environments including:

- Bushland in Urban Areas
- Koala habitat
- Murray River lands
- Canal estates
- Sydney drinking water catchment
- Hawkesbury Nepean
- Sydney Harbour catchment
- Georges River catchment
- Willandra Lakes world heritage area.

### *State Environmental Planning Policy (Transport and Infrastructure) 2021*

State Environmental Planning Policy (Transport and Infrastructure) SEPP aims to facilitate the effective delivery of infrastructure across the State. The Infrastructure SEPP assists local government and the communities they support by simplifying the process for providing essential infrastructure.

The Infrastructure SEPP has specific planning provisions and development controls for various types of infrastructure works or facilities including roads, emergency services, electricity delivery, parks and other public reserves and telecommunications networks.

The Infrastructure SEPP outlines the planning rules for such works and facilities, including:

- Where such development can be undertaken;
- What type of infrastructure development can be approved by a public authority under Part 5 of the Environmental Planning and Assessment Act (EP&A Act) following an environmental assessment (known as 'development without consent');
- What type of development can be approved by the relevant local council, Minister for Planning or Department of Planning under Part 4 of the EP&A Act (known as 'development with consent'); and
- What type of development is exempt or complying development.

Of particular relevance to open space is Division 12 clause 2.73 that specifies that development for any purpose may be carried out without consent if the development is for the purposes of implementing an adopted plan of management. The clause also lists a range of ancillary developments permitted without consent.

Clause 2.74 provides for a range of exempt developments within a public reserve such as the construction, maintenance and repair of walking tracks, boardwalks, stairways, gates, seats shelters and shade structures.

### *State Environmental Planning Policy (Resilience and Hazards) 2021*

Chapter 2 - Coastal Management

(The former State Environmental Planning Policy (Coastal Management) 2018 is now Chapter 2 of the "consolidated" SEPP (Resilience and Hazards) 2021)

The former SEPP (Coastal Management) 2018 (now this Chapter 2 - Coastal Management) previously updated and consolidated the earlier Coastal Protection (SEPP 71), Coastal Wetlands (SEPP 14) and Littoral Rainforests (SEPP 26) policies. Chapter 2, of the consolidated SEPP, now gives effect to the objectives of the Coastal Management Act 2016 from a land use planning perspective, by specifying how development proposals are to be assessed if they fall within the coastal zone. It spatially defines the four coastal management areas prescribed by the Act (through detailed mapping) and specifies assessment criteria applicable for each coastal management area for councils and other consent authorities to apply when assessing development proposals within a respective zone/zones (as mapped).

### *Georges River Local Environmental Plan*

General Community Use areas are generally zoned RE1 – Public Recreation under Georges River LEP 2021.

In some instances other land zonings are applicable as set out in the table below for reference.

| General Community Use area Name | Zoning | Zoning Description |
|---|---|---|
| Empress Reserve | part R2 | Low Density Residential |

The objectives of the RE1 Public Recreation zone are as follows:

(a) To enable land to be used for public open space or recreational purposes.
(b) To provide a range of recreational settings and activities and compatible land uses.
(c) To protect and enhance the natural environment for recreational purposes.

Within these areas the following works can be undertaken without development consent:

Environmental facilities; Environmental protection works

The following activities are only permitted with Council consent

Aquaculture; Boat launching ramps; Centre-based child care facilities; Emergency services facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Take away food and drink premises; Water recreation structures; Water storage facilities

Any other works or activities other than those listed above are prohibited in areas zoned RE1 - Public Recreation.

The Hurstville Golf Course Clubhouse (part of Lot 1 of DP 176469) is identified as an 'Additional Permitted Use' site pursuant to Schedule 1 of the Georges River LEP 2021. The additional permitted use allows for the development of a function centre as development permitted with Council consent.

### 2.1.3 Other relevant policies

#### *Georges River Estuary Coastal Zone Management Plan (Final Report) 2013*

The primary goal of the CZMP is defined as "to conserve and improve the existing natural environment of the Georges River Estuary, and to improve the water quality of the estuary through targeted pollution reduction". Includes proposals for management options for a number of a number of open spaces included in the Generic Plans of Management.

#### *Georges River Keeper Strategic Plan 2018-2022*

The strategic programs encompass activities that will allow Georges Riverkeeper to work towards meeting this aspirational goal, with member councils and our other partners.

Five focus areas were identified through a stakeholder engagement process undertaken in the development of this strategy and are represented by the five programs, which are:

- Catchment Actions Program
- River Health Monitoring Program
- Stormwater Program
- Research Program
- Education & Capacity Building Program

#### *Georges River Foreshore Access and Improvement Plan*

This plan covers 66 Foreshore reserves and Parks of which 47 are included within one of the Generic Plans of Management. The following reports were prepared as a baseline studies for the Georges River Foreshore Access and Improvement Plan and form part of the above Plan:

**Park Assets, Access and Amenity Report 2019**

A park by park assessment to identify priority areas taking into account the foreshore parks purpose and service delivery to enable categorisation of each park for a management response focused on assets, access and amenity. The assessment includes an itemised listing of each park with assets and access attributes described.

**Coastal Hazard Assessment and Concepts for Foreshore Improvements 2019**
This report documents the coastal hazard assessment and preparation of concept designs for foreshore improvements associated with Plan.

The report objectives are as follows:

- Determine the coastal vulnerability area (mapping of erosion and areas vulnerable to existing and future inundation);
- Undertake a coastal hazard assessment;
- Prepare concept plans for erosion control (hard and soft) and foreshore access improvements, along with cost estimates for civil/structural foreshore works; and
- Input to prioritisation of foreshore improvements and environmental enhancements

**Riparian vegetation survey 2019**
The vegetation survey forms part of the biodiversity assessment of the Georges River foreshore areas. An 'ecological ranking' and 'vulnerability' of these reserves was then categorised based on accumulative and qualitative analysis of vegetation integrity, presence of TECs and present and future threats. From this, each site was prescribed a suitable management strategy in order to achieve the Georges River Council's aim to 'identify areas suitable for the creation or enhancement of estuarine communities, foreshore recreation and improvement of access'.

**Seagrass Assessment 2019**
This assessment was undertaken to inform the foreshores ecological assessment and includes the identification of key biodiversity values for protection or rehabilitation in the foreshore improvement plan. The current assessment of seagrass was able to be compared with a 2009 study for seagrass distribution and species. Overall, seagrass have experienced a decline of more than 75% in the Study Area since 2009. Changes in the distribution and composition of seagrasses throughout the Study Area compared to 2009 could be attributed to alterations to water and sediment quality from catchment discharge/runoff, incidental loss from recreational activities and shoreline stabilisation works and other pressures from development and industry. The current study identified initiatives for Council consideration to maintain and enhance seagrass in the Georges River LGA which include:

- Management of land use/maintenance practices
- Bank stabilisation
- Community education
- Stormwater management
- Seagrass transplanting
- Water quality and seagrass monitoring

### *Local Approvals Policy*

The Local Approvals Policy specifies the circumstances where prior approval from Council is needed or otherwise exempted (notwithstanding development approval) for an individual or organisation to undertake a particular activity on Council controlled land.

Section 68 of the Local Government Act (LG Act) prescribes the types of activities in which prior approval from Council is needed for an activity to be carried out, except in so far as this Act, the regulations or a local

approvals policy allows the activity to be carried out without that approval. Such activities relate to: structures or places of public entertainment; water supply, sewerage and stormwater drainage work; management of waste; community land; and public roads.

Under section 158 of the LG Act, a Local Approvals Policy is to consist of three parts:
Part 1 is to specify the circumstances (if any) in which (if the policy were to be adopted) a person would be exempt from the necessity to obtain a particular approval of the council;
Part 2 is to specify the criteria (if any) which (if the policy were to be adopted) the council must take into consideration in determining whether to give or refuse an approval of a particular kind;
Part 3 is to specify other matters relating to approvals.

### *Public Art Policy*

Public art refers to ephemeral, temporary and permanent art of any medium that is situated, performed or staged in the public domain. The Public Art Policy provides a framework for the acquisition, assessment, development and management of public art in the Georges River Council LGA in accordance with community needs and industry best practice.

### *Procurement Policy*

Council's *Procurement Policy* makes provision for consideration of Ecological Sustainable Development (ESD) by initiating Life Cycle Management assessment of proposed purchases of goods and services. The policy states that: "*Any purchase of a product or service will consider all aspects of environmental sustainability and the sustainable use of the resource prior to making any purchase".*

It is the responsibility of Council officers to weigh the costs and benefits associated with any purchase for recreational equipment, park furniture, fixtures, fittings or services for parks that are the subject of this plan of management against their potential short term or accumulative negative impacts on the environment and public health.

It is Council's preference to purchase Australian made, recycled and environmentally friendly products and services where they are deemed to perform satisfactorily, meet the required needs and are reasonably priced against other suitable products.

When considering a purchase for parks that are included in this plan of management consideration needs to be given to the following when compiling specifications and assessing quotations or tenders whether:

- The goods contain recyclable materials or can be reused, or remanufactured.
- The products and materials to be used have high energy ratings and efficiency features.
- The products will degrade and release toxins or other pollutant materials into the terrestrial or marine environment over their lifecycle.
- The organisations that are to supply the product or service can demonstrate their policies and practices their commitment to ESD principles.
- The product and materials have minimum packaging)

There is a need to ensure that the parks within Georges River LGA are protected from any adverse impact from hazardous or toxic materials. Therefore as part of Council's risk management the purchase of goods and services for these parks needs to consider the composition and materials that products and goods are composed of to avoid detriment to the environment and public health.

### *Community Lease and Licence Policy*

The purpose of this policy is to provide a framework through which Council can determine the eligibility of community groups to occupy Council owned and managed land and buildings (such as community centres, scout and guide halls) in an equitable and transparent manner and in accordance with relevant legislative requirements.

### 2.1.4 Management initiatives

#### *Asset Management*

It is important that Council continues to monitor and report on its assets and infrastructure. The information provides the means for Council to evaluate and make decisions relative to the allocation of scarce resources and the need for repairing, renewing, replacing or disposing of an asset. The process allows for budget and service planning relative to the expenditure required to retain the quantity and/or quality of service to be provided to a particular asset.

Council has considerable investment in its assets within its parks and reserves. Some of the most significant assets are its buildings, native bushland, playgrounds, park furniture, fixtures and fittings etc. Based on the information contained in its asset registrar and with consideration to public expectations, regulatory requirements and trends in the expected future growth and demand Council should proceed to prepare an asset management plan for each of its Local Parks and Reserves.

#### *Risk Management*

Standards Australia notes that:
*"Risk management is recognised as an integral part of good management practice".* (AS/NZS 4360:2004)

Risk management is a systematic method for establishing the context, identification, analysis, evaluation, treatment, monitoring and communication of risks (AS/NZS 4360:2004). Council will need to prepare a hazard identification and risk management plan for its Local Parks. These sites could contain a number of potential unidentified environmental, health and safety risks. The risk management plan should be prepared by an appropriately qualified person and in accordance with Australian Standard AS/NZS 4360:2004.

#### *Park Asset Service Levels*

Councils open space maintenance program is managed under its "Mobile Maintenance Operations" system. Four teams West, North, East and South work across the Council area. Each team reports to the Executive Manager Engineering operations, and is managed by a Coordinator City Presentation. There are between 3-6 mobile crews per zone working across 18 maintenance areas established across the LGA. These are backed up by support crews / plant operators addressing maintenance to larger parks, drainage, amenities and other specific tasks. Each team comprises three crew members.

The Mobile Maintenance Manual outlines Service Delivery and guides maintenance activities for the crews. Broadly speaking, sporting fields are maintained on a fortnightly basis, with other smaller reserves at a 3-4 week interval depending on season and usage.

At each maintenance visit the Mobile Maintenance Manual identifies a checklist of activities to be addressed as on Figure 2.4. The manual also outlines a target time-frame for the completion of main tasks including:

- Rubbish run
- Fallen Branch pick-ups
- Mowing & edging
- Gutter blow-outs

- Garden clean-ups, pruning & hedging
- Poisoning
- Inspections of all Council assets

**Playgrounds**
Councils Playgrounds are independently inspected by safety contractors every 6 months and fortnightly by Council's parks general maintenance and playground repair team."

Councils outdoor works department does not have a playground repair team, and where a problem is identified or a report comes from the public, Contractors carry out required rectifications works as instructed by Council.

**Other structures / facilities**
The support crews as outlined earlier working under Council's Mobile Maintenance system address recurrent maintenance of other open space elements including:

- Amenities
- Street frontages
- Tree management

For specific items such as other buildings, seawalls, foreshore structures, car parks etc. reference should be made to separate Asset Management documentation.

## MOBILE MAINTENANCE CREW MAINTENANCE SITE CHECK-LISTS

| | ON SITE CHECK LIST- STREET SCAPE PRESENTATION | ✓ |
|---|---|---|
| 1. | Note start time on **Daily Schedule Sheet** | ✓ |
| 2. | Complete **Risk Assessment** on site - Refer to 'Safety Documentation' section of the Mobile Maintenance Safety Handbook for examples of Risk Assessments | ✓ |
| 3. | **Team briefing** on site | ✓ |
| 4. | Place out warning advisory **signs & cones** | ✓ |
| 5. | Take **'before' photographs** of the site, ensuring images depict the true condition of the site prior to commencing works **Please ensure all safety controls are including in this photo e.g. signage, cones etc** (multiple photographs may be required) | ✓ |
| 6. | All paper/rubbish/**litter removal** | ✓ |
| 7. | **Removal/Spraying** of all **weeds** in footpaths & gutters | ✓ |
| 8. | All **posters removed** | ✓ |
| 9. | Any **spills** cleaned as well as possible | ✓ |
| 10. | **Compact rubbish** in bins to make accessible | ✓ |
| 11. | Reporting of stray **trolleys** | ✓ |
| 12. | Run through with mobile **footpath vacuum** | ✓ |
| | **ON SITE CHECK LIST– PARK & RESERVE PRESENTATION** | ✓ |
| 1. | Note start time on **Daily Schedule Sheet** | ✓ |
| 2. | Complete **Risk Assessment** on site - Refer to 'Safety Documentation' section of the Mobile Maintenance Safety Handbook for examples of Risk Assessments | ✓ |
| 3. | **Team briefing** on site | ✓ |
| 4. | Place out warning advisory **signs & cones** | ✓ |
| 5. | Take **'before' photographs** of the site, ensuring images depict the true condition of the site prior to commencing works **Please ensure all safety controls are including in this photo e.g. signage, cones etc** (multiple photographs may be required) | ✓ |
| 6. | Thorough **rubbish run** of all areas, including but not limited to grass areas, gardens, playgrounds, pergolas etc. | ✓ |
| 7. | Pick-up of all **fallen branches** | ✓ |
| 8. | Undertake **mowing** duties, adhering to GRC SWMS & manufacturer's instructions where applicable (refer to the Mobile Maintenance Safety Handbook for safety references) | ✓ |
| 9. | Ensure all **gutters** are blown to adhere to EPA requirements | ✓ |
| 10. | Undertake **garden** clean-ups, **pruning & hedging** when needed | ✓ |
| 11. | Undertake **poisoning** | ✓ |

**Figure 2.4 Example Mobile Maintenance Checklist**

## 2.2 The open space network

Councils Local Strategic Planning Statement (LSPS) identifies that the natural environment is a key feature of the Georges River LGA's character and is much loved. It notes that the overall amount of open space is comparable to nearby council areas, split across bushland, passive and active open space.

It observes that most open space in the LGA is of good quality and for the most part accessible to the community. However, access to open space is not consistent – people living in some pockets of high density development do not have easy access to open space. The report notes that Council is looking at innovative solutions to acquire land to deliver an additional 7.6 ha of open space to connect and support Georges River's existing and future population.

Councils 2019 Open Space, Recreation and Community Facilities Strategy (OSRCFS) further notes that in addition to Council owned open space, Georges River residents may also access open space provided by neighbouring councils. This is especially important for areas of the LGA where the current supply of open space is low such as in catchments 4 (Hurstville) and 1 (Beverley Hills, Kingsgrove, Narwee, Riverwood). However, when taking neighbouring open space into consideration it is important to understand that the population of adjoining Council areas and related demand for these sites may already be at or in excess of capacity. Catchment 4 (Hurstville) has the lowest provision of open space in the LGA. This is coupled with relatively high density, low household incomes, and a 31 percent projected population increase to 2036.

Figure 2.5 next page is sourced from Council's LSPS and summarises Councils key strategic directions in relation to open space, landscape and waterways. These include:

- Addressing gaps in access to open space as above
- Facilitating primary Green Grid links from Lime Kiln Bay to Kogarah Bay and Bardwell Creek to the south west
- Facilitating secondary north south Green Grid links
- Improving the quality and resilience of existing parks

**Figure 2.5 Structure plan – open space and waterways (Source Local Strategic Planning Statement)**

## 2.3 The Georges River Environment

This section sets the physical and environmental context for the management of Parks in Georges River. The following factors influence to varying degrees the character use and management demands of Parks

### 2.3.1 Cycle and pedestrian access

The Georges River area has a number of walkways and cycle routes which provide an easy way to explore the area, many of which offer beautiful views of the Georges Rivers and bushland reserves. Routes are suitable for short walks or longer distances.

Popular walkways in the LGA include:

- Carss Bush Park (Carss Park)
- The HV. Evatt Memorial Reserve to Salt Pan Creek walkway (Lugarno)
- Gannons Park to Boggywell Creek walkway (Peakhurst/Lugarno)
- Lime Kiln Bay to Hurstville Golf Course walkway (Mortdale)
- Lime Kiln Bay walkway (Peakhurst)
- Moore Reserve (Oatley)
- Oatley Park walkways
- Oatley Pleasure Grounds
- Oatley to Como Bridge walkway and cycle path
- Poulton Park (Connells Point)
- Salt Pan Creek and Riverwood Wetlands walkway (Riverwood).

Dog owners have access to nine off-leash dog parks in the Georges River area, where dogs can run, exercise and socialise leash-free with other dogs and visitors. All off-leash areas include fenced and unfenced areas and are open all year round.

Georges River Council encourage leisure and recreational cycling throughout the region and have developed 11 cycling routes for the whole community to enjoy.

Cycle routes can be found at the following locations:

- Carss Bush Park (Carss Park)
- Gannons Park (Peakhurst)
- Hurstville Oval (Velodrome)
- Kempt Field (Hurstville)
- Leighton Park (Beverley Park)
- Moore Reserve (Oatley)
- Oatley Park (Oatley)
- Oatley to Como Bridge (Oatley)
- Olds Park (Penshurst)
- Sans Souci Park (Sans Souci)
- Todd Park (Carss Park).

The Georges River region has a network of on-road cycle paths which are identified by logos painted on the left-hand side of the road, as well as the presence of signage, warning motorists and pedestrians to ‘Watch for Cyclists.

Many of the foreshore parks and reserves in the LGA are included as part of the Great Kai'Mia Way for walking and cycling. The Great Kai'Mia Way is a vision put forward in the early 2000s for the integration of over two hundred kilometres of sustainable walking tracks and cycleways which link Botany Bay, the Woronora valley, large parts of southern and western Sydney, and the Illawarra Escarpment.

**Figure 2.6 Cycle network and relationship to Parks and other open space**

## 2.3.2 Tree canopy and biodiversity

The Georges River LSPS identifies that the variety and amount of flora and fauna differs throughout the LGA – refer to Figure 2.7. The general trend is for greater biodiversity in the greener, southwestern suburbs and less observable native species in the more northern suburbs. The LSPS proposes enhancing biodiversity across the LGA and safeguarding the bio-diverse, green areas that link reserves and nearby national parks by strengthening biodiversity protection in land use planning controls. Council also proposes to do this do this by enhancing bio-diverse links between natural areas through targeted public tree planting in identified Green Grid corridors.

The Greater Sydney Green Grid links tree-lined streets, waterways, bushland corridors, parks and open spaces with town centres, public transport and public places. Council proposes to:

- prioritise active transport links to connect the three bridges crossing the Georges River
- improve the southern end of the connection between Bankstown and the Georges River via Salt Pan Creek open space corridors and green corridors through Riverwood
- improve access to the Salt Pan Creek Corridor from Riverwood
- improve access to parklands on the headlands and bays of the Georges River
- continue laneway revitalisation within the strategic and district centres of Kogarah and Hurstville
- Improving biodiversity resilience through the effective provision of ecosystem services in the Green Grid
- Investigate secondary Green Grid. Links between parks, open spaces and reserves should feature tree-lined streets and harmonise with Green Grid opportunities identified in the South District Plan, including the Illawarra Rail Line Corridor

Expanding the tree canopy in urban areas supports happy and healthy neighbourhoods. Preserving and replenishing trees on private land is and will remain a mechanism to achieve our tree canopy target. This will be enhanced by planting additional trees in streets, centres, public spaces and bushland areas – refer to Figure 2.8.

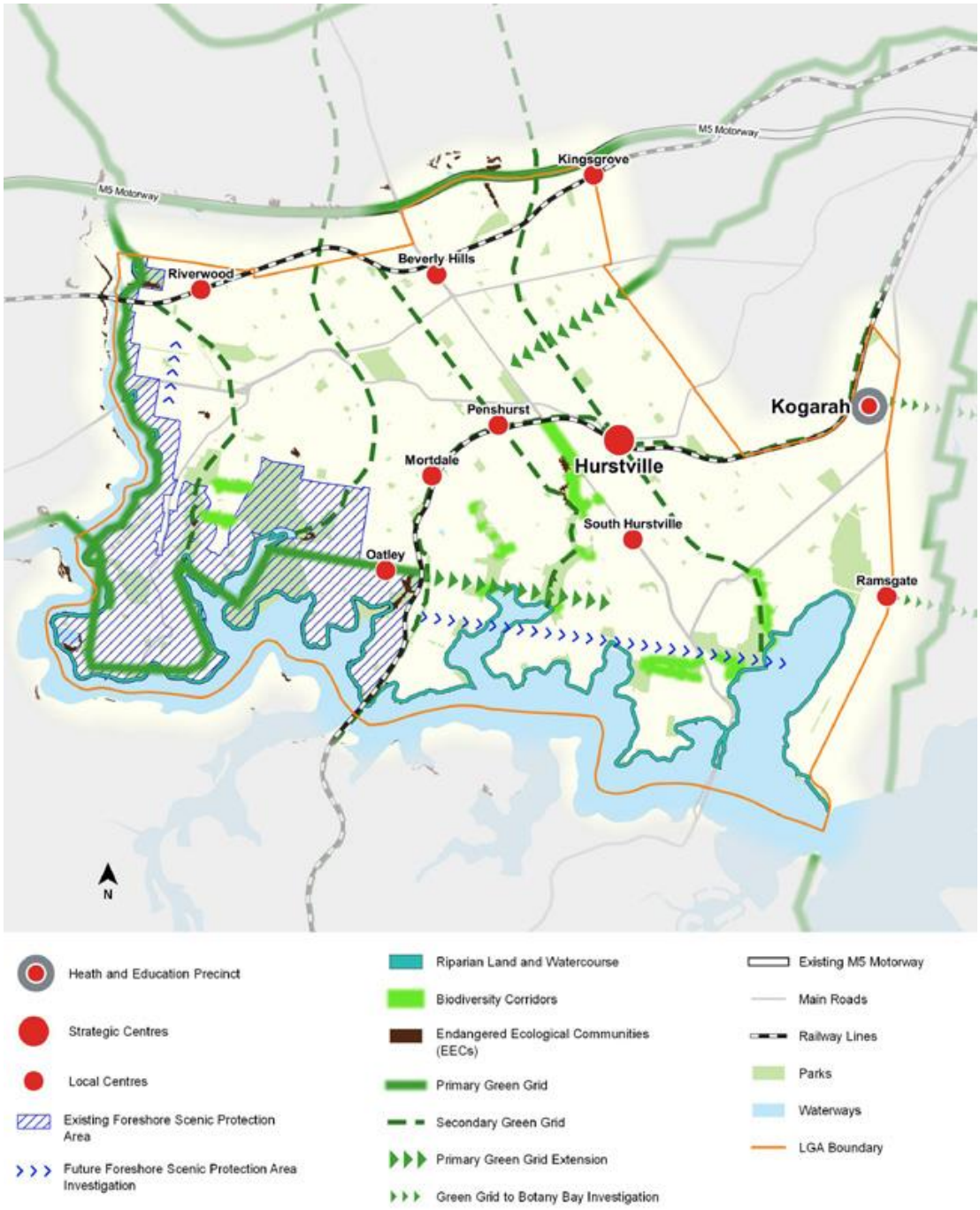



**Figure 2.7 Biodiversity and sustainability (Source Local Strategic Planning Statement 2040)**

**Figure 2.8 Tree canopy (Source Local Strategic Planning Statement 2040)**

### 2.3.3 Hazards

The Georges River LSPS identifies that the LGA's climate, vegetation, topography and pattern of development means there are pockets of land at risk of bushfire and flooding – refer to Figure 2.9. The LSPS recommends that development should be avoided in hazardous areas and higher densities avoided in areas with limited evacuation options. Bushfire prone land is mainly focussed around Oatley, Peakhurst Heights, Lugarno, Blakehurst and Hurstville Grove. Flood studies show the potential for significant flooding in parts of Mortdale, Peakhurst, Hurstville, Beverley Hills and Allawah. This includes areas that may be susceptible to high hazard flooding. Although these areas are generally confined to parklands and reserves, some locations include residential, commercial or industrial land that may be affected by high hazard flows in large storm events. While flood risk management studies and plans help Council to mitigate flood risks, factors including climate, development densification and people's behaviour make it impossible to eliminate all flood risks.

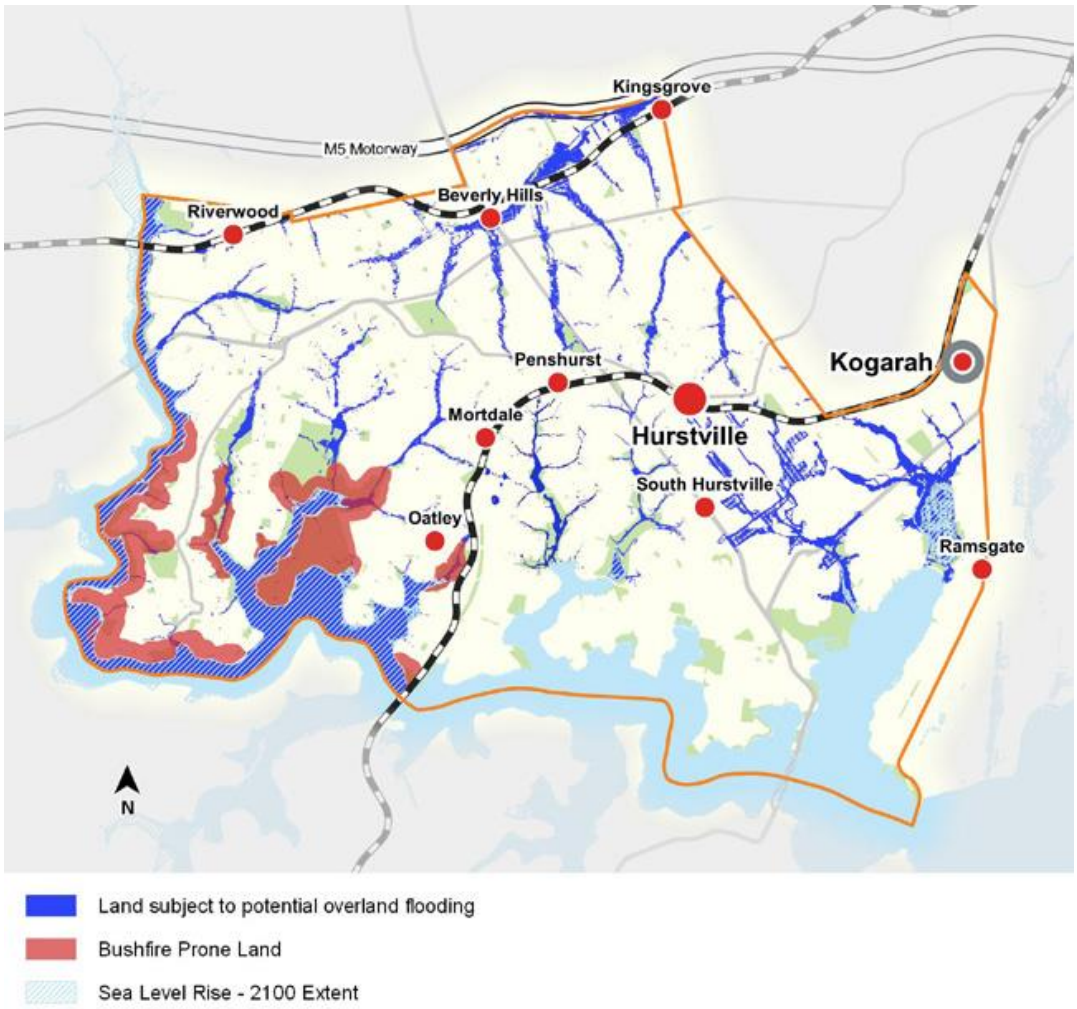



**Figure 2.9 Environmental hazards (Source Local Strategic Planning Statement)**

### 2.3.4 Climate resilience

Improvements in precinct and building design and the way water and energy infrastructure is delivered can support more efficient use of resources and lower carbon emissions in Georges River. Waste management is both an environmental challenge and an economic opportunity, with new approaches to reusing material and resources in a circular economy. Council is an active member of the Cities Power Partnership Program which will ensure emission reductions and clean energy successors, enabling a sustainable future for our LGA and District.

In addition, Council will use its development of a Resilience Strategy to ensure continuous improvement towards zero net carbon. Climate change is causing more extreme weather events with the effects of heatwaves increasingly exerting adverse effects on human health. The design and delivery of integrated green infrastructure within the built environment can help to reduce heat island effect particularly for people in and around higher density areas. Having access to high quality green spaces within walking distance to homes and workplaces encourages healthy activity and connectivity. Council has already commenced work in this area through the ChillOUT project. The project will deliver healthy, green and smart built environment ChillOUT hubs as part of the Cool Places Urban Oasis Program. These open-air community spaces include environmental sensors to measure urban heat microclimates, mobile charging stations that integrate with furniture, Wi-Fi access points, and flexible work & rest spaces.

There is approximately 40 km of shoreline along the Georges River. Modelling has shown a significant level of sea level rise towards 2100. Around 65% of the land area of affected lots is zoned for public recreation, which represents a significant management issue for Council. Private land affected by sea level rise requires a risk-based planning approach to ensure that land use planning and development outcomes are both responsive to and appropriate to the level of coastal hazard risk.

## 2.4 Consultation

The General Community Use Areas Generic Plan of Management has drawn on consultation undertaken in recent years for the development of major strategic planning documents. These processes have integrated various community and other stakeholder engagement programs which can inform the Generic Plan of management for Parks. The Draft Plan of Management will be subject to consultation in the form of a public exhibition in accordance with statutory requirements

### 2.4.1 Past consultation

**Community Strategic Plan consultation 2018 – key points**

- preserve, maintain and enhance bushland reserves
- ensure development does not take priority over the natural environment
- focus on river health, and better manage storm water run-off to keep rubbish out of Georges River and its tributaries
- provide more facilities (tables, seating, playground equipment, etc.) within parks and reserves
- have more off-leash dog parks
- provide more cycleways and better active connections.

**Open space, recreation and community facilities survey outcomes 2018– key points**

| | | |
|---|---|---|
| • main activities undertaken in parks | organised sport | 51% |
| | fitness | 48% |
| | walking dog | 23% |
| | using play equipment | 22% |
| • most important open space | parks | 89% |
| | bush reserves | 74% |
| | sports fields | 68% |
| | play equipment | 60% |
| | indoor sporting | 37% |
| | athletics | 35% |
| | indoor recreation | 33% |

- Generally respondents identified a high level of satisfaction with the exception of dog parks which were commented on as being inadequately provided and for some existing facilities problematic in their management.

Beyond community issues, with regards to the general issue of distribution and quality of parks the OSRCFS suggests on p103 that generally access to open space is *"comparable to adjoining LGA's" and "Nearly all Georges River residents live within 400m of an open space".* It notes that although *"the majority of open space in Georges River is of good quality…. there are a number of smaller, local parks that lack facilities, visibility and general functionality…that would need considerable embellishment to meet community needs".* The conclusions for theme 3 do specifically suggest open space distribution should be improved in precincts 1, 4 and 6 which are also highlighted on Figure 9 in the LSPS. The distribution and quality issues need to be considered in the Generic PoM's.

**Strategic Planning Statement (LSPS) – key points**
The LSPS notes the following key issues from engagement

- Water pollution
- Tree management including protection and additional canopy in particular near foreshore
- More open space is required in certain areas to improve equity of access
- How best to adapt and provide for extreme temperature days

### 2.4.2 On-line forum

Council has provided an on line forum for the community to provide additional feedback on how they use opens spaces across all of the four Generic Plans of Management and what are the key issues to be addressed. The purpose of the on line presence was to:

1. Establish the purpose of the Generic PoM review
2. Outline the outcomes of recent community consultation
3. Provide an opportunity for new community perspectives related to specific parks
4. Publicise opportunities to attend pop u have a say days

In addition to being provided with a summary of past consultation outcomes as per section 2.4.1 the forum invited users to provide feedback on the following:

- Which parks and reserves do you frequently use
- What do you like about them?
- What do you think needs to be improved/changed?

Respondents were able to flag using an interactive map, comments related to any park in the LGA. The feedback provides background to community perspectives of open space in Georges River and also provides some specific comments for open spaces both in the generic PoM's and those covered by Specific PoMs.

A total of 156 persons visited the Have a Say page for the Generic Plans of Management. A listing of key feedback and issues raised in relation to open space in this Generic Plan of Management is provided in Appendix B. A summary of survey participation and key issues raised follows:

Summary of online responses received from December 2019 to March 2020

- 156 visits
- 17 Engaged participants (participated in survey)
- 59 Informed participants (visited multiple pages, downloaded a document, contributed to a tool)
- 125 Aware participants (visited at least 1 page)

**Most visited parks (by survey participants)**

- Carss Bush Park
- Moore reserve
- Narwee Park
- Donnelly Park
- Kempt Field

**Key areas for improvement**

- Circuit paths and loop access
- Youth facilities
- Facilities for adults and individual people (including fitness equipment)
- Maintenance of grass and edges
- Maintenance of bushland / wetland areas

### 2.4.3 Public Hearing

A public hearing is required by Section 40A of the Local Government (LG) Act 1993 for Council owned Community Land if the draft plan of management would have the effect of categorising, or altering the categorisation of, community land as outlined following:

***40A Public hearing in relation to proposed plans of management***

*(1) The council must hold a public hearing in respect of a proposed plan of management (including a plan of management that amends another plan of management) if the proposed plan would have the effect of categorising, or altering the categorisation of, community land under section 36(4).*

*(2) However, a public hearing is not required if the proposed plan would merely have the effect of altering the categorisation of the land under section 36(5).* (that is applying a sub-categorisation under Natural Area category)

*(3) A council must hold a further public hearing in respect of the proposed plan of management if--*

*(a) the council decides to amend the proposed plan after a public hearing has been held in accordance with this section, and*

*(b) the amendment of the plan would have the effect of altering the categorisation of community land under section 36(4) from the categorisation of that land in the proposed plan that was considered at the previous public hearing.*

With regards to Crown Reserves, the Crown Land Management Regulation 2018 was amended in 2021 to remove the need for Council Crown land managers to hold a hearing if the categories assigned in a plan of management were amended from those initially assigned prior to the preparation of a plan of management.

**Notification of the public hearing**

The public hearing was held at 6pm on Thursday 28 July 2022 and was notified through Council's Your Say webpage.

**Conduct and reporting of the public hearing**

An independent chairperson is required to conduct the public hearing and provide a report to Council with any recommendations arising.

Under Section 47G of the LG Act, the person presiding at a public hearing must not be:

a) A Councillor or employee of the Council holding the public hearing.

b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than 4 days after it has received the final report from the person presiding at the public hearing.

The public hearing report is to be presented to Council for its information when it considers the draft Plan of Management.

Up until 6pm on Thursday 28 July 2022 no RSVP's had been received by Council. The Online Public Hearing was opened by Council at 6pm on Thursday 28 July 2022. By 6.15pm no public attendees had logged onto the Zoom session.

The Public Hearing was closed by Adam Hunter at 6.15pm, and the report tabled with Council.

### 2.4.4 Public Exhibition

The four Generic PoM's including this General Community Use Generic PoM were placed on public exhibition for 28 days plus a 14-day ongoing response period (42 days total) from July 22 to 5 August 2022 in accordance with the LG Act.

The draft Generic Plans of Management was placed on public exhibition from 22 June to 22 July 2022 with comments received up to 5 August 2022 (42 day total). The exhibition was notified through:

- Council's Your Say page
- Advertisement placed in the local newspaper

The exhibition period allowed for interested parties to comment on the Draft Plans. Council has considered all comments and actions have been added to the to the four Final Generic PoM's where appropriate.

No comments were received on open spaces included in this General Community Use Generic PoM. However the following comment is applicable to all PoM's:

| **Submitter Suburb** | **Site commented on** | **Submission** | **Recommended PoM Actions** |
|---|---|---|---|
| Mortdale | **Generally** | "It means making do, with the people, with the climate, with minimum materials. It means trees, soil, flowers, animals, all should be considered with delicacy and kindness, so it is never possible to cut a tree." | The Plans of Management have a strong focus on habitat and environmental management. No further action is required. |

# 3 BASIS FOR MANAGEMENT

## 3.1 Guidelines for Categorisation

Guidelines for categorisation as General Community Use area (LG Act 1993)

***That the land:***

***(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and***

***(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 102–105 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.***

This Generic Plan of Management addresses community lands meeting these guidelines in addition to Crown land under Council's management that also meets these guidelines. As noted in section 2.1.2, under the CLM Act Council managers must assign to all Crown land under their management one or more categories of community land referred to in section 36 of the LG Act.

## 3.2 Description of sites in the General Community Use areas category

Figure 3.1 following page illustrates the open spaces in the General Community Use area category covered by this Plan of Management. It is supported by a table (Figure 3.2) which summarises open space and property information for the subject open spaces.

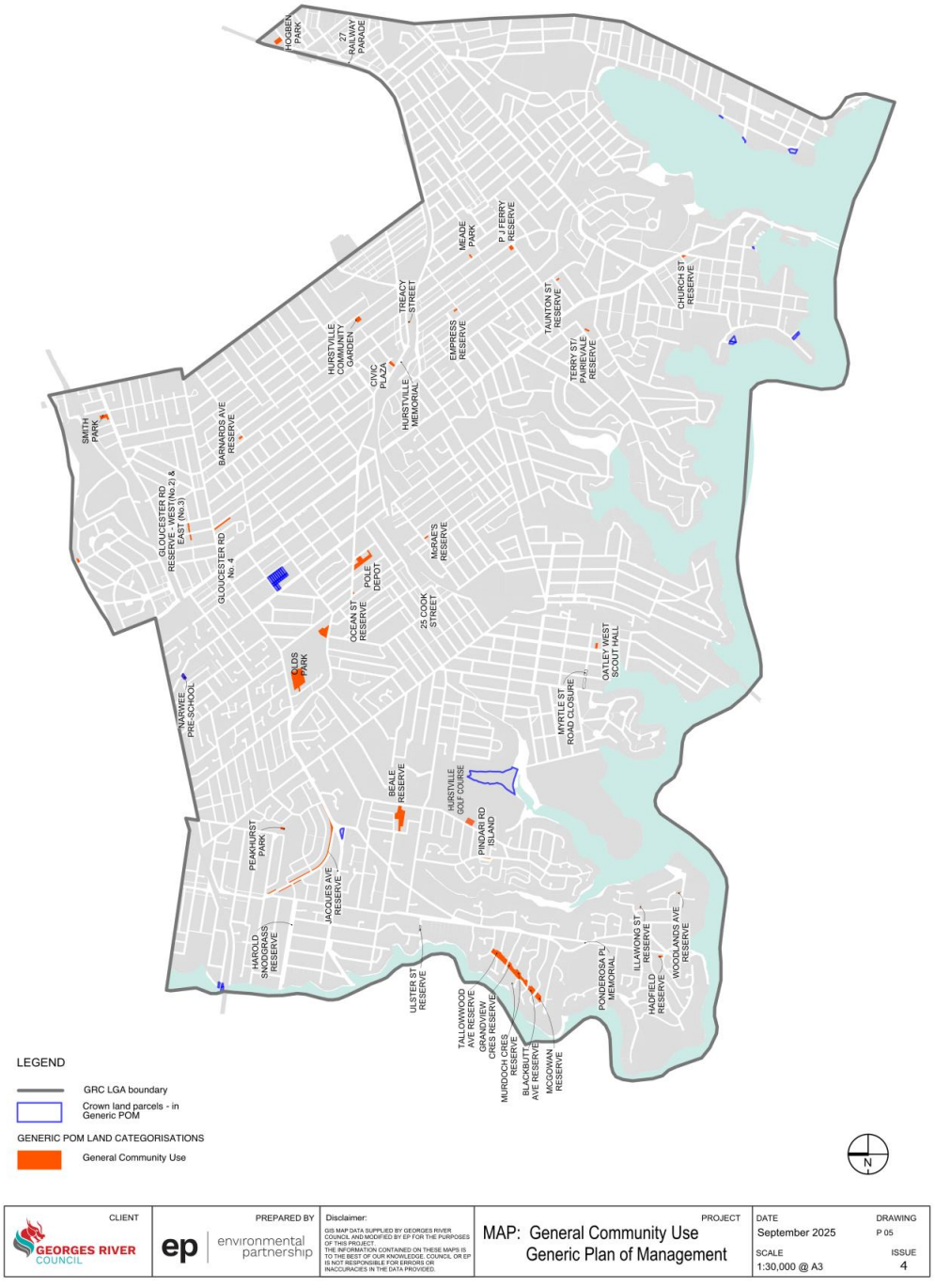



**Figure 3.1 General Community Use areas in Georges River**

**TABLE 2 - DETAILED DESCRIPTION OF GENERAL COMMUNITY USE AREAS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| **25 Treacy Street Shop and Carpark** | Shop 2, 25 Treacy St | Hurstville | 112 1243437 | Council | Community land | | General Community Use | | |
| **Barnards Avenue Reserve** | 74 Barnards Ave | Hurstville | 31 35898 | Council | Community land | 661.842 | General Community Use | | Scout Hall on site; dedicated reserve, Council trustees |
| **Beale Reserve** | 25D Rona St | Peakhurst | A 400173 | Council | Community land | 888.772 | General Community Use | | Electricity easement. |
| | 25D Rona St | Peakhurst | 60 26427 | Council | Community land | 1650.948 | | | |
| | 25D Rona St | Peakhurst | 15 26426 | Council | Community land | 5703.682 | | | |
| | 25D Rona St | Peakhurst | 59 26427 | Council | Community land | 3236.687 | | | |
| **Blackbutt Avenue Reserve** | 48D Renway Ave | Lugarno | 44 28237 | Council | Community land | 2327.307 | General Community Use | | |
| | 49D Blackbutt Ave | Lugarno | Pt 1 566335 | Council | Community land | 669.6 | | | |
| **Church Street Reserve** | 2 Water Street | Blakehurst | 32 1246418 | Council | Community land | | part General Community Use | Park, Natural area Bushland | GCU area used by carpark currently |
| | 1 Orana St | Blakehurst | 1 1129264 | | | | | | |
| **Civic Precinct (4 Dora St** | 4 Dora Street | Hurstville | 13 6510 | | | 436.3 | General Community Use | | Former Baptist Church |
| **Civic Precinct (6 Dora St)** | 6 Dora Street | Hurstville | 14 6510 | | | 493.2 | General Community Use | | Former Baptist Church |
| **25 Cook St, Mortdale (Men's Shed)** | 25 Cook Street | Mortdale | 17 & 18 4817 | | | | General Community Use | | Men's Shed and Community Use |
| **Hurstville Community Garden** | 63 Wright St | Hurstville | 101 1016477 | Council | Community land | 1904.109 | General Community Use | | Leased to Hurstville Community Garden site |
| **Empress Reserve** | 6 George St | Hurstville | 8 368515 | Council | Community land | 363.487 | part General Community Use | Park | GCU on Part Lot B DP 363355, Lot 72 DP 627321 Lot 8 DP 368515 |
| | 6 George St | Hurstville | 72 627321 | Council | Community land | 361.065 | | | |
| | 6 George St | Hurstville | 3/6 5453 | Council | Community land | 1016.255 | | | |
| | 6 George St | Hurstville | B 363355 | Council | Community land | 367.793 | | | |
| | 6 George St | Hurstville | 1 433543 | Council | Community land | 734.526 | | | |
| | 6 George St | Hurstville | 2/6 5453 | Council | Community land | 969.117 | | | |
| | 6 George St | Hurstville | 1/6 5453 | Council | Community land | 1590.744 | | | |
| | 8 George St | Hurstville | 4 660854 | Council | Community land | 639.6 | | | |
| | 108 Woniora Rd (part) | Hurstville | 39/6 1808 | | | 289.501 | | | |

**TABLE 2 - DETAILED DESCRIPTION OF GENERAL COMMUNITY USE AREAS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| **Endeavour Street Reserve** | Endeavour St | Sans Souci | *7044 1128231* | *State of NSW - R26444 Gazetted 4/08/1897 Landing Place, Public Recreation* | *Community land* | *121.371* | Part General Community Use | Park | *Initial Categorisation applied to Crown Land: Park& GCU* |
| **Gloucester Road Reserve West (Gloucester Road Reserve No.2)** | 199 Gloucester Rd | Beverly Hills | 63 14614 | Council | Community land | 641.717 | General Community Use | | |
| **Annie Twiss Reserve (Gloucester Road Reserve East (Gloucester Road Reserve No.3))** | 278 Gloucester Rd<br>278 Gloucester Rd | Beverly Hills<br>Beverly Hills | 21 14614<br>19 14854 | Council<br>Council | Community land<br>Community land | 526.181<br>534.023 | General Community Use | | Access way between Gloucester Rd & Illawarra Pde |
| **Gloucester Road Reserve No.4** | 193D Stoney Creek Rd | Hurstville | 45 10395 | Council | Community land | 2311.723 | General Community Use | | (listed previously as Reserve No. 2 ) |
| **Grandview Crescent Reserve** | 29A Grandview Cr | Lugarno | X 29857 | Council | Community land | 1634.874 | General Community Use | | Easement; adjoins Murdock Cr Reserve |
| **Hadfield Reserve** | 1208A Forest Rd | Lugarno | 15 226770 | Council | Community land | 1195.397 | General Community Use | Park, part Natural Area Bushland | |
| | 2 Oak St<br>4 Oak St<br>Between Lot 15 & 29 | | 29 239037<br>28 239037<br>Road Reserve | *State of NSW - R88375. Gazetted 15/10/1971 Public Recreation Land Devolved to Council* | *Community land* | 2083.785<br>652.843 | | | *No Initial Categorisation applied to Crown Land* |
| **Harold Snodgrass Reserve** | Clarendon Road between Belmore Road and Salt Pan Road | Peakhurst | | *State of NSW* | Road Reserve | | General Community Use | | |
| **Hogben Park** | 1 Harrow Rd<br>1 Harrow Rd | Kogarah<br>Kogarah | 10/23 1680<br>9/23 1680 | Council<br>Council | Community land<br>Community land | 1328.054<br>1334.251 | Part General Community Use | Park | Standalone Landscape Plan |
| **Hurstville Golf Course** | 57 Lorraine St<br>57A Lorraine St | Mortdale<br>Mortdale | 1 176469<br>3 522691 | Council<br>Council | Community land<br>Operational | 294597.098<br>750.675 | Part General Community Use | Sportsground | GCU applied to part Lot 1 176469, (Hurstville Golf Course Clubhouse) |

**TABLE 2 - DETAILED DESCRIPTION OF GENERAL COMMUNITY USE AREAS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| | 57 Lorraine St | Mortdale | 1 33385 | Council | Community land | 51992.685 | | | |
| | *57 Lorraine St* | *Mortdale* | *7054 1127614* | *State of NSW – R100110 Gazetted 3/07/1987 Public Recreation* | *Community land* | *48536.539* | | | *Initial Categorisation applied to Crown Land: Park* |
| **Hurstville Memorial (RR)** | Hurstville Boulevard (Forest Road) between 213 & 225 Forest Road | Hurstville | | Council | Road Reserve | | General Community Use | | |
| **Illawong Street Reserve** | 38D Illawong St | Lugarno | 22 217572 | Council | Community land | 152.669 | General Community Use | | Pathway |
| **Woodlands Avenue Reserve** | 34D Woodlands Ave | Lugarno | 21 211009 | Council | Community land | 200.864 | General Community Use | | Pathway between Woodlands Ave & Illinga Pl |
| **Jacques Avenue Reserve** | 29A Jacques Ave | Peakhurst | E 36368 | Council | Community land | 290.043 | General Community Use | | Excess footpath. Vested in Council. |
| | 29A Jacques Ave | Peakhurst | S 36171 | Council | Community land | 1007.524 | | | |
| | 29A Jacques Ave | Peakhurst | C 36368 | Council | Community land | 1791.682 | | | |
| | 29A Jacques Ave | Peakhurst | G 36317 | Council | Community land | 2349.169 | | | |
| | 29A Jacques Ave | Peakhurst | F 36368 | Council | Community land | 597.543 | | | |
| | 29A Jacques Ave | Peakhurst | D 36317 | Council | Community land | 1855.245 | | | |
| | 29A Jacques Ave | Peakhurst | 433 529395 | Council | Community land | 686.531 | | | |
| | 29A Jacques Ave | Peakhurst | B 36368 | Council | Community land | 703.132 | | | |
| **Jubilee Park** | 2C Boundary Rd | Mortdale | 1 432792 | Council | Community land | 15708.0 | Part General Community Use | Park | Mortdale Community Centre |
| | 2C Boundary Rd | Mortdale | 14 F 2921 | | | 220.0 | | | |
| | 2C Boundary Rd | Mortdale | 15 F 2921 | | | 220.0 | | | |
| **Meade Park** | 92 Woids Avenue | Allawah | Part 2 207374 | Council | Community land | | part General Community Use | Park | |
| **McRae's Reserve** | 18 Grove Ave | Penshurst | 179 12296 | Council | Community land | 554.74 | part General Community Use | Park | |
| | 18 Grove Ave | Penshurst | 170-178 12296 | Council | Community land | | | | |
| | 18 Grove Ave | Penshurst | 185-193 12296 | Council | Community land | | | | |
| **McGowan Reserve** | 49D Renway Ave | Lugarno | 43 28237 | Council | Community land | 2938.361 | | | Transmission easement |
| **Myrtle Street Reserve (RR)** | Gungah Bay Road to cnr 105-107 Myall Street | Oatley | | | Road Reserve | | General Community Use | | Road reserve |
| **Murdock Crescent Reserve** | 49D Blackbutt Ave | Lugarno | Pt 1 566335 | Council | Community land | 11256.451 | part General Community Use | part Natural Area Bushland, | |
| | 40A Boyd Ave | | 20 30190 | Council | Community land | 8574.63 | | | |

**TABLE 2 - DETAILED DESCRIPTION OF GENERAL COMMUNITY USE AREAS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| | 22 Murdock Cr<br>10 Murdock Cr<br>24 Murdock Cr | | 22 220656<br>23 220656<br>24 220656 | Council<br>Council<br>Council | Community land<br>Community land<br>Community land | 114.67<br>281.99<br>327.98 | | Natural Area Foreshore | |
| **Narwee Pre-School Kindergarten** | *5 Bryant St* | *Narwee* | *432 752056*<br>*Part Lot 3 1046103* | *State of NSW – R79156 Gazetted 7/12/1956 Day Nursery* | *Community land* | *783.797* | *General Community Use* | | *Initial Categorisation applied to Crown Land: General Community Use Adjoins Rasdall Park* |
| **Oatley West Scout Hall (within Myles Dunphy Bushland Reserve)** | 117D Woronora Pde | Oatley | 24/26 7124 | Council | Community land | 1007.785 | General Community Use | | Lease to Scout Association of NSW within Myles Dunphy Bushland Reserve |
| **Ocean Street Reserve** | 66 Ocean St | Penshurst | 6 311820 | Council | Community land | 190.509 | General Community Use | | |
| **Olds Park** | 65 Queensbury Rd<br>7 Holley Rd<br>624 Forest Rd<br>630 Forest Rd<br>7 Holley Rd | Penshurst<br>Penshurst<br>Penshurst<br>Penshurst<br>Beverly Hills | 82-84 16723<br>B 377658<br>B 379145<br>2 433674<br>78 16723 | Council<br>Council<br>Council<br>Council<br>Council | Community land<br>Community land<br>Community land<br>Community land<br>Community land | 9418.663<br>6670.002<br>14724.095<br>91823.273<br>514.589 | Part General Community Use | Sportsground, part Park | GCU to Lot B 377658, Part Lot 2 DP 433674 |
| **Peakhurst Scout Hall Peakhurst Pk** | 7a Hedley St, | Riverwood | 2 1143770 | Council | Community land | 824.0 | General Community Use | Sportsground adjoining | Building to be refurbished for Community usage |
| **Pindari Road Island** | 16 Pindari Rd | Peakhurst Heights | 8 218575 | Council | Community land | 325.049 | General Community Use | | |
| **P J Ferry Reserve Community Hall** | 147B Bellevue Parade<br>147B Bellevue Parade<br>147B Bellevue Parade | Allawah<br>Allawah<br>Allawah | 34/5 2792<br>38/5 2792<br>36/5 2792 | Council<br>Council<br>Council | Community land<br>Community land<br>Community land | 621.837<br>650.911<br>622.774 | part General Community Use | Park | Existing building |
| **Pole Depot (3Bridges & Penshurst Child Care) & Community Centre)** | 5 St Georges Rd<br>25 St Georges Rd<br>453 Forest Rd<br>449 Forest Rd<br>451 Forest Rd | Penshurst<br>Penshurst<br>Penshurst<br>Penshurst<br>Penshurst | 101 586060<br>4 14475<br>1 957769<br>1 14475<br>2 964410 | Council<br>Council<br>Council<br>Council<br>Council | ~~Operational~~ Community land<br>Community land<br>Community land<br>Community land<br>Community land | 6619.977<br>465.058<br>582.132<br>526.697<br>557.721 | General Community Use, | | Lease to 3Bridges Community Inc. Neighbourhood Centre on site. |
| **Ponderosa Place Memorial (RR)** | Adj 975 Forest Road | Lugarno | | | Road Reserve | | General Community Use | | Road reserve with war memorial |
| **Smith Park** | 30 Morgan St | Kingsgrove | 93 663238 | Council | Community land | 12323.278 | Part General Community Use | Sportsground | |
| **Taunton Street Reserve** | 203 Woniora Road | Blakehurst | 24/2-25/2 7754 | Council | Community land | 2003.67 | part General Community Use | Park | |

**TABLE 2 - DETAILED DESCRIPTION OF GENERAL COMMUNITY USE AREAS IN THIS PLAN OF MANAGEMENT**

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| **Tallawalla Street Reserve West (No. 1)** | 30 Kooemba Road | Beverley Hills | 576 13496 | Council | Community land | 693.59 | General Community Use | Park | |
| | 66 Tallawalla St | | 578-581 13496 | Council | Community land | 2953.06 | | | |
| **Tallowwood Avenue Reserve** | 1D Tallowwood Ave | Lugarno | 22 221569 | Council | Community land | 1664.578 | part General Community Use | | Transmission easement, cnr Tallowwood Avenue. |
| | 1D Tallowwood Ave | Lugarno | 1 224413 | Council | Community land | 4769.657 | | | Separate foreshore |
| | 26A Grandview Cr | Lugarno | Y 29857 | Council | Community land | 1639.665 | | | reserve |
| **Terry Street Reserve (Prairievale Reserve)** | 49 Terry Street | South Hurstville | Part of 4 362520 | Council | Community land | | part General Community Use | Park | Existing building lease to scout & girl guide association (lot 4) |
| **Ulster Street Reserve** | Between 3-6 Ulster Street **(Access way)** | Peakhurst | | | Road Reserve | | General Community Use | | Access way |
| **3Bridges Youth Centre** | 27 Railway Parade | Kogarah | Part 3 802087 | Rail Corporation NSW | Community land | 83.734 | General Community Use | | Community Lease to 3 Bridges Youth Centre |

## 3.3 Core objectives for the General Community Use areas category

The Local Government Act 1993 clauses 36E-N define for each of the community land categorisations a series of core objectives. The core objectives are aimed at providing a framework for management of this type of open space which can support its intrinsic qualities and values to the community and which provides a level of consistency in management across different Local Government areas.

Listed following are the core objectives for General Community Use areas as defined by the Local Government Act 1993 clauses 36E-N.

***To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:***

***(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and***

***(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).***

### *Characteristics of General Community Use areas in Georges River*

The General Community Use Areas addressed in this Plan of Management form a small but important part of the network of open space areas and resources within the Georges River area.

Land categorised as General Community Use generally consists of areas with a primarily operational function that have not been classified as operational land such as corridors for utility easements and drainage reserves, pathways and access ways; they may be used for centres for community activity such as neighbourhood centres, scout or guide halls and the like; and any other function which does not display the focal characteristics of the alternative community land categories of Park, Sportsground or Natural Area. The land may also support more traditional recreational uses and may support opportunities for planting additional vegetation, however this is subsequent to the primary function of the land.

Georges River Council is the owner of the majority of the general community use areas and where Crown Land is indicated, Council is responsible for the care, control and management of these open spaces within the Georges River LGA area on behalf of the Crown.

Several of Council's smaller open space areas have evolved on land designated as road reserve. These areas do not have identifying lot and Deposited Plan (DP) numbers, but do require the dedication of resources to maintain them. The categorisation and inclusion of road reserves in a Plan of Management is therefore not required under the Community Land legislation. However as they are managed and maintained in the same manner as similar parcels of classified Community Land, it is appropriate to include them in this Plan.

The most significant area of road reserve addressed within this plan is the Hurstville War Memorial in Forest Road, which is the focal point of many community events within the town centre. There is another roadside war memorial included in the schedule, and the remaining road reserves are road closures maintained as access ways

### *Significance of the General Community Use areas in Georges River*

General Community Use land is set aside to provide a range of services which are necessary for the operation of the community. Operational roles include the provision of land for public utility easements, pathways, and road reserves.

General Community Use areas also perform many functions relating to human health and recreation. The land may house buildings and structures such as neighbourhood centres or Scout or Guide halls that cater for formal and informal leisure and recreational activities, hobbies, artistic endeavours, educational, cultural and social functions. These functions can enhance the quality of life, promote public participation, and contribute to the health, wellbeing and sense of belonging of the community. The areas play a very strong role in the development and maintenance of healthy communities and are highly valued by the wider community.

Public open space areas are highly valued as social venues. Considering the growing population densities of the area and a decline in private open space, general community use areas and other areas of public land are able to provide the community with much needed opportunities to relax and interact. Social interaction can encourage the development of community spirit, and can bring the neighbourhood together in unity and support. The provision of community centres offer opportunities for people to learn new skills through participation in recreational and cultural activities.

Open space areas associated with general community use land also offer residents a range of more traditional recreation based opportunities, depending upon the nature of the land. Participation in such activities can contribute to a person's general health, wellbeing, fitness, coordination, and overall physical capabilities.

Environmentally, open space is significant in providing areas for vegetation, habitat for native fauna, and "green web" links between disbursed areas of bushland. The vegetation helps improve air quality and climate, and provides shade. Visually it provides much needed relief from the increasingly built up surrounding environments. Remnant or endemic vegetation in reserves can also be a visual reminder of the ecological communities that once dominated the landscape of the area but have been progressively removed through the spread of urban development, some of which are now classified as endangered under the Biodiversity Conservation Act 2016. Some of the general community use areas retain local vegetation around their perimeters, particularly where they adjoin other vegetated open space areas. While the use of the reserve as an easement needs to be reserved and therefore more significant planting through the reserve cannot be undertaken, these perimeter remnants and plantings should be preserved to soften boundaries and create a buffer for adjoining natural areas.

It is therefore vital that Council manages the existing general community use areas in a manner that effectively caters for the full extent of needs of the Georges River community and provides suitable high quality facilities accessible to the maximum number of appropriate users.

## 3.4 Allowable uses for open spaces in the General Community Use category

In accordance with the core objectives for General Community Use areas as defined by the Local Government Act 1993, General Community Use areas under this plan of management will promote and encourage use of the land to serve the cultural, social and intellectual welfare of the community.

## 3.5 Permissible development for open spaces in the General Community Use category

In accordance with the core objectives for General Community Use area as defined by the Local Government Act 1993, General Community Use areas under this plan of management will be subject to improvement so as to promote and facilitate its use. Any development shall be in accordance with the zoning as outlined in section 2.1.3.

The *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP (Transport and Infrastructure) 2021) facilitates the effective delivery of infrastructure across the State and applies to Crown lands for which Council has been appointed the Crown Reserve Manager. The principal aims of SEPP (Transport and Infrastructure) 2021 are:

Facilitate the effective delivery of infrastructure across the State by:

a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services,
b) providing greater flexibility in the location of infrastructure and service facilities
c) allowing for the efficient development, redevelopment or disposal of surplus government owned land
d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development,
e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development,
f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing,
g) providing opportunities for infrastructure to demonstrate good design outcomes.

Conditionally, SEPP (Transport and Infrastructure) 2021 has precedence over any other environmental planning instruments.

**Development Permitted Without Consent**

Division 12 entitled *Parks and other reserves,* Clause 2.73 of SEPP (Transport and Infrastructure) 2021 states that Development for any purpose may be carried out without consent on Crown managed land, by or on behalf of a Crown land manager of the land if the development is for the purposes of implementing a plan of management adopted for the land under the Crown land Management Act 2016 or in accordance with the Local Government Act 1993. Clause 2.73(3) permits development for any of the following purposes may be carried out or on behalf of a Council without consent on a public reserve under the control of or vested in the Council:

a) development for any of the following purposes—
    i. roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges,
    ii. recreation areas and recreation facilities (outdoor), but not including grandstands,
    iii. visitor information centres, information boards and other information facilities,
    iv. lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard,
    v. landscaping, including landscape structures or features (such as art work) and irrigation systems,
    vi. amenities for people using the reserve, including toilets and change rooms,
    vii. food preparation and related facilities for people using the reserve,
    viii. (maintenance depots,
    ix. portable lifeguard towers,
b) environmental management works,
c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area).

**Exempt Development**

Clause 2.73 of the policy entitled *Exempt development* states that Development for any of the following purposes that is carried out in the prescribed circumstances is exempt development:

a) construction, maintenance and repair of:
    (i) walking tracks, raised walking paths (including boardwalks), ramps, stairways or gates, or
    (ii) bicycle-related storage facilities, including bicycle racks and other bicycle parking facilities (except for bicycle paths), or
    (iii) handrail barriers or vehicle barriers, or
    (iv) ticketing machines or park entry booths, or

(v) viewing platforms with an area not exceeding 100m 2, or
(vi) sporting facilities, including goal posts, sight screens and fences, if the visual impact of the development on surrounding land uses is minimal, or
(vii) play equipment if adequate safety measures (including soft landing surfaces) are provided and, in the case of the construction of such equipment, so long as the equipment is situated at least 1.2m away from any fence, or
(viii) seats, picnic tables, barbecues, bins (including screening), shelters or shade structures, or
(ix) portable lifeguard towers if the footprint of the tower covers an area no greater than 20 square metres,

b) routine maintenance of playing fields and other infrastructure, including landscaping,
c) routine maintenance of roads that provide access to or within those playing fields, including landscaping

Clause 2.74(3) of the policy states that development is exempt development under this clause only if the development:

a) complies with clause 20 (General requirements for exempt development) and
b) involves no greater disturbance of native vegetation than necessary, and
c) does not result in an increase in stormwater run-off or erosion

When considering specific development on Crown Reserve land that Council has been appointed Crown Reserve Manager and where a plan of management has been adopted under s143 of the cited Act then relative to SEPP (Transport and Infrastructure) 2021 such development may be permitted without development consent or may be exempt development. Further reference will need to be made to SEPP (Transport and Infrastructure) 2021 for other specific development proposals that may take place in public reserves such as stormwater management systems and the like.

## 3.6 Leases and licenses for open spaces in the General Community Use category

Leases and Licenses may be applicable to some open spaces included in this Plan of Management based on the criteria established in the Local Government Act. Also guiding Councils management of Community Land leasing is its Community Lease and Licence Policy. This policy provides a framework through which Council can determine the eligibility of community groups to occupy Council owned and managed land and buildings (such as community centres, scout and guide halls) in an equitable and transparent manner and in accordance with relevant legislative requirements.

Local Government Act criteria are listed below followed by a discussion of applicable Leases and Licenses authorised by this Plan of Management

### *Local Government Act 1993*

Leases, licences and other estates formalise the use of community land by commercial organisations and individuals providing facilities or services for public use, or by groups such as sporting clubs and schools. Activities should be compatible with applicable zoning of the land, provide benefits, services or facilities for users of the land, and be authorised under the plan of management. The terms and conditions of any authorisation should ensure proper management and maintenance of the area or facility, and that the interests of the Council and the public are protected.

A lease is normally required where exclusive control of all or part of an area by a party is proposed. A licence may be granted where intermittent or short- term occupation of an area is proposed. The term “estate” is wide and includes many rights over land that can be granted. An estate is defined as an “interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity.”

**General Conditions**
There are restrictions on the ability of Council to grant leases, licences and other estates over community land. Council may only grant a lease, licence or other estate if:

- the plan of management expressly authorises the lease, and
- the purpose of the lease is consistent with the core objectives for the category of land (refer Section 1.2), and
- the lease is for a permitted purpose listed in the Local Government Act 1993.

As required in sections 46A and 47B of the LG Act 1993 the approval of the Minister for Local Government is required for a lease or license where an objection has been received and for any lease terms in excess of 21 years.

**Permitted purposes**
- activities consistent with the core objectives for the category of land and appropriate to the current and future needs of the community in relation to a number of wide public purposes, including public recreation and physical and cultural development. This can include for areas categorised as General Community Use (refer Item 5 of Clause 46), maternity welfare centres, infant welfare centres, kindergartens, nurseries, child care centres, family day-care centres, surf life saving clubs, restaurants or refreshment kiosks

- for short-term, casual purposes, consistent with the core objectives for the category of land including:
  - the playing of a musical instrument, or singing, for fee or reward,
  - engaging in trade or business,
  - the playing of a lawful game or sport,
  - delivering a public address,
  - commercial photographic sessions,
  - filming, and
  - picnics and private celebrations such as weddings and family gatherings.

The use or occupation of any General Community Use sites for any of the above short-term casual purposes is prescribed only if the use or occupation does not involve the erection of any building or structure of a permanent nature.

**Prohibited activities**
Activities that are not consistent with core objectives of the Reserve purpose are prohibited on the Crown land portion of the site. Similarly, activities and uses that are not consistent with the core objectives of the Community Land category (General Community Use) are also prohibited. Certain activities may also be prohibited by the land use zoning of the land and Georges River Council may prohibit certain activities from time to time. Prohibited use will be communicated via Council bookings, leases and licence agreements, or otherwise communicated where prohibited activities may be temporary

**Leases licenses or other estates not exceeding 5 years**
To grant a lease, licence or other estate for a period not exceeding 5 years, Council must follow the prescribed regulations by:

- giving public notice of the proposal
- placing a notice of the proposal on the land,
- notifying owners or occupiers adjoining the land, and

- notifying persons living in the vicinity of the land if Council believes that the land is the primary focus of the person's enjoyment of communityland.

A public notice of the proposal must include:

- information sufficient to identify the community land concerned
- the purpose for which the land will be used under the proposed lease, licence or other estate
- the term of the proposed lease, licence or other estate (including particulars of any options for renewal)
- the name of the person to whom it is proposed to grant the lease, licence or other estate (if known), and
- a statement that submissions in writing may be made to Council concerning the proposal within a period, not less than 28 days, specified in the notice.

Exemptions for some purposes of use or occupation are allowed under the Act, however only if:

- the use or occupation does not involve the erection of any building or structure of a permanent nature
- in the case of any use or occupation that occurs only once, it does not continue for more than 3 consecutive days, and
- in the case of any use or occupation that occurs more than once, each occurrence is for no more than 3 consecutive days, not including Saturday and Sunday, and the use is completed within a 12 month period.

**Leases licenses or other estates of more than 5 years and net exceeding 21 years**

Section 47 of the LG Act permits the issue of leases for periods of more than 5 years and no more than 21 years. Leases in excess of 21 years and up to 30 years are allowable under the LG Act 1993 subject to Ministerial approval however this plan of management limits lease terms for the subject reserves to a maximum 21 years. This plan of management allows a lease or license over 5 years subject to the Council following the provisions of section 47 of the LG Act 1993 including:

- Give public notice of the proposal, and
- Exhibit notice of the proposal on the land to which the proposal relates and, and
- Give notice of the proposal to such persons as appear to own or occupy the land adjoining the community land, and
- Give notice of the proposal to any other person, appearing to the Council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of the Council the land the subject of the proposal is likely to form the primary focus of the person's enjoyment of community land

A public notice of the proposal must include:

- information sufficient to identify the community land concerned
- the purpose for which the land will be used under the proposed lease, licence or other estate
- the term of the proposed lease, licence or other estate (including particulars of any options for renewal)
- the name of the person to whom it is proposed to grant the lease, licence or other estate (if known), and
- a statement that submissions in writing may be made to Council concerning the proposal within a period, not less than 28 days, specified in the notice.

### *Authorised leases and licenses for General Community Use areas*

Except as provided below, leases may be granted for exclusive use to any organisation for any community purpose as determined by Council, on such terms as Council may provide. The purposes must be consistent with the core objectives of land categorised as General Community Use area as outlined in the Local Government (General) Regulation 2021, and other applicable legislative requirements.

In respect of any part of the Lands subject to this PoM which are Crown land for which Council is Crown land manager and reserved for the purposes of 'public recreation', this PoM **only authorises the granting of leases for exclusive use to any organisation for any community purpose consistent with the core objectives for the category of the land as 'general community use', where the use is also in accordance with the purpose of 'public recreation', or where one of the following has occurred:**

- the Land is subject to an approved determination of native title (as defined in the *Native Title Act 1993* (Cth)) and native title has been found to be extinguished or not exist,
- the Land is land where all native title rights and interests have been surrendered under an Indigenous Land Use Agreement (as defined in the *Native Title Act 1993* (Cth)),
- the Land is subject to a section 24FA protection (as defined in the *Native Title Act 1993* (Cth)),
- any native title rights and interests have been compulsorily acquired and extinguished.

Subject to these requirements, the following leases and licenses are expressly authorised for General Community Use areas covered by this Plan of Management.

**Access for Building Purposes**
Temporary access across community land shall be authorised by this plan of management provided that;

- the access is of a temporary nature
- the access does not compromise community use or safety
- the works requiring the access is associated with an adjoining property
- a bond in respect of potential damage is held by Council
- Council is in receipt of proof of suitable insurances

**Casual Hirers**
Casual uses of a public reserve for events of no more than 3 consecutive days will be considered by Council without the need for a lease or license, provided that;

- no significant damage to the reserve is anticipated as a result of the proposed activity,
- the activity is permissible under the objectives identified for that land category,
- the use or occupation does not involve the erection of any building / structure of a permanent nature,
- there is anticipated to be no significant disturbance to adjacent property owners,
- no interference with other users,
- proof is obtained by Council of suitable insurances,
- all litter is removed.

**Encroachment on Public Land**
In instances where there is an encroachment upon public land by a permanent structure, and the structure does not significantly interfere with the functioning of the reserve, Council may typically consider a lease or licence agreement with the adjoining property owner and recoup a fee as part of that agreement. Such a lease or licence would be required to be advertised and may not be granted for more than twenty-one years.

However despite any other provision in this POM, this PoM authorises the granting of such leases or licences on General Community Use areas which are Crown land for which Council is Crown land manager covered by this Generic PoM **only if one of the following has occurred**:

- the Land is subject to an approved determination of native title (as defined in the *Native Title Act 1993* (Cth)) and native title has been found to be extinguished or not exist,
- the Land is land where all native title rights and interests have been surrendered under an Indigenous Land Use Agreement (as defined in the *Native Title Act 1993* (Cth)),
- the Land is subject to a section 24FA protection (as defined in the *Native Title Act 1993* (Cth)),
- any native title rights and interests have been compulsorily acquired and extinguished.

**Not for Profit Groups**
Reserve committees, playgroups and other not for profit organisations may from time to time utilise public buildings for their activities. These activities will not require a formal lease or license provided that the use is ancillary to the physical, cultural, social or intellectual wellbeing of the community and does not result in the exclusive use of public facilities.

Any fee that may apply will be outlined in Councils adopted schedule of fees and charges.

**Personal Trainers**
A commercial fitness training/coaching operator's licence agreement will be valid for a period of not less than six (6) months and not greater than five (5) years and will authorise each trainer to use designated public open space areas for commercial training activities on a non-exclusive basis.

**Commercial uses compatible with LEP and core objectives**
Commercial operations for restaurant / café activities that support and encourage community use of the open space and / or address a community need are authorised subject to compatibility with LEP and core objectives.

However despite any other provision in this POM, this PoM authorises the granting of such leases, licences or other estates on General Community Use areas for which Council is Crown land manager covered by this Generic PoM **only if one of the following has occurred**:

- the land is subject to an approved determination of native title (as defined in the *Native Title Act 1993* (Cth)) and native title has been found to be extinguished or not exist,
- the land is land where all native title rights and interests have been surrendered under an Indigenous Land Use Agreement (as defined in the *Native Title Act 1993* (Cth)),
- the land is subject to a section 24FA protection (as defined in the *Native Title Act 1993* (Cth)),
- any native title rights and interests have been compulsorily acquired and extinguished.

**Other Estates**
Easements across community land for the purpose of public utilities, providing pipes, conduits or other connections under the surface of the ground, for the connection of premises adjoining the community land to a facility on the community land shall be authorised by this plan of management, and shall be subject to the following criteria:

- there is no feasible alternative to connecting to a facility on the community land,
- there is no significant impact on the reserve, and,
- where the proposal involves the creation of an easement and/or a restriction on the future development potential of the property, compensation assessed by the Valuer General's Office shall be payable to Council.

In all cases, the applicant is to be responsible for all costs incurred by Council in the creation of the easement.

An estate in respect of this land category is expressly authorised by this plan of management for the purpose of a "public road" where the provision of that road is consistent with the core objectives stated herein and where the road is necessary for the enjoyment of that land.

*Existing leases and licenses for General Community Use areas*

There following table summarises existing leases and licenses for Sportsgrounds subject to this plan of management.

**TABLE 3 EXISTING LEASES AND LICENSES – GENERAL COMMUNITY USE AREAS**

| RESERVE | ADDRESS | LOT & DP | OWNER | LEASE / LICENSE | TERM / EXPIRY | NOTES |
|---|---|---|---|---|---|---|
| **Narwee Pre School Kindergarten** | 5 Bryant St Narwee | Lot 432 DP 752056 Part Lot 3 DP1046103 | State of NSW Crown Reserve No R79156 – Purpose Day Nursery | License to Narwee Pre School Kindergarten | 10 years 17 August 2033 | Council is working on a 1 year interim licence until POM is approved |
| **3 Bridges Youth Centre** | 27 Railway Parade | Part 3 Lot 802087 | Council | 3 Bridges Youth Centre | | |
| **Barnard Avenue Reserve** | 74 Barnard Ave, Hurstville | Lot 31 dp 35898 | Council | Lease / license to Scouts Assoc. of Australia NSW Branch | | |
| **Tallawall Street Reserve West** | 30 Kooemba Road, Beverly Hills | | Council | Lease / license to Scouts Assoc. of Australia NSW Branch | | |
| **Prairievale Reserve** | Terry Street, Blakehurst | | Council | Lease / license to Scouts Assoc. of Australia NSW Branch | | |
| | | | Council | Lease / license to Girl Guides Assoc. NSW Branch | | |
| **Jubilee Park** | 2B-2C Boundary Road, Mortdale | Lot 1 DP 432792 | Council | Lease / license to Jubilee Community Services | | |
| **Smith Park** | 30 Morgan Street, Kingsgrove | Part lot 93 DP663238 | Council | Lease / license to Kingsgrove Community Aid Inc – Lease / license to NSW Dept of Health Kingsgrove Baby Health Centre | | |
| **Pole Depot** | Part 23 St Georges Road, Penshurst | | Council | Lease / license to 3 Bridges Community Ltd | | |
| **Olds Park** | 7 Holley Rd Penshurst | Lot B DP 377658 | Council | Lease to Olds Park Bowling Club | | |
| | 630 Forest Rd Penshurst | Lot 2 DP 433674 | Council | Lease to Olds Park Bowling Club (Part Lot 2) | | Council Branch Library on part #630 Forest Rd |

## 3.7 Guiding principles for open space in Georges River

Council's Open Space Recreation and Community Facilities Strategy 2018 (OSRCFS) identifies a series of general guiding principles for all open space in Georges River. The principles were developed based on the Georges River context and best practice in community facilities and open space / recreation facilities provision. The principles are to be followed in determining planning, improvement and management of open space, and include that open space should be:

### *Flexible and multipurpose*

Ensuring flexibility in the design and use of facilities and spaces means they can respond and adapt as needs change. Buildings and open space should be capable of accommodating a range of activities, rather than designated for single uses or specific target groups that may become outdated as the population changes over time. Facilities should be supported by appropriate infrastructure to support shared use such as storage, drainage and lighting. Strategy eight of the OSR Guide supports the creation of public open spaces that are versatile, flexible, adaptable and resilient. Versatile and flexible spaces can be reconfigured in design and function to accommodate various participation, and activity needs.

### *Clustered with complementary uses*

Co-locating different types of facilities and spaces to create community hubs and precincts provides focal points for community activity. This increases the visibility and promotion of facilities and services, enhances a sense of community and creates a lively mix of activities. Leading practice for community facilities favours the location of community buildings in urban centres to enhance accessibility and connectivity with related uses. Well-used facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as town centres, shopping centres and schools.

### *Equitably distributed across and within catchment areas*

Community facilities and open space should be centrally located and accessible to the population they are intended to serve. This strategy has highlighted the uneven geographical distribution of different spaces and facilities across the Georges River area. Seeking to provide a more even spread of facilities will improve access to open space and community facilities for community members in underprovided catchments.

### *Activated and safe*

People naturally feel safer in places that are alive with community activity. Community facilities and open space should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. While locating facilities in active areas such as urban centres ensures higher levels of passive surveillance and increased security, design plays a significant role in increasing user safety. This includes the placement of entries, street interface and lighting. Similarly, lighting in parks should be prioritised not just for sports fields but also for general safety.

Having active frontage to the street is critical to the creation of active and vibrant open spaces. Strong relationships with compatible adjoining uses adds to the activity, surveillance and vitality of public open space. In a good open space, you can see that there are other people around, people are enjoying themselves and the company of others.

### *Inclusive and reflective of the whole community*

Facilities should be welcoming and accessible to people of all ages, gender identities, cultural backgrounds, abilities, income levels and interests. This can be achieved not only through the provision of a mix of multipurpose and specialist spaces catering to different groups and design that provides universal access, but also through effective programming. This supports the provision of activities and services for a broad range of people.

A strong connection between the facility or space and broader community can be fostered through development on landmark sites, and with distinctive architecture and quality design. Community facilities and open space should be civic places that reflect local culture. This helps ensure they develop a strong profile and are well known in the community, thereby promoting high levels of use. Incorporating public art into the building design is another way to achieve this principle.

### *Part of a connected network*

Good practice planning for facilities and spaces focuses on increasing efficiency and use. Public transport enhances accessibility for all population groups. Facilities and spaces should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all community groups. It also encourages sustainability and a healthy and active lifestyle.

Community facilities and open spaces should not be planned in isolation but considered as a broader network that works together to meet a broad range of community needs, across a district or sub-region. Planning and delivering facilities as a network enables facilities to provide a different range of offerings, with the option for each facility to include specialist services or amenities. By considering facilities as part of a network, duplication of services, programs, spaces and amenities can be avoided.

In order to create lively places with a sense of pride and ownership it is important that there is a network that connects people to open space to help increase both access and usability. Strategy five in the Draft OSR Guide recommends creating links to a network of public open spaces, using pedestrian and cycle networks to connect urban centres to local and regional open spaces.

### *High quality and sustainable*

Facilities and spaces should embody sustainability principles wherever possible. For open space, this includes protecting and conserving watercourses, water bodies and wetlands and incorporating natural areas and waterways into the open space corridors. It also includes integrating the network of open space with stormwater management and water-sensitive urban design. For community facilities it includes design to lower power and water consumption and the use of sustainable building materials. High quality insulation, solar panels and low flow water fittings are examples of sustainable interventions that should be considered in planning for new facilities.

Facilities and spaces should also be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Key considerations for facilities should include high quality design, fixtures and equipment that reduce ongoing costs. This may also involve design that considers cost recovery, including the incorporation of space for lease to compatible community and commercial uses.

### *Proactively managed*

Proactive management enables Council and the community to get the most out of open space, recreation and other community facilities. Effective management, including governance arrangements and programming, ensures the ongoing success of facilities into the future.

## 3.8 Pressures and opportunities for General Community Use areas management

Informed by the Generic Plan of Management process and consultation undertaken as part of past strategies and this Plan of Management, a series of pressures and opportunities for General Community Use areas can be identified, along with objectives or outcomes for future management. These are defined below:

| | |
|---|---|
| Pressures | influences that can work against or make more difficult to achieve our objectives |
| Opportunities | influences that can assist us to achieve our objectives |
| Objectives | the desired outcome of our planning implementation and management efforts |

### 3.8.1 Access to and within General Community Use areas and facilities

In principle, all of Council's public space areas including General Community sites should be accessible to the whole community, regardless of age, ability or gender. This plan seeks to facilitate access to the land to enable its use for recreational and community purposes.

**Distribution**

General community use areas within Georges River tend to be randomly distributed across the municipality, and noticeably contribute to the larger network of public open space areas. The sites categorised as General Community Use are generally the smallest in area of all the community land categories.

**Vehicular access and Parking**

The Pole Depot (3 Bridges & Penshurst Child Care & Community Centre) has allocated off street parking, which is maintained to traffic engineering and safety standards. All other areas have adjacent and non-metered on street car parking. Additional off street parking is generally not proposed under this plan of management as it could encroach on the available open space area, compromising most effective community use.

Vehicular access onto general community use areas is restricted to maintenance and emergency vehicles except where consent is obtained from Council for a specific purpose. Permits to obtain permanent vehicular access to private property over community land will not be granted, in accordance with Section 46 of the Local Government Act 1993.

**Pedestrian access**

Most general community use areas are readily accessible by foot from local surrounding streets. They can otherwise be reached by private motor vehicle, cycle, or by public transport, with train and local bus services providing connections across the LGA, although they are limited by the frequency and timing of those services. In some cases the reserves can form the access points by which other public areas are reached, such as the pathways listed in Lugarno and Peakhurst. Footpaths should be provided and maintained where appropriate to allow pedestrians mobility into and around the General Community Use sites, linking with adjacent residential sectors and without causing disturbance to high use areas or existing natural and constructed assets.

Access for people with a disability is accommodated where possible for general movement around open space areas and for the use and enjoyment of facilities and amenities. However given the large number of reserves throughout the city, improving facilities and access for people with a disability will need to be carefully and strategically planned in coordination with planning for all other public facilities, and funded and staged over many years.

**Cycle access**
Some General Community Use areas will be accessible via a cycle access along a designated cycle to off road and / or on road facilities.

**Hours of use**
After-hours use of the general community use areas will be restricted by strict adherence to opening and closing of gates and access / entry points where applicable. The provision of security lighting and surveillance patrols will assist in this regard.

**Objectives**
- **To provide enhanced access to General Community Use sites and their facilities for a broad range of users.**
- **To improve the ability to access General Community Use areas by public transport**

### 3.8.2 Amenity and landscape setting

Council's General Community Use areas provide ancillary space or facilities for a variety of community uses. Existing spaces and facilities will be maintained and enhanced, and new facilities and embellishments provided where possible, subject to an identified need.

**Passive Recreation Areas**
Passive recreation areas are spaces set aside for casual activities such as picnicking and other social or casual activities. For general community use areas, this will generally not be the principal function of the space and therefore the provision of recreational facilities is typically minimal. While most of the general community use areas contain minimal infrastructure, a few sites do include facilities such as seats, bins and tables. However the function, size and layout of some areas such as pathways and small road reserves do not permit embellishment with recreational amenities other than planting and fencing.

Increasing the level of infrastructure provided in those general community use areas where space permits may be considered, and would be assessed with regard to patronage and the primary function of the site, and the scale of the additional facilities compared to the overall size, location and accessibility of the space.

The level of facilities presented, and the maintenance standards provided by Council staff are kept within allocated budgets and to an agreed level of care, however the longer term provision and upkeep of adequate facilities for patrons needs to be assessed. Increasing urbanisation is expected to place stronger demands on the provision of facilities and their upkeep. The maintenance and scheduled upgrade of infrastructure is therefore crucial for its long term management, and as with any future upgrades, should meet agreed visual standards.

**Playground Facilities**
There are only three general community use areas with playground equipment installed, at the Pole Depot Neighbourhood Centre, Narwee Preschool adjacent Rasdall Park and McGowan Reserve. Playground areas incorporate a soft fall zone in accordance with legislation. A safety inspection is carried out every quarter with repairs, including top-up of softfall areas, done as a matter of priority, and upgrades scheduled according to the life expectancy of the equipment.

There may be opportunities to develop additional playground areas within some of the larger general community use reserves where equipment is not already provided, as long as the principle function of the site is preserved.

**Image: Existing play space at Pole Depot**

**Landscape Character**

Site landscaping refers to the soft and hard elements of the environment that serve both a functional and aesthetic purpose. The provision of items such as paved areas and footpaths, fencing, and signage, as well as plant material in appropriate locations is needed to help park users find their way around an area in a safe and convenient manner. The style of materials used should be consistent within the General Community Use areas across Council and in keeping with an approved visual standards standard / guide.

Trees and shrubs can be used to provide shade, to improve the visual interest of an area; and increase the general biodiversity values of a reserve. Some General Community Use areas contain areas of native tree canopy such as McGowan Reserve which contribute greatly to the character of the neighbourhood. Council's Nursery may be able to produce local plant material for planting areas that adjoin bushland, where genetic provenance may be an issue. Due to the high intensity of maintenance required by annual plants, despite widespread appreciation of the showy display provided, it is not considered a practical or efficient use of resources to maintain annuals in amenity garden plantings

**Objectives**

- **To provide appropriate amenity, aesthetic and landscaping facilities within all General Community Use areas to maximise benefits for all users.**
- **To provide safe environments for community use**

### 3.8.3 Habitat, conservation, and sustainability

Environmental management factors influence habitat and sustainability principally apply to those few sites adjoining or adjacent to natural areas. Council has a goal of improving biodiversity values even in high use areas, concurrent with Council's environmental policy, and provided the dominant function of the general community use areas is sustained.

**Natural Vegetation and Tree Management**

Where endemic bushland or remnant vegetation exists adjoining or within the boundaries of general community use areas, it will be maintained regardless of its size, and the variety and quality of vegetation present. Where possible, degraded remnants will be rehabilitated in accordance with the aims and objectives of Council's Bushcare program.

The impacts of associated human use on vegetation remnants will be minimised through the selective use of buffer zones, care by Bushcare groups where possible, and the control of encroachments from adjoining properties.

As mentioned in Amenity and Landscape Setting, tree planting will be used to create shade in appropriate locations and will also be used to assist with maximising opportunities for fauna habitat, where open green spaces can provide viable areas for re-establishing vegetation corridors. Trees will be maintained to create minimal hazard. Dead or dangerous branches will be removed where they overhang areas of high human activity such as pathways, seating, or play equipment.

**Bushfire Management**

Grandview Crescent Reserve lies within bushfire prone land, while Tallowwood Avenue Reserve lies partly within bushfire prone land. Two others, Blackbutt Avenue Reserve and Ulster Street Reserve, lie just outside the boundary of the Bushfire Protection Zone. Bushfire hazard reduction applies to the areas of remnant bushland or stands of remnant trees within these sites, and will also be carried out at other sites where remnants occur.

Most of the general community use areas are not likely to be directly affected by bushfire (or other type of wildfire) however in the event of an uncontrolled fire, there could be impacts on site access, the safety of patrons and the condition of on-site facilities. The potential for bushfire should inform the selection of materials and placement of park furniture and fixtures.

Activities undertaken to control fire hazards vary from manual removal to small pile burns, to larger scale broad acre burns. Appropriate buffer zones are maintained close to residential areas. The aim with all of these methods is to reduce the level of leaf litter and flammable material on the ground. Trees and other live plant material are not as flammable and do not pose as much risk as small dry ground fuel.

Fire danger warnings will be strictly adhered to and implemented in all open space areas.

**Nuisance and Feral Animals**

General Community Use areas and their use do not generally suffer significant direct impacts from feral animals but the presence of these animals and the means for their control are a growing concern within all open space areas across the region. Unwanted impacts from animals can also affect the public's ability to enjoy recreation areas and the associated amenities. Rabbits can cause damage to playing surfaces such as on the Golf Course. A localised feral rabbit population has recently emerged, and a regional control program is being investigated with a view to eradicate the problem before numbers increase further.

Foxes are now established within urban ecosystems. Foxes, and feral cats, prey upon wildlife and contribute to the spread of weeds through the consumption of seeds and fruit. Construction of dens creates soil disturbance, and they have contributed to the displacement of local populations of marsupials.

Due to their high adaptability, eradication is unlikely however impacts can be minimised by implementing good housekeeping techniques (as recommended by the Moss Vale Rural Lands Protection Board). Council also employs a pest control contractor to catch foxes (and other pests) where possible. A regional education program is being developed and regional control programs will be investigated subject to available resources and public health and safety requirements. Further information about fox control measures is available on Council's website.

There is a growing awareness among the community and an interest in reducing numbers of Indian Mynas, an introduced bird species capable of displacing native birds and spreading lice and disease. A control program is being investigated for areas adjoining some of the major General Community Use areas. Problematic native bird species such as Noisy Miners, that exhibit aggressive behaviour towards other birds, will be discouraged through such means as careful selection of landscaping species. Their increasing presence is reportedly a result of the use of hybrid natives (such as Grevilleas and Bottlebrushes) in the surrounding community and other non-local plant species which do not favour the endemic bird population.

Council is a representative of the recently established Southern Sydney Regional Feral Animal Management Committee (SSRFAMC) which takes a strategic and regional approach to handling pest animal issues. The committee is currently in the process of preparing education and control programs for various feral species. Wherever animal control programs are implemented, appropriate public notification will be given

**Companion Animals**
Unleashed or uncontrolled dogs can disrupt other open space users and/or their pets. Similarly, dogs and other pets can cause disturbance and even harm to native birds and animals, and their habitats. Dogs are allowed in public open space areas, although they must be on a lead and under the owner's control at all times, and owners must collect and remove their pet's droppings.

These regulations are signposted within all General Community Use areas at prominent locations and are enforced by Council officers. Behaviour inconsistent with the regulations can be a cause of concern or difficulty to other users who do adhere to the regulations or use the park for other reasons. It is also acceptable behaviour to walk pet cats on a lead.

**Heritage**
The War Memorial on Forest Road Hurstville is listed as an item of heritage significance in the LEP heritage Inventory. The Pondersoa Place War Memorial is also an important community facility and should be conserved.

**Objectives**

- **To conserve and enhance existing habitat values and ensure new tree and other plantings contribute to habitat in the LGA.**
- **To appropriately conserve and maintain cultural heritage items within General Community Use Areas and consider in planning and management decision making about each park**
- **To manage General Community Use areas in accordance with Councils bushfire management policies policies**
- **To ensure management of open space responds to Federal and State policies, guidelines and legislation that addresses Climate Change issues relevant to Georges River**
- **To optimise energy efficiency of General Community Use areas**
- **To optimise water efficiency of General Community Use areas**

### 3.8.4 Management and use

**Management**

Management aims to maximise the effectiveness and benefits of open space areas and facilities for the community. At the same time it seeks to ensure that optimum condition of the spaces and facilitates are maintained, that conflicts are minimised, and that any future embellishments are compatible with the required functions and character of the general community use areas. To provide the best service to the community, the management of general community use areas needs to be well planned and resourced and their use needs to be permitted on an equitable basis.

Most General Community Use areas are small in relative terms to other open spaces and many cater for intensive uses related to building facilities such as childcare, neighbourhood centres and scout halls

**Maintenance**

Maintenance staff are allocated to general community use areas according to the requirements of each area. As none of the general community use areas are large enough to warrant permanent staffing, maintenance crews visit each park on a regular roster basis, usually every three weeks. Over time, the staff structure and funding levels for the management of general community use areas, as with all of Georges River's parks & reserves, may be modified to better address the changing recreational needs of the community.

**Use**

Use of Council's General Community Use areas is diverse and these sites play an important role for the community. Current uses include:

- Community Neighbourhood Centre (Pole Depot, ~~27 Joffre Street~~ 25 St Georges Road, Penshurst)
- Preschool (Narwee Pre Scholl adjoining Rasdall park)
- Parking areas supporting adjoining open spaces (adjoining Church St Reserve)
- Scout and Girl Guide Halls (Oatley West, Hurstville and Blakehurst)
- Mens Shed (25 Cook Street)
- Community garden (Cross Street park)
- Access connections (Gloucester Road, Illinga Place)
- War Memorial (Ponderosa Place)
- Power easement (Tallowood Avenue, McGovern Reserve, Beale Reserve, Grandview Crescent Reserve)

An important factor affecting the management of General Community Use areas, more so than the use of other open space areas, is the proximity of local residences, and the impacts such as noise pollution, parking and traffic congestion that can result from use of the facilities. Neighbouring residents are encouraged to notify Council (or the Police as necessary) if undesirable behaviour is occurring. Council is responsive to the needs of surrounding residents and will take appropriate action to address any issues that arise.

The staging of circuses and carnivals on open space within Georges River is not permitted in accordance with Council policy. This is largely due to extensive damage to surfaces that has occurred previously. Community fairs are permitted at the Pole Depot and Hurstville Memorial, subject to Council approval and compliance with any conditions imposed. Filming for commercial projects may be permitted in accordance with Council policy, subject to written approval from Council, adherence to all conditions of compliance, payment of the appropriate fee and bond, and providing that is it not disruptive or contrary to the best interests of persons normally entitled to use the site.

**Heritage**

Any constructed items of heritage significance will be protected in accordance with the requirements of the item's listing. The preservation of natural heritage items will be accounted for as described in the earlier section 3.8.3 on Habitat, Conservation and Sustainability.

**Companion Animals**

The Companion Animals Act recognises the important of domestic pets and Service animals in the community. Open space has a role to play in catering for the shared exercise and recreation of community members and their pets. Councils seeks to provide a strategic approach to provision of off leash areas to ensure equitable distribution, use, and impact. Off leash facilities are available at the following parks as identified on Council's Park-and-Reserve-Facilities web page: https://www.georgesriver.nsw.gov.au/Environment/Parks-and-Reserves/Park-and-Reserve-Facilities:

- Arrowsmith Park
- Carrs Bush Park
- The HV Evatt Memorial Reserve (restricted)
- Hogben Park
- Kogarah Park Moore Park
- Moore Reserve
- Riverwood Park

Unleashed or uncontrolled dogs can disrupt other open space users and/or their pets. Similarly, dogs and other pets can cause disturbance and even harm to native birds and animals, and their habitats. Dogs are allowed in public open space areas, although they must be on a lead and under the owner's control at all times, and owners must collect and remove their pet's droppings.

These regulations are signposted within all General Community Use areas at prominent locations and are enforced by Council officers. Behaviour inconsistent with the regulations can be a cause of concern or difficulty to other users who do adhere to the regulations or use the park for other reasons. It is also acceptable behaviour to walk pet cats on a lead.

**Objectives**

- **To manage General Community Use areas efficiently and effectively, and allow for their equitable use for a range of community activities that are compatible with management objectives and the function of General Community Use areas.**
- **To coordinate and integrate planning of facilities across all open spaces and within neighbourhoods**
- **To cater for different uses and users where sustainable**
- **To ensure General Community Use areas integrate with other adjoining community facilities to provide enhanced community benefits**
- **To cater for display of permanent or temporary art elements where appropriate and sustainable**
- **To cater for temporary events for the benefit and enrichment of the community where appropriate and sustainable**
- **To manage open spaces in accordance with their community land categorisation and the relevant Generic Plan of Management**
- **To capitalise on Federal and State Government Grants in forward planning of detailed designs**
- **To achieve capital assistance for selected recreation and park projects**
- **To facilitate involvement of General Community Use area users to contribute in site and facility management and maintenance**
- **To integrate smart technologies into open space facilities to benefit community use and open space management as technologies and funding allows**

### 3.8.5 Multiple categorisations

Some General Community Use areas adjoin open spaces within other categorisations such as the Pole Depot (adjoining category of Park). Sites that have been given an alternative categorisation are by definition quite distinct from General Community Use Areas and care must be taken to ensure that management of each space has regards for the applicable core objectives.

Management of natural areas needs to address the retention and protection of any remnant flora and fauna, whose existence has triggered the categorisation. These areas are by definition, and also visually and practically, quite distinct from General Community Use areas and care must be taken to ensure that boundaries are respected and encroachments do not occur. Where maintenance or improvement works are required, due consideration must be given to the long term health and preservation of natural areas. More specific information relating to many of the natural areas issues is detailed in Section 3.8.3.

**Objectives**

- **To manage areas adjoining other land categorisation contained within General Community Use areas according to the requirements of their core objectives.**

### 3.8.6 Facilities

Council is committed to the provision of a range of facilities across the LGA which can meet the wide variety of existing and future needs and expectations of the community. A number of General Community Use areas contain buildings either purpose built or adapted from previous uses which serve community needs. These are listed in the following table.

| Site | Building | Comments |
|---|---|---|
| 25 Treacy Street Shop and Carpark | Former shop building | |
| 27 Joffre Street Reserve | | Vacant site |
| Barnards Avenue Reserve | Scout Hall | |
| Civic Precinct (4 Dora St, Hurstville) | Former Baptist Church | |
| 25 Cook St, Mortdale | Mens Shed | |
| Narwee Pre-School Kindergarten | Building | |
| Oatley West Scout Hall | Scout Hall | Within Myles Dunphy Bushland Reserve |
| P J Ferry Reserve Community Hall | Community Hall | |
| Pole deport St Georges Rd | Community Hall | |
| Terry Street Reserve | Scout Hall | |

Maintenance of buildings on these sites will be undertaken in accordance with Council's asset management systems. Other facilities such as play spaces or the War Memorial shall be maintained as detailed earlier or to maintain safe, functional and sustainable operation. Upgrading of existing facilities will be prioritised and funded in accordance with the Building and Asset Management Schedule. Different priority levels and standards of condition are to be met for each item depending on its function, level of use, and importance. For all upgrades, improved access to facilities for people of varying levels of accessibility and mobility will be promoted. Grounds maintenance of the General Community Use areas is to be undertaken in accordance with the service level agreements and standards detailed in section 2.1.7.

**Objectives**

- **To provide and maintain, within budget, facilities to meet identified community needs**
- **To ensure that Youth have specific places for their social needs**
- **To ensure that Elderly have specific places for their social needs**
- **To ensure that General Community Use areas are valued and used by all of Georges Rivers diverse population backgrounds**

### 3.8.7 Safety and risk management

The need to provide for public safety is one of the greatest priorities for Council in the management of its open space areas, and Council has a duty of care to ensure its fields and facilities are safe to use. Risk management involves ensuring that all facilities are maintained to a high standard so that not only are severe accidents avoided, but also the likelihood of smaller injuries or damage is minimised. Risk management procedures have been or are being progressively developed for specific sites or Council operated activities. The procedures outline communications and emergency procedures, and undertake a risk analysis and assessment to address occupational health and safety issues. These procedures will be gradually implemented as they are prepared and adopted

The condition and appropriate maintenance requirements of all of Council's playing fields, equipment and associated amenities is assessed on a quarterly basis. Predetermined maintenance levels are sustained to ensure that public liability insurance requirements are met. Any identified hazards are attended to as a priority. Where activities or facilities are found to be posing significant or increasing risk, swift, preventative action may be taken and the public duly notified. Risk minimisation also requires the reciprocal responsible behaviour of patrons using the General Community Use areas, whether it be as individuals, or as organised or informal groups. All park users have a duty of care to other members of the public, and to use the facilities in a responsible and respectful manner. Appropriate signage will be in place to guide the public in their use of the General Community Use areas where necessary. Formal sporting groups will have additional rules and requirements which must be adhered to by members of those groups.

Antisocial behaviour within open space areas is an ongoing concern, particularly behaviour that causes disturbance to other users, adjoining owners, or causes damage to public or private property. Any credible reports of such behaviour are welcomed by Council, and will be promptly followed up by staff or forwarded to police as appropriate. Such involvement can contribute to the public's perceived and actual ownership of open space, helping to keep it attractive to use by all members of the public, and can also help to reduce unnecessary maintenance costs. Night lighting is used in some General Community Use areas for safety, and security patrols are implemented. Any damage that does occur is repaired as quickly as possible to minimise the inconvenience to patrons, and to reduce the impact of the vandalism.

The use of pesticides (incorporating herbicides, insecticides and fungicides) to control weeds and damaging plant pests and diseases is done strictly in accordance with the requirements of the Pesticides Act 1999. The only herbicide used on most open space areas is Glyphosate, a non-residual, non- specific systemic poison, non-toxic to humans and animals. However occasionally more specialised chemicals are used on areas with specific requirements such as the Golf Course greens, and to control aquatic weed outbreaks.

All work on General Community Use areas will be done in compliance with the requirements of the Occupational Health and Safety Act 2000. Council aims to promote responsible consumption of alcohol within areas where it is permitted, and will work with the community to ensure that regulations governing the sale and consumption of alcohol are followed. Consumption of alcohol is prohibited on community land where it contravenes ordinance regulations. A liquor licence must be obtained in compliance with the Liquor Act 1982 and Liquor Regulations 1996 if the sale of alcohol is proposed within any open space area where its consumption is permitted by Council. Written approval to lodge a Liquor Licence application must be obtained from Council before applying to the NSW Office of Liquor, Gaming & Racing for a Licence. Evidence of the licence must then be submitted to Council annually or for each event

**Objectives**

- **To provide and maintain, within budget, high quality facilities to meet identified community needs.**
- **To reduce the reliance on the use of chemical fertilizers and pesticides in General Community Use areas**

# 4 ACTION PLAN

## 4.1 Responsibilities for management of General Community Use areas

Future management decisions for community land and Crown Reserves categorised as General Community Use will need to be addressed in the context of this Plan of Management. Implementation of improvement works within the open spaces will be an ongoing process in response to community expectations, user requirements, the availability of funding and other circumstances as they arise.

### 4.1.1 Georges River Council

- Responsible for planning, development and management
- Budget allocation for development and maintenance
- Allocation of resources (financial, human and physical) for effective development
- Assessment of applications for development of commercial recreation facilities
- Maintenance of landscape works and passive recreation facilities
- Maintenance of grassed area, planted areas and associated facilities.

### 4.1.2 The Community

- Use the parks in a sensible and reasonable fashion and have respect for park facilities and other users
- Report maintenance requirements and vandalism to Georges River Council
- Liaise with Council regarding use and any issues regarding use
- Written requests and proposals to Council for development or upgrading of facilities and submitted to Council for consideration.

## 4.2 Funding

The timing for implementation of this POM will be directly dependent on the availability of funding. Such funding is required to cover capital expenditure as well as recurrent costs for repairs and maintenance. In allocating funds, Council needs to consider such expenditure within the context of its overall annual budget limits and priorities.

Georges River Council provides funding for regular maintenance in its annual budget. Council's annual budget allocation is aimed at achieving a satisfactory level of maintenance and facility provision for all Community Land areas.

Funding grants are available upon application to the relevant State Government Departments. The submission of an application for government funding is to be based on the prioritised schedule of actions.

## 4.3 Priorities

In order to provide guidance to commencement of implementation of the Plan of Management, a prioritised schedule of actions has been prepared. Prioritisation of works assists Council in allocating the financial, human and physical resources required for implementation of the Plan.

The following list of criteria has been used as a guideline when determining the priority rating for each action:

*High priority (short-term)*

- Stage 1 capital works improvements with current funding
- Safety issues where there is high probability of injury occurring
- Work needed to ensure the essential function of the reserve is not compromised
- Work needed to eliminate/reduce severe environmental problems, eg. erosion, water pollution, vegetation pests and diseases.

*Moderate priority (medium-term)*

- Other capital works improvements
- Ongoing preventative and remedial maintenance of existing assets
- Planning and design work to facilitate improvements
- Work needed to ameliorate adverse environmental conditions, (eg. insufficient shade, visual and noise intrusion, poor circulation and access)
- Works aimed at reducing ongoing maintenance costs

*Low priority (long-term)*

- Works aimed at improving aesthetic quality
- Works aimed at enhancing habitat value

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

*Ongoing*

- Works that will be continuous during the course of implementation of the PoM

The above criteria may require modification over time in response to special circumstances as well as changing community attitudes and expectations.

## 4.3 Responsibilities

As a guide the likely responsibilities for implementation of actions are listed. These include:

| | |
|---|---|
| GRC | Georges River Council |
| GCL | General Community Use site leaseholder |
| CCP | Coordinator City presentation |
| NTM | Native Title Manager |
| Comm | General Community |
| Sports | Organised sports users |

## 4.4 General Community Use areas Action Plan

In order to provide guidance to implementation of the Generic Plan of Management, a prioritised action plan identifying high level actions is documented following. This is organised under the eight guiding principles identified by the OSRCFS 2019.

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **1. Flexible and multipurpose** | | | | | |
| To coordinate and integrate planning of facilities across all open spaces and within neighbourhoods | 1.1 | Plan for general community facilities that complement other open space within neighbourhoods to provide a greater range of facilities and landscape settings | **Indicator:**<br>• A complementary network of community facilities and settings<br>**Evaluation**<br>• Review usage levels across all facilities within a neighbourhood – equitable usage is the broad goal | Ongoing | GRC |
| To cater for different uses and users where sustainable | 1.2 | Provide the basis for community facilities that are versatile, flexible, adaptable and resilient | **Indicator**:<br>• Community facilities adapt to evolving needs<br>• Community facilities are robust to high usage levels<br>**Evaluation**<br>• User satisfaction surveys<br>• Facilities condition assessment | Ongoing | GRC |
| To manage areas with multiple land categorisation contained within or adjoining GCU sites according to the requirements of their core objectives | 1.3 | Consider the requirements of adjoining categorisations in all planning and management decision making for GCU sites | **Indicator:**<br>• GCU sites co-exist effectively with adjoining categories of open space.<br>**Evaluation**<br>• Monitoring of management issues | Ongoing | GRC |
| **2. Clustered with complementary uses** | | | | | |
| To ensure community facilities work with other adjoining open space and facilities to provide enhanced community benefits | 2.1 | Target co-location of different types of facilities with strategically located open space to create community hubs and focal points for community activity | **Indicator:**<br>• Community facilities adjoin open space / public spaces where possible<br>**Evaluation**<br>• Assess community facilities locations | Ongoing | GRC |
| **3. Equitably distributed across and within catchment areas** | | | | | |
| To achieve improved distribution of community facilities with a particular focus on areas of lowest provision | 3.1 | Identify opportunities to supplement open space provision to neighbourhoods of lowest provision as per LSPS. Refer Also OSRCFS Strategic Directions 16.3.3. | **Indicator:**<br>• Increased provision in key areas by 2030<br>**Evaluation**<br>• Amount of open space relative to area and population density | Ongoing | GRC |
| **4. Activated and safe** | | | | | |
| **Community Use** | | | | | |
| To encourage the use for a range of activities, and to encourage compatible community and cultural activities to undertaken within the facilities | 4.1 | Provide for a variety of community activities as the primary use of GCU areas. | **Target:**<br>• GCU sites provide for diverse community activities and meet community needs as far as capacity allows<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| To cater for temporary events for the benefit and enrichment of the community where appropriate and sustainable | 4.2 | Consider potential role of temporary community events as part of community facility use to appropriate locations. Event use to be subject to approval in accordance with Council Local Approvals Policy – Use Of Public Land 2018 | **Indicator:**<br>• Understanding of potential role for events within all open space types<br>**Evaluation**<br>• Completion of strategy | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **4. Activated and safe** | | | | | |
| **Community Use** | | | | | |
| To cater for display of permanent or temporary art elements where appropriate and sustainable | 4.3 | Consider potential role of permanent or temporary public art elements to community facilities locations. | **Indicator:**<br>• Understanding of potential role for art elements within all open space types<br>**Evaluation**<br>• Completion of strategy | Ongoing | GRC |
| To ensure any modifications to support community use are done in accordance with Council requirements | 4.4 | Ensure all alteration, upgrading and development of facilities is done with the endorsement and approval of Council. | **Indicator:**<br>• Improvements and modifications are compliant with Council requirements and approved prior to implementation<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| To ensure that uses not endorsed by Council are not carried out on GCU sites | 4.5 | Hosting of circuses and carnivals is not permitted on GCU areas in accordance with Council policy | **Indicator:**<br>• Subject activities are not approved for GCU sites<br>**Evaluation**<br>• Monitoring of applications | Ongoing | GRC |
| **Buildings and structures** | | | | | |
| To provide facilities catering for a range of recreational activities, and provide for their maintenance and improvement over time, that are compatible with the use and function of GCU areas, and the management objectives of this plan | 4.6 | Maintain existing buildings and structures to GCU sites to cater for community uses. | **Target:**<br>• Provide for diverse community activities and complement site characteristics and context<br>**Evaluation**<br>• Monitoring. | Ongoing | GRC |
| | 4.7 | Adapt existing buildings and structures to GCU sites to improve functionality for community uses, make more flexible, and improve environmental performance | **Target:**<br>• Provide for diverse community activities and complement site characteristics and context<br>**Evaluation**<br>• Design review<br>• Monitoring | Ongoing | GRC |
| | 4.8 | Provide new structures to GCU sites where a need is identified that are consistent with Council's strategic directions compatible with the character of the site. | **Target:**<br>• Buildings and structures to GCU sites provide for diverse community activities and complement site characteristics and context<br>**Evaluation**<br>• Design review<br>• Monitoring | Ongoing | GRC<br>GCL |
| | 4.9 | Apply agreed asset management requirements for each building and structure as per action plan section 8 | | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **4. Activated and safe** | | | | | |
| **Leases and licences** | | | | | |
| To grant leases and licenses to formalise equitable and sustainable use by community groups and users | 4.10 | Issue leases and licences for use of General Community Use sites where appropriate and in compliance with the requirements of the Local Government Act 1993 and other relevant legislation and policy. | **Indicator:**<br>• Leases and licences granted for up to five years in compliance with legislative requirements and Council policy<br>**Evaluation**<br>• Review of each lease<br>• Monitoring. | Ongoing | GRC |
| To implement regulations governing the sale and consumption of alcohol within GCU areas. | 4.11 | Prohibit consumption of alcohol within GCU areas where indicated by ordinance regulations. | **Indicator:**<br>• Alcohol controls observed<br>**Evaluation**<br>• Patrols and inspections<br>• Monitoring | Ongoing | GRC<br>GCL |
| | 4.12 | Require site users to obtain Council consent and a Liquor licence if sale of alcohol during events is proposed, in compliance with Liquor Act 1982 and Liquor Regulations 1996.<br>Evidence of current Liquor licence supplied to Council annually or as required for issue of permits | **Indicator:**<br>• Licenses in place<br>**Evaluation**<br>• Evidence of license | Ongoing | GRC |
| **Safety, security, & impact control** | | | | | |
| To maintain GCU sites to provide for public safety and to minimise Council's exposure to complaints, compensation claims and litigation | 4.13 | Undertake an audit of all structures on GCU sites and budget for and undertake repairs as required | **Indicator:**<br>• Audit complete<br>• Requirements actioned<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| | 4.14 | Undertake regular inspections of GCU sites and maintain close liaison with community users to determine potential risks within GCU sites | **Indicator:**<br>• Issues identified<br>**Evaluation**<br>• Availability of inspections | Ongoing | GRC |
| | 4.15 | Make repairs to infrastructure within determined response times in compliance with safety regulations under the OH&S Act 2000 | **Indicator:**<br>• Actioned on site within response time<br>**Evaluation**<br>• Review | Ongoing | GRC |
| To minimise the incidence and effects of vandalism to sportsgrounds and ancillary facilities | 4.16 | Remove any graffiti and repair and vandalised facilities as soon as practicable | **Indicator:**<br>• Graffiti removed and / or facilities repaired within agreed response time<br>**Evaluation**<br>• Review | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **4. Activated and safe** | | | | | |
| **Safety, security, & impact control** | | | | | |
| | 4.17 | Use anti-graffiti materials (eg. on signs, painted surfaces, etc.) where possible and cost effective. | **Indicator:**<br>• Reduced incidences of vandalism<br>**Evaluation**<br>• Reports | Ongoing | GRC |
| | 4.18 | Where damage is ongoing and persistent, investigate suitable alternative materials or a possible change in service level to prevent unnecessary costs and inconvenience | **Indicator:**<br>• Reduced incidences of vandalism<br>**Evaluation**<br>• Reports | Ongoing | GRC |
| To employ effective tree management for balanced approach to environment and public safety | 4.19 | Assess dead / impacted trees and branches where overhanging areas of high human activity. Inspect individually for safety, stability and habitat value. | **Indicator:**<br>• Risks identified<br>• Risks addressed<br>**Evaluation**<br>• Completion | Ongoing | GRC<br>CCP |
| To provide safe environments for community use which are perceived as such by the community | 4.20 | Identify community facilities that are under used and analyse reasons why – develop action plan to address issues and encourage greater use | **Indicator:**<br>• Understanding of under use<br>**Evaluation**<br>• Completion of review and development of action plan | Low | GRC |
| | 4.21 | Liaise with community to identify safety concerns to specific community facilities and develop action plan to address issues | **Indicator:**<br>• Understanding of safety concerns<br>**Evaluation**<br>• Completion of review and development of action plan | High | GRC<br>Comm |
| To provide appropriate night lighting to support night use to applicable facilities | 4.22 | Provide night lighting of access and external use areas applicable to site use and context having regard for impacts of glare and light spill | **Indicator:**<br>• Lighting issues and impacts minimised<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |
| To manage GCU community facilities in accordance with Councils bushfire management policies policies | 4.23 | Have regard for Councils bushfire management policies for decision making in GCU community facilities with tree and vegetation stands or which adjoin areas categorised Natural Area Bushland | **Indicator:**<br>• Bushfire management issues related to sportsgrounds are addressed<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 4.24 | Close GCU community facilities in Bushfire prone areas during periods of extreme/high fire danger | **Indicator:**<br>• Gates closed, signage displayed and parks hotline updated during high fire danger<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |
| To minimise adverse impacts on surrounding residences and to minimise conflict between different users | 4.25 | Establish appropriate hours of use for each GCU site taking into account likely uses and potential impacts. Enforce these hours of use through bookings | **Indicator:**<br>• Use impacts and conflicts minimised<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **4. Activated and safe** | | | | | |
| **Safety, security, & impact control** | | | | | |
| | 4.26 | Follow up concerns about noise, security and privacy with residents and park patrons. | **Indicator:**<br>• Use impacts and conflicts minimised<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |
| **5. Inclusive and reflective of the whole community** | | | | | |
| **Play spaces** | | | | | |
| To ensure modern, good quality Local Park Play spaces are that address current Australian Safety Standards | 5.1 | Map existing play spaces across all open space and develop strategic approach to distribution and facilities to guide play space upgrade / modification and new play space provision. Have regard for development & population growth. | **Indicator:**<br>• A coordinated strategy for playspace provision<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 5.2 | Review existing play spaces for condition, appropriateness to location and use, and safety. Develop action plan for upgrading of play spaces to community facilities | **Indicator:**<br>• A coordinated strategy for playspace enhancement<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 5.3 | Safety inspection carried out every quarter with repairs done as a matter of priority, and upgrades scheduled according to the life expectancy of the equipment. | **Indicator:**<br>• Safety issues avoided<br>**Evaluation**<br>• Play space inspections completed every quarter<br>• Issues Actioned | Annually | GRC |
| **Youth** | | | | | |
| To ensure that Youth have specific places for their wellbeing and social needs | 5.5 | Develop coordinated strategic approach to distribution and nature of facilities for youth across all open space. Have regard for future development and population growth. | **Indicator:**<br>• A coordinated set of goals and strategies for youth facilities<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 5.6 | Design and Implement youth focussed facilities where designated by strategy to community facilities | **Indicator:**<br>• Youth oriented facilities to target areas<br>**Evaluation**<br>• Use of facilities | Ongoing | GRC |
| **Elderly** | | | | | |
| To ensure that Elderly users have access to parks which cater to their comfort and desire to integrate | 5.7 | Review current and future distribution of elderly population across LGA. - Identify neighbourhoods where open space provisions for elderly should be focussed | **Indicator:**<br>• Understanding of elderly population needs<br>**Evaluation**<br>• Completion of review | Mod | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **5. Inclusive and reflective of the whole community** | | | | | |
| **Elderly** | | | | | |
| | 5.8 | Review existing community facilities appropriateness for elderly access and use. Develop action plan for upgrading of community facilities in target areas | **Indicator:**<br>• Understanding of how existing parks cater for elderly population needs<br>**Evaluation**<br>• Completion of strategy | Ongoing | GRC |
| **Cultural diversity** | | | | | |
| To ensure that community facilities are valued and used by all of Georges Rivers diverse population backgrounds | 5.9 | Planning and design of community facilities improvements to have regard for local demographic characteristics and likely future patterns. Integrate cultural considerations as appropriate into community facilities improvements | **Indicator:**<br>• Current and future demographics integrated to community facilities design<br>**Evaluation**<br>• Completion of consultation<br>• Park usage by cultural groups | Ongoing | GRC |
| **6. Part of a connected network** | | | | | |
| **Access to GCU sites** | | | | | |
| To provide enhanced equity of access to community facilities ensuring for a broad range of users | 6.1 | Review access networks (eg footpaths, road crossings etc.) linking community facilities to neighbourhoods. Identify barriers to effective and comfortable accessing of community facilities | **Indicator:**<br>• Understanding of accessibility of community facilities within neighbourhoods<br>**Evaluation**<br>• Review and strategies completed | Mod | GRC |
| | 6.2 | Develop priorities plan for coordination with other Council works programs for enhancement of local neighbourhood access to community facilities | **Indicator:**<br>• Priorities established<br>**Evaluation**<br>• Projects integrated within works programs | Ongoing | GRC |
| To improve the ability to access sportsgrounds by public transport | 6.3 | Improve access from public transport to sportsgrounds | **Target:**<br>• Improved potential to access community facilities by public transport<br>**Evaluation**<br>• Assessment | Ongoing | GRC |
| **Access within GCU sites** | | | | | |
| To provide ease of access for patrons using GCU community facilities including disabled and elderly | 6.4 | Review access between frontages, carparking and entries to community facilities including consideration of universal access. Develop recommendations for improvement | **Indicator:**<br>• Review completed<br>**Evaluation**<br>• Completion | Mod | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **6. Part of a connected network** | | | | | |
| **Access within GCU sites** | | | | | |
| | 6.5 | Implement community facilities access and entry review recommendations | **Indicator:**<br>• Recommendations implemented<br>**Evaluation**<br>Completion | Ongoing | GRC |
| To maximise the legibility and identity of community facilities. | 6.6 | Undertake an audit of all community facilities sites to determine what wayfinding and signage is required. | **Indicator:**<br>• Audit completed and works list prepared and prioritised<br>**Evaluation**<br>• Completion | Low | GRC |
| | 6.7 | Signage implemented in accordance with City-wide design standards. | **Indicator:**<br>• Signage implemented<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| To control vehicular access onto GCU areas | 6.8 | Restrict motor vehicle access onto GCU areas, except for Council vehicles required to carry out maintenance work, or emergency vehicles. | **Indicator:**<br>• Suitable gate and lock-up equipment to be installed. Keys provided to authorised maintenance and contract staff, and emergency personnel as required<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| | 6.9 | Ensure work vehicle and emergency access points are kept clear at all times. | **Indicator:**<br>• Access points clear and available<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 6.10 | Prohibit granting permanent vehicular access to private property through open space. Temporary access may be granted subject to compliance with conditions imposed by Council | **Indicator:**<br>• Access effectively managed<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 6.11 | Permits provided for special use access with Council approval. Permission sought in writing in advance, and granted for activities permitted as per Council Policies. | **Indicator:**<br>• Temporary special use access facilitated<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| To provide a practical level of parking without impacting function of community facilities or environment | 6.12 | Review all official and unofficial car parking areas associated with GCU areas having regard for optimising community use in addition to impacts on adjoining residents / uses, and provision of disabled parking as applicable. Develop recommendations | **Indicator:**<br>• Review completed<br>**Evaluation**<br>• Completion | Mod | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **6. Part of a connected network** | | | | | |
| **Access within GCU sites** | | | | | |
| | 6.13 | Implement community facilities carparking review recommendations | **Indicator:**<br>• Recommendations implemented<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| **7. High quality and sustainable** | | | | | |
| **Setting** | | | | | |
| To provide appropriate amenity, aesthetic and landscaping facilities within all General Community Use areas to maximise benefits for all users | 7.1 | Review need to provide shade and shelter via selective planting, or structures as applicable to protect patrons from sun and adverse weather. | **Indicator:**<br>• Shelter / shade needs identified<br>**Evaluation**<br>• Completion | High | GRC |
| | 7.2 | Implement shade / shelter improvements | **Indicator:**<br>• Shelter / shade improvements implemented<br>**Evaluation**<br>• Implementation | Ongoing | GRC<br>CCP |
| | 7.3 | Assess the need for furniture in selected GCU areas and install seating & other furniture where appropriate & within budget constraints. | **Indicator:**<br>• Furniture and facilities contributes to use and experience of community facilities<br>**Evaluation**<br>• Design review<br>• Implementation | Mod | GRC |
| | 7.4 | Implement furniture improvements | **Indicator:**<br>• Furniture improvements implemented<br>**Evaluation**<br>• Implementation | Ongoing | GRC |
| | 7.5 | Assess the need for landscape enhancement of setting of community facilities to compliment and enhance community use | **Indicator:**<br>• Landscape setting contributes to use and experience of facilities<br>**Evaluation**<br>• Design review<br>• Implementation | Low | GRC |
| | 7.6 | Implement landscape improvements | **Indicator:**<br>• Landscape improvements implemented<br>**Evaluation**<br>• Implementation | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **7. High quality and sustainable** | | | | | |
| **Heritage management** | | | | | |
| To identify Aboriginal and Historical Cultural heritage items of importance to GCU sites | 7.7 | Review and monitor potential for Historical and Aboriginal heritage items to GCU sites within in George River - Plan and implement appropriate conservation measures and interpretation | **Indicator:**<br>• Heritage values are understood and known<br>• Heritage values are interpreted<br>**Evaluation**<br>• Response to community or other advise re potential heritage significance<br>• Completion of interpretation | Ongoing | GRC |
| To appropriately conserve and interpret Aboriginal Cultural heritage | 7.8 | Council's Native Title Manger ensures that Council's reserve management complies with any applicable provisions of the native title legislation and, in respect of Crown land for which Council is Crown land manager (not being 'excluded land') provides advice that the Council's proposed dealings, including the adoption of any POM, complies with the native title legislation | **Indicator:**<br>• Native title obligations are met<br>**Evaluation**<br>• Review and assessment | High | GRC |
| | 7.9 | Research (including First Nations consultation) and develop an integrated strategy for interpretation of Aboriginal Cultural Heritage in the Georges River area that can be implemented within community facilities | **Indicator:**<br>• Coordinated plan for Aboriginal interpretation within parks<br>**Evaluation**<br>• Completion of strategy | Mod | GRC |
| | 7.10 | Design and implement interpretation of Aboriginal Cultural Heritage in the Georges River area as applicable within selected community facilities | **Indicator:**<br>• Implementation of Aboriginal interpretation within parks<br>**Evaluation**<br>• Completion of Aboriginal interpretation<br>• Satisfaction of Aboriginal community | Mod | GRC |
| | 7.11 | Review and monitor potential for additional Historical and Aboriginal heritage items to community facilities sites within in George River - Plan and implement appropriate conservation measures and interpretation as per action 7.3 | **Indicator:**<br>• Heritage values are understood and known<br>• Heritage values are interpreted<br>**Evaluation**<br>• Response to requests / advise re potential heritage significance<br>• Completion of interpretation | Low | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **7. High quality and sustainable** | | | | | |
| **Heritage management** | | | | | |
| To conserve and enhance tree cover to GCU areas | 7.12 | Review opportunities to enhance native tree cover to community facilities sites to:<br>-enhance shade provision<br>-reinforce Green Grid links<br>-provide visual buffer<br>Have regard for design considerations including overshadowing and limb and leaf drop | **Indicator:**<br>• Tree cover increased<br>**Evaluation**<br>• Tree cover area to individual parks | Low | GRC |
| | 7.13 | Where tree planting is envisaged to boundaries of community facilities integrate liaison with adjoining residents as part of design. | **Indicator:**<br>• Community awareness and support of Council initiatives<br>**Evaluation**<br>• Community surveys | High | GRC |
| To conserve and enhance existing habitat values and ensure new tree and other plantings contribute to habitat in the LGA | 7.14 | Review opportunities to enhance native tree and vegetation cover to community facilities as per Action 7.12 | | | GRC |
| **Climate change and sustainability** | | | | | |
| To ensure management of community facilities responds to Federal and State policies, guidelines and legislation that addresses Climate Change issues relevant to Georges River | 7.15 | Review opportunities to integrate climate change considerations into planning and design of community facilities in Georges River | **Indicator:**<br>• Community facilities management and enhancement integrates climate change resilience<br>**Evaluation**<br>• Integration to design briefs<br>• Implementation to projects | Ongoing | GRC |
| To optimise Energy efficiency of community facilities | 7.16 | Review energy use to community facilities and identify potential to reduce demand for power. | **Indicator:**<br>• Percentage of sustainable energy use in parks increased<br>**Evaluation**<br>• Monitoring of power use | Low | GRC |
| To optimise water efficiency of community facilities | 7.17 | Review opportunities to integrate water conservation considerations into planning and design of community facilities in Georges River:<br>-low water demand devices<br>-capture and harvesting of s/water | **Indicator:**<br>• Potable water use in community facilities is reduced<br>**Evaluation**<br>• Monitoring of potable water use | High | GRC |
| **Smart Technologies** | | | | | |
| To integrate smart technologies into open space facilities to benefit community use and open space management as technologies and funding allows | 7.18 | Monitor available Smart Technologies and assess potential to improve use and or management of open space.<br>Fund and implement as feasible | **Indicator:**<br>• Smart technology assessed and used where feasible<br>**Evaluation**<br>• Monitoring of potential | Med | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| | | | | | |
| **8. Proactively managed** | | | | | |
| **Decision making** | | | | | |
| To manage open spaces in accordance with their community land categorisation and the relevant Generic Plan of Management | 8.1 | Any management decisions or issues outside of the scope of this PoM should be assessed and resolved in the context of the Core Objectives for the General Community Use category as per the LGA 1993 and the Guiding Principles for Open Space as outlined in the OSRCFS – refer section 3.7 | **Indicator:**<br>• Future issues are effectively addressed<br>**Evaluation**<br>• Ability and capacity to resolve issues | Ongoing | GRC |
| | 8.2 | Review this Generic PoM at an interval of no longer than 10 years from endorsement to ensure ongoing suitability – revise and update PoM as required including community engagement and involvement in accordance with LGA 1993 | **Indicator:**<br>• Completion of review<br>**Evaluation**<br>• Completion | Ongoing | GRC |
| **Maintenance** | | | | | |
| To effectively maintain GCU sites and facilities | 8.3 | Maintain asset management plan for buildings and structures to GCU sites | **Indicator:**<br>• Maintenance to buildings and structure guided by agreed program<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |
| | 8.3 | Maintain GCU site buildings and structure in accordance with approved asset management plans | **Indicator:**<br>• Maintenance meets usage requirements and maintains and acceptable level of quality<br>**Evaluation**<br>• Monitoring and review of condition | Ongoing | GRC |
| | 8.4 | Maintain GCU sites and related landscape in accordance with the applicable service level as per Councils open space maintenance protocols | **Indicator:**<br>• Maintenance meets usage requirements and maintains and acceptable level of quality<br>**Evaluation**<br>Monitoring and review of condition | Ongoing | GRC |
| **Bushfire management** | | | | | |
| To manage GCU sites in accordance with Councils bushfire management policies | 8.5 | Have regard for Councils bushfire management policies for decision making in Sportsgrounds with tree and vegetation stands or which adjoin areas categorised Natural Area Bushland | **Indicator:**<br>• Bushfire management issues related to sportsgrounds are addressed<br>**Evaluation**<br>• Monitoring | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **8. Proactively managed** | | | | | |
| **Bushfire management** | | | | | |
| | 8.7 | Close community facilities in Bushfire prone areas during periods of extreme/high fire danger | **Indicator:**<br>• Gates closed, signage displayed and parks hotline updated during high fire danger<br>**Evaluation**<br>• Monitoring of issues | Ongoing | GRC |
| **Domestic pet and feral animal management** | | | | | |
| To educate, monitor and enforce Companion Animals Act regulations, and encourage responsible behaviour of pets at community facilities | 8.8 | Pets to be kept on lead at all times within GCU sites, except at designated off-lead areas | **Indicator:**<br>• Occurrences / reports of illegal off leash access<br>**Evaluation**<br>• Monitoring and reports | Ongoing | GRC |
| | 8.9 | Check regulatory signage and replace or install where required. Signage placed in highly visible positions | **Indicator**<br>• Clear concise signage in good state of repair<br>**Evaluation**:<br>• Inspection<br>• Monitoring of issues | Annually | GRC |
| **Boundary management** | | | | | |
| To minimise impact on amenity and quality of park areas of residential boundaries | 8.10 | Monitor residential boundaries to community facilities to identify:<br>• Encroachment of resident private open space onto community facilities<br>• Garden escape | **Indicator:**<br>• Understanding of residential boundary problems across community facilities<br>• Residential boundary problems are actioned<br>**Evaluation**<br>• Number of residential boundary problems | Low | GRC<br>CCP |
| | 8.11 | Monitor condition or boundary fencing between residences and community facilities – liaise with landholders for shared replacement of boundary fencing in accordance with legislation | **Indicator:**<br>• Fencing replaced where required<br>**Evaluation**<br>• Completion | Low | GRC<br>CCP |
| **Funding and charges** | | | | | |
| To provide sufficient core funding to maintain GCU community facilities to agreed service standards, and embellish funding base with grants and sponsorship where possible | 8.12 | Allocate GCU community facilities funding based on maintenance requirements of sites buildings and facilities, user needs and numbers, and inflation costs. Revise and adjust annually | **Indicator:**<br>• Budget allocation is sufficient to cover ongoing maintenance costs for each GCU community facility. Annual expenditure not to exceed allocation<br>**Evaluation**<br>• Annual monitoring | Ongoing | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **8. Proactively managed** | | | | | |
| **Funding and charges** | | | | | |
| | 8.13 | Apply appropriate charges to the use of selected venues and facilities to assist with cost recovery. Revise and adjust fees annually and publish in list of Fees & Charges in Council Management Plan | **Indicator:**<br>• Fair and equitable usage charges are applied<br>**Evaluation**<br>• Monitoring and review<br>• Liaison with user groups | Ongoing | GRC |
| To capitalise on Federal and State Government Grants through forward planning of detailed designs | 8.14 | Identify high priority community facilities improvements and progressively develop required design to facilitate implementation | **Indicator:**<br>• Designs are in place for high priority works<br>**Evaluation**<br>• Availability of design<br>• Receipt of project funding | Ongoing | GRC |
| To achieve capital assistance for selected recreation and park projects | 8.15 | Review grant funding opportunities and align with required community facilities improvement and management projects | **Indicator:**<br>• Council is aware of Grant funding opportunities<br>• Understanding of which projects qualify for funding<br>**Evaluation**<br>• Availability of grant funding plan | Ongoing | GRC |
| | 8.16 | Prioritise grant funding submissions and prepare submissions for funding | **Indicator:**<br>• Grant funding contributes to community facilities improvement<br>**Evaluation**<br>• Value of grant funding contributions | Ongoing | GRC |
| **User group liaison** | | | | | |
| To facilitate involvement of community facility users to contribute in management and maintenance | 8.17 | Maintain a Community Facilities liaison as contact point for enquiries and programs | **Indicator:**:<br>• Availability and use of liaison point<br>**Evaluation**<br>• Monitoring<br>• Reports by users | Ongoing | GRC |
| **Bookings** | | | | | |
| To provide a booking and facilities allocation service for GCU sites that is fair and equitable | 8.18 | Manage a booking system that is clear and fair for allocation of use of GCU facilities | **Indicator:**<br>• Availability and use of booking system<br>**Evaluation**<br>• Monitoring<br>• Reports by users | Mod | GRC |

| Objectives | Strategies | | Monitoring & Evaluation | Priority | Responsibility |
|---|---|---|---|---|---|
| **8. Proactively managed** | | | | | |
| **Easements** | | | | | |
| To recognise inter-relationships with adjoining uses and with essential infrastructure | 8.19 | Allow temporary or permanent easements over GCU sites for access to private property where appropriate and in compliance with the requirements of the Local Government Act 1993 and other relevant legislation and policy. Use to be subject to application and approval including:<br>-application<br>-provision of bond<br>-costs borne by applicant | **Indicator:**<br>• Easements permitted where legal and policy requirements met.<br>**Evaluation**<br>• Post approval review of granted easements | Ongoing | GRC |
| | 8.20 | Allow for easements over GCU sites where appropriate for stormwater control, dispersal and flood control subject to Council approval and in compliance with the provisions of the Local Government Act 1993. | **Indicator:**<br>• Easements permitted where legal and policy requirements met.<br>**Evaluation**<br>• Post approval review of granted easements | Ongoing | GRC |

## 4.5 Funding of improvements

There will be a number of internal Council funding sources that will contribute to park improvements including capital works funding for major works through to recurrent maintenance funding for smaller scale items. In addition Council will target grant funding opportunities to supplement Council funding.

A summary of New South Wales funding opportunities follows as listed on the NSW Government Active Living we page (https://www.nswpcalipr.com.au/resources/funding-opportunities/)

### *Government Funding*

**NSW Office of Sport**
Each year the Office of Sport provides millions in government grants for sports facilities and activities. However there are also related programs that may have application to GCU sites.

- Community Building Partnership Program
- Community Development Grants Program
- Stronger Communities Program
- Funding opportunities for community groups
- Community Builders
- My Community Project

**Everyone Can Play Grant Program**
The Everyone Can Play in NSW Grant is a NSW Government commitment to support councils to renew, renovate and build inclusive playgrounds across all of NSW.

**Five Million Trees Grant Program**
The Five Million Trees for Greater Sydney Grant supports local councils in Greater Sydney to enhance urban tree canopy by co-funding tree planting projects in public spaces such as streets, parks and plazas. Upwards of $6 million is available to fund upcoming tree-planting projects. Funds are awarded to councils on a matched dollar-for-dollar basis.

**Climate Change Fund**
NSW councils can apply for grants to plant trees, erect shade clothes and install water-misting systems in public places under the state government's new $3.5 million grant program.

### *Non-government Funding*

**Bunnings Community Grants**
As part of Bunnings' commitment to meaningful and active participation in the community their stores provide ongoing assistance to a wide range of local community groups including:

- Schools & kindergartens
- Local sporting groups
- Service clubs (Lions, Rotary etc.)
- Local community groups that assist the disadvantaged
- Local health & wellbeing
- Junior community groups (Scouts, Girl Guides etc.)

Further information is available at: https://www.bunnings.com.au/about-us/in-our-community

**Ian Potter Foundation**
The Ian Potter Foundation makes grants nationally to support charitable organisations working to benefit the community across a wide range of sectors and endeavours including health and community wellbeing.

Further information is available at: http://www.ianpotter.org.au/funding-rounds/

**NIB Foundation**
NIB Foundation's Community Grant program supports community initiatives which will make a positive difference to the health and wellbeing of Australian communities, with a focus on the health of young people, and carers.

A Community Grant round is held each year and applications are invited from eligible organisations across Australia.

Further information is available at: http://www.nibfoundation.com.au/Funding/Funding.aspx

**Commonwealth Bank Community Grants**
The Commonwealth Bank provides grants to organisations nationwide, supporting a range of youth programs focused on health, education and social inclusion. All Community Grants are awarded for a period of three years to support the financial sustainability of community organisations so they can deliver crucial programs over the longer term.

Further information is available at: https://www.commbank.com.au/about-us/opportunity-initiatives/opportunity-from-good-business-practice/community-grants.html

# 5 APPENDIX

## 5.1 Appendix A: GCU areas on Crown Land or with multiple categorisations

Mapping is provided of all General Community Use Areas containing Crown Land and General Community Use Areas that adjoin other categorisations. Maps are provided in the following order:

| | |
|---|---|
| CR series | General Community Use Areas that incorporate Crown Land |
| SP series | General Community Use Areas that adjoin Sportsgrounds |
| PL series | Other General Community Use Areas with multiple categorisations |

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Endeavour Street Reserve | Endeavour St Sans Souci | *Lot 7044 DP 1128231* | *Crown - R26444 Gazetted 4/08/1897 Landing Place, Public Recreation* | *Crown Reserve for the purpose of "Landing Place, Public Recreation"* | *121.371* | Park, General Community Use |

***Initial Categorisation applied to Crown Land: General Community Use and Park***

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

**MAP: Endeavour Street Reserve**

Crown Reserve

GENERIC PLAN OF MANAGMENT

PROJECT

Disclaimer:
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DATE May 2020 | DRAWING CR02

SCALE 1:500 @ A4 | ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Hadfield Reserve, Lugarno | 1208A Forest Rd | Lot 15 DP 226770 | Council | Community | 1195.397 | Park, Natural Area -Bushland |
| | 4 Oak St | Lot 28 DP 239037 | | | 652.843 | General Community Use |
| | *2 Oak St* | *Lot 29 DP 239037* | *Crown - R88375. Gazetted 15/10/1971 Public Recreation Land Devolved to Council* | *Crown Reserve for the purpose of "Public Recreation"* | *2083.785* | *N/A* |
| | Area Between Lot 15 & Lot 29 | | | Road Reserve | | Park, Natural Area -Bushland |

***Leases, Licenses, Easments:***
***Scout Hall on Lot 28***

***No Initial Categorisation applied to Crown Land***

LEGEND

- POM Land Parcel Boundaries
- Crown Land parcel managed by Council

CATEGORY

- Park
- General Community Use
- Natural area (Bushland)

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

**MAP: Hadfield Reserve**
Crown Reserve
GENERIC PLAN OF MANAGMENT

PROJECT

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DATE May 2020
SCALE 1:750 @ A4
DRAWING CR15
ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Church Street Reserve | 2 Water Street<br>1 Orana Cres, Blakehurst | Lot 32 DP 1246418<br>Lot 1 DP 1129264 | Council<br>Council | Community<br>Community | 5534.08<br>8451.48 | General Community Use,<br>Natural Area Bushland |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

Natural area (Bushland)

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Church Street Reserve**

GENERIC PLAN OF MANAGMENT

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DATE May 2020

DRAWING PL04

SCALE 1:1000@A4

ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Empress Reserve Hurstville | Part 108 Woniora Rd | Lot 39/6 DP 1808 | Council | Community | 289.5 | Park, General Community Use |
| | 6 George St | Lot 1/6 DP 5453 | Council | Community | 1590.74 | |
| | 6 George St | Lot 2/6 DP 5453 | Council | Community | 969.12 | |
| | 6 George St | Lot 3/6 DP 5453 | Council | Community | 1016.25 | |
| | 6 George St | Lot 1 DP 433543 | Council | Community | 734.53 | |
| | 6 George St | Lot 8 DP 368515 | Council | Community | 363.49 | |
| | 6 George St | Lot 72 DP 627321 | Council | Community | 361.06 | |
| | 6 George St | Lot B DP 363355 | Council | Community | 367.79 | |
| | 8 George St | Lot 4 DP 660854 | Council | Community | 639.6 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Empress Reserve**

GENERIC PLAN OF MANAGMENT

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DATE: May 2020
SCALE: 1:1000@A4
DRAWING: PL07
ISSUE: 2

**Facility**
McRae's Reserve, Penshurst

| Address | Title Reference | Area m² |
|---|---|---|
| 18 Grove Ave | Lot 170 DP 12296 | 580.19 |
| 18 Grove Ave | Lot 171 DP 12296 | 592.57 |
| 18 Grove Ave | Lot 172 DP 12296 | 592.65 |
| 18 Grove Ave | Lot 173 DP 12296 | 591.65 |
| 18 Grove Ave | Lot 174 DP 12296 | 570.29 |
| 18 Grove Ave | Lot 175 DP 12296 | 580.71 |
| 18 Grove Ave | Lot 176 DP 12296 | 580.15 |
| 18 Grove Ave | Lot 177 DP 12296 | 576.5 |
| 18 Grove Ave | Lot 178 DP 12296 | 677.07 |
| 18 Grove Ave | Lot 179 DP 12296 | 554.74 |
| 18 Grove Ave | Lot 185 DP 12296 | 556.11 |
| 18 Grove Ave | Lot 186 DP 12296 | 566.57 |
| 18 Grove Ave | Lot 187 DP 12296 | 570.43 |
| 18 Grove Ave | Lot 188 DP 12296 | 552.72 |
| 18 Grove Ave | Lot 189 DP 12296 | 548.81 |
| 18 Grove Ave | Lot 190 DP 12296 | 575.16 |
| 18 Grove Ave | Lot 191 DP 12296 | 554.84 |
| 18 Grove Ave | Lot 192 DP 12296 | 559.78 |
| 18 Grove Ave | Lot 193 DP 12296 | 532.32 |

| Owner | Land Classification | Category/s |
|---|---|---|
| Council | Community | Park, General Community Use |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: McRaes Reserve**

GENERIC PLAN OF MANAGMENT

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DATE May 2020
SCALE 1:1000@A4
DRAWING PL15
ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Meade Park | 92 Woids Ave, Allawah | Lot 2 DP 207374 | Council | Community | 3422.28 | Park, General Community Use |

LEGEND

CATEGORY

POM Land Parcel Boundaries

Crown Land parcel managed by Council

Park

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Meade Park**

GENERIC PLAN OF MANAGMENT

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DATE May 2020

DRAWING PL16

SCALE 1:1000@A4

ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Murdock Crescent Reserve | 49D Blackbutt Ave | Part Lot 1 DP 566335 | Council | Community | 11256.45 | |
| | 40A Boyd Ave | Lot 20 DP 30190 | Council | Community | 8574.63 | Natural Area Bushland, |
| | 22 Murdock Cr | Lot 22 DP 220656 | Council | Community | 114.67 | Natural Area Foreshore, |
| | 10 Murdock Cr | Lot 23 DP 220656 | Council | Community | 281.99 | General Communnity Use |
| | 24 Murdock Cr Lugarno | Lot 24 DP 220656 | Council | Community | 327.98 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Natural area (Bushland)

Natural area (Foreshore)

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: Murdock Cres Reserve**

GENERIC PLAN OF MANAGMENT

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DATE May 2020 | DRAWING PL18

SCALE 1:1500@A4 | ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| PJ Ferry Reserve Community Hall | 147B Bellevue Pde, Allawah | Lot 34 DP 2792 | Council | Community | 621.84 | Park, |
| | | Lot 36 DP 2792 | Council | Community | 622.77 | General Community Use |
| | | Lot 38 DP 2792 | Council | Community | 650.91 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: PJ Ferry Reserve**

GENERIC PLAN OF MANAGMENT

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DATE May 2020
SCALE 1:500@A4
DRAWING PL20
ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Tallawalla Street Reserve West, Beverley Hills | 30 Kooemba Rd | Lot 576 DP 13496 | Council | Community | 693.59 | Park, General Community Use |
| | 66 Tallawalla St | Lot 578 DP 13496 | Council | Community | 611.96 | |
| | 66 Tallawalla St | Lot 579 DP 13496 | Council | Community | 777.12 | |
| | 66 Tallawalla St | Lot 580 DP 13496 | Council | Community | 783.32 | |
| | 66 Tallawalla St | Lot 581 DP 13496 | Council | Community | 780.66 | |
| Tallawalla Street Reserve East Beverley Hills | 78 Tallawalla St | Lot 584 DP 13496 | Council | Community | 769.13 | |
| | 78 Tallawalla St | Lot 585 DP 13496 | Council | Community | 793.55 | |
| | 78 Tallawalla St | Lot 586 DP 13496 | Council | Community | 706.35 | |
| | 78 Tallawalla St | Lot 587 DP 13496 | Council | Community | 808.19 | |
| | 78 Tallawalla St | Lot 588 DP 13496 | Council | Community | 824.98 | |
| | Tallawalla St | Lot 12 DP 1038626 | Canterbury Bankstown Council | | | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Tallawalla St Reserves**

GENERIC PLAN OF MANAGMENT

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DATE: May 2020
SCALE: 1:1500@A4
DRAWING: PL26
ISSUE: 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Salt Pan Creek Reserve | 40 Grandview Cr | Lot Z DP 29857 | Council | Community | 2830.9 | Natural Area Bushland, |
| | 2D Tallowwood Ave | Lot 16 DP 224413 | Council | Community | 6459.05 | Natural Area Foreshore |
| | 19D Redgum Dr | Lot 25 DP 221569 | Council | Community | 11665.67 | |
| | 24 Cypress Dr | Lot 23 DP 239902 | Council | Community | 6993.52 | |
| | 964A Forest Rd | Lot 65 DP 880971 | Council | Community | 1634.04 | |
| | 2C Tallowwood Ave | Lot 21 DP 560128 | Council | Community | 526.2 | |
| Tallowwood Avenue Reserve, Lugarno | 26A Grandview Cr | Lot Y DP 29857 | Council | Community | 1639.66 | General Community Use |
| | 1D Tallowwood Ave | Lot 1 DP 224413 | Council | Community | 4769.66 | |
| | 1D Tallowwood Ave | Lot 22 DP 221569 | Council | Community | 1664.58 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Natural area (Bushland)

General Community Use

Natural area (Foreshore)

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

MAP: Tallowwood Ave Reserve & Salt Pan Creek Reserve PROJECT

GENERIC PLAN OF MANAGMENT

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DATE May 2020 DRAWING PL27

SCALE 1:2000@A4 ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Hogben Park, Kogarah | 1 Harrow Rd, | Lot 6/23 DP 1680 | Council | Community | 977.549 | Part General Community Use, Park |
| | 1 Harrow Rd | Lot 5/23 DP 1680 | | | 977.056 | |
| | 1 Harrow Rd | Lot 9/23 DP 1680 | | | 1334.251 | |
| | 1 Harrow Rd | Lot 3/23 DP 1680 | | | 2057.097 | |
| | 1 Harrow Rd | Lot 12/23 DP 370 | | | 1298.251 | |
| | 1 Harrow Rd | Lot 12/23 DP 1680 | | | 1602.769 | |
| | 1 Harrow Rd | Lot 11/23 DP 1680 | | | 1115.608 | |
| | 1 Harrow Rd | Lot 10/23 DP 1680 | | | 1328.054 | |
| | 1 Harrow Rd | Lot 8/23 DP 1680 | | | 1333.679 | |
| | 1 Harrow Rd | Lot 1 DP 1088770 | | | 1297.745 | |
| | 1 Harrow Rd | Lot 7/23 DP 1680 | | | 984.923 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: Hogben Park**

GENERIC PLAN OF MANAGMENT

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DATE May 2020 | DRAWING PL29

SCALE 1:1000@A4 | ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Taunton Street Reserve, Blakehurst | 203 Woniora Road | Lot 24/2 DP 7754 | Council | Community | 1360.211 | part General Community Use, Park |
| | 203 Woniora Road | Lot 25/2 DP 7754 | | | 643.459 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: Taunton Street Reserve**

GENERIC PLAN OF MANAGMENT

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DATE May 2020

DRAWING PL30

SCALE 1:500@A4

ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Terry Street Reserve | 49 Terry Street | Part 4 DP 36250 | Council | Community | 5372.698 | Part General Community |
| (Prairievale Reserve) | 49 Terry Street | Part B DP 407102 | | | 1062.068 | Use, Park |
| South Hurstville | 49 Terry Street | Part B DP 393043 | | | 925.206 | |
| | 49 Terry Street | Lot Y DP 384379 | | | 911.074 | |
| | 49 Terry Street | Lot 22 DP 544660 | | | 806.799 | |
| Blakehurst | 49 Terry Street | Lot X DP 372442 | | | 1484.119 | |
| | 49 Terry Street | Lot Y DP 372442 | | | 490.173 | |
| | 49 Terry Street | Lot 136 DP 6202 | | | 1565.84 | |
| | 49 Terry Street | Lot 1392 DP 739553 | | | 64.735 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: Terry Street Reserve**

GENERIC PLAN OF MANAGMENT

Disclaimer:
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DATE May 2020 | DRAWING PL31

SCALE 1:1250@A4 | ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category/s |
|---|---|---|---|---|---|---|
| Jubilee Park, Mortdale | 2C Boundary Road | Lot 1 DP 432792 | Council | Community | 15708.0 | Part General Community Use, Park |
| | 2C Boundary Road | Lot 14F DP 2921 | | | 220.0 | |
| | 2C Boundary Road | Lot 15F DP 2921 | | | 220.0 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT GEORGES RIVER COUNCIL

BY ep environmental partnership

PROJECT

**MAP: Jubilee Park**

GENERIC PLAN OF MANAGMENT

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DATE May 2020

DRAWING PL32

SCALE 1:1250@A4

ISSUE 2

**Facility**
Peakhurst Park, Peakhurst

| Address | Title Reference | Area m² |
|---|---|---|
| 5A Hedley St, Riverwood | Lot 1 DP 1143770 | 40414.343 |
| | Lot 3 DP 1143770 | 10216.066 |
| | Lot 2 DP 1143770 | 27120.244 |
| | Lot 5 DP 1143770 | 2845.758 |
| | Lot 4 DP 1143770 | 4870.087 |

| Owner | Land Classification | Category |
|---|---|---|
| Council | Community | Sportsground<br>General Community Use |

LEGEND

- POM Land Parcel Boundaries
- Crown Land parcel managed by Council

CATEGORY

- Sportsground
- General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

**MAP: Peakhurst Park**
GENERIC PLAN OF MANAGMENT

PROJECT

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DATE: Sept 2020
SCALE: 1:3000 @ A4
DRAWING: SP06
ISSUE: 3

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Smith Park, Kingsgrove | 30 Morgan St, Kingsgrove | Lot 93 DP 663238 | Council | Community | 12323.278 | Sportsground<br>General Community Use |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Smith Park**

GENERIC PLAN OF MANAGMENT

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| DATE | DRAWING |
|---|---|
| Apr 2020 | SP08 |
| SCALE | ISSUE |
| 1:1250 @ A4 | 2 |

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Hurstville Golf Course, Mortdale | 57A Lorraine St<br>57 Lorraine St<br>57 Lorraine St<br>57 Lorraine St, | Lot 3 DP 522691<br>Lot 1 DP 176469<br>Lot 1 DP 33385<br>*Lot 7054 DP 1127614* | Council<br>Council<br>Council<br>*Crown/State of NSW - R100110 Gazetted 3/07/1987 Public Recreation* | Community<br>Community<br>Community<br>*Crown Reserve for the purpose of "Public Recreation"* | 750.675<br>294597.098<br>51992.685<br>*48536.539* | Sportsground |

***Initial Categorisation applied to Crown Land: Park***

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

General Community Use

| CLIENT | BY | PROJECT | | DATE | DRAWING |
|---|---|---|---|---|---|
| GEORGES RIVER COUNCIL | ep environmental partnership | **MAP: Hurstville Golf Course**<br>GENERIC PLAN OF MANAGMENT | Disclaimer: GIS MAP DATA SUPPLIED BY GEORGES RIVER COUNCIL AND MODIFIED BY EP FOR THE PURPOSES OF THIS PROJECT. THE INFORMATION CONTAINED ON THESE MAPS IS TO THE BEST OF OUR KNOWLEDGE. COUNCIL OR EP IS NOT RESPONSIBLE FOR ERRORS OR INACCURACIES IN THE DATA PROVIDED. | NOV 2025<br>SCALE<br>1:5000 @ A4 | SP04<br>ISSUE<br>2 |

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Rasdall Park | 3A Bryant St, Narwee | Lot 2 DP 391177 | Council | Community | 698.093 | Park |
| | | Lot 4 DP391178 | Council | Community | 1088.308 | |
| | | *Lot 1 DP 1046103* | *Crown - R71245 Gazetted* | *Crown Reserve for the* | *3129.116* | Part General Community Use Part Park |
| | | *Part Lot 3 DP 1046103* | *30/06/1944 Public Recreation.* | *purpose of "Public Recreation"* | *676.521* | |
| | | *Lot 2 DP 1046103* | | | *2352.103* | |
| Narwee Pre-School Kindergarten | 5 Bryant St, Narwee | *Lot 432 DP 752056* | *Crown\State of NSW* | *Crown Reserve for the* | *783.797* | General Community Use |
| | | *Part Lot 3 DP 1046103 – 7/12/1956* | *R79156 Gazetted Day Nursery* | *purpose of "Day Nursery"* | | |

***Leases, Licenses, Easments:***
***Narwee Pre-School Kindergarten***
***Initial Categorisation applied to Crown Land (Narwee Pre-School): General Community Use***
***No Initial Categorisation applied to Crown Land R71245***

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

**MAP: Narwee Pre-School & Rasdall Park**
Crown Reserve
GENERIC PLAN OF MANAGMENT

PROJECT

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DATE June 2023
DRAWING CR09
SCALE 1:1000 @ A4
ISSUE 2

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Olds Park, Penshurst | 65 Queensbury Rd | Lot 83 DP 16723 | Council | Community | 481.969 | Sportsground, part General Community Use, part Park |
| | 65 Queensbury Rd | Lot 82 DP 16723 | Council | Community | 8328.523 | |
| | 65 Queensbury Rd | Lot 84 DP 16723 | Council | Community | 608.171 | |
| | 7 Holley Rd | Lot B DP 377658 | Council | Community | 6670.002 | |
| | 624 Forest Rd | Lot B DP 379145 | Council | Community | 14724.095 | |
| | 630 Forest Rd | Lot 2 DP 433674 | Council | Community | 91823.273 | |
| | 7 Holley Rd, | Lot 78 DP 16723 | Council | Community | 514.589 | |

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Park

Sportsground

General Community Use

CLIENT: GEORGES RIVER COUNCIL

BY: ep environmental partnership

PROJECT

**MAP: Olds Park**

GENERIC PLAN OF MANAGMENT

Disclaimer:
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DATE: Apr 2020
SCALE: 1:3500 @ A4
DRAWING: SP10
ISSUE: 2

## 5.2 Appendix B: Have a Say – Online Feedback

Summary of online responses received from December 2019 to March 2020. As per the dashboard of responses below key points of note in relation to participation included

-156 visits

-17 Engaged participants (participated in survey)

-59 Informed participants (visited multiple pages, downloaded a document, contributed to a tool)

-125 Aware participants (visited at least 1 page)

| ENGAGED PARTICIPANTS | 17 | | |
|---|---|---|---|
| **Engaged Actions Performed** | **Registered** | **Unverified** | **Anonymous** |
| Contributed on Forums | 0 | 0 | 0 |
| Participated in Surveys | 9 | 0 | 8 |
| Contributed to Newsfeeds | 0 | 0 | 0 |
| Participated in Quick Polls | 0 | 0 | 0 |
| Posted on Guestbooks | 0 | 0 | 0 |
| Contributed to Stories | 0 | 0 | 0 |
| Asked Questions | 0 | 0 | 0 |
| Placed Pins on Places | 0 | 0 | 0 |
| Contributed to Ideas | 0 | 0 | 0 |

| AWARE PARTICIPANTS | 125 |
|---|---|
| **Aware Actions Performed** | **Participants** |
| Visited at least one Page | 125 |
| | |
| | |

| INFORMED PARTICIPANTS | 59 |
|---|---|
| **Informed Actions Performed** | **Participants** |
| Viewed a video | 0 |
| Viewed a photo | 0 |
| Downloaded a document | 10 |
| Visited the Key Dates page | 0 |
| Visited an FAQ list Page | 0 |
| Visited Instagram Page | 0 |
| Visited Multiple Project Pages | 48 |
| Contributed to a tool (engaged) | 17 |

The table following outlines the key responses received:

| Which parks do you use ? | What do you like about them? | What do you think needs to be improved/changed in Councils parks and open space? |
|---|---|---|
| Donnelly Park<br>Carss Bush Park<br>Moore reserve,<br>Stuart Reserve<br>Olds Park | Lots of activities at one location for multiple ages | • More circuit paths /tracks to allow kids to learn to ride off road<br>• Allow for improved thoroughfare by cyclists through park<br>• More youth facilities in more parks eg half courts, netted soccer goals for practice shooting, cricket wickets<br>• Maintain open informal areas in a better condition –uneven surfaces<br>• Replace trees when they die – or are cut down |
| Carss Bush Park | 50m Swimming Pool | • Focus on young children<br>• New walk around bay not safe for young children |
| | | • Focus on standard sports activities<br>• Cater mainly for children.<br>• There is nothing for a single individuals - it's always about family and kids. |
| Moore Reserve,<br>Moore Park,<br>Beverley Park<br>Spooner Park<br>Carss Bush Park<br>Scarborough Park | walking, picnics and leisure activities<br>large spaces<br>off leash areas | • Lawn mowing and edging sometimes lacking<br>• Water areas for dogs to swim |
| Anglo Square<br>Carss Park<br>Dolls Point Park | Serve the local community | • Anglo Square – would benefit by play equipment like Carss Park or Allawah Park |
| Ruby Wing Reserve<br>Milsop Reserve | great play equipment for kids and shaded picnic benches | • more large trees and flowers planted<br>• water bubbler and toilets would be fantastic additions |
| Narwee Park<br>Peakhurst Park | Quiet | • Narwee park needs toilet facilities<br>• Peakhurst Park fields need irrigation and new turf |
| Hurstville Oval and Park | The trees, grass areas and gardens. | • Use only sustainable / renewable materials – avoid plastic |
| | | • More opportunities for variety of age groups to gather in parks<br>• opportunities for adults to gather in parks - potential to include equipment for table tennis, chess, mahjong, dance, yoga etc.<br>• walking paths<br>• Interpretive signage |
| Len Reynolds Reserve, | Safe with great play equipment nice place for adults to sit and enjoy views. | • A playground similar to this would be wonderful for the Kogarah Bay residents, eg. the empty parcel of land located at the intersection of Scouter Street and Carlton Cres. |
| Kempt Field Hurstville | Close to CBD | • Bring back skate park |
| Beverley Hills Park<br>Peakhurst park | Fields | • Better drainage for after rain |
| Oatley Park, Kempt Field, Croot Park | Open green spaces. Playground facilities. Toilets close-by. | • More outdoor gym facilities |
| Gannons Park and The HV Evatt Memorial Reserve | Natural bush areas with walking tracks | • More natural parks<br>• Potential acquisition of open space at 80 Boronia Parade Lugarno is 24500 sq. metre |
| Bushcare work at a variety of spaces | green spaces are very important to the overall health of our communities | • Lime Kiln Wetlands and Moore Park Reserve need to be improved.<br>• Sewage and poor management of the wetlands needs to be addressed. More highly qualified Bushcare officers need to be hired to replace the ones that have left and<br>• an increase of environmental educational staff.<br>• additional staff to increase community |
| Narwee Park | It is a large park with many areas for various activities. | • more rubbish bins put in place, especially around the tables and barbeque area.<br>• There is always trash in the park, often dangerous objects such as broken glass from alcohol bottles and used drug containers.<br>• The gully nearest to Chamberlain St is very degraded with rubbish. |
| Poulton Park and Donnelly Park | Accessibility and size | • Donnelly Park overrun by BBQ and picnickers who leave BBQ coal dumped under tap contaminating environment and the birds are prevented from drinking water under tap due to contamination.<br>• Not enough open space for residents in new developments |

Department of Planning, Housing and Infrastructure

Our ref: PP-2025-1504/IRF25/1802

Mr David Tuxford
General Manager
Georges River Council
24 MacMahon Street
HURSTVILLE NSW 2220

12 September 2025

Subject: PP-2025-1504 to amend Georges River Local Environmental Plan (GRLEP) 2021

Dear Mr Tuxford

I am writing in response to the planning proposal you have forwarded to the Minister under section 3.34(1) of the Environmental Planning and Assessment Act 1979 (the Act) received on 8 August 2025 in respect of the planning proposal to insert a new clause in Schedule 1 Additional Permitted Uses to permit function centre with development consent on part of the site (57 Lorraine Street, Mortdale) – over the existing Clubhouse and relevant mapping amendments.

As delegate of the Minister for Planning and Public Spaces, I have determined that the planning proposal should proceed subject to the conditions in the enclosed Gateway determination.

I have also agreed, as delegate of the Secretary, the inconsistency of the planning proposal with applicable directions of the Minister under section 9.1 of the Act 1.4 Site Specific is justified in accordance with the terms of the Direction. No further approval is required in relation to the Directions.

It is noted that the inconsistency with section 9.1 Directions 4.1 Flooding, 4.2 Coastal Management and 4.3 Planning for Bushfire Protection remains unresolved pending further justification and consultation.
I have determined not to authorise Council to be the local plan-making authority given the nature of the planning proposal and the inconsistencies with certain 9.1 Directions.

The amending local environmental plan (LEP) is to be finalised by 6 July 2026. Council should aim to commence the exhibition of the planning proposal as soon as possible. Council's request for the Department of Planning, Housing and Infrastructure to draft and finalise the LEP should be made by 20 April 2026.

The NSW Government has committed to reduce the time taken to complete LEPs. To meet these commitments, the Minister may appoint an alternate planning proposal authority if Council does not meet the timeframes outlined in the gateway determination.

The Department's categorisation of planning proposals in the Local Environmental Plan Making Guideline (Department of Planning, Housing and Infrastructure, August 2023) is supported by

category specific timeframes for satisfaction of conditions and authority and Government agency referrals, consultation, and responses. Compliance with milestones will be monitored by the Department to ensure planning proposals are progressing as required.

Should you have any enquiries about this matter, I have arranged for Ms Oyshee Iqbal to assist you. Ms Iqbal can be contacted on 02 5852 6824.

Yours sincerely

Renee Coull
Manager, Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Encl: Gateway determination

**Department of Planning, Housing and Infrastructure**

# Gateway Determination

***Planning proposal (Department Ref: PP-2025-1504): Proposed Additional Permitted Use for a Function Centre - Hurstville Golf Course Clubhouse***

I, the Manager, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Georges River Local Environmental Plan (GRLEP) 2021 to insert a new clause in Schedule 1 Additional Permitted Uses to permit function centre with development consent on part of the site (57 Lorraine Street, Mortdale) – over the existing Clubhouse and relevant mapping amendments should proceed subject to the following:

The LEP should be completed on or before 6 July 2026.

**Gateway Conditions**

1. Consultation is required with the Commissioner of the NSW Rural Fire Service, in accordance with section 9.1 Direction - 4.3 Planning for Bushfire Protection. The planning proposal and relevant supporting documentation is to be updated to reflect the consultation outcome.
2. Prior to exhibition, the planning proposal is to be amended to requirements below and forwarded to the Minister under s 3.34(6) of the Act:
    a) update the planning proposal to confirm the correct site address
    b) address consistency with Clause 6.6 Foreshore scenic protection area in Georges River Local Environmental Plan 2021 and consistency with PP-2025-1286 Biodiversity and Foreshore Scenic Protection Area in relation to the draft terrestrial biodiversity provisions and map
    c) address consistency with Section 9.1 Ministerial Direction 4.1 Flooding regarding as the proposal alters a planning provision on a site that is identified as a PMF affected lot on Council's online flood maps
3. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
    - the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
    - the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
4. Consultation is required with Department of Climate Change, Energy, the Environment and Water (DCCEEW) under section 3.34(2)(d) of the Act. DCCEEW is to be provided with a copy of the planning proposal and any relevant supporting material and given at

least 30 working days to comment on the proposal, particularly, in relation to section 9.1 directions 4.1 Flooding and 4.2 Coastal Management.

5. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. Given the nature of the proposal, Council is not authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act.

Dated 12 September 2025

**Renee Coull**
**Manager, Local Planning Council Support**
**Department of Planning, Housing and Infrastructure**

**Delegate of the Minister for Planning and Public Spaces**

**Hurstville Golf Course Clubhouse – Planning Proposal and Amendment to Plans of Management**
**Public Submissions – Summary, Key Issues and Council Response**

| | Summary of Submission | Key Issues | Council Response |
|---|---|---|---|
| **1** | Objects. Questions necessity of proposal and believes sufficient function venues already exist. Raises concerns about noise carry, anti-social behaviour, distance to police, and revenue-driven decision-making. | • Noise impacts<br>• Anti-social behaviour<br>• Need / justification<br>• Commercial motivation | Council notes concern regarding noise, safety and perceived need. Noise, security and operational matters would be addressed through conditions of consent and management plans should the proposal proceed. The planning proposal is intended to enable broader community use of an existing Council asset rather than being solely revenue driven. |
| **2** | Supports. Believes Peakhurst needs more community spaces and that Council facilities should be available for public hire. | • Community access<br>• Under-utilised assets | Support noted. |
| **3** | Supports limited activation. Notes clubhouse is underutilised and would benefit from food and beverage service, particularly for golfers. Neutral on broader function use. | • Under-utilised assets<br>• Food & beverage service | Support noted. Potential improvements to services for golfers is noted for future management of golf course. |
| **4** | Supports. Notes facility has sat dormant and is well suited for functions. | • Under-utilised assets<br>• Economic use | Support noted. |
| **5** | Supports. Believes it is a shame for such a facility to remain unused. | • Under-utilised assets | Support noted. |
| **6** | Supports commercial use and catering facilities, citing current underutilisation. | • Under-utilised assets<br>• Commercial activation<br>• Catering facilities | Support noted. |

| | Summary of Submission | Key Issues | Council Response |
|---|---|---|---|
| **7** | Supports. Low post-game patron numbers and low capacity. Suggests alcohol licence. | • Alcohol licensing<br>• Low intensity use | Council notes comments. Alcohol licensing is regulated separately and would be assessed by relevant authorities. |
| **8** | Supports. Need for function spaces. | • Community need | Support noted. |
| **9** | Objects. Concerns were raised regarding potential adverse impacts on residential amenity due to late-night noise and amplified music, increased traffic and parking pressure, incompatibility with the RE1 Public Recreation zoning, the setting of a precedent for intensified commercial use, and governance and transparency issues associated with event frequency and management. | • Zoning permissibility<br>• Amenity impacts<br>• Traffic and parking impacts<br>• Governance and management<br>• Precedent | Council acknowledges the concerns raised. The proposal is consistent with the RE1 Public Recreation zoning and is limited to a function centre use within the existing clubhouse building only. Potential amenity, traffic and parking impacts would be assessed in detail at the development application stage and managed through appropriate conditions of consent. The proposal does not establish a broader precedent, with any future changes subject to separate statutory processes, including the Plan of Management under the Local Government Act 1993. Governance and management matters would be addressed through consent conditions and Council's compliance framework. |
| **10** | Supports opening clubhouse as a public function centre and agrees with amendment. | Community use | Support noted. |
| **11** | Supports proposal, stating facility should be properly utilised to justify ratepayer expenditure. | • Value for money<br>• Accountability | Council notes support and recognises the importance of responsible asset management. |
| **12** | Objects. Raises zoning inconsistency (RE1 vs B2), noise, traffic, parking, biodiversity, foreshore protection, competition with existing clubs, precedent, and distrust of Council compliance and enforcement. | • Zoning legality<br>• Noise<br>• Traffic & parking<br>• Biodiversity & foreshore<br>• Precedent<br>• Governance | Council acknowledges the concerns raised. The proposal is consistent with the RE1 zoning and is limited to a function centre use within the existing clubhouse building only. Amenity, traffic, parking and operational impacts would be assessed at the development application stage and managed through appropriate conditions of consent. Environmental |

| | Summary of Submission | Key Issues | Council Response |
|---|---|---|---|
| | | | impacts are limited given the proposal relates to a change of use, and any future application would address relevant environmental considerations. The proposal does not establish a broader precedent, with the land remaining subject to the *Local Government Act 1993* and an adopted Plan of Management. Competition is not a planning consideration, and compliance matters are addressed through Council's standard regulatory processes. |
| **13** | Objects. Raises concerns about operating hours, traffic, deliveries before 7am, waste management, disabled parking, security, soundproofing, safety and pollution, security, lighting, noise, traffic, late-night use, and future unrestricted uses under "General Community Use" categorisation. | • Traffic & deliveries<br>• Operating hours<br>• Waste<br>• Accessibility<br>• Safety & security<br>• Lighting<br>• Land categorisation | Council notes concerns.<br>These matters would be addressed through operational conditions, traffic management, waste plans, and applicable regulatory controls. Council notes concerns regarding categorisation and future use. The scope of permitted uses is regulated through Plans of Management and statutory controls. |
| **14** | Objects. Raises zoning, noise, traffic, biodiversity, precedent and community character concerns. Suggests restaurant use as lower-impact alternative. | • Zoning<br>• Amenity<br>• Biodiversity<br>• Alternative use | Council acknowledges the concerns raised. The proposal is consistent with the RE1 Public Recreation zoning and is limited to a function centre use within the existing clubhouse building only. Potential amenity, traffic and environmental impacts would be assessed at the development application stage and managed through appropriate conditions of consent. The proposal does not establish a broader precedent, with the land remaining subject to the *Local Government Act 1993* and an adopted Plan of Management. The suggestion for alternative uses is noted and would require a planning proposal as an additional permitted use. |

| | Summary of Submission | Key Issues | Council Response |
|---|---|---|---|
| **15** | Supports proposal, noting wider community access, views, and area enhancement. | • Community benefit<br>• Place activation | Council notes support. |
| **16** | Supports proposal and requests provision of tap beer and additional servicing. | • Facility upgrades Support for change | Council notes support. Operational upgrades would be subject to future approvals. |
| **17** | Strongly supports. Notes views, orientation away from houses, sufficient parking, and potential revenue benefits. | • Amenity mitigation<br>• Parking<br>• Revenue generation | Council acknowledges support and notes considerations regarding site layout and parking. |
| **18** | Supports proposal and wants ability to host functions. | • Personal/community use | Council acknowledges support. |
| **19** | Objects due to proximity to houses, noise, lighting, traffic, and residential character. | • Residential amenity<br>• Noise<br>• Light spill | Council acknowledges concerns regarding amenity impacts, which are addressed through planning controls and mitigation measures. |
| **20** | Supports proposal and community use. | • Community benefit | Council acknowledges support. |
| **21** | Objects. Argues proposal benefits commercial operator rather than community, undermines biodiversity buffer objectives, lacks transport access, creates precedent, and offers no benefit to ratepayers. | • Equity & access<br>• Biodiversity<br>• Transport<br>• Precedent<br>• Governance | Council acknowledges the concerns raised. The proposal facilitates broader community use of an existing Council facility and is not assessed on the basis of commercial outcomes, but on its planning merits and consistency with the community land framework. Environmental impacts are limited, as the proposal relates to a change of use within an existing building, and would be assessed in detail at the development application stage. Transport access, amenity and operational matters would also be subject to detailed assessment and managed through appropriate conditions of consent. The proposal does not establish a broader precedent, with the land remaining subject to the *Local Government Act 1993* and an adopted Plan of Management, and is |

| | Summary of Submission | Key Issues | Council Response |
|---|---|---|---|
| | | | considered to provide community benefit through improved access and utilisation of the facility. |
| **22** | Conditional objection. Requests restricted hours, mandatory security, direct resident contact, compensation for damage, and clearer enforcement. | • Operating controls<br>• Security<br>• Community liaison | Council notes suggested mitigation measures. Operational restrictions and community engagement requirements may be considered as part of any approval conditions. |

Department of Climate Change, Energy, the Environment and Water

Your ref: PP-2025-1504
Our ref: DOC26/118796

Rebecca Lau
Senior Strategic Planner
Georges River Council
Corner of MacMahon and Dora Street
Hurstville, NSW 2220

25 March 2026

**Subject: Planning Proposal – Hurstville Golf Course Clubhouse located at 57 Lorraine Street, Mortdale (PP-2025-1504)**

Dear Rebecca,

Thank you for your referral received 17 February 2026 requesting advice from the Conservation Programs Heritage and Regulation (CPHR) Group on the Planning Proposal (PP-2025-1504) located at 57 Lorraine Street, Mortdale.

PP-2025-1504 is seeking to amend the *Georges River Local Environmental Plan 2021* to allow a function centre to be used on the site. CPHR understand that the proposal is for the use of the Clubhouse only and will not affect the height of the building or amount of development allowed on the land.

CPHR has reviewed the *Planning Proposal Report Hurstville Golf Course Clubhouse* (Georges River Council, 22 January 2026) and supporting documentation and provides comments below:

- Biodiversity – There are no key biodiversity issues that require attention as part of PP-2025-1504. The clubhouse is currently outside the Terrestrial Biodiversity area and the 40m buffer area for Terrestrial Biodiversity.
- Flooding – There are no key flooding issues that require attention as part of PP-2025-1504. The development footprint sits outside the probable maximum flood extent, and there are no emergency management concerns associated with the proposed additional land use.

Should you have any queries regarding this matter, please contact Senior Conservation Planning Officer at peter.braga@dcceew.nsw.gov.au.

Yours sincerely,

S. Harrison

Susan Harrison
**Senior Team Leader, Central Metropolitan**
**Conservation Planning and Assessment**
**Conservation Programs, Heritage and Regulation Group**

RFS

NSW GOVERNMENT

Georges River Council
PO Box 205
HURSTVILLE BC NSW 1481

Your reference: PP-2025-1504
Our reference: SPI20250928000226

**ATTENTION:** Rebecca Lau

Date: Thursday 9 October 2025

Dear Sir/Madam,

**Strategic Planning Instrument**
**Draft DCP – Draft Proposal**
Section 9.1 Direction – 4.3 Planning for Bushfire Protection in relation to Planning Proposal PP2025-1504, which seeks an additional permitted use for a function centre at the Hurstville Golf Course Clubhouse, located at 57 Lorraine Street, Mortdale.

I refer to your correspondence dated 25/09/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

Planning Proposal PP2025-1504 is consistent with the terms of Section 9.1 Direction – 4.3 Planning for Bushfire Protection.

The proposal is supported with no objection subject to the recommendations within the document *BUSHFIRE CERTIFICATE PROPOSED GOLF CLUB BUILDINGS LOT 1 DP 176469 57 Lorraine Street, Mortdale*, prepared by Newcastle Bushfire Consulting, dated 28 January 2020.

For any queries regarding this correspondence, please contact Joshua Calandra on 1300 NSW RFS.

Yours sincerely,

Kristy Chedid
**Supervisor Development Assessment & Plan**
**Built & Natural Environment**



**Postal address**
NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

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# PROPOSED RECATEGORISATION OF HURSTVILLE GOLF COURSE CLUBHOUSE

## PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

14 APRIL 2026

GEORGES RIVER COUNCIL

# PROPOSED RECATEGORISATION OF HURSTVILLE GOLF COURSE CLUBHOUSE

## PUBLIC HEARING AND SUBMISSIONS REPORT

FINAL

14 APRIL 2026

Parkland Planners

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**DIRECTOR: Sandy Hoy**

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# 1 INTRODUCTION

## 1.1 Purpose of this report

The purpose of this report is to convey to Georges River Council ('Council') the submissions made in relation to a public hearing held on Monday 2 March 2026 regarding the proposed recategorisation of the Hurstville Golf Course Clubhouse and surrounds (part Lot 1 DP 176469) at 57 Lorraine Street, Mortdale ('the HGC Clubhouse building and surrounds') from Sportsground to General Community Use.

This report has been prepared under Section 40A of the *Local Government Act 1993.*

## 1.2 Land covered by this report

The location and boundary of the HGC Clubhouse building and surrounds are shown in Figures 1 and 2.

Figure 1 Location of the site

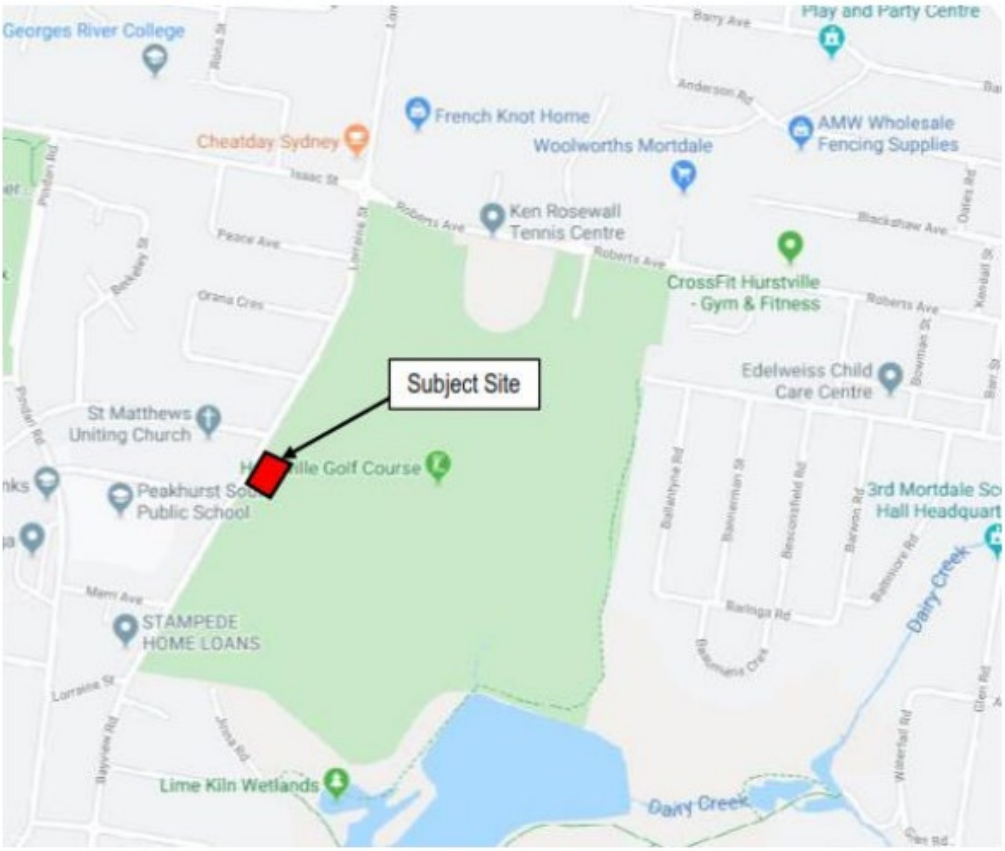


*Figure 1 - Hurstville Golf Course*

Figure 2 Boundary of the site

## 1.3 Background to the public hearing

- Georges River Council is proposing changes to planning controls for the Hurstville Golf Course Clubhouse and its surrounds at 57 Lorraine Street, Mortdale.
- Council wants to allow use of the clubhouse and its surrounds for community events and functions.
- The zoning of Hurstville Golf Course under the Georges River Local Environmental Plan 2021 as RE1 Public Recreation does not permit a function centre as a permissible use.
- This proposal will require changes to the additional permitted uses in the Georges River Local Environmental Plan 2021, and to the Generic Sportsgrounds and General Community Use Plans of Management which would apply to the Hurstville Golf Course.
- A Planning Proposal explains the intended effect of an amendment to the Georges River Local Environmental Plan 2021 and sets out the justification for making the changes.
- Council has prepared a Planning Proposal to add ‘function centre’ as an additional permissible use on the land to allow the clubhouse to be used as a function centre.
- The Planning Proposal aligns with Georges River Council’s strategic plans by supporting Council’s facilities to be financially sustainable, multi-purpose venues.
- The proposed change will not affect the height of the clubhouse building, the scale of development allowed on the land, or any other planning controls.

Hurstville Golf Course comprises land owned by Georges River Council which is classified as community land under the *Local Government Act 1993*. Community land is required to be categorised in a Plan of Management under the *Local Government Act 1993* as either Natural Area, Park, Sportsground, Area of Cultural Significance or General Community Use.

Georges River Council proposes to recategorise the golf course clubhouse from Sportsground to General Community Use consistent with the guidelines for categorisation of community land in the *Local Government (General) Regulation 2021*, and the core objectives for each category in the Local Government Act.

Community land is also required to be included in a Plan of Management prepared under the Local Government Act. Hurstville Golf Course and its clubhouse are included in the Sportsgrounds Generic Plan of Management 2022.

The proposed amendment to the Draft Plan of Management to include the HGC Clubhouse building and surrounds in the General Community Use Generic Plan of Management 2022 was on public exhibition for comment from Monday 2 February until Monday 16 March 2026.

A public hearing is required under Section 40A of the *Local Government Act 1993* ('the Act') to receive submissions about proposed categorisation or recategorisation of community land. Under the Act the public hearing must be chaired by an independent facilitator.

The proposed recategorisation of community land through public exhibition of amendments to the categorisations in the Generic Sportsgrounds and General Community Use Plans of Management occurred in parallel with public exhibition of a Planning Proposal to add 'function centre' to the list of permissible uses of the clubhouse. The Gateway Determination stated that a public hearing is not required for amendment of the Georges River Local Environmental Plan 2021 to add 'function centre' as an additional permissible use of the clubhouse.

## 1.4 This report

The remainder of this report presents the relevant requirements of the *Local Government Act 1993* regarding Plans of Management and categorisation/recategorisation of community land, and details about the public hearing and public exhibition regarding the proposed recategorisation of the site.

This report includes verbal submissions made to the public hearing, relevant written submissions made to the public exhibition of the Plan of Management, and recommendations of the public hearing facilitator.

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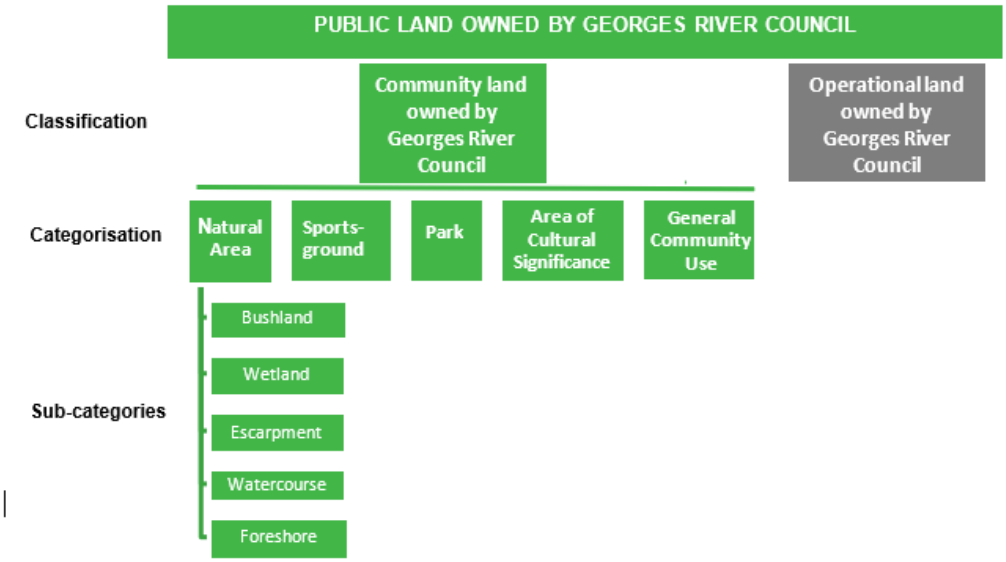
# 2 PLANNING CONTEXT

## 2.1 What is community land?

The *Local Government Act 1993* sets out a range of requirements for the management of public land that Georges River Council is legally bound to adhere to.

Section 26 of the *Local Government Act 1993* requires that all public land owned by Council must be classified as "community" or "operational" land. The HGC Clubhouse building and surrounds comprises community land owned by Georges River Council.

Figure 3 Classification and categorisation of community land




Community land is intended to be managed for use by the community for purposes including environmental protection, recreational, cultural, social and educational activities. Community land may only be leased or licensed for up to 21 years without the Minister's consent or up to 30 years with the Minister's consent, and it cannot be sold. Use of community land is restricted to the above purposes.

Conversely, operational land is land that can be used for any purposes deemed fit by Council, may be used for commercial purposes, be leased for a longer period of time, and can be sold.

## 2.2 What are the categories of community land?

The *Local Government Act 1993* requires that all land owned by the Council which is classified as community land be categorised.

As shown in Figure 2, community land may be categorised as one or more of the following under Section 36(4):

- Natural Area.
- Sportsground.
- Park.
- Area of Cultural Significance.
- General Community Use.

Land that is categorised as a Natural Area is to be further categorised as one or more of the following under Section 36(5) of the Act:

- Bushland.
- Wetland.
- Escarpment.
- Watercourse.
- Foreshore.
- A category prescribed by the regulations.

## 2.3 What are the guidelines for categorising community land?

Guidelines for categorising community land as a particular category are in Clauses 102 to 111 of the *Local Government (General) Regulation 2021*.

The Department of Local Government's revised *Practice Note on Public Land Management* (Department of Local Government, 2000) made general recommendations on the guidelines for categorising Community land. The *Practice Note* stated:

*"Council must have regard to the guidelines in determining a category (cl.9) but are not required to adopt any category merely because the land fits the description in the guidelines. Council should look at all the circumstances of the land in making a decision as to categorisation. For example, a piece of land may seem to satisfy the guidelines for more than one category. Council has a discretion in this case to look at the land in context, taking into account all relevant material before determining a category. It is important that Council be able to justify a decision."*

*Also, Council may have a piece of Community land, parts of which may be best managed as different categories, for example a piece of land with remnant bushland in one part and children's play equipment in another. Council is able to categorise land as part 'Natural Area – Bushland' and part 'Park'. It is strongly recommended that the land in each category not overlap. Overlapping categories may cause conflict in management objectives and will create confusion in the minds of Council staff and the community."*

In other words, parts of a land parcel may be categorised in different categories, but only one category may apply to any part of community land at any one time so categories do not overlap.

## 2.4 Core objectives for managing community land

Each category and sub-category of community land has core objectives that apply to it under the *Local Government Act 1993*. The core objectives outline the approach to management of the land covered by the particular category. The core objectives for the proposed and alternative categories of community land are set out in Sections 36E to 36N of the *Local Government Act 1993*.

## 2.5 Guidelines and core objectives for categories

The guidelines and core objectives for the current Sportsground category and the General Community Use category which is proposed to apply to the HGC Clubhouse building and surrounds are in Table 1.

The guidelines and core objectives for the current category of Sportsground and the proposed General Community Use category are in Table 1.

Table 1 Guidelines and core objectives for current and proposed categories of community land

| Category | Guidelines[1] | Core objectives[2] |
|---|---|---|
| Sportsground - current | Land should be categorised as a sportsground under section 36(4) of the Act if the land is used or proposed to be used primarily for active recreation involving organised sports or the playing of outdoor games. | (a) to encourage, promote and facilitate recreational pursuits in the community involving organised and informal sporting activities and games, and<br>(b) to ensure that such activities are managed having regard to any adverse impact on nearby residences. |
| General Community Use - proposed | Land should be categorised as general community use under section 36(4) of the Act if the land—<br>(a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and<br>(b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under sections 102–105 of this Regulation for categorisation as a natural area, a sportsground, a park or an area of cultural significance. | - to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public—<br>(a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and<br>(b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities). |

1 *Local Government (General) Regulation 2021*
2 *Local Government Act 1993*

## 2.6 Plans of Management for community land

Council must prepare a Plan of Management for community land (Section 36(1)).

Community land is required to be used and managed according to a Plan of Management applying to the land (Section 35).

Among the requirements of the *Local Government Act 1993* for the contents of a Plan of Management for community land are:

- ❒ categorisation of the land
- ❒ core objectives for management of the land.

## 2.7 Public hearings

### 2.7.1 Why hold a public hearing?

A public hearing is required under Section 40A of the *Local Government Act 1993* and Section 3.23(7)(d) of the *Crown Land Management Act 2016* if:

- a Plan of Management proposes to categorise (that is, the Plan has not been previously prepared and adopted by Council, or has not categorised community land) the public land covered by the Plan of Management.
- a Plan of Management proposes to re-categorise (change the adopted category) the public land covered by the Plan of Management.

*Note: Public hearings regarding categorisation or re-categorisation of community land are not related to reclassification. Reclassification is when community land is re-classified as operational land that can then be managed differently and has the ability to be sold by Council. Community land is protected under the Local Government Act 1993 and cannot be sold.*

### 2.7.2 Who conducts a public hearing?

An independent chairperson conducts the public hearing, and provides a report to Council with recommendations on the proposed categorisation of community land.

Under Section 47G of the *Local Government Act 1993*, the person presiding at a public hearing must not be:

a) A Councillor or employee of the Council holding the public hearing.
b) A person who has been a Councillor or employee of that Council at any time during the 5 years before the date of his or her appointment.

### 2.7.3 What happens after the public hearing?

Council must make a copy of the report regarding the outcomes of the public hearing available for inspection by the public at a location within the area of Council no later than four days after it has received the final report from the person presiding at the public hearing.

This Public Hearing Report will be presented to Council for its information when it considers adopting the proposed recategorisation of the HGC Clubhouse building and surrounds and the proposed amendments to the Generic Sportsgrounds and General Community Use Plans of Management.

Pending the outcome of the public hearing and if Council adopts the proposed recategorisation of the site, Council will update associated maps, plans, documents and records to reflect the changes in categorisation. Notification of the Council resolution about the land recategorisation and the amendment to the Plan of Management will be provided to the community and stakeholders.

# 3 PROPOSED RECATEGORISATION OF THE SITE

## 3.1 Location and features of the site

Hurstville Golf Course is located at 57 Lorraine Street in Hurstville. The golf course clubhouse is located on the western side of the golf course as shown in Figure 4.

Figure 4 Location of Hurstville Golf Course Clubhouse

Hurstville Golf Course is a public 18-hole golf course with a two-level clubhouse which was opened in 2023.

The clubhouse includes a pro shop, café, bar, function room and barbecue facilities. The 150m$^2$ function room is located on the upper level.

Figure 5 Images of Hurstville Golf Course clubhouse

## 3.2 Planning context

### 3.2.1 Ownership

Most of Hurstville Golf Course is owned by Georges River Council and is classified as community land under the *Local Government Act 1993.* The south-eastern corner of the golf course is Crown land.

The HGC Clubhouse and surrounds is situated on part Lot 1 DP 176469.

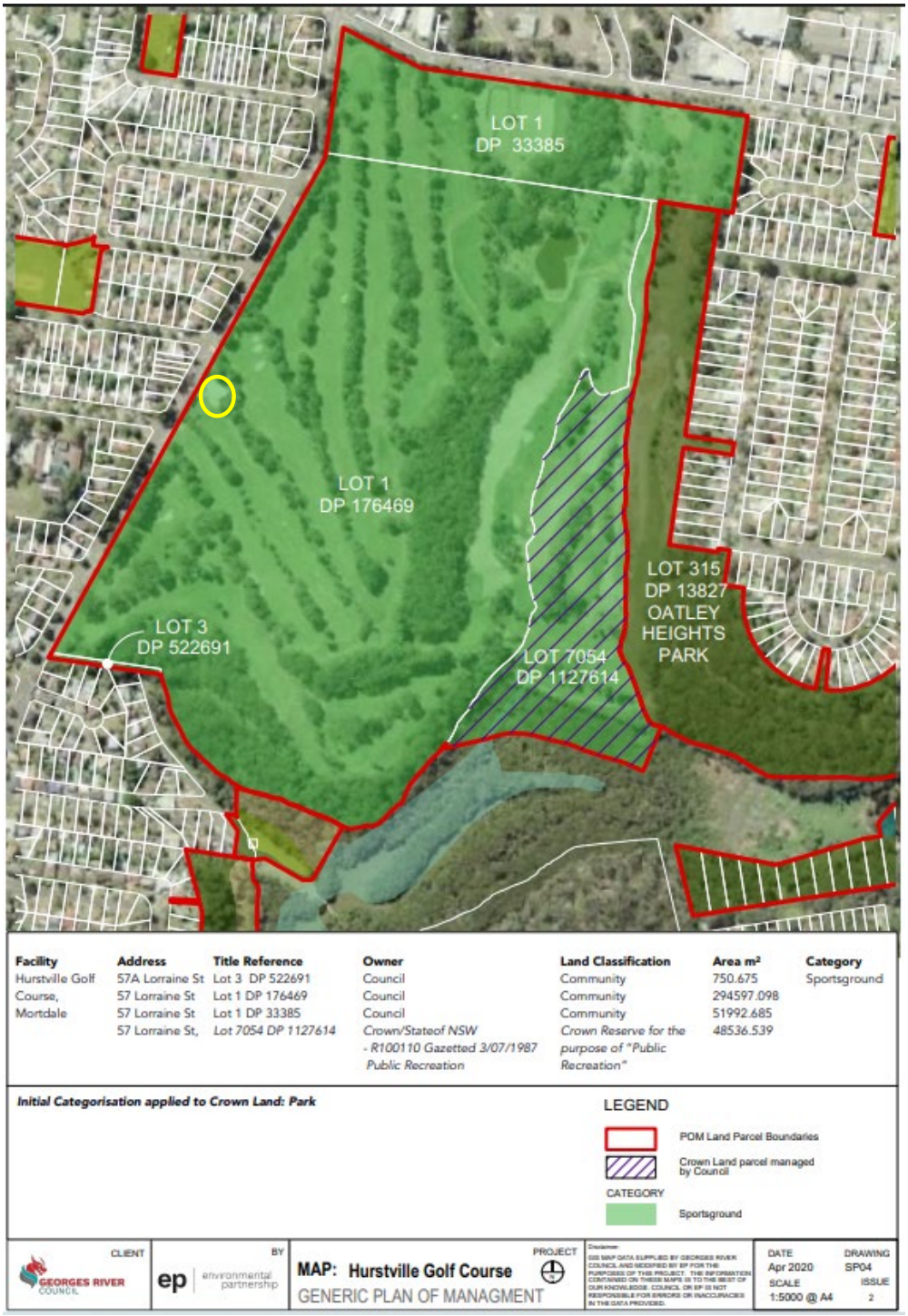
### 3.2.2 Zoning

The land on which the clubhouse is situated is zoned as RE1 Public Recreation. Pemissible uses and developments in the RE1 zone are listed in the Georges River Local Environmental Plan 2021.

### 3.2.3 Categorisation

Hurstville Golf Course is categorised as Sportsground in the Georges River Sportsgrounds Generic Plan of Management which was adopted by Council in 2022 (refer to Figure 6).

Figure 6 Categorisation of Hurstville Golf Course 2022



Section 3.5 of the Sportsgrounds Generic Plan of Management 2022 states that in accordance with the core objectives for Sportsground as defined by the *Local Government Act 1993*, Sportsgrounds under the Plan of Management will be subject to improvement to promote and facilitate their use. Any development shall be in accordance with the zoning in the Georges River Local Environmental Plan 2021.

## 3.3 Proposed recategorisation of Hurstville Golf Course Clubhouse and surrounds

### 3.3.1 Background

Development Application DA2020/0115 was approved by Georges River Council on 10 December 2020 for the demolition, construction, and use of a new clubhouse building at Hurstville Golf Course. DA Condition No. 59 Use of Premises stated that the use of the premises is to be associated with the golf course use only and any other use requires the prior approval of Council. The premises shall not be available for hire or use by a third party for events and functions without prior consent.

The Hurstville Golf Course Clubhouse is currently restricted in its use as ancillary to the Hurstville Golf Course. Functions permitted in the function room of the clubhouse must be related to the golf course or golf club.

DA2024/0189 was lodged in May 2024 seeking to amend the use of the Club Room including hours of operation, frequency of use and number of patrons per event. Specifically, the application sought to use the first floor as a function centre for a maximum of 110 persons for both golf and non-golf related events until 12 midnight up to a maximum of 100 times per year with a maximum of 2 per week. Advice was provided to the applicant via Council letter dated 25 November 2024 that a function centre was prohibited in the RE1 Public Recreation zone. The DA was withdrawn on 5 December 2024.

Council prepared the 'Optimising Community Access and Facility Use Plan' in 2025 to increase community access at all Council facilities, and to establish new processes for transparent, fair, and equitable use by both community and commercial groups.

The Optimising Community Access and Facility Use Plan contains a medium term (12 months to 2 years) action relating to Hurstville Golf Course to "Submit a Planning Proposal and then a Development Application (DA) for the Hurstville Golf Course Function Room. To ensure compliance with planning regulations, enable community and stakeholder input, and support the long-term viability of the facility as a multipurpose venue."

A 'function centre' is not listed in the Georges River Local Environmental Plan 2021 (GRLEP 2021) as a permissible use in the RE1 zone. A 'function centre' is defined in the GRLEP 2021 as "a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility".

Council considers that inclusion of the additional use as a function centre will ensure the clubhouse building can be used by the wider community for events, functions, conferences and receptions.

At its meeting held on 26 May 2025 Council considered a report on the Hurstville Golf Course Clubhouse Planning Proposal (CCL037- 25). Council resolved to endorse the preparation of the Hurstville Golf Course Clubhouse Planning Proposal to amend the GRLEP 2021, by inserting into Schedule 1 Additional Permitted Uses, 'function centre' as an additional permitted use on the site of the Hurstville Golf Course Clubhouse (part of Lot 1 DP176469, Hurstville Golf Club, No.57 Lorraine Street, Peakhurst).

The objective of the Planning Proposal (PP2025-003) is to enable a function centre to operate within the existing clubhouse building. The intended outcomes are to:

- allow the use of the existing clubhouse to be used as a function centre,
- support the long-term viability of the facility as multi-purpose venue, and
- implement the recommendations of Council's *Optimising Community Access and Facility Use Plan*.

The Planning Proposal was supported by the Georges River Local Planning Panel which recommended referral to the Department of Planning, Housing and Infrastructure for Gateway Determination which was granted on 12 September 2025.

A Development Application will be required to be lodged for the use of the clubhouse as a 'function centre' if this amendment to the GRLEP 2021 is gazetted, as well as for the use of the building for a community facility which is permitted in the RE1 Public Recreation zone.

An amendment to the Sportsgrounds Generic Plan of Management 2022 will also be required as it currently restricts development to be in accordance with the RE1 zoning, with a function centre not a permissible use in the RE1 zone. The HGC Clubhouse and surrounds would be added to the Generic General Community Use Plan of Management.

### 3.3.2 Proposed recategorisation of Hurstville Golf Course Clubhouse

Council proposes to recategorise the HGC Clubhouse and surrounds from Sportsground to General Community Use as shown in Figure 7 to facilitate use of the clubhouse as a function centre.

Council considers that a function centre is more in keeping with the guidelines and core objectives of the General Community Use category than the Sportsground category.

Figure 7 Proposed recategorisation of Hurstville Golf Course Clubhouse and surrounds

Council resolved on 8 December 2025:

(a) That Council amends its Generic Plans of Management for Sportsgrounds, Parks, Natural Areas and General Community Use to:

(i) Alter the land category of the Hurstville Golf Course Clubhouse at 57 Lorraine Street, Mortdale (part Lot 1 of DP 176469) from 'Sportsgrounds' to 'General Community Use'.

(ii) Identify the additional permitted land use of a function centre as development permitted with Council consent.

(b) That Council endorses draft Amendment No.2 to the Generic Plans of Management for public exhibition commencing in February 2026, for a period of no less than 28 days in accordance with section 38 of the *Local Government Act 1993*.

(c) That Council hold a public hearing under section 40A of the *Local Government Act 1993* for the change in land category for Hurstville Golf Course Clubhouse at 57 Lorraine St, Mortdale (part Lot 1 of DP176469).

Amendments to the Generic Plans of Management for Sportsgrounds and General Community Use have been prepared to reflect the additional land use of 'function centre' and to alter the community land category from Sportsground to General Community Use for the clubhouse building and immediate surrounds.

The proposed amendments to the Sportsgrounds and General Community Use Generic Plans of Management are in Figures 8 and 9 below.

Figure 8 Proposed amendments to Sportsgrounds Generic Plan of Management

TABLE 2 DETAILED DESCRIPTION OF SPORTSGROUNDS IN THIS PLAN OF MANAGEMENT

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE Lot/Sec | DP | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| Hurstville Golf Course | 57A Lorraine St | Mortdale | 3 | 522691 | Council | Operational | 750.675 | Sportsground | part General Community Use | Clubhouse Building on Part Lot 1/176469 |
| | 57 Lorraine St | Mortdale | 1 | 176469 | Council | Community land | 294597.098 | | | |
| | 57 Lorraine St | Mortdale | 1 | 33385 | Council | Community land | 51992.685 | | | |
| | *57 Lorraine St* | *Mortdale* | *7054* | *1127614* | *State of NSW – R100110 Gazetted 3/07/1987 Public Recreation* | *Community land* | *48536.539* | | | *Initial Categorisation applied to Crown Land: Park* |

Figure 9 Proposed amendments to General Community Use Generic Plan of Management

The Hurstville Golf Course Clubhouse (part of Lot 1 of DP 176469) is identified as an 'Additional Permitted Use' site pursuant to Schedule 1 of the Georges River LEP 2021. The additional permitted use allows for the development of a function centre as development permitted with Council consent.

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Hurstville Golf Course | 57 Lorraine St | Mortdale | 1 | 176469 | Council | Community land | 294597.098 | Part General Community Use | Sportsground | GCU applied to part Lot 1 176469, (Hurstville Golf Course Clubhouse) |
| | 57A Lorraine St | Mortdale | 3 | 522691 | Council | Operational | 750.675 | | | |

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GENERAL COMMUNITY USE Generic Plan of Managem

TABLE 2 - DETAILED DESCRIPTION OF GENERAL COMMUNITY USE AREAS IN THIS PLAN OF MANAGEMENT

| OPEN SPACE NAME | ADDRESS | SUBURB | TITLE REFERENCE | | OWNER | LAND CLASSIFICATION | AREA m2 | CATEGORY | OTHER CATEGORIES | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|---|
| | 57 Lorraine St | Mortdale | 1 | 33385 | Council | Community land | 51992.685 | | | |
| | *57 Lorraine St* | *Mortdale* | *7054* | *1127614* | *State of NSW – R100110 Gazetted 3/07/1987 Public Recreation* | *Community land* | *48536.539* | | | *Initial Categorisation applied to Crown Land: Park* |

The map of the proposed recategorisation of the Hurstville Golf Course Clubhouse from Sportsground to General Community Use is in Figure 10. This map is intended to be included in both the Sportsground and General Community Use Generic Plans of Management.

If Council approves the recategorisation:

- the clubhouse and its surrounds will be included in the General Community Use Generic Plan of Management 2022
- a function centre would be allowed as an additional permitted use of the clubhouse and its surrounds (with Council consent).

Figure 10 Proposed recategorisation of Hurstville Golf Course Clubhouse and Surrounds to General Community Use

| Facility | Address | Title Reference | Owner | Land Classification | Area m² | Category |
|---|---|---|---|---|---|---|
| Hurstville Golf Course, Mortdale | 57A Lorraine St | Lot 3 DP 522691 | Council | Community | 750.675 | Sportsground |
| | 57 Lorraine St | Lot 1 DP 176469 | Council | Community | 294597.098 | |
| | 57 Lorraine St | Lot 1 DP 33385 | Council | Community | 51992.685 | |
| | 57 Lorraine St, | *Lot 7054 DP 1127614* | *Crown/State of NSW - R100110 Gazetted 3/07/1987 Public Recreation* | *Crown Reserve for the purpose of "Public Recreation"* | *48536.539* | |

*Initial Categorisation applied to Crown Land: Park*

DRAFT

LEGEND

POM Land Parcel Boundaries

Crown Land parcel managed by Council

CATEGORY

Sportsground

General Community Use

CLIENT GEORGES RIVER COUNCIL | BY ep environmental partnerships | PROJECT MAP: Hurstville Golf Course GENERIC PLAN OF MANAGMENT | DATE NOV 2025 | DRAWING SP04 | SCALE 1:5000 @ A4 | ISSUE 2

# 4 THE PUBLIC HEARING

## 4.1 Advertising and notification

### 4.1.1 Public notification and exhibition requirements

Section 38 of the *Local Government Act 1993* states that Councils must give "public notice" of a draft Plan of Management, and the length of time that it must be on public exhibition and for submissions to be made. The public notice contents are set out in Section 705 of the Act.

### 4.1.2 Community engagement activities

#### Introduction

Council implemented a communication plan that supported the consultation through Council's print, online and social media platforms, consistent with Your Say branding.

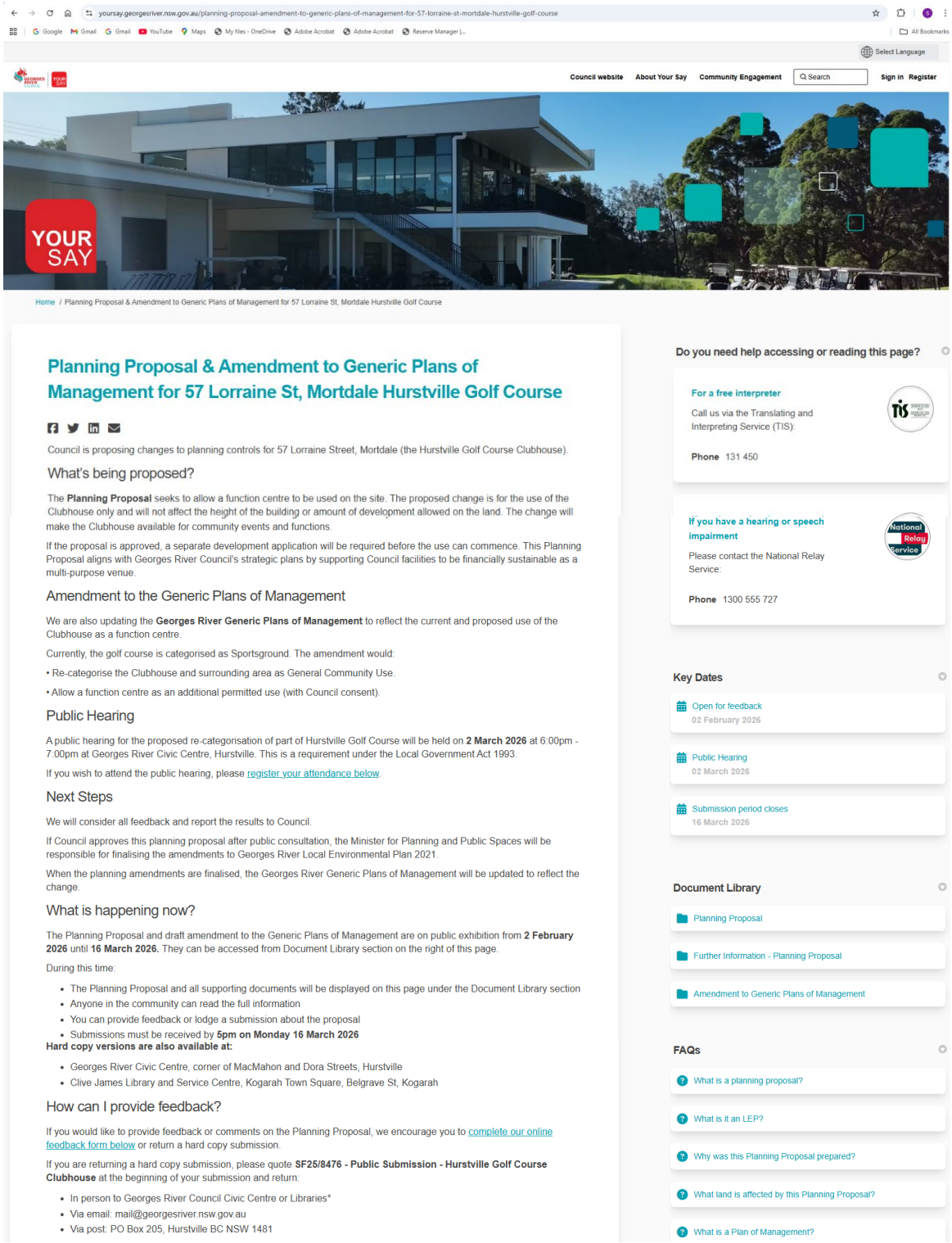
Council conducted the following forms of engagement to inform the community of the public exhibition of the Planning Proposal and draft amendments to the Generic Sportsground and General Community Use Plans of Management, and the public hearing.

Table 2 Promotion and communication of the public exhibition and public hearing

| Action | Date | Result (where recordable) |
|---|---|---|
| A Your Say project page with information on the Planning Proposal and draft amendment to the Generic Plans of Management, including what is being proposed, why the changes are needed, and how to view the draft documents. Including a feedback form for residents and community members to provide a submission to Council. Your Say page live | 2/2/26 | 924 visits |
| *St George and Sutherland Shire Leader* ad | 11/2/26 | Distributed to approx. 50,000 addresses |
| Social Media | 12/2/26 | Post on Instagram and Facebook |
| Community eNews | 13/2/26 | 18,378 recipients |
| Media Release | 19/2/26 | Published on GRC website |
| Your Say Newsletter | 24/2/26 | 3724 recipients |
| Community eNews | 27/2/26 | 18,354 recipients |

*Source: Georges River Council*

# Your Say project page



* Please note Hurstville Library will temporarily close from 1 December 2025 to allow for essential fire system improvements, including a new sprinkler system. During the closure a pop-up library will be available at the Georges River Civic Centre. For more information on the closure, please view our Temporary Closure of Hurstville Library Public Notice.

Any submissions received are considered public, however, a person may request to have their personal details suppressed. For more information about Council's Privacy Management Plan, contact the Public Officer on 9330 6400. If you make a submission and have made political donations or gifts, a statement must be completed.

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If you have a hearing or speech impairment, please contact the National Relay Service:

- **Voice Relay number**: 1300 555 727
- **TTY number:** 133 677

What are the categories of Community Land?

What is a Public Hearing?

What are the Generic Plans of Management?

Who's Listening

Rebecca Lau
Senior Strategic Planner
RL

**Phone** (02) 9330 9548
**Email** mail@georgesriver.nsw.gov.au

Make a submission | Public Hearing

## Make a submission

All fields marked with an asterisk (*) are required

1. Name *

Maximum 255 characters 0/255

2. Email *

name@example.com

3. Suburb *

Select option

4. What is your feedback on the Planning Proposal? *

Maximum 20,000 characters 0/20,000

5. What is your feedback on the amendment to the Plans of Management?

Maximum 20,000 characters 0/20,000

6. You may upload your submission, if preferred.

Upload file

Submit

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Privacy - Terms

*Page last updated: 02 Feb 2026, 01:13 PM*

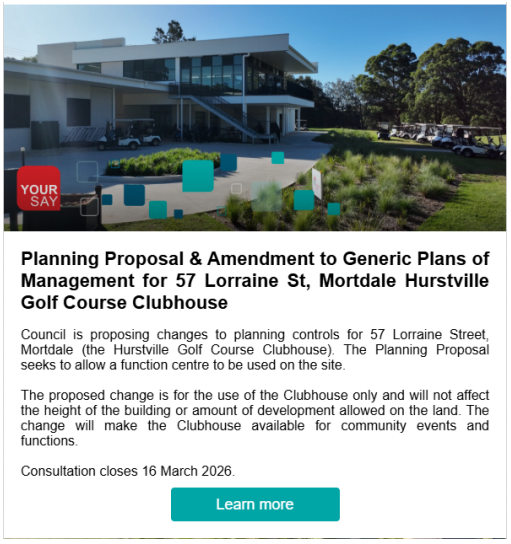
## St George and Sutherland Shire Leader ad

## Social media insert

12 February 2026

## Community e-news

13 February 2026



## Media release

19 February 2026

### HAVE YOUR SAY: PLANNING PROPOSAL AND AMENDMENT TO GENERIC PLANS OF MANAGEMENT FOR HURSTVILLE GOLF COURSE

19/02/2026

Georges River Council is inviting the community to provide feedback on a Planning Proposal for the Hurstville Golf Course Clubhouse.

The Planning Proposal would allow the Clubhouse to be used as a function centre for community events. The change only applies to the Clubhouse and will not affect the height of the building or amount of development allowed on the land. If the proposal is approved, a separate development application will be needed before it can be used.

The plans also include an amendment to Council's Generic Plans of Management. The Clubhouse and surrounding golf course would be re-categorised from Sportsground to General Community Use, allowing a function centre with Council approval.

Georges River Council Mayor Elise Borg said, "This Planning Proposal will transform the Clubhouse into a lively community hub where people can come together.

"I encourage everyone to have their say and help us shape a space that benefits the whole community."

A public hearing will be held on Monday 2 March 2026 from 6.00pm to 7.00pm at the Georges River Civic Centre in Hurstville. Attendees are encouraged to register.

The Planning Proposal and draft amendment to the Generic Plans of Management are on public exhibition until 16 March 2026.

To learn more, register for the public hearing and provide feedback, visit Council's Your Say webpage.

## Your Say newsletter insert

24 February 2026

**Planning Proposal & Amendment to Generic Plans of Management for 57 Lorraine St, Mortdale Hurstville Golf Course Clubhouse**

Council is proposing changes to planning controls for 57 Lorraine Street, Mortdale (the Hurstville Golf Course Clubhouse). The Planning Proposal seeks to allow a function centre to be used on the site.

The proposed change is for the use of the Clubhouse only and will not affect the height of the building or amount of development allowed on the land. The change will make the Clubhouse available for community events and functions.

Consultation closes: 16 March 2026.

Project Page: Planning Proposal & Amendment to Generic Plans of Management for 57 Lorraine St, Mortdale Hurstville Golf Course.

## 4.2 Site inspection

Ms. Hoy inspected the HGC Clubhouse and surrounds on Thursday 15 January 2026.

## 4.3 Public hearing arrangements

The public hearing for the proposed recategorisation of the HGC Clubhouse and surrounds was held on Monday 2 March 2026 from 6.00pm at the Georges River Civic Centre, corner MacMahon and Dora Streets, Hurstville.

## 4.4 Attendance at the public hearing

As required under Section 47G of the *Local Government Act 1993*, Council appointed an independent chairperson, Sandy Hoy, Director of Parkland Planners, to chair the public hearing. Ms Hoy has not been a Councillor or employee of Georges River Council.

Registrations to attend the public hearing were received from nine people before the hearing.

The following staff members represented Georges River Council to provide information and answer questions on Council's behalf during the public hearing:

- Rebecca Lau – Senior Strategic Planner
- Anne Qin – Co-ordinator Strategic Planning

Six community members attended the public hearing.

## 4.5 The public hearing

Ms Hoy opened the public hearing at 6.05pm.

Ms Hoy explained the purpose of the public hearing, the legislative basis for categorisation/ recategorisation of community land, and the requirement for public hearings, based on the background information document provided online.

The planning processes for a Planning Proposal and a Plan of Management were explained.

The Chair asked the community members attending the hearing to address these questions:

**Do you agree or not with the proposal to recategorise the community land occupied by the Hurstville Golf Course clubhouse and its surrounds from Sportsground to General Community Use? Why or why not?**

The community members asked questions and commented on the proposed recategorisation of land, and the proposed additional use of the clubhouse as a function centre.

The content of the verbal submissions which are relevant to the proposed categorisation are outlined in more detail in Section 5 of this report. Other comments and questions were noted but are outside the scope of this report.

With there being no further submissions or questions, Ms. Hoy closed the hearing at 7:00pm.

## 4.6 Submissions

Submissions about the Planning Proposal and the proposed recategorisation of the Hurstville Golf Course clubhouse and surrounds could be made by Monday 16 March 2026:

- verbally at the public hearing on Monday 2 March 2026
- online via the feedback form on Your Say Georges River
- by email to mail@georgesriver.nsw.gov.au
- by post - PO Box 205, Hurstville BC NSW 1481
- in person - written feedback hand delivered to Georges River Council Civic Centre or libraries.

# 5 CONSIDERATION OF SUBMISSIONS

## 5.1 Introduction

Feedback on the proposed recategorisation of HGC Clubhouse and surrounds was received via the community members who attended the public hearing, and from the seven written submissions (of 25 written submissions received) which mentioned the proposed recategorisation.

## 5.2 Submissions about proposed recategorisation

The submissions made at the public hearing and from written submissions about the proposed recategorisation of the HGC Clubhouse and surrounds, and Council's response, are outlined in Table 3 below.

The full written submissions are in Appendix A. The main points of the written submissions are summarised below.

Table 3 Submissions about recategorisation

| Source | Question/comment | Council response at public hearing |
|---|---|---|
| Public hearing | Does a function centre fit within the guidelines for the General Community Use category? | Yes. The General Community Use category gives Council the option of leasing the clubhouse for a function centre. |
| Public hearing | If the categorisation is General Community Use, the clubhouse doesn't have to be used as a function centre. | Any use of the clubhouse would also need to be a permissible land use in the RE1 Public Recreation zone. Such permissible uses under the General Community Use category and the RE1 zone could include a community facility, youth centre, childcare, restaurant, café, and similar uses. |
| Public hearing | I disagree with the General Community Use category.<br>Two main roads serve Peakhurst Heights. Holding a function in the middle of the day is dangerous because of the blind hill. | Noted |

| Source | Question/comment | Council response at public hearing |
|---|---|---|
| Public hearing | I disagree with the General Community Use category.<br>Noise is allowed from 7pm to 11pm now, which is proposed to be extended until midnight. This is unfair to residents because this is a quiet area and noise travels.<br>The independent sound report in the development application stated there would be noise impacts on neighbours. | Noted |
| Public hearing | Is it common for clubhouses to be categorised as General Community Use? | Beverly Park Golf Club is an example of a licensed venue that is categorised as General Community Use.<br>It is an anomaly that Hurstville Golf Course clubhouse is categorised as Sportsground and not categorised as General Community Use. |
| Public hearing | Concern about the recategorisation.<br>The next stage may be that the clubhouse may be a function centre.<br>The Plan of Management is about the type of use.<br>The DA would be notified to neighbours.<br>If there is a change of use to a function centre, would it have to comply with what is allowed in the planning controls? | For a change of use, a DA would be lodged and Council would notify the community.<br>Uses would still be regulated by the planning process.<br>Council has to give permission for a use in the DA.<br>Uses would be in line with Council strategies, planning principles, and the Plan of Management. |
| Public hearing | If the clubhouse is categorised as General Community Use, would the tender be open to uses such as a function centre and a childcare centre? | The tender will be based on the current use. For example, Bluefit has 10 years left on their lease. If Bluefit submitted a Develop-ment Application for a function centre the lease expires.<br>The tender could be for a golf course and a function centre.<br>The tender wouldn't be for another use.<br>The management tender would be for permissible uses. |
| Written submission 12<br><br>Written submission 14 | Objects to the change of categorisation and allowing the use of the clubhouse as a function centre. Reasons given are:<br>- There is nothing to stop the entire golf course being included as General Community Use in future Plans of Management, because the clubhouse area is located in Lot 1 DP 176469 which has not been subdivided. | - |

| Source | Question/comment | Council response at public hearing |
|---|---|---|
| | - The land would need to be rezoned from RE1 Public Recreation to B2 Local Centre to permit a function centre.<br>- While the golf course is categorised as Sportsground, past proposals to take part of the site for other sports have been squashed as residents do not wish to see the character of their home and environs change.<br>- A previous Development Application to use the club house as a function centre was refused by Council.<br>- Concerned about disturbance to peace and quiet by loud patrons leaving late in the evening throughout the year.<br>- Council cannot manage noise at the golf course. Adjoining residents are not pre-warned by Council about loud functions at the golf course during the day. Maintenance staff regularly use machinery before 7am.<br>- Parking by golfers is already an issue, let alone more people attending a function.<br>- The golf course and clubhouse sits within the Foreshore Scenic Protection Area.<br>- Three function venues which would be in competition with the golf course clubhouse are within 2.5 km of the clubhouse.<br>- Late night light pollution.<br><br>Would prefer a restaurant in the clubhouse for smaller numbers of people spread over a period of time, which would reduce impacts of noise, traffic, parking and lighting. | |
| Written submission 21 | Disagrees with Council's application to recategorise the golf course clubhouse to General Community Use.<br>Concerns include impacts on neighbours of:<br>- noise from functions<br>- extra traffic, parking and drop-offs especially at night<br>- lack of security, patrols at night and street lighting for public safety.<br>Changing the category to General Community Use means that in future the clubhouse could be used as a function centre, but also as a daycare centre, youth centre, exercise centre, or whatever the current tenants want. At any stage general use can be many different things with large quantities of people attending at all hours of the night. What will Council do to protect their property as well as the residents and ratepayers properties? | - |

| Source | Question/comment | Council response at public hearing |
|---|---|---|
| Written submission 22 | Does not support the planning proposal for the following reasons:<br>1. The proposal to reclassify the land to General Community Use at its core, is designed to allow the clubhouse to be used as a function centre, to be operated for profit by the current company managing the golf course. This does not allow for wide general community use, as is intended for General Community Use. The general public will gain little if any access to the space through this re-classification [sic] of the clubhouse land.<br>2. This proposal does little to address the council's goal of "optimising community use and access to Council's Premium facilities". As a function centre only a select few of the local population will have access to this facility. Alternative uses for this clubhouse such as allowing it to be hired by community groups, fitness groups, playgroups etc would allow this facility to be enjoyed by greater numbers and a wider range of the local community.<br><br>Does not support the amendment to the Plans of Management to permit the use of the clubhouse as a function centre for the following reasons:<br>- impact of noise from functions at night on neighbours<br>- increase in the number of people, and noise and lighting, at night on the adjoining biodiversity buffer zone<br>- no public transport options for patrons of the function centre to use at night will increase the traffic on local roads, add to the current parking issues around the golf course and cause significant additional noise at night for neighbouring residences.<br>- the function centre has limited on site kitchen facilities which may result in the need for caterers and food trucks to use the street front of the clubhouse for food preparation. This will again add to noise disruptions to neighbours and create potential traffic issues as the front of the clubhouse is located close to an intersection on a blind hill for on-coming traffic.<br>- approval of the clubhouse as a function centre sets a precedence that may be used to permit this type of use for other Council community spaces whether appropriate or not. | - |

| Source | Question/comment | Council response at public hearing |
|---|---|---|
| | - It is difficult to see how this proposal benefits either the council or wider community. As the function centre is likely to be managed and hired out via the current operator of the golf course, there is no financial benefit to Council for this (no return on their investment in the clubhouse so to speak) nor do the community benefit as they do not gain access to this partially rate payer funded space. The only people set to benefit from this arrangement are the commercial operators to the detriment of the local community and wildlife. | |
| Written submission 24 | While this change in category on the face of it may seem trivial and perfunctory the consequences are considerably more serious for the ongoing operation and amenity of the site and for the residents adjacent or in the vicinity. We believe that this change in category represents a fundamental change in the original intention for the use of the property as a setting for "recreational pursuits" and "sporting activities and games" to one that facilitates the commercialisation of the use of the premises and is being promoted by Council to circumvent the restrictions imposed by the RE1 zoning.<br>As a sportsground, the Council is required to monitor activities conducted on the site (the golf course) as well as the property (the Clubhouse) to ensure that such activities do not have any "adverse impact on nearby residents" per Section 36F(b) of the *Local Government Act 1993*. There is no legislative equivalent requirement when the clubhouse is recategorised for General Community Use, and the Clubhouse turned into a "function centre".<br>It seems the term "function centre" is not defined in either the *Local Government Act 1993* nor in the NSW *Environmental Planning and Assessment Act 1979* and so we can assume its ordinary meaning to include reception centres, convention centres, exhibition halls, hotel and club function rooms. Presumably a "function room" is a single room within such a facility, while a "function centre would comprise several rooms or a separate building to facilitate conferences, meetings or other social events."<br>Council, by leasing or licensing as allowed under Section 36I of the *Local Government Act 1993* all or part of the Clubhouse for use of or by other parties as a "function centre" would delegate its responsibilities to the lessee or licence holder. The ratepayers interests and ability to challenge any wrongdoing or misuse that affected them directly or directly would be similarly diminished. | - |

| Source | Question/comment | Council response at public hearing |
|---|---|---|
| Written submission 25 | The change of use will mean that anyone can lease and use the premises for any purpose. This is a dangerous prospective. Control by Council will be diminished.<br>It is noted that in its usage as Sportsground the core objectives "ensure that activities are managed having regard to any adverse impact on nearby residences." Unfortunately the core objectives for General Community Use seem to display no regard or concern as to the impact its usage will have on nearby residences. A function centre will only create problems for the local residents, the local community, golfers, environment and the Council. | - |

## 5.3 Submissions outside the scope of the public hearing

Submissions made at the public hearing which are not related to the proposed recategorisation are set out in Table 4. Although not related to the proposed recategorisation, it is recommended that Council consider these comments.

Table 4 Verbal submissions outside the scope of the public hearing

| Source | Submission | Council response |
|---|---|---|
| Public hearing | The original DA had Bluefit applying for the function centre. Would Bluefit manage the new function centre? | Bluefit is the current manager under the management agreement for the golf course.<br>The new management contract will be open to public tender, so there is no guarantee that Bluefit will continue to manage the golf course. |
| Public hearing | When will the tender process start? | Question taken on notice |
| Public hearing | Could use of the clubhouse be at the whim of the golf course manager? | Any use of the clubhouse would be subject to development assessment, and the applicable Plan of Management. Uses that the community want the land to be used for would be considered. |
| Public hearing | Council would want a return for the $3 million it spent on the clubhouse.<br>As close residents to the golf course, we are affected by weekend golfers parking in nearby streets. 148 parking spaces are available.<br>We have to contend with noise on weekends and weekdays.<br>They want to cater for functions twice a week from 7pm to 12 midnight. | The hours and terms of operation would be part of the Development Application. Residents are welcome to express their concerns about hours and terms of operation at that time. |

| Source | Submission | Council response |
|---|---|---|
| Public hearing | An assessment of traffic was done before the building was constructed. Functions were held at the same time as golfing. | A traffic analysis based on the current traffic scenario would be part of any development application for the function centre. |
| Public hearing | I wouldn't have an issue with use of the clubhouse for Pilates and children's gymnastics. | Noted |
| Public hearing | Holding 18th and 21st birthdays will mean that partygoers will be waiting for Ubers outside the clubhouse. | Noted |
| Public hearing | People park in the loading zone to unload golf clubs and to make deliveries. | Noted |
| Public hearing | I'm not opposed to Lions Club meetings.<br>Concern about parties after 7pm. | Noted |
| Public hearing | Council would want to ensure the success of community land. If parties are managed by a third party (other than Council and the golf course manager) would Council make any money from them? Profits from use of the clubhouse should go back into the community, not to third parties. | Noted |
| Public hearing | Vague definition of 'clubhouse and surrounds'. Will the function area be expanded? | The clubhouse and surrounds would be mapped on the Georges River Local Environmental Plan map, with an approximate 6 metre buffer from the building footprint.<br>The Development Application would also define the clubhouse and surrounds. |
| Public hearing | Functions from 7am to midnight would involve a cross-over between the golf course closing and people attending functions coming in. | Noted |
| Public hearing | Does the Generic General Community Use Plan of Management allow for function centres? | No. However, the Beverly Park Golf Course is subject to its own Plan of Management which allows a function centre.<br>A function centre would need to be listed as a permissible use in the Generic General Community Use Plan of Management. |

| Source | Submission | Council response |
|---|---|---|
| Public hearing | A function centre would result in changes to biodiversity and habitat close to the clubhouse. A function centre will impact on biodiversity zones in terms of light and sound, and residents will have restrictions on their land. | The biodiversity layer doesn't restrict the use of land. Council has imposed additional landscape requirements. |
| Public hearing | The golf course is within Foreshore Scenic Protection Area and Biodiversity. Wouldn't the planning proposal for Biodiversity and Foreshore impact on this planning proposal? | The Planning Proposal is for a change of use of the clubhouse as a function centre, not for a development or a built facility. This Planning Proposal will not affect other Planning Proposals such as the Biodiversity and Foreshore Planning Proposal. |

# 6 RECOMMENDATIONS

## 6.1 Consideration of submissions

### 6.1.1 Introduction

The verbal submissions and written submissions regarding the proposed recategorisation of the HGC Clubhouse and surrounds from Sportsground to General Community Use were carefully considered and assessed, taking into account:

- Council's intentions for the facility set out in the Planning Proposal and proposed amendments to the Georges River LEP 2021 for an additional use as function centre
- the guidelines for categorisation in the Local Government (General) Regulation 2021 and the core objectives for management in the *Local Government Act 1993*.

### 6.1.2 Summary of submissions

The submissions presented in Section 5 above responded to the proposed recategorisation of the HGC Clubhouse and surrounds from Sportsground to General Community Use, as well as the proposed additional use of the clubhouse as a function centre.

No submission explicitly supports the proposed recategorisation of the HGC Clubhouse and surrounds from Sportsground to General Community Use.

Support from others is limited, and conditional on noise limits and restrictions on the hours of operation of a function centre.

Others recognised that the General Community Use category means that the clubhouse could be used by the wider community for a range of activities such as childcare, a youth centre, and by fitness groups. Community meetings, playgroups, Pilates and children's gymnastics classes are examples of acceptable community activities in the clubhouse.

One submitter would prefer the clubhouse used as a restaurant rather than a function centre, with a smaller number of patrons spread out over time. As such, the impacts of a restaurant on noise, traffic, parking and night lighting would not be as great as those of a function centre.

Several objections to the proposed recategorisation were received, with such objections combined with the impacts of the proposed additional use of the clubhouse as a function centre as follows:

- noise and disturbance from functions and attendees on the peace and quiet of nearby residents, especially late at night
- vehicle traffic, movement and safety on nearby roads
- additional demand for parking and dropoffs/pickups on adjoining residential streets
- safety and security of neighbours and function patrons at night
- light pollution, noise and increase in numbers of people on biodiversity at night
- competition with three other function venues within 2.5 kilometres of the clubhouse.

Other concerns about the proposed recategorisation are that:

- the General Community Use category could be extended to apply to the entire golf course/Lot 1 DP 176469 because the clubhouse footprint has not been subdivided from the golf course land
- the General Community Use category should allow a range of community activities that are accessible to the general community. Limiting use of the clubhouse for a function centre for private functions does not allow a range of community activities accessible to the whole community as implied by the General Community Use category
- the General Community Use category would allow any use that the lessee wants to operate
- the Sportsground category supports recreational and sporting activities and games. The General Community Use category will result in commercialisation of use of the clubhouse, and will circumvent the restrictions on permitted uses in the RE1 Public Recreation zone
- a core objective for management of community land categorised as Sportsground is to "ensure that such activities are managed having regard to any adverse impact on nearby residences" (Section 36F(b) *Local Government Act 1993*). However, the core objectives for the General Community Use category do not mention considering the adverse impacts of activities on nearby residences.
- leasing and licensing of the clubhouse to a third party would mean that Council delegates their responsibility for management and use of the clubhouse to a third party.
- there would be no or limited financial benefit to Council if the function centre or another use is operated by a third party (private or non-Council). It was felt that profits from use of the facility should benefit the community.

### 6.1.3 Assessment

At present under the Sportsground category the HGC Clubhouse and surrounds may be used only for golf related activities. Council wishes to broaden the use of the clubhouse and to make it available to the wider community to use.

The proposed recategorisation of the HGC Clubhouse and surrounds from Sportsground to General Community Use is appropriate because it:

- more closely fits the guidelines and core objectives of the General Community Use category of community land than the Sportsground category.
- facilitates optimal use of the clubhouse and surrounds through lease, licence, regular or casual hire agreements for a wide range of community uses.
- applies to other golf course clubhouses in the Georges River local government area.

However, the public submissions received do not support the proposed additional permitted use of the HGC Clubhouse and surrounds as a function centre, particularly due to the key impacts on local residents of noise, traffic and parking at night.

Activities for which the clubhouse could be used that are acceptable to those who made submissions are quieter than functions, community and fitness oriented, and that spread patrons out over a period of time rather than patrons arriving and departing at one time.

## 6.2 Recommendations

Based on the representations to the public hearing on Monday 2 March 2026, the written public submissions to the proposed amendments to the Generic Sportsgrounds and General Community Use Plans of Management and my assessment above, my recommendations to Georges River Council are that Council:

1. Note the verbal submissions made at the public hearing and the written submissions made about the proposed recategorisation, as set out in Section 5.
2. Recategorise the Hurstville Golf Course Clubhouse and surrounds as General Community Use as shown in Figure 11 below.
3. If Council pursues the additional permitted use of the clubhouse as a function centre, engage with the community and address community concerns about noise, frequency and hours of operation, traffic, parking, lighting and security in the conditions of consent for any development application for use of the Hurstville Golf Course Clubhouse as a function centre.

Figure 11 Recommended recategorisation of Hurstville Golf Course Clubhouse and surrounds

General Community Use

## 6.3 Adoption of proposed recategorisation

This public hearing report will be presented to Council for its information as part of its consideration of the proposed recategorisation, and adoption of any amendments to the Generic Plans of Management for Sportsgrounds and General Community Use.

Section 114 of the *Local Government (General) Regulation 2021* states that if Council receives any submission objecting to the proposed categorisation of land, and the Council adopts the categorisation without amending the categorisation that gave rise to the objection, the resolution by which Council adopts the categorisation must state the Council's reasons for categorising the relevant land in the manner that gave rise to the objection. As objections to the proposed recategorisation of the HGC Clubhouse and surrounds from Sportsground to General Community Use were received (refer to Section 5), the Council resolution must address the objections.

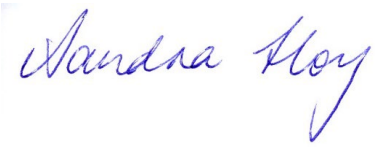
If Council adopts the proposed recategorisation it will update the Generic Plans of Management for Sportsgrounds and General Community Use to reflect the change in categorisation.

If Council decides to alter the proposed recategorisation of community land from that considered at the public hearing, Council must hold a further public hearing (Section 40A(3) of the *Local Government Act 1993).*

## 6.4 Reporting

Within four days of receiving this final report, Council is required under Section 47G(3) of the *Local Government Act 1993* to make a copy of this report available for inspection by the public at a location within the area of the Council. It is recommended that Council:

- send an electronic copy of or a link to this public hearing report to the community members who attended the public hearing
- keep a copy of the public hearing report for inspection at the Georges River Civic Centre in Hurstville, and at the Clive James Library and Service Centre in Kogarah.
- post an electronic copy of the public hearing report on Council's website.



**Sandy Hoy**
Director
Parkland Planners

14 April 2026

# A WRITTEN SUBMISSIONS ABOUT PROPOSED RECATEGORISATION

**Submission**

**Written submission 12**

I am writing to OBJECT to the proposed planning and Plan of Management changes for 57 Lorraine Street Mortdale – Hurstville Golf Course regarding the change of categorization and allowing the use of club house as a function centre within these plans. This land is zoned RE1 Public Recreation and would need to be rezoned B2 Local Centre to permit a function centre, The Peakhurst Heights peninsular is a quite bushy/treed area surrounded by bushland, parkland and the Georges River on three sides and hidden from other suburbs by an industrial area to the north. I have lived in this area for almost 60 years and I would like to see Peakhurst Heights stay that way in the future. While the Golf Course is categorized as a sports ground, past proposals to take part of the site for other sports have been squashed as residents do not wish to see the character of there home and environs change. A previous Development Application to use the club house as a function centre was received by Council and to my understanding refused. I have attached my objection to such below, which still applies in this case. How long will Council keep asking the same questions before listening to what it's ratepayers are saying? I do not wish to have my peace and quite disturbed by loud obnoxious patrons leaving late in the evening throughout the year. Before you say this will be policed, Council already has loud functions at the golf course during daytime hours and has never been able to find the decency to pre-warn adjoining residents. Additionally maintenance staff are regularly using machinery prior to 7am, so Council cannot control itself let alone other managing entities. Despite Council conducting road audits at the quietest times, parking is a big issue already with just golfers, let alone more people attending a function. The proposal is to recategorize the clubhouse and surrounding area to General Community Use. While this proposal is only for the clubhouse area, as this is located within the Golf Course Lot1 DP176469, and the clubhouse area has not been subdivided, there is nothing to stop the entire golf course being included as General Community Use in future Plans of Management. I also note that the Golf Course Lot including the clubhouse sits within the Foreshore Scenic Protection Area. Notably there is a clause that says does not apply to Open Space areas. I guess Georges River Council is above the law – it applies to everybody else and not to them. That is why we have had a clubhouse rebuilt that would not have been approved in this inappropriate location if it were not 'Open Space'. The Foreshore Scenic Protection Area requires the character of the area to be maintained and this includes the feel of the area which is a quite residential area not a party zone. Additionally, Maso Club is less than 1km away and Club Grandview's is less than 1.5km away. Both these clubs can be used as function centres. Council is supposed to support local businesses and clubs, so why is it proposing to compete with Maso's & Grandview's. Additionally Georges River Council's Mortdale Community Centre which can and is used for functions is only 2.5km away. I understand that Council needs to meet it's financial obligations and additional income is always advantageous. [*Statements about Council's senior staff deleted*] Additionally, 3605 high density dwellings were added to Georges River Council between 2016 and 2021 with 232 residential buildings with 818 dwellings between 2021 and 2022. Where are all the new parks and community facilities from all these Section 94/7.11 contributions. I am not against the community benefiting from the use of Council facilities. We just don't want noise and additional traffic and late night light pollution. Put a restaurant in the clubhouse, smaller numbers of people come spread over a period of time. Large numbers of loud party goers and traffic is not experienced & Council gets an income from the Restaurateur. Response to DA for Use of Clubhouse as Function Centre August 2024. The DA is not to make the clubhouse a Restaurant that would be closed by 10:30, but to run up to 100 functions per annum, which makes the application for a Function Centre. Any noise after 10pm unacceptable and will be reported to police. 7pm to 10pm is 5 hours drinking, loud and rowdy patrons moving to their cars after midnight will be unacceptable. We cannot trust Council to police contractors when they themselves cannot follow the law and use machinery on the golf course before 7am. We were told no adverse effects when new clubhouse was build a couple of years ago, but we get light pollution from building at night time (and we are down the road) so how can we believe there will be no noise leakage Traffic report says that road is 15m wide alluding to a big wide road, where in reality Lorraine Street is 9m wide (1x 4m wide lane each way) with part of the street with an additional 6m for 90 degree parking. We were told with the previous DA that there is adequate parking and will not impact residents, yet golfers regularly park in surrounding streets and parking spaces are permanently removed from golf course parking due to trailers being dumped there in some cases for years, which Council seems unable or unwilling to remove. The addition of another 100 people at this site at one time will cause parking issues. This is a residential area and providing a function center at this location is unsuitable. When golf clubhouse was being rebuilt Council had opportunity to relocate it to near tennis courts or maintenance sheds where residential neighbours no impacted, but no decided to build where it is so should respect the residential nature of this area/site.

| Submission |
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| Finally zoning does not permit a function center at this location. Hurstville Golf Course is zoned RE1 Public Recreation. According to Georges River Local Environmental Plan 2021 the land would need to be zoned B2 Local Centre to permit a Function Centre. |

**Written submission 14**

I am writing to formally object to the proposed planning and Plan of Management changes for 57 Lorraine Street Mortdale – Hurstville Golf Course, specifically regarding the re-categorization and the allowance for the clubhouse to operate as a function center within these plans. This land is currently zoned RE1 Public Recreation and would necessitate a rezoning to B2 Local Centre to permit the operation of a function center. The Peakhurst Heights peninsula is characterized by its significant natural bushland and tree cover, bordered by bushland, parkland, and the Georges River on three sides, and geographically separated from other suburbs by an industrial area to the north. Having resided in this area for many years, I am committed to preserving the current character of Peakhurst Heights. While the Golf Course is categorized as a sports ground, previous proposals to utilize portions of the site for alternative sports have been rejected due to residents' desire to maintain the existing character of their homes and surrounding environment. A prior Development Application for the use of the clubhouse as a function center was submitted to the Council and, to my understanding, was subsequently refused. My previous objection to this proposal, which remains pertinent, is attached for your reference. I question the Council's continued re-evaluation of these proposals without acknowledging the consistent feedback from its ratepayers. I do not wish for my peace and quiet to be disrupted by noise from patrons leaving late in the evening throughout the year. While it may be suggested that this issue would be managed, the Council currently permits noisy functions at the golf course during daytime hours and has historically failed to provide advance notice to adjoining residents. Furthermore, maintenance staff regularly operate machinery before 7 am, indicating a lack of internal control that raises concerns about the Council's ability to manage external entities. Despite the Council conducting road audits during off-peak hours, parking is already a significant concern with only golfers present, and this issue would be exacerbated by the increased attendance associated with a function center.

The proposal seeks to re-categorize the clubhouse and its immediate surroundings to General Community Use. While this proposal specifically targets the clubhouse area, given its location within Golf Course Lot1 DP176469 and the absence of subdivision, there is a potential for the entire golf course to be subsequently included under General Community Use in future Plans of Management. I also note that the Golf Course Lot, including the clubhouse, is situated within the Foreshore Scenic Protection Area. While there is a clause exempting Open Space areas, it appears that Georges River Council may be selectively applying regulations. This exemption seemingly allowed for the reconstruction of a clubhouse in an inappropriate location that would otherwise not have been approved if it were not designated as 'Open Space'. The Foreshore Scenic Protection Area mandates the preservation of the area's character, which includes maintaining the quiet residential ambiance rather than transforming it into a party zone. Additionally, Maso Club is located less than 1km away, and Club Grandview's is less than 1.5km away. Both of these establishments are available for use as function centers. The Council's role is to support local businesses and community organizations; therefore, it is unclear why the Council is proposing to compete with establishments such as Maso's and Grandview's. Furthermore, the Georges River Council's Mortdale Community Centre, which is suitable for functions, is located only 2.5km away. The Georges River Council experienced an increase of 3605 high-density dwellings between 2016 and 2021, followed by an additional 232 residential buildings comprising 818 dwellings between 2021 and 2022. This raises a pertinent question regarding the allocation of new parks and community facilities, particularly in relation to the Section 94/7.11 contributions generated from these developments. While I support the community's access to Council facilities, concerns have been raised regarding potential increases in noise, traffic congestion, and late-night light pollution. A proposed alternative involves integrating a restaurant within the clubhouse. This approach would likely result in a more dispersed flow of patrons over an extended period, mitigating the issues associated with large gatherings of loud individuals and increased traffic. Furthermore, this would provide the Council with a revenue stream from the restaurateur.

**Submission**

**Written submission 21**

The occupants of [address] totally disagree to councils application to recategorise the golf course clubhouse to general community use

The current situation for this project does not take into account the upheaval it will bring to the neighbours on all 4 sides and neighbourhood of Peakhurst heights and Mortdale heights. Noise restrictions need to be applied for the use of public address systems, microphones, music both inside the building as well as the outside balconies. Noise travels especially in an open area of the golf course and will disrupt residents. Also the extra traffic, parking and drop offs will be a huge issue, especially late at night. There is no security on site or patrols so how will we feel safe in our neighbourhood? There is not enough street lighting or security to maintain public safety both at the venue and outside the venue. By changing the category to general community use , in the future not only could it be used as a function centre, but could also be used as a daycare centre, a youth centre , exercise centre what ever the current tenants want. This was discussed at the council meeting that at any stage general use can be many different things with large quantities of people attending at all hours of the night. What will council do to protect their property as well as the residents and rate payers properties?

**Written submission 22**

I do NOT support the planning proposal for the following reasons: 1. The proposal to reclassify the land to General Community Use at its core, is designed to allow the clubhouse to be used as a function centre, to be operated for profit by the current company managing the golf course. This does not allow for wide general community use, as is intended for General Community Use. The general public will gain little if any access to the space through this re-classification of the clubhouse land. 2. This proposal does little to address the council's goal of "optimising community use and access to Council's Premium facilities". As a function centre only a select few of the local population will have access to this facility. Alternative uses for this clubhouse such as allowing it to be hired by community groups, fitness groups, playgroups etc would allow this facility to be enjoyed by greater numbers and a wider range of the local community.

I do NOT support the amendment to the Plans of Management to permit the use of the clubhouse as a function centre for the following reasons: 1. The clubhouse is located adjacent to a quiet residential area. If this use is permitted, neighbouring properties will be subjected to noise from frequent functions. This noise will include, among other things, the late departure of guests and associated car movements, noise from music and intoxicated persons leaving the premises. These noise impacts, especially for night functions, will unreasonably impact neighbouring properties. 2. The clubhouse is located adjacent to a proposed Biodiversity Buffer zone in the currently proposed Biodiversity and Foreshore planning amendments. According to that proposal, the purpose of these buffer zones is to help protect and rebuild sensitive habitats. The permitting of the clubhouse to operate as a function centre would increase human traffic in this sensitive area and extend it into the evening hours. Night functions would also increase light and sound pollution in this area. The use of the space as a day-night function centre is incompatible with the biodiversity of the area. 3. The clubhouse is poorly serviced by public transport, being well away from trains and serviced by a single bus service which does not run late into the evening. Hence there are no public transport options for patrons of the function centre to use at night. This will increase the traffic on local roads, add to the current parking issues around the golf course and cause significant additional noise at night for neighbouring residences as patrons wait for taxi and uber services on the street. 4. The function centre has limited on site kitchen facilities. This may result in the need for caterers and food trucks to use the street front of the clubhouse for food preparation. This will again add to noise disruptions to neighbours and create potential traffic issues as the front of the clubhouse is located close to an intersection on a blind hill for on-coming traffic. 5. The permission of the clubhouse as a function centre sets a precedence that may be used to permit this type of use for other Council Community spaces whether appropriate or not. 6. It is difficult to see how this proposal benefits either the council or wider community. As the function centre is likely to be managed and hired out via the current operator of the golf course, there is no financial benefit to Council for this (no return on their investment in the clubhouse so to speak) nor do the community benefit as they do not gain access to this partially rate payer funded space. The only people set to benefit from this arrangement are the commercial operators to the detriment of the local community and wildlife.

| Submission |
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| **Written submission 24** |
| While this change in category on the face of it may seem trivial and perfunctory the consequences are considerably more serious for the ongoing operation and amenity of the site and for the residents adjacent or in the vicinity. We believe that this change in category represents a fundamental change in the original intention for the use of the property as a setting for "recreational pursuits" and "sporting activities and games" to one that facilitates the commercialisation of the use of the premises and is being promoted by Council to circumvent the restrictions imposed by the RE1 zoning.<br>As a sportsground, the Council is required to monitor activities conducted on the site (the golf course) as well as the property (the Clubhouse) to ensure that such activities do not have any "adverse impact on nearby residents" per Section 36F(b) of the *Local Government Act 1993*. There is no legislative equivalent requirement when the clubhouse is recategorised for General Community Use, and the Clubhouse turned into a "function centre".<br>It seems the term "function centre" is not defined in either the *Local Government Act 1993* nor in the NSW *Environmental Planning and Assessment Act 1979* and so we can assume its ordinary meaning to include reception centres, convention centres, exhibition halls, hotel and club function rooms. Presumably a "function room" is a single room within such a facility, while a "function centre would comprise several rooms or a separate building to facilitate conferences, meetings or other social events.<br>Council, by leasing or licensing as allowed under Section 36I of the *Local Government Act 1993* all or part of the Clubhouse for use of or by other parties as a "function centre" would delegate its responsibilities to the lessee or licence holder. The ratepayers interests and ability to challenge any wrongdoing or misuse that affected them directly or directly would be similarly diminished. |
| **Written submission 25** |
| The change of use will mean that anyone can lease and use the premises for any purpose. This is a dangerous prospective. Control by Council will be diminished.<br>It is noted that in its usage as Sportsground the core objectives "ensure that activities are managed having regard to any adverse impact on nearby residences." Unfortunately the core objectives for General Community Use seem to display no regard or concern as to the impact its usage will have on nearby residences. A function centre will only create problems for the local residents, the local community, golfers, environment and the Council. |

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| No. | Submission Date | Summary of Submission | Type | Council Response |
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| Submissions via Email / Mail | | | | |
| 1 | 21/02/2026 | Opposes any increase to minimum lot size requirements. Increasing minimum lot sizes may unnecessarily limit land use flexibility, reduce development potential, and negatively impact property values for existing landowners. Does not support the proposed reduction in allowable building floor space ratios. Lower development capacity may further constrain housing supply. Concerned about the expansion of protection areas that may result in additional properties being included within restrictive planning controls. Any changes that reduce development rights or impose additional restrictions should be carefully reviewed to ensure fairness and proportional impact on affected landowners. Planning policies should aim to balance environmental protection with the urgent need to increase housing availability, support population growth, and maintain economic stability. Overly restrictive controls may have unintended consequences, including reduced housing supply and increased housing affordability pressures.<br><br>Requests that Council:<br>• Reconsider any increase to minimum lot size requirements<br>• Maintain existing development capacity and building entitlements<br>• Avoid expanding protection overlays that unnecessarily restrict private land use<br>• Ensure planning controls support housing supply and sustainable growth | Objection | Council acknowledges concerns regarding the cumulative effect of minimum lot sizes, FSR provisions and landscaping requirements on development potential. These controls have been intentionally designed to work together to manage built form, site coverage and landscape outcomes in environmentally sensitive and foreshore related areas in response to the community's objections to a perceived 'overdevelopment' under existing controls.<br><br>Existing development potential remains available under the proposal, and the exhibited controls do not prohibit lawful development. Rather, they establish clearer parameters to ensure development intensity is appropriate to the foreshore localities with established canopy and landscape value.<br><br>Existing lot size controls are not proposed to change for the submitter's property. The proposed reduction to FSR equates to 9% reduction in the floor space of a new house – from 385sqm to 350sqm (i.e. 35sqm reduction) on a typical lot in the foreshore locality. For reference, developments permitted by the LMR Policy is less than 150sqm per dwelling. The reduced FSR will still allow a generously-sized family home. |
| 2 | 22/02/2026 | Supports proposed changes. Developments are currently removing trees resulting in loss of character and environmental value. Provides examples of two houses on Letitia Street with all trees removed. The destruction of the environment, heritage icons, cemeteries and recreational facilities should not be ways to address the problem of housing availability. | Support all | Support is acknowledged. |

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| 3 | 25/02/2026 | Supports the protection of biodiversity and the scenic values of the Georges River.<br><br>Concerned that the proposed controls may further complicate an already difficult Development Application process. Concerned that:<br>• Additional biodiversity overlays and Foreshore Scenic Protection controls may further restrict reasonable development outcomes for existing residential properties.<br>• Larger minimum lot sizes and reduced floor space ratios may significantly reduce the ability of families to improve or maintain their homes.<br>• Increased landscaping requirements may impose substantial additional costs without clear environmental benefit in established residential areas.<br>• Additional planning layers may increase the time and cost required to obtain approvals, particularly where interpretation of controls varies between officers.<br><br>Requests that Council consider:<br>• Ensuring planning controls are clear and consistently applied.<br>• Providing practical guidance on how biodiversity requirements will be assessed.<br>• Avoiding unnecessary duplication between LEP and DCP controls.<br>• Ensuring reasonable development outcomes remain achievable for existing residential properties.<br>• Considering the cumulative cost impacts of additional controls on homeowners. | Objection | Support for the biodiversity component of the proposal is acknowledged.<br><br>Council acknowledges the concern that the proposed controls may affect some properties differently to others. As detailed in the Planning Proposal, the controls are intentionally place based, responding to objectively identified differences in topography, vegetation cover and local character.<br><br>The Foreshore Scenic Character Study and Biodiversity Study demonstrate that certain areas perform a disproportionately important environmental and landscape role, including supporting terrestrial biodiversity, canopy retention and scenic views to and from the Georges River. The Planning Proposal therefore applies differentiated controls where the environmental capacity of the land is more limited, consistent with Clause 4.1 objectives of the LEP and standard NSW planning practice.<br><br>While the proposal may limit some intensification opportunities, it does not prevent reasonable development, does not alter land ownership or legal boundaries, and retains residential zoning and permissible uses including secondary dwellings. |

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| 4 | 24/02/2026 | Concerned that the proposal lacks a necessary balance between ecological protection and housing viability.<br><br>*Concerns Regarding FSPA and Landscape Amendments*<br>Considers the proposed 9% reduction for new houses and 16.7% reduction for duplexes unnecessary. Minimum lot sizes within the foreshore area are already substantial and these existing controls are more than sufficient to manage population density and protect local flora and fauna. Modern landscaping requirements can be met without sacrificing living space. Through the integration of vertical gardens, roof gardens, and rain gardens, homeowners can achieve superior water efficiency and ecological outcomes via modern technology. Mandating a reduction in floor space will likely result in a decline in property values, particularly as neighbouring councils continue to increase their FSPA allowances.<br><br>*Balancing Housing Needs and Environmental Protection*<br>The proposal does not adequately address the housing shortage or the specific Gateway Determination conditions regarding lot sizes near transit hubs. The controls around Oatley Station appear counterintuitive. Most existing lots in this vicinity are under 650m², making them ineligible for duplexes under current rules—a situation that will only be exacerbated by the proposed 1,000m² requirement. This restricts housing diversity in the very areas where density should be encouraged to support young families, the elderly, and local businesses.<br><br>Suggests implementing a tiered category system based on proximity to transit:<br>1. Within 800m of Oatley Station: Implement controls in line with State Government recommendations for Transit Oriented Development to improve affordability and | Objection | Council acknowledges concerns regarding reduced floor space ratios and perceived inconsistency with transit-oriented development principles. The Planning Proposal identifies that parts of the Oatley Station catchment are uniquely constrained by steep topography, extensive established canopy and foreshore scenic sensitivity, limiting their capacity to accommodate increased bulk without unacceptable cumulative impacts. The FSR reductions have been calibrated in conjunction with height, setback and landscaping controls to manage visual dominance rather than to restrict housing permissibility. Council considers that comparative standards from other LGAs are not determinative given Georges River's distinct riverine landscape context.<br><br>In response to the request for green architectural technology mandates in lieu of landscaped area requirements, low density neighbourhoods are the best locations for vegetation as our gardens and backyards provide the deep soil zones necessary for optimal tree and plant growth. Georges River, like many other Metropolitan councils, is seeing a rapid decline in overall tree canopy due to tree removal in the private domain. Vertical gardens and rooftop gardens are encouraged in high density areas like town centres where there are a lot of essential services that need to be provided. However, trees and vegetation in these locations are unable to thrive as their growth is physically constrained by the containers they are planted in. |

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| | | accessibility.<br>2. 800m to 1.5km Radius: Establish a transitional zone that balances density with suburban character.<br>3. Foreshore Areas: Retain current FSPA levels while encouraging "green" architectural technology to meet landscape targets. | | |
| 5 | 27/02/2026 | Supports the general intent of environmental protection but has concerns regarding how these new controls will impact public safety and landowner liability on their property:<br>1. Existing Safety Hazards: There are large, mature trees along their property boundary that frequently drop heavy branches, posing a risk to their family and pedestrians.<br>2. Restrictions on Risk Management: The proposed Biodiversity Overlay complicates the process for tree pruning. Concerned that this will restrict their ability to mitigate known safety risks.<br>3. Liability and Duty of Care: If these restrictive controls are implemented, then confirmation on whether the Council will accept full legal and financial liability for any personal injury or property damage caused by these protected trees is requested.<br><br>Requests that Council conducts a site-specific assessment of the safety risks at their property before finalising the mapping for this lot. | Objection | Support for the intent of the proposal is acknowledged.<br><br>No changes are proposed to the tree pruning and removal process. All aspects of tree works are governed by Council's Tree Management Policy, which permits pruning to remove dead branches without approval from Council. The proposed biodiversity controls will have no impact on the Tree Management Policy. |

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| 6 | 12/03/2026 | Objects to the additional restrictions for the following reasons:<br>1. Green corridors are an unwanted restriction and Council will struggle to maintain more “general” green space areas<br>2. Scenic protection is far too broad and affects huge areas of Lugarno<br>3. Min Lot size 700-1000 is a major unwanted restriction. Areas in Sydney with half that land size can develop<br>4. Min Lot size LSD sees large areas of Lugarno affected<br>5. Terrestrial Biodiversity adds even more restrictions on large areas of Lugarno.<br><br>More housing options within the LGA and Lugarno would benefit the community. Apartment style or low rise villas in Lugarno could be an option for residents who want to remain in the area and downsize.<br><br>Council should instead focus on street tree planting through Lugarno. This will add beauty, tree canopy and a ‘natural corridor’ throughout. Could should review its parks and reserves, where in some cases, there's no more than a few random trees and expanse of lawn. Eg Taylor Reseve, Hadfield Reserve. | Objection | Council acknowledges concerns regarding the extent of Green Corridors and minimum lot sizes in Lugarno. As described in the Planning Proposal, the Green Corridor network reflects strategic biodiversity connectivity between bushland reserves, waterways and vegetated private land, informed by ecological assessment rather than proximity to public open space alone. Larger lot sizes in these areas respond to demonstrated canopy loss trends due to the increased bulk and scale of new developments.<br><br>Council has an adopted target of achieving 40% urban canopy cover by 2038 in line with the Greater Sydney Region Plan. In the report to the Environment & Planning Committee on 9 March 2026, Council’s tree canopy cover in 2022 was recorded at 20.59% based on data supplied by the NSW Government. This is a reduction of more than 2% from the coverage of 22.63% in 2019. Council has been actively planting new trees in parks, town centres and local streets. Planting alone on public land will not provide sufficient tree canopy. The decrease in canopy cover across the LGA is a direct result of tree removal from private land. |

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| 7 | 17/03/2026 | Objects to the proposed amendments for the following reasons:<br><br>1. The 1000sqm minimum lot size for dual occupancies on land proposed to be removed from the FSPA is unnecessary. The Foreshore Scenic Character Study identifies that the existing FSPA includes areas that are not closely related to the foreshore, where development is unlikely to have a significant impact on scenic character. If these areas are no longer considered to warrant scenic protection, keeping these restrictions is inconsistent and unfair.<br><br>2. No clear justification for significantly larger lot sizes. Bigger lots do not automatically improve biodiversity, especially when existing controls (such as the DCP) already protect trees, vegetation and habitat. The proposal does not show why larger lots are needed to achieve the environmental outcomes identified in the supporting studies.<br><br>3. Reliance on “Unique Character Areas” raises questions. The Foreshore Scenic Character Study identifies several different character typologies in the LGA but only a limited number warrant greater consideration based on sensitivity and significance. Many other areas were considered unlikely to require additional protection unless based on non-technical considerations. The Gateway process did not support introducing Unique Character Areas as a formal overlay in the LEP, yet the planning proposal still uses them to justify stricter rules. This creates arbitrary and unfair planning outcomes.<br><br>4. The proposed DCP amendments also introduce detailed biodiversity and vegetation provisions. Additional broad restrictions such as significantly larger lot sizes are unnecessary. | Objection | Council acknowledges the concern that the proposed controls may affect some properties differently to others. As detailed in the Planning Proposal, the controls are intentionally place-based, responding to objectively identified differences in topography, vegetation cover and local character.<br><br>The Foreshore Scenic Character Study and Biodiversity Study demonstrate that certain areas perform a disproportionately important environmental and landscape role, including supporting terrestrial biodiversity, canopy retention and scenic views to and from the Georges River. The Planning Proposal therefore applies differentiated controls where the environmental capacity of the land is more limited, consistent with Clause 4.1 objectives of the LEP and standard NSW planning practice.<br><br>While the proposal may limit some intensification opportunities, it does not prevent reasonable development, does not alter land ownership or legal boundaries, and retains residential zoning and permissible uses including secondary dwellings. |

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| | | 5.Too many restrictive changes at once. Reduced FSR, larger lots, more landscaping, new biodiversity rules and character-based controls together severely limit development potential in R2 zones.<br><br>6. Limiting the ability to use complying development pathways results in more developments forced into complex, costly and time-consuming DA processes. Council's extended DA timeframes means delays and higher costs for residents.<br><br>7. The planning proposal acknowledges that some properties experience a reduction in development potential, including the ability to build dual occupancies. This is unfair. It creates inconsistent rules between similar nearby properties without any clear environmental reason. For example, lots in close proximity end up with different minimum lot size requirements.<br><br>8. If environmental protection is the reason for increased regulation, then controls should be based on actual characteristics and constraints of individual sites, not applied broadly across large areas of residential land. | | |
| 8 | 19/03/2026 | Supportive of proposal. Larger minimum lot sizes should be retained in environmentally sensitive areas, particularly in Oatley West, Mortdale Heights and Peakhurst Heights, to protect mature trees, wildlife habitat and the garden-suburb character. Supports expanding the Garden Suburbia Naturalistic controls into areas removed from the FSPA. While more housing is important, it must be balanced with protecting the natural environment and community character. | Support all | Support is acknowledged. |

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| 9 | 19/03/2026 | Concerned with the reduction in FSR in the FSPA especially for large lots.<br><br>*Incorrect comparison with neighbouring LGAs*<br>The proposal compares Georges River's FSR controls with neighbouring councils, but this comparison appears inaccurate for large lots because it does not properly account for the different regulatory frameworks used by adjoining councils. For Georges River, a large lot (over 800sqm) has a ratio of less than 0.5:1 applied due to the sliding scale reduction. This ratio becomes increasingly smaller as the block size gets larger. Sutherland Shire and Bayside councils do not apply a sliding-scale reduction to larger lots in the FSPA. A fixed FSR of 0.5:1 regardless of lot size is allowed for foreshore lots. In the Georges River LGA, most lots in the FSPA are 700sqm or larger and would be subject to the sliding-scale. Using the proposed sliding scale on land identified as "Area 7" all lots 700sqm would have a FSR of 0.48:1 and larger lots a significantly smaller ratio. This suggests the report's comparative analysis may be incomplete or inaccurate.<br><br>*Lack of evidence-based planning justification*<br>The proposal claims that reducing the FSR will help protect the foreshore's visual character, but it doesn't provide evidence showing that current controls, such as height limits, setbacks, foreshore building lines and landscaping requirements, are inadequate. Without proof that existing rules are failing, there is no clear planning justification for further limiting floor space.<br><br>*Incentive for subdivision*<br>Under the proposal, subdividing a large lot into two or more smaller lots would result in more total permissible floor space. This may unintentionally encourage subdivision of | Objection | Council acknowledges the objection to the sliding-scale FSR approach within the foreshore localities. As outlined in the Planning Proposal, this methodology is an existing mechanism within the GRLEP and has been adopted to proportionately manage built-form bulk across varied lot sizes, recognising that larger lots have greater potential for visually dominant development outcomes. The approach responds to local scenic sensitivity rather than regional numerical consistency and is supported by the Foreshore Scenic Character Study. Council is satisfied that the proposed controls provide a clearer and fairer framework than existing provisions and does not recommend changes. |

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| | | large foreshore lots, increasing the number of dwellings and overall built form along the foreshore, directly contradicting the goal of reducing bulk and protecting visual character. Compared to adjoining councils, the sliding-scale approach is disadvantageous for larger lots. It discourages the retention of larger blocks and incentivises subdivision in order to increase permissible floor space. | | |
| 10 | 19/03/2026 | Objects to the proposed plan, no reason provided. | Objection | Objection is noted. |
| 11 | 19/03/2026 | Fix roads and empty bins. Proposed controls infringe on property rights. | Other | The complaint is noted. The proposed controls do not any impact on a property owner's ability to decide how to use their property, including holding, selling, renting, or transferring it. |

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| 12 | 19/03/2026 | Better policies and effective compliance programs are required. Raises concerns that the proposed amendments will not address existing failures, will not prevent further loss of riparian vegetation and biodiversity, and will not improve the protection of private or public views of the Georges River. As owners of a waterfront property in Oatley they have observed an increasing decline in nearby riparian vegetation on private land in order to gain views of the waterway. Much of the impacted land is now covered in weeds and has impacted the ecosystem.<br><br>Section 3.8 of the List of Proposed Changes deals with View Impacts. This should include views of the Georges River and riparian vegetation as well as views from the river. Section 6.5.1 highlights the importance of 'highly naturalistic' river views west of Como Bridge up to Salt Pan Creek. However, the same types of natural features that are protected there are declining east of Como Bridge. | Other | The Planning Proposal seeks to introduce a new terrestrial biodiversity provision, which does not include riparian vegetation and biodiversity. The GRLEP currently has Clause 6.5 Riparian land and waterways in effect which identifies a buffer of 40m from the mean high water mark as "sensitive land". Considerations of local native riparian vegetation are present within the Clause. However, the GRDCP is lacking specific references to the requirement for vegetation management plans (VMP) to be prepared for controlled activities on waterfront land in accordance with the Water Management Act 2000 (WM Act). Controlled activities include erecting a building and removing vegetation from waterfront land.<br><br>Accordingly, an addition is recommended to the GRDCP via a new subheading under 3.10 Water Management of Part 3 General Considerations to enforce the preparation of a VMP for DAs within riparian areas to ensure riparian biodiversity is protected and enhanced.<br><br>Due to the decline of natural features east of Como Bridge, the proposed amendments to Part 6.5 enforce the protection and enhancement of scenic character of semi-naturalistic and urban sections of the foreshore, which was previously absent from the GRDCP. |

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| 13 | 19/03/2026 | Supports retaining larger minimum lot sizes in environmentally sensitive areas, particularly in Oatley West, Mortdale Heights and Peakhurst Heights to protect mature trees, wildlife habitat and the unique garden suburb character. Supports expanding the Garden Suburbia Naturalistic controls into areas removed from the FSPA to ensure these landscapes continue to be protected. Increasing housing supply is important but must be balanced with protecting the natural environment and the character of our local communities. | Support all | Support is acknowledged. |
| 14 | 19/03/2026 | Refers to a 1985 Land and Environment Court case approving a timber pole-frame house in Oatley's FSPA, which demonstrated that building on natural ground levels without excavation can better protect foreshore vegetation, tree roots, and natural rock formations. Submitter notes that the Court required building height to be measured from natural, not artificially raised ground. From ongoing observations, this approach remains the most effective way to protect the foreshore. However, many recent developments involve extensive excavation, often exceeding 1,000m³, and result in the complete loss of trees between the waterline and new dwellings. The proposed controls and council's enforcement of consent conditions in foreshore areas is inadequate. | Other | In accordance with the SILEP, building height is the vertical distance from ground level (existing) to the highest point of the building. This means basements and excavated footprint is excluded from the building height. Clause 6.2 Earthworks of the GRLEP ensures cut and fill is minimised while the GRDCP has existing controls which require new buildings to be configured in a 'stepping form' to follow the topography of the natural ground level to reduce excavation. |

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| 15 | 20/03/2026 | Objects to the proposal which affects their property. The new 40-metre Biodiversity Buffer along Salt Pan Creek would prevent them from building a granny flat for inter-generational living - to support their children and elderly family members. Building a granny flat would not impact the existing tree canopy or local wildlife. With rising rents and housing shortages, a granny flat would help their family and align with broader community needs. Local residents don't harm the waterways, so they feel unfairly penalised by controls that restrict their property use despite responsible stewardship. | Objection | The proposed introduction of Terrestrial Biodiversity controls do not impact on development permissibility. Secondary dwellings will continue to be permitted in the R2 Low Density Residential zone. |
| 16 | 20/03/2026 | Concerned about the proposal. With housing becoming less affordable, they're concerned that additional restrictions will make it harder for residents to develop their properties and provide more housing options. Measures such as larger minimum lot sizes for dual occupancies could remove one of the few ways for families to create additional housing. Duplexes and granny flats can provide more diverse and affordable homes without dramatically changing the neighbourhood character. They allow extended families to live closer together, provide rental income to help with mortgages, and give younger people a chance to stay in the area. By imposing additional development constraints, council is restricting these types of developments and risk pushing young families out of the community. Planning controls should support housing options that allow the next generation to remain in their community, rather than restrict development. | Objection | Council acknowledges concerns regarding housing affordability and opportunities for inter-generational living. As outlined in the Planning Proposal, the proposed minimum lot sizes and built-form controls are not intended to prohibit dual occupancies or secondary dwellings, but to ensure that redevelopment in foreshore-influenced and environmentally sensitive areas remains proportionate to site capacity. The supporting housing analysis demonstrates that any reduction in dual-occupancy yield within these areas is comfortably offset by housing capacity enabled under the Low and Mid-Rise Housing Policy, resulting in a net increase in potential dwellings across the broader Oatley precinct. The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection. |

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| 17 | 20/03/2026 | This proposal negatively impacts residents along Salt Pan Creek. Their battle axe block already has a small backyard, and extending the 'no build zone' another 10 metres would make it even more restrictive. If they ever rebuild, the new home would have to be much smaller. This doesn't make sense when many new developments have almost no backyard and minimal setbacks. The zoning should remain as it is. | Objection | The proposed Terrestrial Biodiversity provision do not impact on development permissibility and neither does it function as a 'no build zone'. The provision triggers the consideration of new developments and their impacts on terrestrial biodiversity through the help of a qualified ecologist via the new lodgement requirement of a Flora and Assessment Report. There are also no changes proposed to existing land use zones. |
| 18 | 20/03/2026 | Concerned that the proposal limits practical, everyday housing solutions. Applying a 1000sqm minimum lot size for dual occupancies across more sites will take away viable development options for a lot of properties. It will limit development, reduce housing diversity and create more inequality in who can afford to live in the area. Smaller-scale options like duplexes are part of what keeps a community balanced. They're practical ways for families to stay close, manage costs, or make use of land they already have. Dual occupancies or secondary dwellings allow independence while keeping loved ones nearby. Younger people are being pushed out of the area due to limited housing choices, which gradually changes the character of the community. The proposal reduces practical housing options instead of supporting them. The planning framework must support a mix of housing suitable for different families and circumstances. | Objection | The Planning Proposal does not seek to alter the existing dual occupancy lot size requirement of 1,000sqm for areas located within the existing FSPA. The supporting housing analysis demonstrates that any reduction in dual-occupancy yield within the new FSPA and the Garden Suburban Naturalistic character area (to the east of Oatley Station) is comfortably offset by housing capacity enabled under the Low and Mid-Rise Housing Policy, resulting in a net increase in potential dwellings across the broader Oatley precinct. The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection. Multi-generational living arrangements such as secondary dwellings remain permissible across the LGA. |

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| 19 | 22/03/2026<br>23/03/2026 | The proposed increase of the foreshore setback from 30 metres to 40 metres, combined with amendments to biodiversity mapping and minimum lot size controls, represents a significant and unjustified reduction in the development potential of their property. Objects for the following reasons:<br><br>• Reduces property value and development potential without compensation;<br>• Undermines planning certainty by altering recently adopted controls (2021);<br>• Reintroduces a 40-metre buffer previously considered and not adopted;<br>• Imposes stricter lot size controls that further limit subdivision opportunities;<br>• Creates a cumulative effect that effectively downzones the land;<br>• Raises concerns regarding the adequacy and fairness of the consultation process;<br>• Lacks sufficient evidence to justify the increased setback; and<br>• Shifts responsibility onto landowners while existing environmental management remains inadequate.<br><br>Requests that:<br>• The proposed 40-metre setback be withdrawn;<br>• Existing 30-metre controls be retained unless supported by clear, new and site specific evidence;<br>• Proposed increases to minimum lot sizes be reconsidered;<br>• Council review and strengthen its community consultation process to ensure all affected landowners are properly notified and engaged;<br>• Individual site characteristics be properly considered in any planning controls; and | Objection | There is no existing control which specify a 30m buffer. The 40m buffer area is introduced around core terrestrial biodiversity areas to minimise the edge effects which will degrade the biodiversity values of the core areas overtime. The buffer area does not prohibit development and current development potential remains unchanged.<br><br>All affected landowners have been provided with a targeted notification letter and all community members are encouraged to book an 1-on-1 appointment with a town planner to understand how the proposed changes may impact them. |

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| | | • Any reduction in development rights be subject to fair compensation. | | |
| 20 | 22/03/2026 | Requests that their property be removed from the Rivers Edge Semi-Naturalistic Local Character Area, as it is not visible from the river or does not contribute to the scenic character of the foreshore. They explain that Council previously acquired and closed the road between Woodlands Ave and Coogarah St, adding those properties to Shipwrights Bay Reserve. This land now forms a vegetated buffer that screens their home from the river. They request a site visit to demonstrate this as desktop studies or older assessments would not show how vegetation has changed over time.<br><br>They submit that their property doesn't conform to the Character of that area as defined in Council's Local Character Statement as their property is screened by heavy vegetation, the lots are not long and narrow, and the built form does not fit the stated traits.<br><br>Keeping their property in this character area imposes unnecessary planning restrictions, including land size, FSR, and landscaping controls. It would remove their ability to use Exempt and Complying Development, which they consider an unreasonable disadvantage and contrary to planning goals supporting housing growth. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes. Parcel by parcel application of foreshore or character controls would undermine their strategic intent and create inequitable and fragmented results across the LGA.<br><br>The subject property is located within the River Edge Semi Naturalistic character area as identified by the Foreshore Study, which is included within the proposed FSPA. The subject property is also located within the existing FSPA. In response to community requests for greater environmental protection in the foreshore areas, the minor reduction in FSR is proposed to enable the increase in landscaped area. The proposed controls will not prohibit new development from occurring. The FSPA overlay has no impact on the permissibility of exempt and complying development pathways. |

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| 21 | 23/03/2026 | Supports the proposal as an important step in protecting biodiversity, tree canopy, and the scenic landscape of the Georges River. Supports retaining larger minimum lot sizes in environmentally sensitive areas, particularly in Oatley West, Mortdale Heights, and Peakhurst Heights to preserve mature trees, wildlife habitat, and the garden suburb character. Supports expanding the Garden Suburbia Naturalistic controls into areas removed from the FSPA. While increasing housing supply is important, it must be balanced with protecting the natural environment and local character. | Support all | Support is acknowledged. |
| 22 | 21/03/2026 | Supports the proposal for green corridor across a variety of areas in Lugarno as this will help protect and develop existing native biodiversity.<br><br>Requests that the Foreshore Scenic Protection be reinstated for their street, especially since it is also part of the Green Corridor and may face planting requirements. Properties on Elm Street are elevated and views of the Georges River can also be seen from the properties. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes. Parcel by parcel application of foreshore or character controls would undermine their strategic intent and create inequitable and fragmented results across the LGA.<br><br>The subject property is located within the Bush Suburban character area as identified by the Foreshore Study and is proposed to be removed from the existing FSPA. The Foreshore Study also recommended that the FSPA should include properties that are both visible from the River and directly contribute to the scenic character. Whilst the property may be visible from the Georges River, the character attributes of the Bush Suburban character area are not considered to directly impact the scenic character of the River. |

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| 23 | 21/03/2026 | Supports the proposal as an important step in protecting biodiversity, tree canopy, and the scenic landscape of the Georges River. Supports retaining larger minimum lot sizes in environmentally sensitive areas, particularly in Oatley West, Mortdale Heights, and Peakhurst Heights to preserve mature trees, wildlife habitat, and the garden suburb character. Supports expanding the Garden Suburbia Naturalistic controls into areas removed from the FSPA. While increasing housing supply is important, it must be balanced with protecting the natural environment and local character. | Support all | Support is acknowledged. |

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| 24 | 22/03/2026 | Requests that their property be removed from the Rivers Edge Semi-Naturalistic Local Character Area, as it is not visible from the river or does not contribute to the scenic character of the foreshore. They explain that Council previously acquired and closed the road between Woodlands Ave and Coogarah St, adding those properties to Shipwrights Bay Reserve. This land now forms a vegetated buffer that screens their home from the river. They request a site visit to demonstrate this as desktop studies or older assessments would not show how vegetation has changed over time.<br><br>They submit that their property doesn't conform to the Character of that area as defined in Council's Local Character Statement as their property is screened by heavy vegetation at Shipwrights Bay Reserve, the lots are not long and narrow, and the built form does not fit the stated traits.<br><br>Keeping their property in this character area imposes unnecessary planning restrictions, including land size, FSR, and landscaping controls. It would remove their ability to use Exempt and Complying Development, which they consider an unreasonable disadvantage and contrary to planning goals supporting housing growth. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes. Parcel by parcel application of foreshore or character controls would undermine their strategic intent and create inequitable and fragmented results across the LGA.<br><br>The subject property is located within the River Edge Semi Naturalistic character area as identified by the Foreshore Study, which is included within the proposed FSPA. The subject property is also located within the existing FSPA. In response to community requests for greater environmental protection in the foreshore areas, the minor reduction in FSR is proposed to enable the increase in landscaped area. The proposed controls will not prohibit new development from occurring. The FSPA overlay has no impact on the permissibility of exempt and complying development pathways. |

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| 25 | 22/03/2026 | Supports the proposal and the following key measures:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 26 | 21/03/2026 | Supports the proposal as an important step in protecting biodiversity, tree canopy (and the LGA's 40% tree canopy goal by 2038) and the scenic landscape of the Georges River. Supports retaining larger minimum lot sizes in environmentally sensitive areas, particularly in Oatley West, Mortdale Heights, and Peakhurst Heights to preserve mature trees, wildlife habitat, and the garden suburb character. Supports expanding the Garden Suburbia Naturalistic controls into areas removed from the FSPA. Increasing housing supply must never come at the expense of heritage, the natural environment and local character. | Support all | Support is acknowledged. |

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| 27 | 23/03/2026 | Concerned about the reduction of protected public land that will occur if the proposal is implemented. Requests no modifications be made to the existing foreshore areas, and that Oatley West National Park never be changed and remain protected. It's vital that all parks, walkways and National Parks be maintained to ensure the eco system remains strong and survives. Unfortunately the Como walkway has been taken over by weeds and poisonous sprays have killed the native vegetation and insect and bird life. Appalled to see much of the coastline forestry destroyed for housing. Trees need to be safeguarded to keep the air clean and to shield from global warming. | Other | Concern is noted, no changes are proposed to Oatley Park or other parks in the LGA. |

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| 28 | 22/03/2026<br>30/03/2026 | Objects to the proposal. Believes it places an unreasonable burden on the owner's ability to use and enjoy their property, that restrictions apply to only a small group of landowners rather than all residents, and that the proposal has been communicated in a way that the owner feels is misleading and lacking transparency.<br><br>Argues that the legal boundary between Crown land and private property is the mean high-water mark. If the Crown had wanted a larger public setback, it would have defined the boundary differently. The writer believes Council is trying to shift this boundary or reduce property rights for some landowners without proper justification, negotiation, or compensation. They argue that if Council truly thought reduced floor space or increased landscaping were necessary for the greater good then these rules should apply equally to all landowners, not selectively.<br><br>They state that Crown-managed areas such as the Herne Bay waterway have been poorly maintained for decades, and Council should focus on repairing that damage instead of trying to redefine surrounding private land. Notes that a sewer line has already been built on or through the affected properties, close to the mean high-water mark. At the time, this was justified on the basis that it would benefit the properties by allowing sewerage and drainage services for buildings located closer to the waterfront. | Other | The Planning Proposal does not seek to redefine the legal boundary between Crown land and private property, nor does it alter ownership rights associated with the mean high-water mark.<br><br>Matters relating to Crown land management, historical maintenance of waterways and sewer infrastructure are outside the scope of the exhibited planning controls.<br><br>Maintenance requests can be submitted by contacting Council's Customer Service. |

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| 29 | 23/03/2026 | Requests that their property be removed from the Rivers Edge Semi-Naturalistic Local Character Area as their property is not visible from the river or does not contribute to the scenic character of the river. They explain that Council previously acquired and closed the road between Woodlands Ave and Coogarah St, adding those properties to Shipwrights Bay Reserve. This land now forms a vegetated buffer that screens their home from the river. They request a site visit to demonstrate this as desktop studies or older assessments would not show how vegetation has changed over time from river views to complete bush views.<br><br>They submit that their property doesn't conform to the Character of that area as defined in Council's Local Character Statement as their property is screened by heavy vegetation, the lots are not long and narrow, and the built form does not fit the stated traits.<br><br>Keeping their property in this character area imposes unnecessary planning restrictions, including land size, FSR, and landscaping controls. It would remove their ability to use Exempt and Complying Development, which they consider an unreasonable disadvantage and contrary to planning goals supporting housing growth. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes. Parcel by parcel application of foreshore or character controls would undermine their strategic intent and create inequitable and fragmented results across the LGA.<br><br>The subject property is located within the River Edge Semi Naturalistic character area as identified by the Foreshore Study, which is included within the proposed FSPA. The subject property is also located within the existing FSPA. In response to community requests for greater environmental protection in the foreshore areas, the minor reduction in FSR is proposed to enable the increase in landscaped area. The proposed controls will not prohibit new development from occurring. The FSPA overlay has no impact on the permissibility of exempt and complying development pathways. |

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| 30 | 23/03/2026 | Objects to the proposed mapping and controls that apply to their property for the following reasons:<br>1. Parcel-level justification and mapping review: The proposed overlays and buffers materially affect private lots. Council should publicly explain the parcel-level methodology and provide a clear process for owners to correct mapping errors or disproportionate outcomes.<br>2. Approval burdens: Removal of the complying development pathway for land affected by the Terrestrial Biodiversity mapping is a major cost/time impact for homeowners. If Council proceeds, it should publish clear minor-works exemptions and a simple, low-cost approvals pathway with defined timeframes.<br>3. Routine maintenance, safety, and resilience: Creek-adjacent properties require ongoing vegetation management, weed control, drainage and stormwater upkeep, and maintenance/repair of existing lawful works that support safety and bank stability. The proposal must not create barriers to these practical works. Requests written “minor works / routine maintenance” exemptions and fast-track approvals for low-impact works.<br>4. Inconsistency and unfair prejudice to the last undeveloped lots: On Salt Pan Road, many properties have already subdivided and/or developed intensively and only a small number of lots remain that have not yet been built to the same extent. Tightening controls now will be inconsistent with the existing streetscape and unfairly prejudice the remaining lots that have not yet exercised similar development potential. Requests that Council publish a locality-level “affected lots and yield impact” summary for Salt Pan Road / Salt Pan Creek addresses.<br>5. Personal and social impact (housing security): Purchased their property with multi-generational living in mind. Planning controls that permanently reduce reasonable future housing options on established residential land have real social and | Objection | The Biodiversity Study was undertaken by qualified ecologists from Total Earth Care and comprised of a desktop assessment which reviewed numerous existing data sources and literature to develop a comprehensive understanding of existing and historical biodiversity values in the LGA. Field surveys were undertaken in 27 Council managed parks and reserves and across 29km of street tree corridors to assess various biodiversity values such as species diversity, conservation significance and habitat connectivity. Additionally, various community and stakeholder consultation activities provided further information and data which supported the outcomes of the desktop assessment and field surveys.<br><br>The outcomes of the Biodiversity Study have been evaluated and translated into the proposed Terrestrial Biodiversity mapping overlay. The presence of terrestrial biodiversity on a property does not prohibit redevelopment or residential intensification such as a secondary dwelling. Additionally, exempt works with minimal impact (such as internal alterations and adding a deck) continue to be permissible without consent via the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.<br><br>All proposed impacts associated with larger lot sizes are provided on Fact Sheet 6 on the Your Say project page. Existing lot size controls are not proposed to change for the submitter's property. The proposed reduction to FSR equates to 9% reduction in the floor space of a new house – from 385sqm to 350sqm (i.e. 35sqm reduction) on a typical lot in the foreshore locality. For reference, developments permitted by the LMR Policy is less than 150sqm per dwelling. The |

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| | | economic consequences for families like theirs.<br>6. Public-domain neglect and actual drivers of biodiversity harm: Provides photos showing rubbish and dumping in public-access areas around the creek corridor. Objects to a policy that tightens private-lot restrictions without a matched commitment to enforcement, clean-ups, and public-domain management, which are necessary for genuine biodiversity outcomes.<br><br>Requests that Council:<br>• Remove their property from the proposed overlays, where not justified at the parcel scale; OR<br>• At minimum, adopt explicit minor-works/maintenance exemptions and publish a low-cost fast-track approvals pathway and mapping review mechanism. | | reduced FSR will still allow a generously-sized family home. |

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| 31 | 23/03/2026 | 1. Area of proposed FSPA and protection of existing FSPA land<br>The submission opposes removing land from the FSPA, noting that over 400 submissions in 2020 objected to this change and that the proposed FSPA footprint would be too small to provide meaningful environmental protection. Reducing the FSPA would not strengthen development consent conditions or ensure proper enforcement.<br><br>2. Items 7 and 8 – Clauses 4.4 Floor space ratio and 4.4B Exceptions to floor space ratio<br>Area 7 includes steep FSPA land unsuitable for dual occupancies, and that retaining the full extent of the FSPA will help prevent inappropriate development on steep, environmentally sensitive land.<br><br>3. Item 9: Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map Planning Proposal<br>The submission does not support the proposed Clause 6.6 objectives. Reducing the FSPA will fail to protect the environmental values of land visible from the foreshore and river. The objectives are weak, rely on subjective definitions of vegetation, and omit explicit reference to native vegetation - an essential element of the current FSPA.<br><br>4. Item 10 - Amendment to Clause 6.10 Design Excellence<br>The proposed additional objectives for Clause 6.10 are not supported, as they are overly general and may weaken existing design standards rather than reinforce the established character of appropriate development.<br><br>5. Item 11 – Amendments to Clause 6.12. Landscaped areas in certain residential and conservation zones<br>The amendment to Clause 6.12 and its associated Figure 20 are inconsistent with the proposed changes around Oatley | Objection | FSPA:<br>The Planning Proposal includes changes to the existing FSPA extent to remove properties that have no visibility to and from the River or does not contribute to the existing scenic character, in accordance with the recommendations of the Foreshore Study. The proposed changes also includes extracting considerations of biodiversity from the existing FSPA clause to provide dedicated consideration of terrestrial biodiversity via new Clause 6.19 to enable stronger protection of both considerations.<br><br>The FSPA is one of many layers that must be considered in the development assessment process. The Foreshore Study has found the existing FSPA provision is compromised as it tries to govern too many aspects that have no impact on foreshore scenic amenity.<br><br>Clause 4.4 and 4.4B, Clause 6.10 and Clause 6.12:<br>The intent of the proposed changes is to strike a balance between environmental protection and the clarity of objectives whilst enabling appropriate redevelopment to occur. There is no evidence to suggest the proposed changes will lead to reduced environmental outcomes. The matters raised do not warrant amendments to the proposal as exhibited.<br><br>Clause 6.19:<br>No changes are proposed to development permissibility, especially RE1 zoned land such as Oatley Park. The ongoing maintenance and upgrades of public amenities within Oatley Park is prescribed by the respective Plan of Management. |

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| | | Park, as land being removed from the FSPA would lose the protections it currently has.<br><br>6. Item 12 - Amendments to Clause 6.12. Landscaped areas in certain residential and conservation zones<br>Amended objectives are broad and vague, making them likely to be contentious and potentially open to legal challenge.<br><br>7. Item 12 [in effect Item 13] - Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping<br>Objects to clause 6.19 and requests that it be removed, as it would allow development in natural areas such as Oatley Park, which should instead receive the highest level of protection. Development in these native-vegetation parks risks degrading the very natural values they are meant to preserve. | | |
| 32 | 24/03/2026 | Supports the proposal and emphasises that stronger action is needed on tree-canopy preservation, as trees are often poisoned, damaged, or removed by developers, homeowners, and contractors. Asks how Council will ensure genuine protection of green corridors, including regular aerial or street audits, enforcement of replanting requirements when trees are vandalised, and ongoing monitoring to ensure replacement trees survive.<br><br>Supports retaining larger lot sizes around the LMR and Oatley Railway Station. Would like clarity on why DPHI requires consultation on lot sizes. | Support all | Support is acknowledged.<br><br>One of the Gateway Determination conditions requires Council to reconsider the proposal to retain larger lot size controls around train stations, in particular Oatley Station. Oatley Station is one of the nominated stations where the Low and Mid-Rise Housing Policy (LMR) applies. This means residential land surrounding Oatley Station is a LMR Housing Area and State Government controls will apply and override Council's planning controls. The LMR controls allow new development on smaller lot size requirements. |

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| 33 | 25/03/2026 | Supports the proposal. Retaining larger lot sizes within the existing and proposed FSPA is seen as essential for safeguarding mature trees, wildlife habitat, steep and scenic landscapes, and the valued leafy character of the river suburbs. Supports reducing floor space ratios from 0.55:1 to 0.5:1 and increasing landscaping requirements by 5% for dwellings and dual occupancies. They conclude that the plan significantly strengthens biodiversity, tree-canopy, and foreshore protections while still allowing appropriate development during a housing crisis. | Support all | Support is acknowledged. |
| 34 | 24/03/2026 | Supports this proposal, as it provides a balanced approach to growth while protecting the area's natural environment. The Proposal allows for ongoing housing development under clear controls, with particular importance placed on retaining larger lot sizes within the existing and proposed FSPA to preserve the foreshore's character and environmental values. Support is given to the reduced floor space ratio and increased landscaping requirements, which will improve environmental outcomes, protect tree canopy, and limit overdevelopment. Believes this proposal will better protect biodiversity, tree canopy, and the scenic values of the Georges River corridor, while still supporting appropriate and sustainable development during the current housing crisis. | Support all | Support is acknowledged. |

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| 35 | 26/03/2026 | Supports the proposal and the following key measures:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 36 | 26/03/2026 | Supports the proposal and the following key measures:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 37 | 27/03/2026 | Supports the proposal and the following proposed controls:<br>• Larger minimum lot sizes for dual occupancies within the existing and proposed expanded FSPA<br>• Reduction in FSR from 0.55:1 to 0.5:1 across all properties within the existing and proposed FSPA<br>• Increase in landscaping requirements by 5%<br><br>A measure proposed by the LPA and Friends of Glenlee is for a green corridor on the Glenlee site to protect both the 100 year old trees and the understorey, which are essential for the survival of native flora and fauna.<br><br>Land previously within the FSPA but omitted from the proposed boundary, and which continues to support mature canopy trees, should be included in the Garden Suburban Naturalistic landscape category to maintain consistent protection and prevent canopy loss. Other areas with strong tree canopy and landscape value, including Glenlee and nearby historic precincts, should be considered for inclusion in appropriate character landscape categories. | Support all | Support is acknowledged.<br><br>The site at 80 Boronia Parade, Lugarno (known as Glenlee) is affected by the proposed Terrestrial Biodiversity overlay in the LEP and entirely included within the draft Green Corridor mapping in the DCP. If the proposed controls are finalised, any future development at Glenlee must comply with the proposed biodiversity controls. |
| 38 | 27/03/2026 | Supports the proposal and the following proposed controls:<br>• Larger minimum lot sizes for dual occupancies within the existing and proposed expanded FSPA<br>• Reduction in FSR from 0.55:1 to 0.5:1 across all properties within the existing and proposed FSPA<br>• Increase in landscaping requirements by 5%<br><br>Supports strengthening biodiversity protections, improving scenic foreshore controls and introducing Green Corridors that help connect wildlife habitat across both public and private land, as these measures will help protect tree canopy, biodiversity and the natural landscape along the Georges River. | Support all | Support is acknowledged. |

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| 39 | 27/03/2026 | Supports the proposal and the following key measures:<br>• Larger minimum lot sizes for dual occupancies within the existing and proposed expanded FSPA<br>• Reduction in FSR from 0.55:1 to 0.5:1 across all properties within the existing and proposed FSPA<br>• Increase in landscaping requirements by 5%<br><br>Supports strengthening biodiversity protections, improving scenic foreshore controls and introducing Green Corridors that help connect wildlife habitat across both public and private land, as these measures will help protect tree canopy, biodiversity and the natural landscape along the Georges River.<br><br>Suggests that land previously within the FSPA but omitted from the proposed boundary, and which continues to support mature canopy trees, should be included in the Garden Suburban Naturalistic landscape category to maintain consistent protection and prevent canopy loss.<br><br>Suggests that areas with consistent mature tree canopy beyond the former FSPA, particularly in parts of Oatley West, should be considered for inclusion in the Garden Suburban Naturalistic or Traditional landscape categories. Protecting these trees is essential to maintaining urban canopy, ecological health, and the established character of the area. | Support all | Support is acknowledged.<br><br>Whilst character is influenced by physical qualities like the dominance of natural elements and the amount of vegetation, there will always be some exceptions to the overall pattern. The character typology prescribes design guidance for new developments and does not prohibit tree removal. Council's Tree Management Policy encourages the retention of mature trees and provides guidance for practical tree retention. |

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| 40 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 41 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 42 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 43 | 26/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 44 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 45 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 46 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 47 | 27/03/2026 | Supports the proposal as an important step in protecting biodiversity, tree canopy and the scenic landscape of the Georges River. Provides the following comments:<br><br>The proposed FSPA does not include all visible or ecologically important native vegetation along the Georges River, including ridgelines, creek corridors, intertidal shorelines, and several bays and reserve areas. Some of these excluded areas are shown in the Terrestrial Biodiversity or Green Corridor layers, raising concerns about whether they will receive the same level of protection as the FSPA, particularly for important habitat used by threatened and migratory shorebirds.<br><br>Areas removed from the former FSPA that retain large trees in streetscapes and residential gardens should be protected through inclusion in the Garden Suburban Naturalistic character landscape. Similarly, additional areas with mature canopy, such as parts of Oatley West and other locations across the LGA, should be assessed for inclusion in appropriate character landscape categories to ensure ongoing tree and landscape protection.<br><br>Strong support is expressed for retaining and expanding larger lot sizes in areas with established canopy, including around Oatley Station, Oatley East, Connells Point, Peakhurst Heights, Lugarno, and specified parts of Oatley West. Increasing soft soil planting requirements is also recommended to better match tree protection outcomes.<br><br>The Biodiversity and Green Corridor layers are noted to omit some native vegetation patches, including creek lines and isolated remnants. As all native vegetation contributes to canopy cover, biodiversity, and climate outcomes, protections across the LGA should be strengthened. It is | Support all | Support is acknowledged.<br><br>Whilst character is influenced by physical qualities like the dominance of natural elements and the amount of vegetation, there will always be some exceptions to the overall pattern. The character typology prescribes design guidance for new developments and does not prohibit tree removal. Council's Tree Management Policy encourages the retention of mature trees and provides guidance for practical tree retention.<br><br>The proposed Terrestrial Biodiversity mapping has been developed by ecologists from Total Earth Care to preserve and protect areas of moderate and high biodiversity value across the LGA. Some native vegetation have been excluded as they are not endemic to the local area to ensure the level of protection for moderate to high local terrestrial biodiversity is fit-for-purpose and provides a balanced outcome between promoting development and environmental conservation. |

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| | | also noted that the interactive map does not include a dedicated native vegetation layer, limiting transparency and effective planning. | | |
| 48 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 49 | 30/03/2026 | Objects to the proposal and raises concerns that the proposal introduces multiple overlapping restrictions including Green Corridor mapping, a 40-metre biodiversity buffer, FSPA expansion, reduced floor space ratio, increased landscaping requirements, and larger lot sizes. Concerned that this limits development potential on their properties and results in a significant loss of land value and reasonable use rights, without compensation.<br><br>Raises concerns about fundamental errors in the Green Corridor mapping, particularly the attribution of ecological value to non-indigenous Jacaranda trees, and questions the accuracy and reliability of the biodiversity framework. Concerned that there is an absence of site-specific ecological assessment, noting that the proposal relies on broad desktop mapping and assumptions. Suggests that there is no credible evidence that the land contains high-value ecological communities or that a 40-metre buffer is scientifically justified. Concerned that the proposal conflicts with NSW Government planning priorities by reducing housing supply, limiting urban infill, and under-utilising well-serviced land. Further issues include over-regulation caused by overlapping controls, lack of clarity and predictability, failure to demonstrate proportionality in an urban context, and unreasonable financial burdens arising from additional studies, costs, delays, and compliance requirements.<br><br>The submission requests that their properties be excluded from the new overlays or, alternatively, that the proposal be amended to remove or reduce unsupported controls, retain existing development potential, and require site-specific ecological verification. | Objection | The Biodiversity Study was undertaken by qualified ecologists from Total Earth Care and comprised of a desktop assessment which reviewed numerous existing data sources and literature to develop a comprehensive understanding of existing and historical biodiversity values in the LGA. The outcomes of the Biodiversity Study have been evaluated and translated into the proposed Terrestrial Biodiversity mapping overlay, with the methodology provided as Attachment 17 to the Planning Proposal. The mapping comprises of various features including areas of known threatened species, Threatened Ecological Communities and existing native vegetation, but is not exclusive to native species.<br><br>The Planning Proposal explains that the terrestrial biodiversity mapping has been refined through multiple technical iterations to reduce unnecessary regulatory burden, including separating core habitat from buffer areas. The presence of terrestrial biodiversity on a property does not prohibit redevelopment or residential intensification. Existing development permissibility within the R2 zone remains unchanged by the proposed controls.<br><br>The Planning Proposal does not seek to restrict housing delivery across the LGA but to balance residential development with environmental capacity in foreshore and biodiversity-sensitive areas. It does not override, restrict or disable any current State Environmental Planning Policy, including the LMR Policy which enables greater development potential than the GRLEP. |

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| 50 | 29/03/2026 | Supports the proposal and believes it is an important step in protecting biodiversity, tree canopy, and the scenic landscape of the Georges River. Supports the retention of larger minimum lot sizes in environmentally sensitive areas such as Oatley West, Mortdale Heights, and Peakhurst Heights. Supports extending the Garden Suburbia Naturalistic controls to areas removed from the FSPA to ensure continued landscape protection. | Support all | Support is acknowledged.<br><br>Whilst character is influenced by physical qualities like the dominance of natural elements and the amount of vegetation, there will always be some exceptions to the overall pattern. The character typology prescribes design guidance for new developments and does not prohibit tree removal. Landscaping is encouraged to be retained and enhanced across the whole LGA through new objectives within the LEP (see item 11 of the Planning Proposal). |
| 51 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 52 | 29/03/2026 | Supports the proposal. Concerned that the proposed LMR housing changes are not suitable for Oatley and surrounding suburbs, which already face significant pressure on infrastructure and services. Local roads, parking, healthcare access, schools, transport, stormwater, and other basic services are already struggling to meet current demand. Further increases in density without adequate infrastructure planning will worsen congestion, service delays, and community amenity. Strengthening environmental protections will encourage better planning that balances growth with the capacity of infrastructure while safeguarding our natural environment, river system, and public spaces. | Support all | Support is acknowledged.<br><br>The LMR Housing Policy has been introduced by the NSW Government and overrides competing planning controls at the local level. Council will continue to levy local infrastructure contributions to to address anticipated demand for public facilities and services generated by new development. |
| 53 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 54 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 55 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 56 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 57 | 29/03/2026 | Supports the proposal and retaining larger minimum lot sizes in environmentally sensitive areas. Suggests that larger lots be maintained in suburbs such as Oatley West, Mortdale Heights, and Peakhurst Heights to protect mature trees, wildlife habitat, and garden suburb character. Supports extending Garden Suburbia Naturalistic controls to areas removed from the FSPA to ensure ongoing landscape protection. | Support all | Support is acknowledged.<br><br>Whilst character is influenced by physical qualities like the dominance of natural elements and the amount of vegetation, there will always be some exceptions to the overall pattern. The character typology prescribes design guidance for new developments and does not prohibit tree removal. Landscaping is encouraged to be retained and enhanced across the whole LGA through new objectives within the LEP (see item 11 of the Planning Proposal). |

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| 58 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 59 | 29/03/2026 | Explains that their property is the last remaining large lot in the street at approximately 930 m², despite being directly opposite smaller lots that allow much higher-density development. Similar large properties in their street have previously been rezoned or approved for redevelopment. Their property is not on the foreshore, has no access to or visibility of it, and would not adversely impact the Planning Proposal or DCP amendments. The property is a high-quality site with bushland views, and sensitive development would enhance their street without negative impacts on neighbouring properties or the wider area. | Objection | Council notes concerns regarding perceived inequity, implementation impacts and the distribution of planning controls across different areas and landowners. Planning controls of this nature unavoidably affect properties differently depending on location, site characteristics and environmental context.<br><br>The exhibited controls have been applied consistently across defined areas based on environmental sensitivity, scenic value and landscape character, rather than individual ownership or development history.<br><br>The proposed controls do not remove existing development potential and residential intensification such as secondary dwellings remain permissible across the whole LGA. |

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| 60 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 61 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 62 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 63 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 64 | 28/03/2026 | Objects to the proposal as it applies to their property. The proposed 1,000 m² minimum lot size for dual occupancies effectively prevents reasonable development, as their land falls just below this limit. This is inconsistent with the 650 m² standard that applies to most R2 zoned land in the Georges River LGA, including nearby properties, with no clear justification. Although Council has identified that their property has a limited relationship to the foreshore and is proposed to be removed from the FSPA, the proposal retains similarly restrictive controls through other mechanisms. There are no site-specific environmental features that justify these constraints, as biodiversity, landscaping and vegetation are already addressed through existing controls. The additional application of a Unique Character Area, combined with reduced floor space ratios and increased landscaping requirements, further limits development potential. The surrounding area is a typical suburban streetscape with no consistent character warranting this designation. Overall, the proposal results in an unreasonable loss of development potential compared to nearby R2 zoned properties. Requests that their property is subject to the standard dual occupancy controls applying across the Georges River LGA. | Objection | Council acknowledges concerns regarding the retention of the 1,000m² minimum lot size where properties narrowly fall below the threshold. As detailed in the Planning Proposal, minimum lot sizes operate as clear development standards to manage cumulative impacts and cannot reasonably be applied flexibly on a case-by-case basis without creating uncertainty and inconsistency. The Planning Proposal responds to the strong community support for larger lot sizes to remain unchanged. While the proposal may limit some intensification opportunities, it does not prevent reasonable development, does not alter land ownership or legal boundaries, and retains residential zoning and existing permissible uses such as a secondary dwelling. |

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| 65 | 28/03/2026 | Objects to the proposal, specifically the 1,000 m² minimum lot size for dual occupancies applying to their property, whether it remains within the FSPA or is mapped as a proposed Unique Character Area. Their property is slightly under 1,000 m² and this restriction removes any realistic development potential. Council's exhibited material identifies that their property does not warrant foreshore or scenic protection and has been identified for removal from the FSPA. However, the same restrictive controls remain, which is inconsistent with Council's own findings and unjustified given the absence of significant vegetation or environmental constraints. The proposed Unique Character Area designation is also unsupported. Their street contains typical suburban housing with no consistent or distinctive character that would justify additional planning controls. Existing DCP and biodiversity controls already adequately manage development impacts. Requests that their property be subject to the standard dual occupancy controls applying to other R2 zoned land within the Georges River LGA. | Objection | Council acknowledges concerns regarding the retention of the 1,000m² minimum lot size where properties narrowly fall below the threshold. As detailed in the Planning Proposal, minimum lot sizes operate as clear development standards to manage cumulative impacts and cannot reasonably be applied flexibly on a case-by-case basis without creating uncertainty and inconsistency. The Planning Proposal responds to the strong community support for larger lot sizes to remain unchanged. While the proposal may limit some intensification opportunities, it does not prevent reasonable development, does not alter land ownership or legal boundaries, and retains residential zoning and existing permissible uses such as a secondary dwelling. |
| 66 | 28/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 67 | 28/03/2026 | Supports the proposal as an essential measure to address declining biodiversity and tree canopy across the Georges River LGA. With canopy cover around 20%, well below the NSW Government's 40% target, stronger controls on development, including reduced floor space ratios and increased landscaping, are necessary. Supports retaining larger minimum lot sizes in environmentally sensitive areas such as Oatley, Mortdale Heights, Lugarno and Peakhurst Heights to prevent over-subdivision and the loss of mature trees and wildlife habitat. Supports extending protections to areas removed from the FSPA to preserve local character and canopy. | Support all | Support is acknowledged. |

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| 68 | 28/03/2026 | Supports the proposal as an important measure to protect biodiversity and tree canopy within the Georges River LGA while balancing NSW Government housing targets. Supports the FSPA controls and Council's efforts to manage lot sizes and environmental outcomes in an increasingly urbanised area. Concerned about how proposed green corridors will function where they overlay existing development, roads, and sporting fields, without clear commitments to increased planting.<br><br>Encourages Council to:<br>• Maintain tree canopy on council-owned nature strips to avoid the risk of biodiversity deserts in non-green corridor areas.<br>• Ensure that developers maintain adequate design for the inclusion of small to medium sized native trees in development proposals throughout the LGA.<br>• Amend the current council policy of planting 2-for-1 trees upon a removal application, to include a requirement to maintain 1-for-1 and impose a minimum native tree quota on major renovations and new developments that cannot be undone by paying a levy.<br><br>Does not support the NSW Government's low and mid-rise planning reforms and believes councils must retain the ability to limit inappropriate development in environmentally sensitive areas. | Support all | Support is acknowledged.<br><br>Council manages over 35,000 street trees throughout the LGA. The adopted Street Tree Master Plan 2024 provides a consistent approach to guide tree planting and species selection to enhancing tree canopy.<br><br>Existing controls within Part 6.1 of the GRDCP requires a small to medium sized tree to be provided in the front setback of each dwelling house and dual occupancy development.<br><br>Council's Tree Management Policy requires two new trees to be provided for each tree that is approved for removal, which will result in an overall increase compared to a 1-for-1 replacement rate. |

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| 69 | 28/03/2026 | Concerned about the ongoing environmental impacts on the adjacent waterway. The bay has become clogged with oyster rocks, debris and sludge due to years of inadequate maintenance, compounded by repeated developments such as the expansions of the St George Motor Boat Club, Sans Souci Marine Centre, St George Sailing Club and Water Police facilities. Requests that Council considers cleaning and dredging the affected sections of the bay. This would improve environmental health, restore native flora and fauna, and provide broader community benefit. The area in question is a small but significant section of the foreshore, between the Water Police site and the St George Motor Boat Club, and addressing its condition would greatly improve outcomes for both residents and the environment. Encourages Council to consider remediation of this area. | Other | Concern regarding water quality is noted. Maintenance requests can be submitted by contacting Council's Customer Service. Alternatively, the NSW Environment Protection Authority (EPA) acts as the primary regulator, responsible for regulating water pollution, monitoring water quality and managing large-scale clean ups. |
| 70 | 27/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 71 | 27/03/2026 | As a resident in Annette Street Oatley, in a former E4 zoned area, they strongly support reinstating environmental and biodiversity protections, including larger minimum lot sizes, across the entire former E4 zone, not just selected streets. Consistent controls are essential to achieve environmental outcomes and to prevent inequitable situations where neighbouring properties are subject to vastly different development standards. The peninsula's steep and narrow topography makes the whole area important for wildlife corridors, foreshore character, and managing impacts such as overlooking and stormwater. Applying strict controls to some properties while allowing more intensive development nearby creates unfair and harmful outcomes. Supports proposed biodiversity protections elsewhere in Oatley and across the Georges River LGA. Protecting remnant bushland, wetlands, and connected landscaped areas is critical for native flora and fauna, community amenity, and long-term wellbeing. | Support all | Support is acknowledged. |
| 72 | 30/03/2026 | Supports the proposed biodiversity protection changes, the protection of foreshore scenic character areas, strengthening foreshore scenic character controls, replacing the existing Green Web with new Green Corridors, and any additional biodiversity protections. They would like to see access to the waterfront and not private ownership of the foreshore. | Support all | Support is acknowledged.<br><br>Council's adopted Foreshore Access and Improvement Plan identifies opportunities for foreshore parks to be connected by boardwalks along areas of waterfront within the LGA such as the Blakehurst headlands. |

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| 73 | 30/03/2026 | Supports the proposal as an important step in protecting biodiversity, tree canopy and the scenic landscape of the Georges River. Encourages the retention of larger minimum lot sizes in environmentally sensitive areas, particularly in Oatley West, Mortdale Heights and Peakhurst Heights, to protect mature trees, wildlife habitat and the garden suburb character of these areas. Supports extending Garden Suburbia Naturalistic controls to areas removed from the FSPA to ensure ongoing landscape protection. While increasing housing supply is important, it must be balanced with safeguarding the environment and local character. | Support all | Support is acknowledged. |
| 74 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 75 | 30/03/2026 | Supports the proposal and believes the proposed changes protect biodiversity, enhance foreshore scenic character and retain the unique local character of the area. | Support all | Support is acknowledged. |

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| 76 | 30/03/2026 | Supports the proposal, particularly those measures that reduce development intensity and increase permeable landscape areas. They support the following proposed controls:<br>• Larger minimum lot sizes (1,000sqm) for dual occupancies within both the existing and proposed expanded FSPA<br>• Reduction in floor space ratio from 0.55:1 to 0.5:1 across all properties within the existing and proposed FSPA<br>• Increase in landscaping requirements by 5%. | Support all | Support is acknowledged. |
| 77 | 30/03/2026 | Supports the proposal. The proposed controls to reduce development density, improve stormwater absorption, and better align development with foreshore environmental constraints are essential to protecting the Georges River and its mangrove systems. Higher-density development has already increased pollution, urban heat, canopy loss and habitat fragmentation. Improving on-site water absorption before runoff enters the river is particularly important given the existing pressure on local waterways used by the wider community. The Georges River's scenic landscape is a major asset and overdevelopment would significantly damage its environmental and community value. Supports retaining 1,000 m² minimum lot sizes for dual occupancies within the existing and proposed FSPA, and in Oatley West, Mortdale Heights and Peakhurst Heights. While increased housing supply is important, it must not come at the expense of environmental protection or liveability. | Support all | Support is acknowledged. |

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| 78 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 79 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 80 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 81 | 30/03/2026 | Supports sustainable development but is concerned that the proposed changes rely on outdated and insufficient scientific evidence, as the proposal is heavily based on a 2021 Biodiversity Study. The study is based on feedback from 56 residents out of a population of approximately 11,000, making it statistically unreliable. Its recommendations focus on actions such as weed control and bush regeneration, which do not justify reduced floor space ratios or increased minimum lot sizes. The study also identifies invasive species and climate change as key threats, not housing density. The data is further compromised by its age, as ecological studies are generally considered outdated after three years and do not reflect recent environmental changes, development impacts, or upcoming Nature Positive biodiversity reforms. The proposal also conflicts with modern urban planning principles, which show that excessively low-density development can increase urban sprawl, car dependence, and infrastructure costs. Well-designed, moderate-density development can deliver better environmental and economic outcomes. Given Oatley's relatively low population growth of 12% over 20 years, there is no clear justification for departing from State Government TOD and low- to mid-rise housing objectives. Requests that Council commission a contemporary ecological study (post-2025) and reconsider the proposal in line with current scientific evidence, legislation, and State planning objectives. | Other | The Biodiversity Study was undertaken by qualified ecologists from Total Earth Care and comprised of a desktop assessment which reviewed numerous existing data sources and literature to develop a comprehensive understanding of existing and historical biodiversity values in the LGA. Field surveys were undertaken in 27 Council managed parks and reserves and across 29km of street tree corridors to assess various biodiversity values such as species diversity, conservation significance and habitat connectivity. Additionally, various community and stakeholder consultation activities provided further information and data which supported the outcomes of the desktop assessment and field surveys.<br><br>The outcomes of the Biodiversity Study have been evaluated and translated into the proposed Terrestrial Biodiversity mapping overlay, which does not seek to compete or replace objectives and controls within the Housing SEPP. The presence of terrestrial biodiversity on a property does not prohibit redevelopment or residential intensification.<br><br>There are no greenfield development sites within the Georges River LGA and the R2 zone makes up for the majority of residential zoned land. The proposal does not seek to create new areas of 'urban sprawl' housing. The Planning Proposal will not impede the application of the NSW Government's LMR Policy. |

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| 82 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| 83 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 84 | 30/03/2026 | Supports the proposal. Concerned that the Low and Mid-Rise Housing Policy may lead to environmental and social harm by overriding local planning and community consultation. Council's existing housing strategy can meet housing targets while preserving the character, environment, heritage and amenity of the Georges River LGA. The proposal will protect green corridors, establish low-density buffers along waterways, preserve scenic qualities, and maintain lot sizes needed to safeguard tree canopy and biodiversity. Encourages the retention of larger minimum lot sizes in environmentally sensitive areas, particularly Oatley West, Mortdale Heights and Peakhurst Heights, to protect mature trees, wildlife habitat and garden suburb character. | Support all | Support is acknowledged. |
| 85 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |

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| 86 | 30/03/2026 | Supports the proposal, particularly those measures that reduce development intensity, increase permeable landscape areas and better align built-form with the ecological constraints of foreshore environments.<br><br>Supports the following proposed controls:<br>• Larger minimum lot sizes for dual occupancies within both the existing and proposed expanded FSPA<br>• Reduction in floor space ratio from 0.55:1 to 0.5:1 across all properties within the existing and proposed FSPA<br>• Increase in landscaping requirements by 5%.<br><br>Suggests that land previously in the FSPA but is no longer included, and which still contains established canopy trees on public or private land, should be classified as Garden Suburban Naturalistic. Applying these controls will maintain consistent planning protection and help prevent gradual loss of tree canopy in areas that still have strong environmental and landscape value. Areas beyond the former FSPA that exhibit consistent mature canopy within streetscapes and residential gardens should be assessed for inclusion within the Garden Suburban Naturalistic or Garden Suburban Traditional Character landscape categories. This is relevant in parts of Oatley West. | Support all | Support is acknowledged.<br><br>Whilst character is influenced by physical qualities like the dominance of natural elements and the amount of vegetation, there will always be some exceptions to the overall pattern. The character typology prescribes design guidance for new developments and does not prohibit tree removal. Council's Tree Management Policy encourages the retention of mature trees and provides guidance for practical tree retention.<br><br>Further work is currently being undertaken to expand the character typologies across the northern portion of the LGA. This is anticipated to be integrated into a future DCP amendment. |

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| 87 | 30/03/2026 | Concerned that their property and street has again been excluded from the FSPA. Their primary concern is bushfire safety. Lugarno has only one access road (Forest Road) for all residents to evacuate, while also allowing emergency vehicles to enter. Any further development will increase traffic congestion and make evacuation extremely dangerous, particularly for elderly residents. Urges Council to reconsider and retain all existing foreshore-protected properties in Lugarno as a way of limiting further development and helping protect residents from being trapped during bushfires. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes.<br><br>The subject property is located within the Bush Suburban character area as identified by the Foreshore Study, and is proposed to be removed from the existing FSPA. The Foreshore Study also recommended that the FSPA should include properties that are both visible from the River **and** directly contribute to the scenic character. Whilst the property may be visible from the Georges River, the character attributes of the Bush Surburban character area are not considered to directly impact the scenic character of the River.<br><br>No residential intensification or upzoning is proposed for the Lugarno area, therefore will not generate additional bush fire safety risks. |

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| 88 | 30/03/2026 | Objects to the proposal. They own a property which has been included in the FSPA despite having no visual or environmental connection to Salt Pan Creek. Although the property met standard dual-occupancy requirements applied elsewhere in the LGA, Council refused development on the basis of protecting a non-existent foreshore view. This refusal resulted in a costly five-year Land and Environment Court process. The Court ultimately confirmed that the river is not visible from the site, nor is the site visible from the river. The resident notes that Council's studies recommend removing areas such as Johnstone Street from the FSPA, yet equal or stricter controls continue to be applied. While stronger environmental controls may be appropriate in areas such as Oatley and Lugarno, their application in Peakhurst, which consists of typical suburban blocks with limited native vegetation, is unjustified. The resident argues that these policies restrict housing options and contribute to young families leaving the area, as reflected in declining local school enrolments. | Objection | Council acknowledges the history of site-specific litigation. The Planning Proposal applies foreshore controls at a locality scale based on cumulative landscape and environmental sensitivity rather than individual site visibility outcomes. The proposal does not alter property boundaries or prohibit new development.<br><br>The Planning Proposal includes changes to the existing FSPA extent to remove properties that have no visibility to and from the River or does not contribute to the existing scenic character. The property in question may be included within the properties excluded within the proposed FSPA, however this cannot be verified due to the submitter not providing a street address. |

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| 89 | 30/03/2026 | Concerned that the current framework lacks a contemporary scientific basis and does not properly balance environmental protection with strategic housing needs.<br><br>Key concerns include:<br>• Inefficiency of FSR and landscaping control: larger lot sizes do not automatically deliver better setbacks or biodiversity outcomes without clear, science-based requirements. Landscaped areas dominated by lawn provide little ecological value, and the proposal should instead prioritise meaningful, native vegetation.<br>• Lack of supporting evidence and transparency: reliance on a biodiversity study that is five years old and does not reflect current ecological or urban conditions.<br>• Inconsistency with State Government Policy (TOD/Low to Mid-rise Housing): the decision to maintain existing lot sizes near Oatley Station contradicts low to mid-rise housing recommendations. Aligning with the Housing SEPP to allow duplexes on smaller lots (450m2-600m2) would support young families, provide downsizing options for the elderly, and stimulate the economy.<br><br>Requests that Council provides:<br>• Current scientific evidence to justify the proposed FSR, landscaping and buffer zone requirements.<br>• Independent consultant reports explaining the decision to restrict density.<br>• An evaluation of how these controls align with the Housing SEPP. | Objection | Council acknowledges concerns regarding the adequacy of the evidence base and consistency with State housing policy. As explained in the Planning Proposal, the controls are supported by independently prepared biodiversity and scenic character studies and do not remove housing permissibility under the Housing SEPP. Housing capacity analysis demonstrates that new capacity created by State policy pathways (e.g. the Low and Mid-Rise Housing Policy) comfortably offset local development standard changes.<br><br>The GRDCP provides the additional guidance regarding planting to support better landscaping outcomes. Amendments are proposed to Part 3 of the GRDCP to enforce the provision of native vegetation as part of new developments alongside lawn turf. |

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| 90 | 30/03/2026 | Supports the proposal as an important step in protecting the environmental qualities of the Georges River area. The proposed measures to strengthen biodiversity protection, preserve foreshore character, retain tree canopy and protect local neighbourhood character are strongly supported. Supports enhancing FSPA controls, improved landscaping and tree retention requirements, and appropriate lot size and built-form controls in areas such as Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno. | Support all | Support is acknowledged. |
| 91 | 30/03/2026 | Supports the proposal. The Georges River foreshore is one of the community's most important natural assets. Its tree canopy, bushland, and green character are central to local identity, environmental sustainability, and quality of life. This was evident in 2020, with more than 400 community submissions advocating for the preservation of the area's environmental character. Council's six-month consultation process in 2021 further reinforced this strong community consensus. This proposal is a considered, evidence-based response to that feedback. It appropriately balances responsible development with the protection of biodiversity, tree canopy, and the unique visual character of the foreshore, safeguarding our environment, lifestyle, and amenity for future generations. | Support all | Support is acknowledged. |

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| 92 | 31/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character | Support all | Support is acknowledged. |
| Submissions via Your Say | | | | |
| 93 | 19/02/2026 | Opposes this proposal. Concerned that the changes would encourage overdevelopment and further environmental damage. Opposed to standardising planning controls as different areas require different protections. Argues that increasing landscape percentages is meaningless without proper enforcement. | Objection | The proposal seeks to balance residential development with environmental capacity in foreshore and biodiversity-sensitive areas. The Planning Proposal introduces the Terrestrial Biodiversity overlay to ensure moderate to high-value local biodiversity is given protection for the first time within the GRLEP.<br><br>Compliance, enforcement and public-domain management are addressed through separate statutory and operational programs and are not replaced by planning controls. |

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| 94 | 20/02/2026 | While the Council's proposals to protect green space and biodiversity are positive, they are ineffective without enforcement. Granny flats and battle-axe developments should be built on lots of at least 900sqm to preserve green space and reduce heat impacts. High-rise development should be limited to within 600 metres of train stations, as recent examples along Princes Highway have encroached on established residential areas and eroded suburban character. Some suburbs should remain predominantly low-density, and all should be afforded the same protection as Oatley. Council should urgently increase street tree planting and enforce protections against tree removal, as tree canopy is essential for biodiversity, amenity, and suburb values. | Other | Concern regarding over development is noted, however the Planning Proposal does not seek to reduce existing lot size requirements.<br><br>Council plants approximately 600 new trees each year on public land, including street trees. Additionally, Council will continue as part of its business-as-usual process to deliver widespread community education regarding trees and advocate for tree canopy enhancement on both private and public land. |
| 95 | 21/02/2026 | Objects to the proposal, particularly:<br>• Changes to minimum landscaped areas<br>• Changes to maximum floor space ratio<br>• Changes to minimum lot sizes.<br><br>Concerned that the changes would hinder the delivery of much-needed housing during a housing shortage. | Objection | The Planning Proposal does not seek to restrict housing delivery across the LGA but to balance residential development with environmental capacity in foreshore and biodiversity-sensitive areas. Housing capacity analysis within the Planning Proposal Report demonstrates that potential reductions in local yield are comfortably offset by development enabled through State planning pathways, including the Low and Mid-Rise Housing (LMR) Policy. The proposal maintains opportunities for a range of housing types while ensuring that development in sensitive locations does not undermine long-term environmental and landscape values. |
| 96 | 22/02/2026 | The resident seeks information on how the proposal will affect their property. They request the removal of trees behind their lot due to safety risks and ongoing damage from falling leaves, including pool damage. | Other | Requests for tree removal can be submitted via Council's Tree Permit Application. |

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| 97 | 22/02/2026 | Preserve the unique character and village atmosphere of Oatley. High-rise development around the train station and main street would change the area's character. | Other | The Planning Proposal does not seek to facilitate high-rise development in Oatley. Rather, the proposal introduces controls that manage building scale, bulk and intensity to ensure new development responds to the established character, landscape setting and environmental sensitivity of the area. |
| 98 | 23/02/2026 | Requests clarification on what “stronger scenic protection controls” actually involve under the proposed FSPA. | Other | A combination of changes are proposed to provide "stronger scenic protection" including:<br>- revising the FSPA in the GRLEP to be solely focused on scenic character<br>- amend Clause 6.10 Design Excellence of the GRLEP to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River<br>- introduce new GRDCP provisions and revise existing controls to better enhance the protection of the foreshore scenic character, including the introduction of detailed character statements for the foreshore localities, and<br>- refine existing Views Impacts controls to better manage the impacts of large-scale developments (such as residential flat buildings) on public views and visual amenity in general. |

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| 99 | 23/02/2026 | Concerned about stricter development controls on their property that is not environmentally sensitive or near coastal or bushland areas. It argues that further restrictions are unjustified and would worsen housing supply and affordability pressures in NSW. The resident urges Council to maintain or expand reasonable development rights to support housing availability and sustainable growth. | Objection | The Planning Proposal does not seek to restrict housing delivery across the LGA but to balance residential development with environmental capacity in foreshore and biodiversity-sensitive areas. Housing capacity analysis within the Planning Proposal Report demonstrates that potential reductions in local yield are comfortably offset by development enabled through State planning pathways, including the Low and Mid-Rise Housing (LMR) Policy.<br><br>The Planning Proposal responds to the strong community support for larger lot sizes to remain unchanged. While the proposal may limit some intensification opportunities, it does not prevent reasonable development, does not alter land ownership or legal boundaries, and retains residential zoning and existing permissible uses such as a secondary dwelling. |

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| 100 | 23/02/2026 | The submission argues that if Council fails to enforce existing LEP and DCP foreshore and biodiversity controls once a Private Certifier is involved, it makes the proposed amendments largely cosmetic and ineffective. It highlights repeated instances where there's been unauthorised works below the Foreshore Building Line or MHWM, and approved deep soil landscaping requirements either ignored or retrospectively approved. The submission concludes that enforcement, not stricter controls, is the real issue, and suggests maintaining current FSR limits while improving landscaping outcomes (for example through roof gardens) to enhance visual and environmental outcomes. | Objection | The concern for unauthorised works is acknowledged and the submitter is encouraged to report all concerns to Council's customer service for logging and potential investigation. Compliance, enforcement and public-domain management are addressed through separate statutory and operational programs and are not replaced by planning controls.<br><br>Vertical gardens and rooftop gardens are encouraged in high density areas like town centres where there are a lot of essential services that need to be provided. However, trees and vegetation in these locations are unable to thrive as their growth is physically constrained by the containers they are planted in. Modelling completed in the Planning Proposal Report illustrates that additional landscaped area cannot be accommodate unless the footprint of a new development is reduced, therefore a slight decrease in maximum FSR is required to facilitate this. |
| 101 | 24/02/2026 | Objects to the proposal, particularly the introduction of larger minimum lot sizes, reduced floor space ratios, and increased landscaping requirements. | Objection | Objection is acknowledged. |
| 102 | 24/02/2026 | Objects to the proposal, particularly the reduced maximum floor space ratios, smaller lot size controls, and increased landscaping requirements. | Objection | Objection is acknowledged. |
| 103 | 24/02/2026 | Requests a reduction from 650 sqm to 600 sqm to their property lot size to enable duplex development. | Other | There are no proposed reductions to the existing lot size requirement of 650sqm for dual occupancy developments outside of the foreshore localities. These areas fall outside of the proposed scope of review. |

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| 104 | 25/02/2026 | Opposes the proposed DCP changes, particularly the expansion of the FSPA, arguing it is being used to restrict subdivision and limit housing supply during a housing crisis. Concerned that the proposed changes increase complexity and bureaucracy instead of simplifying controls and improving slow housing approval times. Opposed to the proposed Green Web/Green Corridor changes, arguing that Council assets already contain many invasive and non-native species, the mapping is misaligned, and there's lack of ecological evidence. Argues that genuine habitat improvement would be better achieved by supporting property owners through incentives and practical measures, such as rate reductions to remove invasive species, easier approvals for removing non-native vegetation, free native plants, and targeted assistance in areas with low tree canopy cover. | Objection | The Planning Proposal does not introduce these controls to restrict housing delivery, but to address documented cumulative impacts of incremental development on biodiversity, canopy cover and scenic character identified in the supporting Biodiversity Study and Foreshore Scenic Character Study. The proposal also refines and reduces the extent of the existing FSPA to focus on areas of demonstrated environmental and landscape sensitivity.<br><br>Green Corridor mapping has been developed to identify key linkages between existing bushland, waterways and vegetated private land based on ecological connectivity principles. While Council acknowledges that invasive species and land management practices are ongoing issues, these are addressed through separate operational and incentive-based programs and do not replace the need for a clear statutory framework to manage future development.<br><br>The existing provisions of Council's Tree Management Policy allows the removal of some exotic species without consent, which remains unchanged by the proposed controls. Council has the ongoing Commemorative Tree Giveaway where all residents can request a native tree to mark special occasions (e.g. births, anniversaries), for free all year round. Council also provides free native plant giveaways on special events like the National Tree Day. |

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| 105 | 26/02/2026 | Supports reducing house-to-landscape ratios to prevent oversized homes that eliminate backyards, landscaping, and tree cover. It emphasises that tree canopy reduces urban temperatures and is essential for liveability. The loss of Oatley's leafy character due to large, closely built houses is undermining the very appeal that attracts people to the area. | Support all | Support is acknowledged. |
| 106 | 26/02/2026 | The requirement to plant four trees along property boundaries conflicts with RFS bushfire attack level requirements for bushfire-prone land. | Other | The NSW Rural Fire Services (RFS) 10/50 Vegetation Clearing Code of Practice permits some extent of vegetation clearing on bushfire prone land. The eligibility of the 10/50 Vegetation Clearing Scheme is determined by RFS and can be verified on the RFS website. The RFS does not prohibit the planting of new trees. All new developments on bushfire prone land must comply with 3.4 Bushfire Prone Land of the GRDCP. |
| 107 | 1/03/2026 | Opposed to any reduction in the current 1,000 sqm minimum lot size for dual occupancies. The existing restriction is valued for preserving the area's low-density character and appeal. Reducing the threshold would enable widespread dual occupancy development, significantly increasing density and damaging the area's scenic, environmental, and biodiversity values protected under the FSPA. | Support all | Support for the retention of existing lot size controls is acknowledged. |

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| 108 | 2/03/2026 | Supports stronger foreshore and biodiversity protections but raises two key concerns affecting the Beaconsfield Road area. First, it questions the proposed reclassification to a 700 sqm minimum lot size, arguing it is inconsistent with the existing 520 sqm subdivision pattern, standard R2 planning controls, and local character, and may unjustly restrict homeowners without clear justification. Second, it objects to applying a reduced FSR (0.5:1) and increased landscaping requirements beyond the Foreshore Scenic Protection Area, requesting these stricter controls be limited to the FSPA only. Overall, the submission seeks fairer, context-based controls aligned with existing neighbourhood characteristics. | Objection | The Planning Proposal identifies that environmental sensitivity, including canopy retention and biodiversity connectivity, extends beyond the mapped foreshore and requires a broader, place-based response. The controls do not seek to prevent development but to moderate intensity and improve landscape outcomes across the wider area.<br><br>Minimum lot sizes, FSR and landscaped area requirements have been calibrated across identified precincts to respond to local environmental capacity and cumulative development pressures, rather than being limited solely to FSPA land. The proposed changes respond to long standing community concern that existing controls are not sufficiently clear or effective in managing cumulative impacts from redevelopment, resulting in perceptions of overdevelopment. Decreases in FSR does not limit residential intensification as existing permissibility within the R2 zone remains unchanged, including typologies which create an additional dwelling such as secondary dwellings and dual occupancies.<br><br>The proposed reduction to FSR equates to 9% reduction in the floor space of a new house on a 520sqm site – from 286sqm to 260sqm (i.e. 26sqm reduction). For reference, developments permitted by the LMR Policy is less than 150sqm per dwelling. The reduced FSR will still allows a generously-sized family home to be constructed on a typical lot. |

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| 109 | 4/03/2026 | While supporting environmental protection, the submission objects to increasing lot sizes, reducing FSR, and the proposed landscaping requirements as this makes housing less affordable and limits access to desirable areas. The submission supports allowing more dual occupancies on the foreshore as a better alternative to high-density towers elsewhere, advocating for inclusive, well-designed development that balances environmental protection with housing demand. | Objection | Council acknowledges support for environmental protection and concerns regarding housing affordability and access to dual occupancies. The Planning Proposal does not prohibit dual occupancies or other housing types, but seeks to ensure that development in environmentally sensitive and foreshore-influenced areas is proportionate to site capacity and does not exacerbate cumulative impacts on tree canopy and landscape character.<br><br>The proposal is supported by housing analysis which demonstrates that overall housing capacity within the LGA is maintained through a combination of local controls and State planning pathways, including the Low and Mid-Rise Housing Policy. |

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| 110 | 5/03/2026 | Concerned about the proposed terrestrial biodiversity and 40-metre buffer zones around Maple Street and Cedar Street, Lugarno. While supporting tree preservation in principle, it argues that excessive and poorly managed vegetation has led to blocked district views to Little Moon Bay and Moon Point, safety risks, frequent power outages, damage to public and private infrastructure, costly drainage repairs, and neighbour disputes. States that rigid tree protection rules discourage responsible maintenance, in fear of breaching the tree management policy, and allow negligent planting near boundaries.<br><br>It calls for more balanced controls and provides the following suggestions:<br>• People can trim/maintain up to 10% of trees on their own property each year without Council approval.<br>• People should be permitted to cut back overhanging trees from neighbouring properties where there is a risk of damage, increasing the allowable trimming distance from 3 m to at least 10 m.<br>• Prohibit negligent planting of trees within 3 m of boundaries or drainage (with consideration given to tree species and mature height). Each property should be responsible for maintaining their trees to prevent damage and disputes. | Other | The submission related to Council's Tree Management Policy. Pruning of deadwood such as dead branches are permitted by the existing Policy without approval for trees on private land. Additionally, pruning or removal private trees can be carried out without consent if they are "exempt species" or an imminently dangerous tree.<br><br>Planting trees with sufficient setback from boundary fences and major infrastructure like drainage is always encouraged to ensure sufficient room is provided for a tree's growth. However, it is difficult for Council to regulate tree planting as this can be done without development consent. Developments which propose new tree plantings are required to demonstrate via Landscape Plans that new trees have adequate clearance from buildings, swimming pools and property boundaries. |
| 111 | 8/03/2026 | Supports the proposal, arguing it will better protect Oatley's historical character and environmental values in the face of inappropriate development, environmental degradation, and increasing density pressures. | Support all | Support is acknowledged. |

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| 112 | 9/03/2026 | Objects to the proposed changes affecting their property, specifically the reduction of maximum floor space ratio and increase in minimum landscaped area requirements. Argue that these changes would impose further restrictions on an already heavily constrained property, effectively reducing its future development potential and value. Having owned the property for over 25 years and already facing challenges such as restricted access due to a steep block without street frontage and subdivision limits, they believe the amendments are unnecessary, unfair to long-term landowners, and should be rejected. | Objection | The Planning Proposal recognises that individual properties vary in their physical characteristics, including slope, access and subdivision constraints. The proposed FSR and landscaped area provisions are intended to reduce built-form bulk, improve deep soil capacity and support canopy retention, particularly in locations identified as having limited environmental resilience. While this may reduce the maximum achievable floor area compared to existing controls, it does not prevent reasonable development of the site.<br><br>The proposed reduction to FSR equates to 9% reduction in the floor space of a new house – from 385sqm to 350sqm (i.e. 35sqm reduction) on a typical lot in the foreshore locality. For reference, developments permitted by the LMR Policy is less than 150sqm per dwelling. The reduced FSR will still allows a generously-sized family home to be constructed on a typical lot. |

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| 113 | 10/03/2026 | Opposes increased landscaping requirements, arguing it limits their ability to extend their home to accommodate children amid Sydney's housing affordability crisis. Selling and relocating is not an option, citing prohibitive transaction costs and cost-of-living pressures. Notes that the proposal offers no compensation despite effectively reducing property value. | Objection | The proposed 5% increase in landscaped area is not expected to significantly hinder the ability to extend an existing dwelling to accommodate family needs. The proposed landscaped area controls are intended to ensure adequate deep-soil zones, support tree canopy retention and improve long-term environmental outcomes in residential areas identified as experiencing cumulative vegetation loss.<br><br>The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection. Multi-generational living arrangements such as secondary dwellings remain permissible across the LGA. As the proposal does not remove development permissibility or alter land ownership, it does not give rise to compensation. |
| 114 | 11/03/2026 | Supports stronger protection of the Tom Uglys Peninsula foreshore by reducing overdevelopment and limiting buildings to two or three storeys. It argues that recent high-rise developments have degraded the area's character and outlook, and that the Georges River and Tom Uglys Bridge should remain the peninsula's visual focus, not multi-storey apartments. | Support all | Support is acknowledged.<br><br>The comment on the high density development on either side of Tom Uglys Bridge is noted, however these are permissible under currently planning controls as these areas are zoned R4 High Density Residential. The proposed changes to Clause 6.10 Design Excellence of the GRLEP seek to strengthen considerations of a development's impact on foreshore scenic character. |

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| 115 | 14/03/2026 | Supports expanding foreshore protections near Oatley Point, endorses the proposed local character statements, and supports increased minimum lot sizes and dual-occupancy controls in the Oatley area. It argues that Oatley's unique bushland character should be preserved and that recent high-density developments have removed vegetation without delivering affordable housing benefits. The submission supports Council's proposed planning changes as necessary to protect amenity, character, and environmental values from insensitive redevelopment. | Support all | Support is acknowledged. |
| 116 | 17/03/2026 | Objects to the proposed lot size changes, noting that these properties already face significant construction and land-use restrictions. Additional controls such as reducing allowable building size and increasing landscaped area requirements would further limit future development potential and negatively impact property values, unfairly burdening landowners. | Objection | Council acknowledges concerns regarding increased minimum lot sizes, reduced building envelopes and the cumulative effect of development controls on future development potential and property values. The Planning Proposal applies these controls in response to identified environmental constraints, including canopy loss, biodiversity sensitivity and landscape character considerations, rather than as a general limitation on development.<br><br>The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection. While the proposal may limit some intensification opportunities, it does not prevent reasonable development, does not alter land ownership or legal boundaries, and retains residential zoning and permissible uses including secondary dwellings. |

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| 117 | 18/03/2026 | Supports key measures including increased landscaping requirements, the Green Corridor, larger minimum lot sizes for the existing FSPA, and reduced FSR. It reinforces the importance of protecting foreshore scenic amenity and expresses concern about the removal of large parts of Kogarah Bay from the FSPA, warning this may weaken environmental and visual protections. Requests Council reconsider or provide clearer justification to ensure long-term protection of Kogarah Bay's foreshore values. | Support all | Support is acknowledged.<br><br>Although parts of Kogarah Bay are proposed to be removed from the FSPA, the proposed changes to Clause 6.10 Design Excellence of the GRLEP seek to strengthen considerations of a development's impact on foreshore scenic character. This ensures visual impacts are adequately considered across all foreshore localities. Additionally, character areas including Kogarah Bay are proposed to be introduced within Part 6.5 of the GRDCP to ensure foreshore scenic amenity continues to be considered as part of the DA assessment process. |
| 118 | 19/03/2026 | Requests that Glenlee be included in the proposed biodiversity mapping. It argues that Glenlee contains significant tree canopy, wildlife, and marine life and is one of the last remaining high-value foreshore environments in the area. The omission of Glenlee from the proposed biodiversity areas is seen as a serious risk, as residents believe the area is culturally and environmentally important and should be protected from further residential development to prevent further loss of wildlife and natural habitat. | Other | The site at 80 Boronia Parade, Lugarno (known as Glenlee) is affected by the proposed Terrestrial Biodiversity overlay in the LEP and entirely included within the draft Green Corridor mapping in the DCP. If the proposed controls are finalised, any future development at Glenlee must comply with the proposed biodiversity controls. |
| 119 | 20/03/2026 | Supports the proposal, endorsing stronger protections for biodiversity, tree canopy, and scenic landscapes of the Georges River. It advocates retaining larger minimum lot sizes in environmentally sensitive areas, particularly Oatley West, Mortdale Heights, and Peakhurst Heights, to preserve mature trees, wildlife habitat, and garden suburb character. Supports extending Garden Suburbia Naturalistic controls to areas removed from the Foreshore Scenic Protection Area, and emphasises that housing supply must be balanced with environmental protection and community character. | Support all | Support is acknowledged. |

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| 120 | 21/03/2026 | Supports the proposal, emphasising the need to protect local character, tree canopy, wildlife habitat, and cooler suburban environments as housing density increases. It argues that higher density should be focused in well-serviced areas, not garden suburbs, to avoid congestion and safety issues. Supports expanding the Foreshore Scenic Protection Area to protect wildlife, water quality, and foreshore amenity, stressing that increased housing should not come at the expense of livable, character-rich suburbs. | Support all | Support is acknowledged. |
| 121 | 21/03/2026 | Supports the proposed reduction of the FSPA in Lugarno but opposes the proposed 40 m biodiversity and terrestrial buffers to parts of Illawong Street. It argues these buffers impose unreasonable and unjustified restrictions on long-developed residential properties, limiting landscaping, safety measures, and solar access, with little ecological connection to the Glenlee property behind them. Objects to overly restrictive FSPA controls on the Glenlee site, stating the land has been poorly maintained, poses bushfire and safety risks, and would be better managed through sensible development consistent with the surrounding suburban character, including appropriate vegetation reduction. | Objection | Support for the reduced extent of the FSPA is acknowledged.<br><br>The biodiversity buffer is applied to ensure protection of the core terrestrial biodiversity areas by managing edge effects like weed invasion and stormwater runoff. The buffer does not prohibit development, nor does it prevent routine maintenance, vegetation management for safety, or works required to address bushfire risk and solar access, which remain permissible subject to relevant legislation and assessment such as Council's Tree Management Policy.<br><br>The Glenlee site, located at 80 Boronia Parade, Lugarno, is located on the River's edge and directly contributes to the scenic character of the River. Therefore it is included within the proposed FSPA extent. The application of foreshore and biodiversity controls is intended to manage future development and built form in a manner that protects these values and has no impact on current maintenance conditions or site management practices on private property. |

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| 122 | 22/03/2026 | Opposes the proposed reduction in FSR within the Foreshore Scenic Protection Area, arguing it conflicts with the National Housing Accord and worsens housing affordability pressures. It states that well-designed dwellings and dual occupancies that respond to site topography can maintain scenic and streetscape values under existing FSR controls. A blanket FSR reduction would not protect scenic quality but would instead limit property enjoyment and restrict multigenerational housing options. Recommends focusing on improved DCP controls for building siting and built form rather than reducing FSR. | Objection | The proposed changes respond to long standing community concern that existing controls are not sufficiently clear or effective in managing cumulative impacts from redevelopment, resulting in perceptions of overdevelopment. Decreases in FSR does not limit residential intensification as existing permissibility within the R2 zone remains unchanged, including typologies which create an additional dwelling such as secondary dwellings and dual occupancies.<br><br>The proposed reduction to FSR equates to 9% reduction in the floor space of a new house – from 385sqm to 350sqm (i.e. 35sqm reduction) on a typical lot in the foreshore locality. For reference, developments permitted by the LMR Policy is less than 150sqm per dwelling. The reduced FSR will still allows a generously-sized family home to be constructed on a typical lot. |

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| 123 | 22/03/2026 | Requests that their property be removed from the Rivers Edge Semi-Naturalistic Local Character Area, arguing the property is not visible from the river and does not contribute to its scenic character. It notes that Council-acquired land and Shipwrights Bay Reserve now form a substantial vegetated buffer that screens the property, replacing former river views with dense bushland. The submission contends the property does not align with the Local Character Statement underpinning its inclusion, particularly in terms of visibility, lot form, vegetation character, and built form. Inclusion in this area is said to impose unjustified planning controls on lot size, FSR, and landscaping, and would also result in the loss of exempt and complying development rights. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes. Parcel by parcel application of foreshore or character controls would undermine their strategic intent and create inequitable and fragmented results across the LGA.<br><br>The subject property is located within the River Edge Semi Naturalistic character area as identified by the Foreshore Study, which is included within the proposed FSPA. The subject property is also located within the existing FSPA. In response to community requests for greater environmental protection in the foreshore areas, the minor reduction in FSR is proposed to enable the increase in landscaped area. The proposed controls will not prohibit new development from occurring. |

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| 124 | 22/03/2026 | Requests that their property be removed from the Rivers Edge Semi-Naturalistic Local Character Area. Argues their property is not near the river, is not visible from the river, and does not contribute to its scenic character. It notes that Council-acquired land and Shipwrights Bay Reserve now form a substantial vegetated buffer that screens the property, replacing former river views with dense bushland. The submission states the property does not align with Council's Local Character Statement and that its inclusion results in unjustified planning constraints on lot size, FSR, landscaping, and the loss of exempt and complying development rights. | Character Area | Council acknowledges that individual properties may experience varying degrees of visibility, vegetation coverage or site conditions. However, planning controls of this nature must operate consistently at a broader spatial scale to achieve coherent landscape and scenic protection outcomes. Parcel by parcel application of foreshore or character controls would undermine their strategic intent and create inequitable and fragmented results across the LGA.<br><br>The subject property is located within the River Edge Semi Naturalistic character area as identified by the Foreshore Study, which is included within the proposed FSPA. The subject property is also located within the existing FSPA. In response to community requests for greater environmental protection in the foreshore areas, the minor reduction in FSR is proposed to enable the increase in landscaped area. The proposed controls will not prohibit new development from occurring. |
| 125 | 23/03/2026 | 3.2.1: Calls for stronger enforcement of tree protection rules, including meaningful penalties for repeat offenders such as mandatory replanting and rejection of development applications.<br>3.2.2: Supports regulations that protect and enhance native vegetation.<br>3.5.2: Recommends ongoing site monitoring during construction rather than one-off inspections.<br>3.8: Suggests community education on the environmental, aesthetic, and practical benefits of bush and water views, including biodiversity, cooling, drainage, and erosion control.<br>6.5: Supports foreshore controls that minimise building footprints and keep ancillary structures close to main dwellings. | Support all | Support is acknowledged. |

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| 126 | 24/03/2026 | Supports the proposal in full, endorsing stronger protections for biodiversity, tree canopy, and the scenic landscape of the Georges River. It advocates retaining larger minimum lot sizes, particularly in Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno, and supports extending Garden Suburbia Naturalistic controls to areas removed from the Foreshore Scenic Protection Area. While acknowledging the need for increased housing supply, the submission emphasises that this must be balanced with protecting environmental values and local character. | Support all | Support is acknowledged. |
| 127 | 26/03/2026 | Stresses the need to preserve environmental amenity to offset the pressures of urban consolidation, noting that infrastructure and transport systems are already overstretched and unable to support further growth. The submission warns that intensifying development around transport nodes will further damage local centres like Oatley, especially without adequate state funding for infrastructure maintenance and upgrades. | Support all | Support is acknowledged. |
| 128 | 26/03/2026 | Supports the proposed DCP changes and most LEP changes, but not the lot size provisions. It suggests reducing the maximum lot size by 10% and amending minimum landscaped area requirements to 45%. | Objection | Support for all other aspects of the proposed changes is acknowledged.<br><br>The proposed changes respond to long standing community concern that existing controls are not sufficiently clear or effective in managing cumulative impacts from redevelopment, resulting in perceptions of overdevelopment. Modelling completed in the Planning Proposal Report illustrates that additional landscaped area cannot be accommodate unless the footprint of a new development is reduced, therefore a slight decrease in maximum FSR is required to facilitate this. Existing lot size controls are retained in response to the outcomes of pre-exhibition community consultation carried out in 2022 and 2023. |

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| 129 | 26/03/2026 | Supports the proposal, recognising it as an important measure to protect biodiversity, tree canopy, and the scenic landscape of the Georges River. Supports retaining larger minimum lot sizes in environmentally sensitive areas, particularly Oatley West, Mortdale Heights, and Peakhurst Heights to preserve mature trees, wildlife habitat, and garden suburb character. Endorses expanding Garden Suburbia Naturalistic controls to areas removed from the Foreshore Scenic Protection Area. Emphasises that housing supply must be balanced with environmental protection and community character. | Support all | Support is acknowledged. |
| 130 | 26/03/2026 | Supports the proposal, endorsing the retention of the Foreshore Scenic Protection Area and larger minimum lot sizes. It supports all measures to improve and enhance tree canopy and requests that Oatley West be excluded from smaller-lot development due to its proximity to the river and Oatley Park, where higher biodiversity should be preserved. | Support all | Support is acknowledged. |
| 131 | 26/03/2026 | Supports Council's biodiversity initiatives and strongly values Oatley's green, leafy character. Supports the Foreshore Scenic Protection Area, larger minimum lot sizes, and enhanced tree canopy measures. Supports maintaining lot sizes and limiting development in Oatley West due to its role as a biodiversity buffer for Oatley Park and the Georges River, emphasising that protecting greenery and biodiversity is essential for quality of life now and for future generations. | Support all | Support is acknowledged. |

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| 132 | 26/03/2026 | Supports the proposal, including retaining the Foreshore Scenic Protection Area and larger minimum lot sizes. Requests that all streets in Oatley West be included in the Traditional Garden character area as the area bordered by Mulga Road and Boundary Road is a green and biodiversity buffer for Oatley Park and the Georges River. Suggests that this area should not have three storey development permitted. Calls for improved tree canopy as a key liveability measure to preserve the area's green character. | Support all | Support is acknowledged. |
| 133 | 26/03/2026 | Supports the proposal and calls for them to be strengthened. It requests that all of Oatley West be included in the Garden Suburban Traditional area, with no three-storey development permitted particularly between Mulga Road and Boundary Road. The area should be protected as a green buffer for Oatley Park and the Georges River. Supports the Foreshore Scenic Protection Area protections and larger lot sizes and opposes any further loss of biodiversity through increased development intensity. | Support all | Support is acknowledged. |
| 134 | 26/03/2026 | Supports the proposal, including larger minimum lot sizes and the Foreshore Scenic Protection Area. It requests that the Oatley West area bordered by Mulga Road and Boundary Road be included in the Garden Suburban Traditional character area, noting it forms part of the green buffer for Oatley Park and the Georges River. Highlights the need to protect and improve tree canopy and supports preserving green suburban areas alongside housing growth. | Support all | Support is acknowledged. |

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| 135 | 27/03/2026 | Supports the proposal, recognising it as an important measure to protect biodiversity, tree canopy, and the scenic landscape of the Georges River. It supports the proposal in full and encourages retention of larger minimum lot sizes, particularly in Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno. Endorses expanding Garden Suburbia Naturalistic controls to areas removed from the Foreshore Scenic Protection Area to ensure continued landscape and environmental protection. | Support all | Support is acknowledged. |
| 136 | 27/03/2026 | The submission supports the Biodiversity and Foreshore Planning Proposal. | Support all | Support is acknowledged. |
| 137 | 27/03/2026 | Supports the proposal, and endorses measures to protect biodiversity, tree canopy, foreshore scenic character, and local character, particularly through strengthened biodiversity controls, enhanced FSPA protections, appropriate lot sizes, and built-form controls in areas such as Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno. Emphasises the importance of preserving the area's green, leafy character for community wellbeing and future generations. | Support all | Support is acknowledged. |

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| 138 | 27/03/2026 | Supports the proposal, viewing it as essential for protecting biodiversity, tree canopy, and the scenic landscape of the Georges River. It endorses retaining larger minimum lot sizes in environmentally sensitive areas, particularly Oatley West, Mortdale Heights, and Peakhurst Heights, to preserve mature trees, wildlife habitat, and garden suburb character. Supports extending character landscape protections to areas outside the former FSPA that feature mature trees and established streetscapes. It requests that parts of Oatley West be included in the Garden Suburban Naturalistic or Traditional character areas to ensure protection of important mature tree canopy. It highlights the ongoing loss of tree canopy through redevelopment, notes the LGA's low canopy coverage relative to NSW targets, and argues that larger lots, reduced FSR, and increased landscaping are necessary to achieve canopy and biodiversity goals. Overall, it supports balancing housing supply with strong environmental and character protections. | Support all | Support is acknowledged.<br><br>Whilst character is influenced by physical qualities like the dominance of natural elements and the amount of vegetation, there will always be some exceptions to the overall pattern. The character typology prescribes design guidance for new developments and does not prohibit tree removal. Council's Tree Management Policy encourages the retention of mature trees and provides guidance for practical tree retention. |
| 139 | 27/03/2026 | Supports the proposal, and endorses measures to protect biodiversity, tree canopy, foreshore scenic character, and local character, including stronger biodiversity controls, enhanced Foreshore Scenic Protection Area, improved landscaping requirements, and appropriate lot sizes particularly in Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno. Highlights the importance of preserving the area's green, leafy environment for community wellbeing and future generations. | Support all | Support is acknowledged. |

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| 140 | 27/03/2026 | Concerned about the proposed reduction of FSR within the Foreshore Scenic Protection Area, particularly for large lots. Supports foreshore character protection in principle but argues the proposal lacks accurate comparative analysis and evidence-based justification. The submission notes that neighbouring LGAs allow a fixed FSR, whereas Georges River's sliding-scale approach already results in lower FSRs for large lots, making further reductions inconsistent and punitive. Concerned that the proposed controls may unintentionally incentivise subdivision of large foreshore lots, increasing development intensity and undermining the stated objective of reducing bulk and protecting scenic character. | Objection | The Planning Proposal identifies that existing height and setback controls alone have not adequately managed bulk and visual dominance in foreshore areas. The sliding-scale approach for larger lots is an existing provision within the GRLEP. The minor amendment to update the sliding-scale to reflect the overall reduction in FSR is intended to manage cumulative built form impacts and protect scenic values identified in the Foreshore Scenic Character Study. The controls apply alongside minimum subdivision lot sizes to discourage inappropriate outcomes.<br><br>While neighbouring councils may apply different methodologies, planning controls are not required to be uniform across local government boundaries as they should be tailored to the unique issues of each LGA. |

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| 141 | 27/03/2026 | Supports environmental protection but argues the proposal lacks balance with housing needs. It opposes the proposed reductions in FSR and increased landscaping requirements, stating existing large minimum lot sizes already adequately manage density and environmental outcomes. The submission highlights that modern design solutions (such as roof and vertical gardens) can achieve strong ecological results without reducing living space, and warns that the changes may negatively impact housing affordability and property values. Argues that the proposal fails to address the housing shortage or Gateway conditions regarding lot sizes near transit hubs. Current controls around Oatley Station restrict duplex development on smaller lots, limiting housing diversity in locations where increased density is needed to support families, seniors, and local businesses.<br><br>The submission recommends a tiered, transit-based planning approach:<br>• Within 800m of Oatley Station: Planning controls should align with the State Government's low- and mid-rise housing policies to improve housing affordability and accessibility to transport.<br>• 800m to 1.5km Radius: Establish a transitional zone that balances density with suburban character.<br>• Foreshore Areas: Retain current FSR levels while encouraging "green" architectural technology to meet landscape targets. | Objection | Council acknowledges concerns regarding reduced floor space ratios and perceived inconsistency with transit-oriented development principles. The Planning Proposal identifies that parts of the Oatley Station catchment are uniquely constrained by steep topography, extensive established canopy and foreshore scenic sensitivity, limiting their capacity to accommodate increased bulk without unacceptable cumulative impacts. The FSR reductions have been calibrated in conjunction with height, setback and landscaping controls to manage visual dominance rather than to restrict housing permissibility. Council considers that comparative standards from other LGAs are not determinative given Georges River's distinct riverine landscape context.<br><br>In response to the request for green architectural technology mandates in lieu of landscaped area requirements, low density neighbourhoods are the best locations for vegetation as our gardens and backyards provide the deep soil zones necessary for optimal tree and plant growth. Georges River, like many other Metropolitan councils, is seeing a rapid decline in overall tree canopy due to tree removal in the private domain. Vertical gardens and rooftop gardens are encouraged in high density areas like town centres where there are a lot of essential services that need to be provided. However, trees and vegetation in these locations are unable to thrive as their growth is physically constrained by the containers they are planted in. |

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| 142 | 27/03/2026 | Supports the proposal and emphasises the importance of retaining tree canopy, noting that mature trees take decades to replace. Highlights the benefits of trees in providing shade, supporting wildlife habitat, and improving community wellbeing. | Support all | Support is acknowledged. |
| 143 | 27/03/2026 | Emphasises that a healthy environment underpins a functioning economy and calls for Council to take stronger action to expand tree canopy by planting large trees. While acknowledging the costs and infrastructure challenges involved, the submission stresses that investing in tree-proof infrastructure is essential to avoid the severe social, economic, and health impacts of urban heat islands. | Other | Council has an adopted tree canopy cover of 40% by 2038, and has been actively planting new in parks, town centres and local streets. Like a lot of other councils in Sydney, the Georges River Tree Management Policy requires a replacement ratio of 2 new trees for each existing tree removed to ensure there will be a net increase in tree canopy over time. |
| 144 | 27/03/2026 | Opposed to reducing lot sizes outside the FSPA. Argues that there is already widespread knock-down rebuilds and duplex developments that increase street congestion, reduce parking, and compromise pedestrian and cyclist safety. Concerned about the strain on electricity and water infrastructure, the loss of mature trees, and declining tree canopy with little replacement. Highlights significant biodiversity loss, noting the disappearance of native wildlife and the rise of invasive species. | Other | The Planning Proposal does not include decreases to existing lot size controls and neither does it propose changes which will intensify existing development potential and density. The proposed controls respond to the community's preference for larger lot sizes to be retained and environmental protection measures to be strengthened. |
| 145 | 28/03/2026 | Opposed to reducing lot sizes and increasing development near the river, arguing it would harm the openness and liveability of Oatley, particularly Oatley West. It highlights existing issues with narrow lots, limited on-site parking, increased street congestion, safety risks for pedestrians and cyclists, and neighbourhood conflict over parking. Concerned about inadequate traffic capacity and existing sewage and water infrastructure problems, arguing that development should not proceed without comprehensive studies and that current infrastructure issues should be resolved before adding more housing. | Other | The Planning Proposal does not include decreases to existing lot size controls and neither does it propose changes which will intensify existing development potential and density. The proposed controls respond to the community's preference for larger lot sizes to be retained and environmental protection measures to be strengthened. |

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| 146 | 28/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values across the LGA<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |
| 147 | 29/03/2026 | Supports the proposed changes, particularly:<br>• Stronger biodiversity protections<br>• Improvements to the Foreshore Scenic Protection Area<br>• Greater emphasis on landscaping and tree canopy retention<br>• Appropriate development controls for areas such as Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno<br>• Measures that better recognise and protect local character. | Support all | Support is acknowledged. |
| 148 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Improved biodiversity protections through clearer planning controls<br>• Strengthening the Foreshore Scenic Protection Area<br>• Protecting and increasing tree canopy and landscaped space<br>• Ensuring development outcomes that respect environmental values, particularly in Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno<br>• Introducing controls that better preserve local character. | Support all | Support is acknowledged. |

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| 149 | 29/03/2026 | Supports the proposed changes and key elements including:<br>• Enhanced biodiversity protections through improved mapping and planning controls<br>• Strengthening of the Foreshore Scenic Protection Area<br>• Increased requirements for landscaping and tree canopy retention<br>• Appropriate lot sizing and built form outcomes that respect environmental values, particularly in Oatley West, Mortdale Heights, Peakhurst Heights, and Lugarno<br>• Planning controls that better reflect and safeguard local character. | Support all | Support is acknowledged. |
| 150 | 29/03/2026 | Supports the planning controls that protect the natural beauty and extensive tree canopy of the Georges River environment, noting that these qualities are central to community identity, particularly for long-term and aging residents. | Support all | Support is acknowledged. |
| 151 | 29/03/2026 | Supports the proposal to protect biodiversity and preserve the area's green, leafy character. Endorses measures to increase tree canopy and retain larger lot sizes within the Foreshore Scenic Protection Area. Requests that the part of Oatley West bounded by Mulga Road, Gungah Bay Road, and Boundary Road be included in the Garden Suburban Traditional zoning, recognising its role as a green buffer adjoining Oatley Park and Myles Dunphy Reserve. | Support all | Support is acknowledged. |

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| 152 | 29/03/2026 | Generally supports the proposed changes but raises concern about the terrestrial biodiversity provisions, specifically the 40-metre buffer. Seeks clarification on how the requirements for four trees and a continuous canopy apply where only part of a property falls within the buffer - whether the requirement applies fully to the whole block or only proportionally to the affected area. | Support all | Support is acknowledged.<br><br>The proposed DCP control of providing a continuous tree canopy of a minimum 4 trees is intended for the site boundary that is most consistent with the biodiversity corridor, which is most likely to be the property boundary that is affected by the LEP mapping. There is no size requirement for these trees to provide greater flexibility in species selection. All proposed controls will apply to new developments and will not affect existing developments. |
| 153 | 29/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 154 | 29/03/2026 | Supports the proposal, viewing it as critical to protecting biodiversity, tree canopy, foreshore environments, and the unique leafy character of the Georges River area. Drawing on long-term local experience, it highlights extensive loss of vegetation, habitat, wildlife corridors, and mangroves due to recent subdivision and overdevelopment. Endorses larger minimum lot sizes, improved landscaping and tree canopy retention, strengthened foreshore protections, and the introduction of wildlife corridors. Supports expanding Garden Suburbia Naturalistic controls to areas removed from the FSPA. | Support all | Support is acknowledged. |
| 155 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character.<br><br>The submission calls for Glenlee to be purchased and permanently protected as biodiversity green space. | Support all | Support is acknowledged.<br><br>Council does not have the funds available to purchase the site at 80 Boronia Parade, Lugarno (known as Glenlee). Recently in March 2026, Council has written to both State and Commonwealth Governments seeking funding to purchase Glenlee for public use. |

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| 156 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character.<br><br>Requests that Glenlee be added to the protected biodiversity zone on the map, stressing this is essential due to the significant loss of green space along major roads. | Support all | Support is acknowledged.<br><br>The site at 80 Boronia Parade, Lugarno (known as Glenlee) is affected by the proposed Terrestrial Biodiversity overlay in the LEP and entirely included within the draft Green Corridor mapping in the DCP. If the proposed controls are finalised, any future development at Glenlee must comply with the proposed biodiversity controls. |
| 157 | 30/03/2026 | Supports all proposed measures that protect green space and prevent overdevelopment within the FSPA. | Support all | Support is acknowledged. |

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| 158 | 30/03/2026 | Supports environmental protection but argues the proposed amendments do not strike a fair balance between environmental outcomes and housing needs. The proposed reductions in FSR for houses and duplexes are considered unnecessary, given existing large lot sizes in foreshore areas and modern design solutions (such as roof gardens and vertical planting) achieve environmental goals without reducing living space. Concerns are raised about the lack of transparent, up-to-date evidence, including outdated biodiversity studies, inaccessible foreshore reports, and an unrepresentative community survey. Argues that reducing FSR or increasing landscaped area alone will not meaningfully improve biodiversity without targeted native planting and active management. Concerned that the proposal conflicts with NSW housing policy by restricting low- and mid-rise housing near Oatley Station, limiting housing diversity and affordability. These controls may negatively affect young families, downsizers, multi-generational households, local businesses, and long-term community sustainability.<br><br>Recommends:<br>• Retaining existing FSR controls and allow flexibility in design to achieve environmental outcomes<br>• Providing updated scientific evidence and make all supporting reports publicly accessible<br>• Focusing on quality landscaping outcomes (native planting and habitat) rather than quantity alone<br>• Reviewing planning controls within 800m of Oatley Station to align with NSW housing policy<br>• Considering a balanced approach that supports both environmental protection and housing supply. | Objection | Council acknowledges the concern that the proposed controls may affect some properties differently to others. Vertical gardens and rooftop gardens are encouraged in high density areas like town centres where there are a lot of essential services that need to be provided. However, trees and vegetation in these locations are unable to thrive as their growth is physically constrained by the containers they are planted in. Low density neighbourhoods are the best locations for vegetation as our gardens and backyards provide the deep soil zones necessary for optimal tree and plant growth. Georges River, like many other Metropolitan councils, is seeing a rapid decline in overall tree canopy due to tree removal in the private domain.<br><br>The Planning Proposal does not override, restrict or disable existing State Environmental Planning Policies, including the Low and Mid-Rise Housing Policy which provides significant redevelopment potential around Oatley Station.<br><br>The proposed reduction to FSR equates to 9% reduction in the floor space of a new house – from 385sqm to 350sqm (i.e. 35sqm reduction) on a typical lot in the foreshore locality. For reference, developments permitted by the LMR Policy is less than 150sqm per dwelling. The reduced FSR will still allows a generously-sized family home to be constructed on a typical lot. While the proposal may limit some intensification opportunities, it does not prevent reasonable development, and retains residential zoning and existing permissible uses such as a secondary dwelling. |

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| | | | | The Foreshore Scenic Character Study and Biodiversity Study have both been reported to Council and endorsed by the State Government. The Planning Proposal has been prepared to implement these two studies in accordance with the State Government's conditions for the Local Housing Strategy. All supporting studies are available on the Your Say project page. |

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| 159 | 30/03/2026 | **Councillor Ben Wang, a resident within the FSPA, submits this objection noting it reflects his personal views and not those of Council.** Opposed to the proposal, arguing it relies on outdated ecological data and is being used to unjustifiably restrict housing near major transport hubs.<br><br>Calls for full implementation of the NSW Government's Low and Mid-Rise Housing Policy within an 800-metre radius of Oatley Station, and suggests the following:<br>• Dual occupancies on 450 sqm lots and Terraces on 500 sqm lots across the 800m walkable catchment<br>• 6-storey residential flat buildings (up to 22 meters) within the inner 400m radius of the station<br>• 4-storey residential flat buildings within the outer 400m to 800m radius.<br>Explains that this will align with state housing objectives, reduce urban sprawl, cut emissions, and improve housing choice for young families and downsizers.<br><br>Objects to Fact Sheet 6, particularly retaining or increasing large minimum lot sizes, reducing FSR, and increasing landscaped area requirements. These controls are described as ineffective for biodioversity, and exclusionary and commercially unviable, limiting "missing-middle" housing. Argues that larger lot sizes and reduced FSR do not address real environmental threats such as weeds, feral animals, and climate change, and are based on a limited 2021 biodiversity study with minimal community input. | Objection | Council notes the request to increase development intensity near Oatley Station to align with State housing and transport oriented development objectives. This planning proposal is focused on biodiversity, foreshore and landscape protection rather than a comprehensive housing strategy review.<br><br>While the proposal may limit some intensification opportunities, it does not prevent reasonable development, and retains residential zoning and existing permissible uses such as a secondary dwelling. Neither does the Planning Proposal override, restrict or disable existing State Environmental Planning Policies, including the Low and Mid-Rise Housing Policy which provides significant redevelopment potential around Oatley Station.<br><br>The supporting housing analysis demonstrates that any reduction in dual-occupancy yield within these areas is comfortably offset by housing capacity enabled under the Low and Mid-Rise Housing Policy, resulting in a net increase in potential dwellings across the broader Oatley precinct. The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection.<br><br>The Biodiversity Study was undertaken by qualified ecologists from Total Earth Care and comprised of a desktop assessment which reviewed numerous existing data sources and literature to develop a comprehensive understanding of existing and historical biodiversity values in the LGA. Field surveys were undertaken in 27 Council managed parks and |

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| | | | | reserves and across 29km of street tree corridors to assess various biodiversity values such as species diversity, conservation significance and habitat connectivity. Additionally, various community and stakeholder consultation activities provided further information and data which supported the outcomes of the desktop assessment and field surveys.<br><br>The outcomes of the Biodiversity Study have been evaluated and translated into the proposed Terrestrial Biodiversity mapping overlay, which does not seek to compete or replace objectives and controls within the Housing SEPP. The presence of terrestrial biodiversity on a property does not prohibit redevelopment or residential intensification. |
| 160 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 161 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |
| 162 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 163 | 30/03/2026 | Supports the proposed changes, emphasising their importance for protecting the local natural, built, and social environment. Endorses larger minimum lot sizes for dual occupancies within both the existing and expanded Foreshore Scenic Protection Area, along with retaining these controls in environmentally sensitive areas. Supports reducing the Floor Space Ratio and increasing landscaping requirements, noting these changes will enable greater planting and environmental benefits. Expansion of Garden Suburbia Naturalistic controls into areas removed from the FSPA is also supported to ensure continued landscape protection. The proposal is seen as essential for protecting remnant vegetation and mature canopy trees, improving biodiversity and habitat connectivity, enhancing stormwater management, mitigating climate impacts, and preserving the scenic and ecological character of the Georges River. | Support all | Support is acknowledged. |

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| 164 | 30/03/2026 | Supports environmental preservation but argues the proposal does not strike an appropriate balance between ecological protection and housing viability. Opposes the proposed reductions in Floor Space Ratio, noting that existing large minimum lot sizes in foreshore areas already adequately control density and environmental impact. Modern design and landscaping solutions (such as vertical gardens, roof gardens and rain gardens) can achieve strong environmental outcomes without reducing living space. It warns that reduced FSR may negatively affect property values and place the area at a disadvantage compared to neighbouring councils. Concern that the proposal does not adequately address housing supply, particularly near Oatley Station, where most lots are too small to support duplex development under current controls. This limits housing diversity and undermines objectives to support young families, older residents, and local businesses.<br><br>Recommends a tiered approach based on proximity to transit:<br>• Within 800m of Oatley Station: apply controls in line with State low and mid- rise housing policy to improve affordability and accessibility.<br>• 800m to 1.5km Radius: establish a transitional zone that balances density with suburban character.<br>• Foreshore Areas: retain current FSR levels while encouraging "green" architectural technology to meet landscape targets. | Objection | Council acknowledges concerns regarding reduced floor space ratios and perceived inconsistency with transit-oriented development principles. The Planning Proposal identifies that parts of the Oatley Station catchment are uniquely constrained by steep topography, extensive established canopy and foreshore scenic sensitivity, limiting their capacity to accommodate increased bulk without unacceptable cumulative impacts. The FSR reductions have been calibrated in conjunction with height, setback and landscaping controls to manage visual dominance rather than to restrict housing permissibility. Council considers that comparative standards from other LGAs are not determinative given Georges River's distinct riverine landscape context.<br><br>In response to the request for green architectural technology mandates in lieu of landscaped area requirements, low density neighbourhoods are the best locations for vegetation as our gardens and backyards provide the deep soil zones necessary for optimal tree and plant growth. Georges River, like many other Metropolitan councils, is seeing a rapid decline in overall tree canopy due to tree removal in the private domain. Vertical gardens and rooftop gardens are encouraged in high density areas like town centres where there are a lot of essential services that need to be provided. However, trees and vegetation in these locations are unable to thrive as their growth is physically constrained by the containers they are planted in. |

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| 165 | 30/03/2026 | Supports biodiversity protection in principle, provided the measures are practical and do not conflict with other planning objectives. Notes that the consultation material is too complex. Submission focuses on the River Edge Semi-Naturalistic Local Character Area as it applies to properties on the Blakehurst foreshore along the Princes Highway. Questions why these properties are included in a semi-naturalistic character area rather than a contemporary one, given their R4 high-density zoning, existing and emerging apartment buildings and commercial uses. Argues that many of the local character statements and design guidelines in Attachment 16 are inconsistent with existing conditions and future redevelopment intentions for the Blakehurst peninsula. Specific concerns include assumptions about public water views, street trees, subdivision patterns, building scale, and low-density design elements, which are considered unrealistic or inapplicable in a high-density, highway-fronting context.<br><br>The submission proposes three alternative approaches to address inconsistencies between local character controls and R4 zoning on the Blakehurst peninsula: reclassifying the area from River Edge Semi-Naturalistic to Contemporary; revising the local character statements and design guidelines to better accommodate high-density R4 development; or explicitly clarifying that the semi-naturalistic character controls should be applied flexibly and not override or conflict with R4 zoning objectives. | Character Area | The intent of a separate Terrestrial Biodiversity overlay is to distinguish biodiversity considerations from the existing FSPA.<br><br>The complexities of the proposed controls are acknowledged. One-on-one meetings with Council's strategic planning staff were offered throughout the exhibition period to provide tailored explanation of the proposal.<br><br>The proposed local character controls are located in Part 6.5 of the GRDCP and are intended to provide guidance for new developments and the desired future character. The R4 zoning of the Blakehurst peninsula properties will prevail as these are identified by the GRLEP. |

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| 166 | 30/03/2026 | Supports the proposal, emphasising the importance of protecting the Georges River foreshore as a key environmental, social, and cultural asset. It highlights the long history of strong community advocacy for safeguarding tree canopy, bushland, and the green, leafy character of local suburbs, including significant community engagement in 2020 and 2021. Notes that the proposal reflects extensive consultation and represents a considered, evidence-based response to community expectations. It is seen as achieving an appropriate balance between responsible development and the protection of biodiversity, visual character, and environmental values. | Support all | Support is acknowledged. |
| 167 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 168 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 169 | 30/03/2026 | Supports reducing the FSPA boundaries to better reflect its original purpose of protecting the actual foreshore, arguing that some inland areas such as land between the East Hills railway and Henry Lawson Drive along Salt Pan Creek lack a genuine scenic justification and should be removed.<br>Opposes several proposed controls (items 4, 5, 6, 7, 8, and 11) that would continue to apply minimum lot sizes, FSR, and landscaping requirements to land removed from the FSPA. Argues these controls unfairly preserve low-density development in the most affluent areas, limit housing supply, and amount to exclusionary planning that shifts development pressure elsewhere in the LGA. Calls for standard planning rules to apply to all non-FSPA land, including the 800 m catchment around Oatley Station, which argues should be treated consistently with other train station precincts.<br>Supports the proposed green corridor, noting it is based on credible ecological evidence rather than subjective character arguments. | Objection | Support for the changes in the FSPA extent are the proposed Green Corridor are acknowledged.<br><br>The Planning Proposal identifies that parts of the Oatley Station catchment are uniquely constrained by steep topography, extensive established canopy and foreshore scenic sensitivity, limiting their capacity to accommodate increased bulk without cumulative impacts to the desired 'green and leafy' character. The FSR reductions have been calibrated in conjunction with height, setback and landscaping controls to manage visual dominance rather than to restrict housing permissibility.<br><br>While the proposal may limit some intensification opportunities, it does not prevent reasonable development, and retains residential zoning and existing permissible uses such as a secondary dwelling.<br><br>The supporting housing analysis demonstrates that any reduction in dual-occupancy yield within these areas is comfortably offset by housing capacity enabled under the Low and Mid-Rise Housing Policy, resulting in a net increase in potential dwellings across the broader Oatley precinct. The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection. |

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| 170 | 30/03/2026 | Supports planning that focuses growth around public transport hubs so they are accessible to more residents. It raises concern that proposed items 4, 5, 6, 7, 8, and 11 would limit access to transport hubs such as Oatley Station by restricting appropriate housing development. Highlights the need for more downsizing options for over-55s within walking distance of shops and public transport. Argues that the proposed controls may make it harder to deliver these housing types, reducing opportunities for older residents to downsize while remaining in their local community. | Objection | Council acknowledges the perceived inconsistency with transit-oriented development principles. The Planning Proposal identifies that parts of the Oatley Station catchment are uniquely constrained by steep topography, extensive established canopy and foreshore scenic sensitivity, limiting their capacity to accommodate increased bulk without cumulative impacts to the desired 'green and leafy' character. The FSR reductions have been calibrated in conjunction with height, setback and landscaping controls to manage visual dominance rather than to restrict housing permissibility.<br><br>While the proposal may limit some intensification opportunities, it does not prevent reasonable development, and retains residential zoning and existing permissible uses such as a secondary dwelling.<br><br>The supporting housing analysis demonstrates that any reduction in dual-occupancy yield within these areas is comfortably offset by housing capacity enabled under the Low and Mid-Rise Housing Policy, resulting in a net increase in potential dwellings across the broader Oatley precinct. The main objective of the proposed changes is to strikes an appropriate balance between housing provision and environmental protection. |

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| 171 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 172 | 30/03/2026 | Concerned that the proposal lacks contemporary scientific justification. Argues that the proposal relies on outdated and statistically invalid ecological data, particularly a 2021 biodiversity study based on a survey of only 56 residents, which is not representative of the wider Oatley community. Notes that the study's recommended actions such as weed control and bush regeneration do not justify restricting lot sizes or reducing FSR, especially as the report identifies invasive species and climate change, not development intensity, as the primary environmental threats. States that the ecological data is now stale, failing to reflect recent environmental changes, updated biodiversity legislation, and forthcoming national "Nature Positive" reforms. From an urban planning perspective, the submission argues the proposal contradicts modern planning research by promoting low-density development that encourages sprawl, increases car dependency, and raises infrastructure costs. Given Oatley's relatively modest population growth, it concludes there is no evidence-based reason to depart from State Government transport-oriented development and low- to mid-rise housing objectives. Requests that Council commission an updated post-2025 ecological study and better align local controls with State housing policy to support and improve housing outcomes, age diversity, and local economic viability. | Other | The Biodiversity Study was undertaken by qualified ecologists from Total Earth Care and comprised of a desktop assessment which reviewed numerous existing data sources and literature to develop a comprehensive understanding of existing and historical biodiversity values in the LGA. Field surveys were undertaken in 27 Council managed parks and reserves and across 29km of street tree corridors to assess various biodiversity values such as species diversity, conservation significance and habitat connectivity. Additionally, various community and stakeholder consultation activities provided further information and data which supported the outcomes of the desktop assessment and field surveys.<br><br>The outcomes of the Biodiversity Study have been evaluated and translated into the proposed Terrestrial Biodiversity mapping overlay, which does not seek to compete or replace objectives and controls within the Housing SEPP. The presence of terrestrial biodiversity on a property does not prohibit redevelopment or residential intensification.<br><br>There are no greenfield development sites within the Georges River LGA and the R2 zone makes up for the majority of residential zoned land. The proposal does not seek to create new areas of 'urban sprawl' housing. The Planning Proposal will not impede the application of the NSW Government's LMR Policy. |

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| 173 | 30/03/2026 | Supports the proposed changes and key measures including:<br>• Strengthening biodiversity protections through mapping and planning controls<br>• Enhancing the Foreshore Scenic Protection Area<br>• Improving landscaped area requirements and tree canopy retention<br>• Ensuring appropriate lot sizes and built form outcomes that protect environmental values particularly in Oatley West, Mortdale Heights, Peakhurst Heights and Lugarno<br>• Introducing controls that better reflect and protect local character. | Support all | Support is acknowledged. |

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| 174 | 30/03/2026 | Supports environmental preservation but argues the proposal does not strike an appropriate balance between ecological protection and housing viability. Raises concerns regarding the proposed reductions in Floor Space Ratio and landscape requirements, noting that existing large minimum lot sizes in foreshore areas already adequately control density and environmental impact. Modern design and landscaping solutions (such as vertical gardens, roof gardens and rain gardens) can achieve strong environmental outcomes without reducing living space. It warns that reduced FSR may negatively affect property values and place the area at a disadvantage compared to neighbouring councils. Concerned that the proposal does not adequately address housing supply, particularly near Oatley Station, where most lots are too small to support duplex development under current controls. This limits housing diversity and undermines objectives to support young families, older residents, and local businesses.<br><br>Recommends a tiered approach based on proximity to transit:<br>• Within 800m of Oatley Station: apply controls in line with State low and mid- rise housing policy to improve affordability and accessibility.<br>• 800m to 1.5km Radius: establish a transitional zone that balances density with suburban character.<br>• Foreshore Areas: retain current FSR levels while encouraging "green" architectural technology to meet landscape targets. | Objection | Council acknowledges concerns regarding reduced floor space ratios and perceived inconsistency with transit-oriented development principles. The Planning Proposal identifies that parts of the Oatley Station catchment are uniquely constrained by steep topography, extensive established canopy and foreshore scenic sensitivity, limiting their capacity to accommodate increased bulk without unacceptable cumulative impacts. The FSR reductions have been calibrated in conjunction with height, setback and landscaping controls to manage visual dominance rather than to restrict housing permissibility. Council considers that comparative standards from other LGAs are not determinative given Georges River's distinct riverine landscape context.<br><br>In response to the request for green architectural technology mandates in lieu of landscaped area requirements, low density neighbourhoods are the best locations for vegetation as our gardens and backyards provide the deep soil zones necessary for optimal tree and plant growth. Georges River, like many other Metropolitan councils, is seeing a rapid decline in overall tree canopy due to tree removal in the private domain. Vertical gardens and rooftop gardens are encouraged in high density areas like town centres where there are a lot of essential services that need to be provided. However, trees and vegetation in these locations are unable to thrive as their growth is physically constrained by the containers they are planted in. |

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| 180 | 30/03/2026 | Supports the proposal, stating it will protect green corridors, provide low-density buffer zones around waterways, preserve scenic qualities, and maintain lot sizes that help safeguard tree canopy and biodiversity. Supports larger lot sizes as a means of achieving these environmental outcomes. Requests that the Oatley West area bounded by Mulga Road, Gungah Bay Road, and Boundary Road be included in the Garden Traditional zone, noting its importance as a ecological and landscape link between Oatley Park and Myles Dunphy Reserve. | Support all | Support is acknowledged. |
| 181 | 30/03/2026 | Supports the proposal, stating it will protect green corridors, provide low-density buffers around creeks and waterways, preserve scenic character, and maintain lot sizes that help safeguard tree canopy and biodiversity. Supports extra protections and larger lot sizes within the FSPA. Supports including the Oatley West area bounded by Mulga Road, Gungah Bay Road, and Boundary Road in the Garden Traditional Suburban zone, noting its high tree canopy and role as a buffer and ecological link between Oatley Park and Myles Dunphy Reserve - it concludes that this area is not suitable for higher-density development. | Support all | Support is acknowledged. |
| 182 | 30/03/2026 | Supports the proposal, stating it will protect biodiversity, enhance foreshore scenic character, and preserve the unique, green character of the area, including tree canopy, bushland, and foreshore environments that are central to community lifestyle. Supports all protections within the FSPA, including larger lot sizes. Requests that the area bounded by Mulga Road, Gungah Bay Road, and Boundary Road be included in the Traditional Garden zone, noting its role as a transition area between Oatley West and higher-density development in Mortdale and asserting it is not suitable for three-storey development. | Support all | Support is acknowledged. |

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| 183 | 30/03/2026 | Supports the proposal and calls for measures to increase biodiversity protection and tree canopy cover. Supports larger lot sizes particularly within the FSPA. Supports incorporating the Oatley West area bounded by Boundary Road, Mulga Road, and Gungah Bay Road into the Traditional Garden Zone, arguing this leafy area should be protected from three-storey and higher-density development and serve as a transition between Oatley Park and surrounding higher-density suburbs. | Support all | Support is acknowledged. |

GEORGES RIVER COUNCIL

# Planning Proposal Report

## Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal (PP2024/0002)

~~December~~ June 202~~5~~6

For ~~Public Exhibition~~Finalisation

Planning Portal Reference - PP-2025-1286
Council Ref: D26/139505

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# Section A: Overview

## 1. Introduction

This Planning Proposal (PP), known as the Biodiversity, Character & Foreshore Scenic Protection Area (FSPA) Planning Proposal, has been prepared to implement the *Georges River Biodiversity Study* and the *Foreshore Scenic Character Study* (Foreshore Study) in accordance with the Local Housing Strategy Approval Conditions.

In November 2024, the subject Planning Proposal (Part A) was consolidated with the Additional and Diverse Housing Planning Proposal (Part B) and was submitted to the Department of Planning, Housing and Infrastructure (DPHI) seeking a Gateway Determination.

A Gateway Determination with Conditions was issued for the consolidated planning proposal, known as the Integrated Planning Proposal on 24 March 2025 (see **Attachment 1**). The key changes made by the Conditions included:

(a) Introduction of Unique Character Areas (UCAs) in the GRLEP is not supported,
(b) Exclusion of the FSPA and proposed UCAs from the Low-Rise Housing Diversity Code is not supported,
(c) Prohibition of manor houses in the R2 zone through the Exempt and Complying Development Codes is not supported, and
(d) The Housing PP is not supported as a replacement for the LMR Policy.

Council at its meeting held 28 April 2025 considered the Gateway Determination and resolved (CCL028-25) in part to:

(i) Seek an Alteration to the Gateway Determination to progress Part A: Biodiversity, Character and FSPA (PP2024/0002) of the Integrated Planning Proposal.

(ii) Resubmit PP2024/0004 – Additional and Diverse Housing (previous Part B of the Integrated Planning Proposal) as a separate Planning Proposal for a Gateway Determination, and

(iii) Request reconsideration of its decision and support PP2024/0004 - Additional and Diverse Housing as a viable and appropriate replacement for the LMR Policy.

In accordance with the above resolution of Council, PP2024/0004 was resubmitted to the Department of Planning, Housing and Infrastructure for a Gateway Determination on 21 May 2025.

The Alteration to Gateway Determination request (relating to Part A) and the Integrated Planning Proposal have since been withdrawn following Council's resolution dated 26 May 2025 (see **Attachment 2**) to submit the subject PP as a new Planning Proposal seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

This PP has been updated to address Conditions of the Gateway Determination and comprises of the following components:

- **Biodiversity:** Introduce new biodiversity objectives, planning provision and mapping overlay to preserve and protect areas of moderate and high biodiversity value across the LGA as identified by the *Biodiversity Study*,
- **Local Character:** Amend the zone objective relating to local character in the R2 Low Density Residential and R3 Medium Density Residential zones to ensure a high standard of urban design and built form is promoted.
- **Foreshore Scenic Protection Area:** Replace the existing Foreshore Scenic Protection Area (FSPA) planning provision and amend the mapped extent to ensure the role of the FSPA focuses on foreshore scenic character as identified by the *Foreshore Study,*
- **Design Excellence:** Amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character,
- **Lot Size:**
    - Retain existing lot size requirements within areas proposed to be removed from the existing FSPA as follows:
        - Subdivision lot size: 700sqm
        - Dual occupancy lot size: 1,000sqm
    - Increase lot size requirements as follows for areas located within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*:
        - Increase subdivision lot size from 450sqm to 700sqm
        - Increase dual occupancy lot size from 650sqm to 1,000sqm
    - Insert objectives to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas containing terrestrial biodiversity,
- **Floor Space Ratio:** Reduce the maximum permissible Floor Space Ratio (FSR) for R2 Low Density Residential zoned land from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies for land located within the existing FSPA and within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*,
- **Landscaping:**
    - Amend the landscaped area planning provisions through the insertion of new objectives to:
        - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the Local Government Area (LGA),
        - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA,
        - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
    - Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for land zoned R2 Low Density Residential located within the existing FSPA and within the local character areas of

Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*, and

- Introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses across the LGA in response to the NSW Government's *Low and Mid-Rise Housing Policy*.

In response to Gateway Conditions dated 24 March 2025 ~~(c)(i)~~, the proposal to introduce a new local character planning provision to provide statutory protection to Unique Character Areas and the request to exclude the application of the *Low-Rise Housing Diversity Code* from certain local character areas were removed from the amended Planning Proposal (i.e. this Report)., ~~has been removed from this Planning Proposal.~~

~~In response to Gateway Condition (c)(ii), Council is withdrawing the request to exclude the application of the *Low-Rise Housing Diversity Code* from the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*. Complying development will continue to be a available development pathway for dual occupancies, terraces and manor houses across the LGA.~~

The Gateway Determination for the amended Planning Proposal was issued by the DPHI on 9 October 2025 which required Council to address a number of conditions prior to public exhibition. An Alteration of Gateway Determination was issued by the DPHI on 14 January 2026 enabling the Planning Proposal to proceed to public exhibition prior to addressing Conditions relating to the retention of larger lot size controls. Other conditions were addressed prior to the issue of the Alteration of Gateway Determination.

Subsequently, the Planning Proposal was placed on public exhibition from 23 February to 30 March 2026 (inclusive) for a total of 36 days. No changes to the proposed items within Planning Proposal are recommended as result of the public exhibition and consideration of all submissions.

This Planning Proport is updated to respond to the following Alteration of Gateway Determination conditions:

*6. Prior to finalisation, the planning proposal is to be revised to:*

*(a) update the explanation of provisions sections to:*

*i. further evaluate the development standards for areas proposed to be removed from and retained as the Foreshore Scenic Protection Area, and those near existing public transport infrastructure (within 800m) and services, considering their suitability and potential for additional, diverse housing, alignment with Stage 2 of the Low and Mid-Rise Housing Policy and the merit of applying controls consistent with other R2 Low Density Residential zoned land in the LGA*

*ii. provide further details of the relevant study findings that support the proposed minimum lot size requirements for dual occupancies in Item 4, in relation to land within all*

*proposed unique character area and particularly areas located outside of the Foreshore Scenic Protection Area*

*(b) address the consistency with the following section 9.1 Ministerial Directions:*

*i. Direction 5.1 Integrating Land Use and Transport, regarding the areas near Oatley train station where the proposal seeks to reduce dual occupancy development potential*

*ii. Direction 6.1 Residential Zones, regarding reduction of potential dwelling capacity around Oatley station*

# 2. Background

### 2.1 Draft Georges River Local Environmental Plan 2020

The consolidated Local Environmental Plan (LEP) for the Georges River LGA, also known as draft LEP 2020, was publicly exhibited and submitted for plan-making in 2020.

The draft LEP 2020 had originally proposed to reduce the extent of the existing FSPA in the former Hurstville LGA. The minimum lot size required for dual occupancy developments in the areas removed from the FSPA was proposed to be reduced from 1,000sqm to 650sqm, which would have enabled increased development potential (i.e., eligible for dual occupancies) for 742 sites.

The reduced FSPA extent was endorsed by the then Department of Planning, Industry and Environment (DPIE) through its Gateway Determination of the draft LEP 2020 before the proposal was placed on public exhibition.

The draft LEP 2020 was publicly exhibited from 1 April to 31 May 2020 (inclusive) and a total of 1,153 community submissions were received. Over 400 submissions objected to the removal of properties within the FSPA due to concerns for overdevelopment as a result of the increased dual occupancy development potential and the loss of vegetation and biodiversity.

As the PP authority, the Georges River Local Planning Panel (LPP) considered the draft LEP 2020 for finalisation at its meeting dated 25 and 26 June 2020.

To address the concerns raised by the submissions in relation to the FSPA, the LPP made several amendments to the draft LEP 2020 before it was submitted to the then DPIE for final plan-making, including:

- Increase the minimum landscaped area requirements for dual occupancies (non-FSPA) to 25% and dual occupancies (FSPA) to 30% and to ensure new developments are accompanied by increased planting and vegetation,
- Insert a new local provision to protect trees in the R2 and R3 zones, and
- Retain the existing extent of the FSPA in the Hurstville LEP while expanding the FSPA to the former Kogarah LGA in accordance with the as-exhibited version. Refer **Figure 1** below for the final FSPA extent proposed by the draft LEP 2020.

In addition, further investigation of the role, extent and zoning of the FSPA was requested by the LPP in its recommendation:

- *The Panel recommends that Council as part of the preparation of the draft Local Environmental Plan in 2021/2022, further define the role, mapped extent and zoning of the FSPA, in both the former Hurstville and Kogarah Local Government Areas, having regard to those properties and ridge lines visible to and from the Georges River and its tributaries, and associated environmental protection applying to those areas in order to better reflect the objectives of Clause 6.7 of the Georges River Local Environmental Plan 2020. This may include the consideration of additional environmental protection zones or modifications of the FSPA.*

The draft LEP 2020 was gazetted on 24 September 2021 and came into effect as the *Georges River Local Environmental Plan 2021* (GRLEP) on 8 October 2021.

The post-exhibited amendments of increasing the landscaped area for dual occupancies and the retention of the FSPA in the Hurstville LEP were adopted in the GRLEP while the local provision

relating to the protection of trees in the R2 and R3 zones was not supported by DPIE and it was removed by the NSW Parliamentary Counsel's Office through the plan-making process, as it had not been subject to public exhibition.

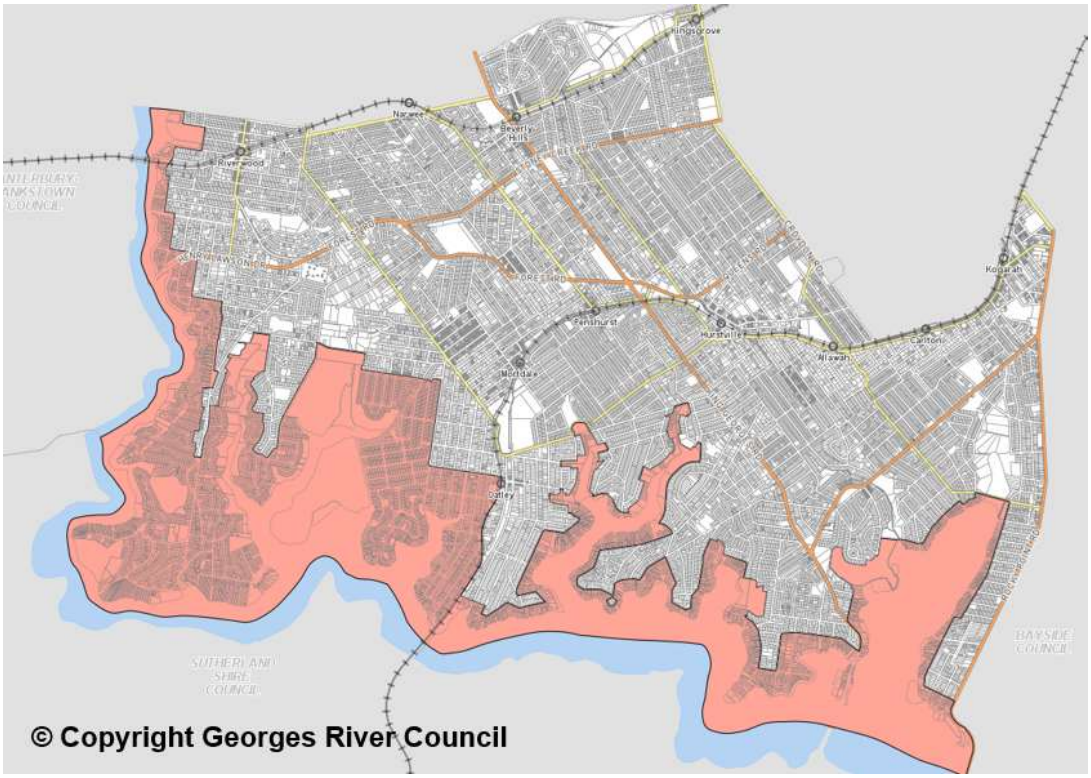



Figure 1 - Map of FSPA submitted for finalisation as part of LEP 2020

**2.2 NSW Government's Conditions of Approval for the Georges River Local Housing Strategy**

On 23 June 2021, a letter of approval was issued by the then DPIE for the *Georges River Local Housing Strategy* (refer **Attachment 3**). The approval is subject to Council addressing a set of requirements.

Specifically, requirement Condition No. 15 requires Council to submit a PP in 2022 to the then Department of Planning and Environment (DPE) to amend the GRLEP in accordance with the recommendations of the *Foreshore Study*:

> *Subject to completing appropriate studies, including the Biodiversity Study, Council is to bring forward a Planning Proposal in 2022 to implement Council's Foreshore Scenic Character Review. The Planning Proposal is to be supported by further evidence, including data on the number of affected lots and potential yield, to assess the potential benefits and of the proposed amendments to minimum subdivision lot sizes and changes to the Foreshore Protection Area.*

### 2.3 Biodiversity Study

In 2021, Total Earth Care prepared an LGA-wide *Georges River Biodiversity Study* (refer **Attachment 4**) to identify the key biodiversity values within the LGA by assessing the diversity of flora (plant) and fauna (animal) present, analysing historical changes and identifying key opportunities to protect and conserve biodiversity.

In addition to providing a holistic and LGA-wide assessment of the current biodiversity values, conditions, locations and opportunities, the *Biodiversity Study* also informed amendments to the GRLEP, the *Georges River Development Control Plan 2021* (GRDCP) and other relevant environmental strategies.

The key planning-related recommendations are summarised as follows:

- Develop biodiversity controls in the LEP as the Georges River LGA does not have a dedicated provision to protect existing moderate to high value biodiversity,
- Develop a Habitat Connectivity Plan to inform the planning of the Green Grid across the LGA,
- Develop and implement initiatives for private landholders to improve vegetation condition and extend street tree canopy onto private land, and
- Develop and implement a planting plan to increase the tree canopy in streets corridors.

The *Biodiversity Study* was noted by Council at its meeting dated 28 June 2021.

### 2.4 Foreshore Scenic Character Study

In accordance with the LPP's recommendation, the *Foreshore Scenic Character Study* (Foreshore Study, refer **Attachment 5**) was prepared by Ethos Urban in 2021 to further investigate the mapped extent and zoning of the FSPA. **Attachment 6** contains the Neighbourhood Character Site Survey Matrix (which is an Appendix to the Foreshore Study). This is achieved through further clarifying the character typologies present in the visual catchment to and from the Georges River by building upon the existing evidence base provided by the *Foreshore Strategic Directions Paper (2018)*.

The key recommendations relating to the planning controls are summarised as follows:

- The existing FSPA control is not working as it tries to address too many planning considerations,
- Revise the FSPA extent to exclude areas that:
  - Are not visible from the river, and/or
  - Do not contribute to the scenic character of the river,
- Revise the objectives of the FSPA clause to focus on scenic character,
- Introduce a new standalone provision in the LEP to protect and enhance biodiversity as informed by the findings of the *Biodiversity Study*,
- Introduce a new overlay to identify unique character areas that require greater protection in the GRDCP, and
- Retain the dual occupancy lot size of 1,000sqm and 30% landscaped area in the FSPA.

In light of the *Foreshore Study*'s findings, recommendations for a set of planning controls relating to the FSPA, biodiversity and local character have been developed by Ethos Urban in collaboration with Total Earth Care.

### 2.5 Community Information Webinar

On 3 August 2021, a community information webinar was held to present the findings and recommendations of the *Biodiversity Study* and *Foreshore Study*.

The online webinar comprised of two presentations by the technical consultants (Ethos Urban and Total Earth Care) of the respective Studies followed by an interactive question and answer session where the community asked questions of Council's project team and presenters. A total of 56 community members registered and attended the webinar. The key issues raised by the attendees are summarised as follows:

- The preparation of a Biodiversity Strategy should be prioritised in accordance with the recommended actions of the *Biodiversity Study*,
- The trees and vegetation in backyards are equally as important as parks and reserves for wildlife, especially the protection of mature, hollow-bearing trees,
- The reduction of the FSPA will lead to overdevelopment and loss of trees, and
- The existing FSPA acts as a buffer that protects the biodiversity of Oatley Park and should not be reduced.

Furthermore, there was a strong request for the community to be involved in the process of implementing the recommendations of the *Foreshore Study*. In particular, the attendees requested for the extent of the recommended FSPA to be reviewed and revised by Ethos Urban; and for inclusion of community input in the development of planning controls.

### 2.6 Pre-exhibition Community Consultation

Subsequently pre-exhibition consultation with the Georges River community was conducted for the purpose of inviting community input into the preparation of planning controls relating to biodiversity, local character and the FSPA. The pre-exhibition consultation period commenced on 17 October 2022 and concluded on 31 March 2023 (inclusive). The consultation period lasted for a total of 24 weeks.

The consulted changes to planning controls are summarised in **Table 1** below.

**Table 1 – Overview of Consulted Changes to Planning Controls**

| | Values | Proposed Key Planning Controls |
|---|---|---|
| 1 | Biodiversity | • Introduce a Terrestrial Biodiversity local provision and mapping overlay in the GRLEP, including the relocation of biodiversity-related controls from the existing FSPA clause.<br>• The main objective of this control is to protect trees and other natural landscape features that contribute to terrestrial biodiversity within and adjacent to development sites. |

| | Values | Proposed Key Planning Controls |
|---|---|---|
| | | • Areas identified as Terrestrial Biodiversity are supported by a 40m buffer zone. The purpose of this buffer zone is to prevent degradation by managing edge effects like weed invasion and spread.<br>• Replace the existing Green Web control in the GRDCP 2021 with a series of Green Corridors across the LGA to protect existing habitat corridors and facilitate more opportunities for creating a corridor where there is little existing vegetation. |
| 2 | Local Character | • Introduce Unique Character Areas (UCAs) to ensure locations with strong naturalistic qualities are protected and enhanced through new developments, including areas that are not visible from the Georges River.<br>• Some of the UCAs will replace the existing FSPA in the western portion of the LGA while the UCA will be applied to land not located within the existing FSPA in the eastern portion.<br>• Introduce detailed character statements and tailored provisions in the GRDCP 2021 to ensure new developments will have the desired characteristics of the respective UCA.<br>• Land located within the UCA will have the same larger minimum lot size requirement as the FSPA under the GRLEP to assist with maintaining the naturalistic qualities created by the presence of extensive landscaping – 700sqm for the creation of new lots and 1,000sqm for dual occupancies. |
| 3 | Foreshore Scenic Character | • Reduce the extent of the existing FSPA on the western side of the LGA and insert additional areas on the eastern side.<br>• Revise the existing FSPA clause in the GRLEP to ensure the focus is directed at protecting the scenic character of the Georges River and the views to and from the River.<br>• Revise the existing FSPA clause to clearly identify the protection of trees, vegetation and other natural elements that contribute to scenic character while ensuring the built form integrates with the natural environment.<br>• Introduce provisions within the GRDCP 2021 to further enhance the protection of the foreshore scenic character.<br>• Retain the existing larger lot size requirements in the proposed FSPA. |

In addition, a Lot Size Poll was conducted for properties which are currently located within the FSPA but would not be included in the proposed UCA or the amended FSPA. The purpose and outcomes of the Poll is detailed under the Results of the Lot Size Poll heading. In summary, the existing lot size requirements are not proposed to be reduced.

Results of the Lot Size Poll

The GRLEP has controls in place which specify the minimum subdivision lot size to create a new parcel of land and the minimum lot size requirement to carry out a dual occupancy development.

Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA as follows:

- Subdivision lot size outside of the FSPA: 450sqm

- Dual occupancy lot size outside of the FSPA: 650sqm
- Subdivision lot size within the FSPA: 700sqm
- Dual occupancy lot size within the FSPA: 1,000sqm

The *Foreshore Study* recommends retaining the existing larger lot size requirements for land located within the existing FSPA and to expand the larger lot size requirement to the proposed FSPA and UCAs.

However, during the draft LEP 2020 consultation process Council did receive requests for properties which were to be removed from the FSPA to adopt the smaller lot size requirement to enable greater development potential.

In response, the Lot Size Poll was made available during the pre-exhibition community consultation program to gather community feedback regarding the outcome of lot size requirements for the areas excluded from the proposed FSPA and UCAs (but within the current FSPA).

The location of land with potential lot size changes is shown in **Figure 2** below.

The Poll was comprised of five (5) sections corresponding to each of the 5 localities of Connells Point, Mortdale, Oatley West, Peakhurst and Peakhurst Heights – refer to **Figure 2** below.

The following options were available for selection for each locality:

- Keep lot sizes the same, do not reduce them
- Reduce lot sizes so they are the same as other areas in the LGA
- I don't mind what happens in this area

A total of 178 responses were received on the Lot Size Poll. The majority of the responses sought to retain existing lot size requirements in the areas excluded from the proposed FSPA and UCAs.

Analysis of Submissions

A total of 325 submissions were received during the pre-exhibition consultation period. The Community Consultation Summary Report is provided in **Attachment 7** which provides a summary of the consultation activities undertaken and the submissions received by Council.

The majority of community submissions objected to any changes to existing planning controls. Four (4) recurring themes were identified throughout the objections received:

- *Natural environment* – Objects to the proposed changes because it will destroy the natural environment by allowing more development. Submissions also request better protection of the environment but provide no consideration of the proposed biodiversity controls.
- *Density* – Objects to any increase in density or new development in general. Issues including traffic congestion, old sewers, poor amenity and loss of existing 'exclusivity' are also raised as the negative impacts of increasing housing and density.
- *Lot size* – Objects to the reduction of existing lot size requirements and new development that will increase density.
- *Local character* – Objects to the proposed changes due to concerns about local character being destroyed by new development. Submissions also request stronger protection of local character but provide no consideration on the proposed local character controls.

A summary of all submissions received have been reviewed and summarised, refer **Attachment 8**.

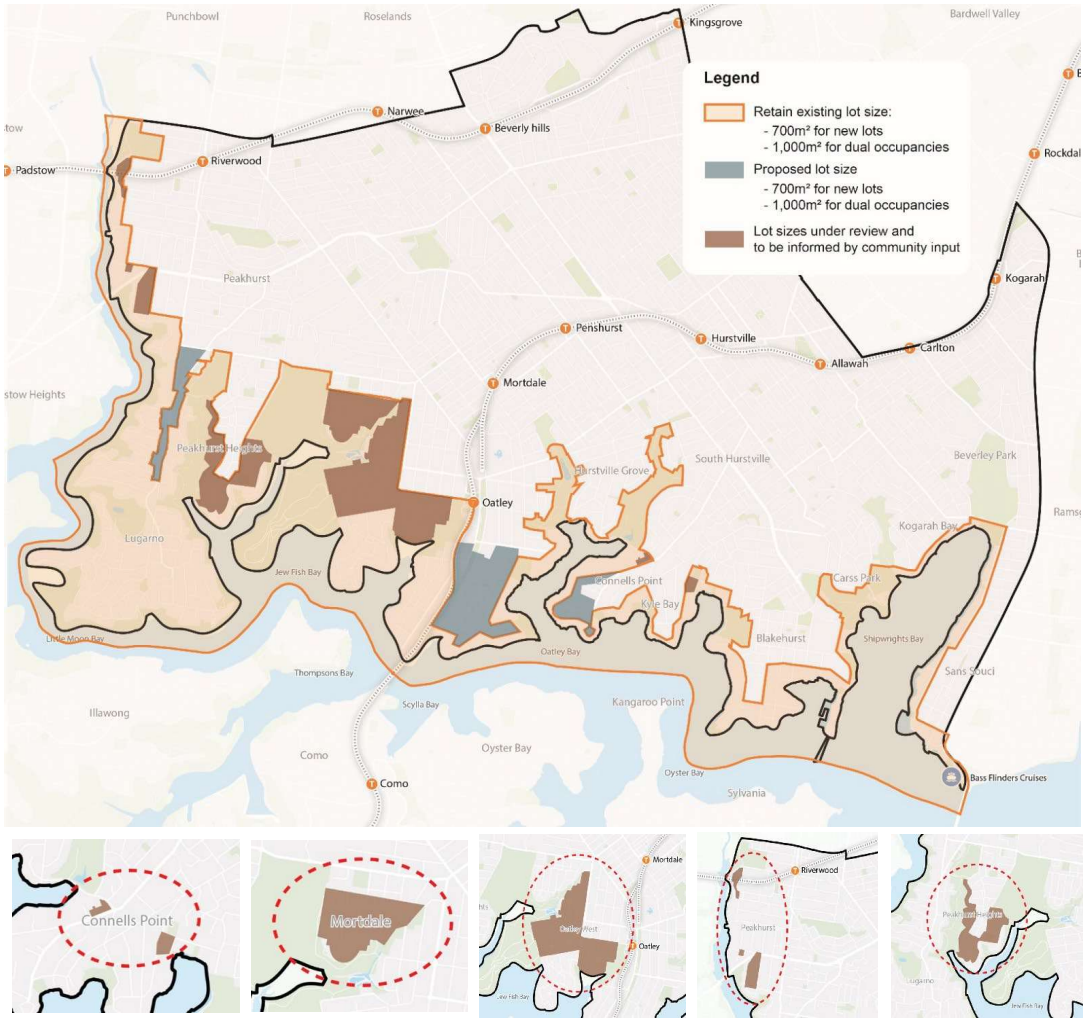



Figure 2 - Location of Potential Lot Size Changes

The results of the Lot Size Poll are tabulated in **Table 2** below.

**Table 2 – Results of the Lot Size Poll**

| | Connells Point | Mortdale | Oatley West | Peakhurst | Peakhurst West |
|---|---|---|---|---|---|
| Keep lot sizes the same | 81% | 84% | 88% | 78% | 86% |
| Reduce lot sizes | 9% | 9% | 7% | 10% | 8% |
| Don't mind what happens here | 10% | 7% | 4% | 12% | 6% |

### 2.7 Recommended Planning Controls

The *Foreshore Study* and the *Biodiversity Study* made several recommendations, including changes to the GRLEP and the accompanying Development Control Plan to address many of the current gaps and issues to appropriately protect and enhance the values of biodiversity, local character and scenic qualities of the Georges River.

The recommended planning controls are outlined in two reports:

- *Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area* (June 2023) (**Attachment 9**), and
- *Review of Environmental Planning Provisions for Local Character in Georges River Local Government Area* (June 2023) (**Attachment 10**).

### 2.8 Council resolution dated 25 March 2024

In response to the submissions received from the community, Council at its Environment and Planning Committee meeting on 11 March 2024 considered a report (ENV008-24) that summarised the submissions received to the pre-exhibition community consultation; assessed whether an amendment to the draft planning controls was required; and detailed the components of the Planning Proposal including post-consultation amendments. A copy of the report is in **Attachment 11**.

Council resolved (CCL015-24) at its meeting held 25 March 2024 to adopt the minutes of the Environment and Planning Committee (held 11 March 2024) as follows:

*(a) That Council notes the outcomes of the pre-exhibition community consultation conducted for the proposed implementation of the Biodiversity Study and Foreshore Scenic Character Study.*

*(b) That Council endorses the preparation of the Biodiversity and Character Planning Proposal to amend the Georges River Local Environmental Plan 2021, comprising of the following components:*

- *(i) Introduce new biodiversity planning provision and mapping overlay to preserve and protect areas of moderate and high terrestrial biodiversity values,*
- *(ii) Introduce new local character planning provision and mapping overlay to provide statutory protection to Unique Character Areas (UCA),*
- *(iii) Amend the existing Foreshore Scenic Protection Area (FSPA) planning provision and mapped extent to ensure the role of the FSPA focuses on foreshore scenic character,*
- *(iv) Retain existing lot size requirements within areas removed from the existing FSPA as follows:*
  - *A. Subdivision lot size: 700sqm*
  - *B. Dual occupancy lot size: 1,000sqm*
- *(v) Increase lot size requirements for areas proposed to be added to the proposed FSPA and/or UCA as follows:*
  - *A. Increase subdivision lot size from 450sqm to 700sqm*
  - *B. Increase dual occupancy lot size from 650sqm to 1,000sqm*
- *(vi) Reduce the maximum permissible FSR for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies,*

*(vii) Amend the landscaped area planning provision to:*

*A. Protect, maintain and improve the diversity and condition of native vegetation and habitats across the Local Government Area (LGA),*

*B. Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and*

*C. Retain and strengthen the green and leady character of the LGA, including trees in the private domain that contribute to local character and visual amenity,*

*(viii) Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2-zoned land located within the existing FSPA, proposed FSPA and the proposed UCA,*

*(ix) Introduce minimum 20% landscaped area requirement for multi dwelling house, terraces and manor houses in response to the NSW Government's Low and Mid-Rise Housing Reform, and*

*(x) Request Department of Planning, Housing and Infrastructure to exclude the application of the Low-Rise Housing Diversity Code from the proposed FSPA and proposed UCA to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process.*

*(c) That all persons who made a submission be advised of Council's decision.*

A copy of the minutes is in **Attachment 12**.

### 2.9 Referral to Georges River Local Planning Panel held 20 June 2024

The Direction from the Minister for Planning and Public Spaces under Section 9.1 of the Environmental Planning and Assessment Act 1979 and the charter of the Georges River Local Planning Panel 2018 both specify that a Planning Proposal is to be referred to the Local Planning Panel before it is forwarded for Gateway Determination (approval).

The Georges River Local Planning Panel at its meeting held 20 June 2024 considered the PP and recommended as follows:

1. That the Georges River Local Planning Panel recommends to Council that the Planning Proposal No. 2024/0002 (Biodiversity, Character and FSPA) to amend the Georges River Local Environmental Plan (GRLEP) 2021, be forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.
2. That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.
3. That the Georges River Local Planning Panel notes that the Council is seeking exclusion of the application of the Low Rise Housing Diversity Code from the proposed Foreshore Scenic Protection Area and proposed Unique Character Area to ensure dual occupancies, manor houses, multi dwelling housing and terraces are only permitted through the Development Application process in these locations.

4. The Panel notes that this planning proposal has to be considered in conjunction with the Additional and Diverse Housing Planning Proposal (PP2024/0004) which provides for increased housing numbers with the Local Government Area.

A copy of the report that was referred to the LPP is available on Council's website.

### 2.10 Council resolution dated 22 July 2024

Council at its Environment and Planning Committee meeting on 8 July 2024 considered a report (ENV0025-24) that recommended that Council forward Planning Proposal No. 2024/0002 (Biodiversity, Character and FSPA) to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979. A copy of the report is in **Attachment 13**.

Council resolved (CCL048-24) at its meeting held 22 July 2024 to adopt the minutes of the Environment and Planning Committee (held 8 July 2024) as follows:

*(a) That Council forward Planning Proposal No. 2024/0002 (Biodiversity, Character and FSPA) enclosed in Attachment 1 to the Department of Planning, Housing and Infrastructure for a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979.*

*(b) That the Director Environment and Planning be authorised to make minor editorial amendments to the Planning Proposal as required throughout the reporting process.*

*(c) That Council endorse to publicly exhibit the Planning Proposal in accordance with the terms of the Gateway Determination issued by the Department of Planning, Housing and Infrastructure in accordance with the Georges River Council Engagement Strategy.*

A copy of the minutes is in **Attachment 14**.

### 2.11 Impact of the Low and Mid-Rise Housing Policy and Alteration to Gateway Determination

Stage 1 of the Low and Mid-Rise (LMR) Housing Policy started on 1 July 2024 and permitted dual occupancies across all R2 Low Density Residential zoned land in NSW. Stage 1 had no impact on the Georges River LGA as dual occupancies are already permitted in all residential zones within the GRLEP.

Stage 2 of the LMR Policy centres around changes to planning controls within 800m of well-serviced commercial centres and train stations. The following seven (7) precincts are affected within the LGA and all affected land are indicatively identified on the LMR map as "Indicative LMR Housing Areas":

(i) Beverly Hills Railway Station,
(ii) Hurstville City Centre and Railway Station,
(iii) Kogarah Town Centre and Railway Station,
(iv) Mortdale Local Centre and Railway Station,
(v) Oatley Railway Station,
(vi) Penshurst Railway Station, and
(vii) Riverwood Local Centre and Railway Station.

The second stage of the Policy is introduced through a new chapter (Chapter 6) to the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). As an amendment to the Housing SEPP, the LMR Policy takes precedence over the GRLEP where the same control is applied.

Detailed analysis of the impacts of Stage 2 of the LMR Policy on the Georges River LGA was conducted and reported to the Council Meeting held on 28 April 2025, see **Attachment 15** for the subject report (ref ENV012-25).

The analysis found that the likely theoretical capacity generated by the LMR across the 7 LMR Housing Areas equates to more than 11,000 new dwellings. In comparison, the GRLEP currently provides capacity for approximately 5,200 new dwellings in these localities. Accordingly, the LMR doubles the housing capacity in the Indicative LMR Housing Areas.

# Section B: The Planning Proposal

## Part 1 - Objectives and Intended Outcomes

**Objective**

The primary objective of this Planning Proposal is to amend the GRLEP to strengthen the protection of the LGA's terrestrial biodiversity, character and FSPA by implementing the recommendations of the *Biodiversity Study* and *Foreshore Study* in accordance with the approval conditions of the *Local Housing Strategy*.

**Intended Outcome**

The intended outcomes are to:

- **Biodiversity:** Introduce new biodiversity objectives, planning provision and mapping overlay to preserve and protect areas of moderate and high biodiversity value across the LGA as identified by the *Biodiversity Study*,
- **Local Character:** Amend the zone objective relating to local character in the R2 and R3 zones to ensure a high standard of urban design and built form is promoted,
- **Foreshore Scenic Protection Area:** Replace the existing FSPA planning provision and amend the mapped extent to ensure the role of the FSPA focuses on foreshore scenic character,
- **Design Excellence:** Amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character,
- **Lot Size:**
    - Retain existing lot size requirements within areas proposed to be removed from the existing FSPA as follows:
        - Subdivision lot size: 700sqm
        - Dual occupancy lot size: 1,000sqm
    - Apply the following lot size requirements for areas located within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*:
        - Subdivision lot size: 700sqm
        - Dual occupancy lot size: 1,000sqm
    - Insert objectives to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas containing terrestrial biodiversity,
- **Floor Space Ratio:** Reduce the maximum permissible FSR for R2 Low Density Residential zoned land from 0.55:1 for dwelling houses and 0.6:1 for dual occupancies to 0.5:1 for all development typologies for land located within the existing FSPA and within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*,
- **Landscaping:**

- Amend the landscaped area planning provisions through the insertion of new objectives to:
  - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA,
  - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
  - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
- Increase the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for low density land located within the existing FSPA and within the local character areas of Garden Suburban Naturalistic, Bush Suburban, Rivers Edge Naturalistic, Rivers Edge Semi Naturalistic and Rivers Edge Contemporary as identified by the *Foreshore Study*,
- Introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses across the LGA in response to the NSW Government's Low and Mid-Rise Housing Reform.

# Part 2 - Explanation of Provisions

**Intended Provisions**

To achieve the objectives and intended outcomes, the PP proposes to amend the GRLEP via instrument and mapping amendments as explained below.

*Explanatory Note: The drafting of the instrument is subject to the legal drafting process by Parliamentary Counsel.*

| **Item 1 – Amendment to the objectives to the R2 Low Density Residential Zone** |
|---|
| To amend the zone objective relating to local character in the R2 Low Density Residential Zone (R2 zone) so that a high standard of urban design and built form that enhances local character is promoted. |
| **Reasons:** |
| The *Foreshore Study* found that local character is not always well-aligned with suburb boundaries. Rather, local character is more nuanced, being shaped by factors such as topography, vegetation and built form. Therefore the *Review of Environmental Planning Provisions for Local Character* (refer to **Attachment 10**) has recommended that the reference to "suburb" be deleted in the objectives for the R2 and R3 Zones. |
| **Proposed amendment to the Zone objectives for R2 zone** |
| *Zone R2 Low Density Residential*<br>*1 Objectives of zone*<br>• *To provide for the housing needs of the community within a low density residential environment.*<br>• *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*<br>• *To promote a high standard of urban design and built form that enhances ~~the~~ local character ~~of the suburb~~ and achieves a high level of residential amenity.*<br>• *To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.* |

| **Item 2 – Amendment to the objectives to the R3 Medium Density Residential Zone** |
|---|
| To amend the zone objective relating to local character in the R3 Medium Density Residential Zone (R3 zone) so that a high standard of urban design and built form that enhances local character is promoted. |
| **Reasons:** |
| The *Foreshore Study* found that local character is not always well-aligned with suburb boundaries. Rather, local character is more nuanced, being shaped by factors such as topography, vegetation and built form. Therefore the *Review of Environmental Planning Provisions for Local Character* |

**Item 2 – Amendment to the objectives to the R3 Medium Density Residential Zone**

(refer to **Attachment 10**) has recommended that the reference to "suburb" be deleted in the objectives in the R2 and R3 zones.

**Proposed amendment to the Zone objectives for R3**

*Zone R3 Medium Density Residential*

*1 Objectives of zone*

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To enable other land uses that contribute to the vibrancy of the neighbourhood.*
- *To promote a high standard of urban design and built form that enhances ~~the~~ local character ~~of the suburb~~ and achieves a high level of residential amenity.*
- *To provide for housing within a landscaped setting that enhances the existing environmental character of the Georges River local government area.*

**Item 3 – Additional objective to be inserted into the zone objectives of the RE1 Public Recreation & RE2 Private Recreation Zones**

To insert a new objective in the zone objectives for the RE1 and RE2 Zones to reinforce the protection of the environmental values of the land, in particular areas of high biodiversity significance.

No amendments are proposed to the permissibility of land uses in the land use tables for the RE1 and RE2 Zones.

**Reasons:**

Considerable areas of trees and vegetation are included in the RE1 Public Recreation and RE2 Private Recreation Zones. Critically, this includes higher value native vegetation in bushland locations such as Oatley Park.

These zones have the following similar objectives:

- to enable land to be used for (public or private) open space or recreational purposes
- to provide a range of recreational settings and activities and compatible land uses
- to protect and enhance the natural environment for recreational purposes.

A range of uses, including centre-based child care facilities, markets, recreation facilities (major), restaurants or cafes, and roads are permitted with consent in one or both zones. While it is acknowledged the primary intent of these zones is to enable recreation uses, some areas are of such high biodiversity value that allowing recreation uses threatens the integrity of these values.

**Item 3 – Additional objective to be inserted into the zone objectives of the RE1 Public Recreation & RE2 Private Recreation Zones**

Acknowledging that zone objectives are intended to primarily focus on land use and associated physical elements, most land use zone objectives are considered to provide councils the ability to require the assessment of biodiversity through protection of trees, vegetation and other natural contributory elements such as waterways, through the Development Application process.

However, a significant proportion of high value trees are located on land that is included in recreation zones. The objectives do not explicitly reference protection of these trees. The absence of such an objective is considered a risk to biodiversity outcomes. The biodiversity work to date recommends that a new objective be inserted in the recreation zones to protect areas of high biodiversity significance.

**Proposed Amendments to the objectives of the RE1 Public Recreation Zone**

*Zone RE1 Public Recreation*

*1 Objectives of zone*

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To protect the environmental values of the land, in particular areas of high biodiversity significance*

**Proposed Amendments to the objectives of the RE2 Private Recreation Zone**

*Zone RE2 Private Recreation*

*1 Objectives of zone*

- *To enable land to be used for private open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*
- *To ensure the scale, density and form of development reflects the nature of the recreational use of the land and is compatible with the surrounding urban form and natural setting.*
- *To protect the environmental values of the land, in particular areas of high biodiversity significance.*

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

To amend the Lot Size Map (Sheets LSZ_001, LSZ_002, LSZ_003, LSZ_005, LSZ_006, LSZ_009, LSZ_011 and LSZ_012) to increase the lot size requirements from 450sqm (Area G) to 700sqm (Area Q) for land within the proposed FSPA and areas of 'unique character' comprising of the following character typologies as identified by the *Foreshore Study*:

- Rivers Edge Naturalistic (proposed FSPA)
- Rivers Edge Semi Naturalistic (proposed FSPA)
- Rivers Edge Contemporary (area of unique character to be formalised by the GRDCP)

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

- Garden Suburban Naturalistic (area of unique character to be formalised by the GRDCP)
- Bush Suburban (area of unique character to be formalised by the GRDCP)

*Note:*

- *The amendments only affect R2 Low Density Residential zoned land.*
- *No instrument changes to Clause 4.1 Minimum subdivision lot size.*
- *The existing subdivision lot size requirements for areas removed from the existing FSPA will be retained at 700sqm.*

**Figures 3-5** below show the land to be added to "Area Q" by this Planning Proposal.

**Reasons**

The GRLEP has controls in place which specify the minimum subdivision lot size to create a new parcel of land. Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA as follows:

- Subdivision lot size outside of the FSPA: 450sqm
- Subdivision lot size within the FSPA: 700sqm

Existing lot size controls were reviewed as part of the *Foreshore Study* which found that patterns of lot size can be a determinant of local character. The *Foreshore Study* recommends retaining the existing larger subdivision lot size requirements (700sqm) for land located within the existing FSPA. This is supported by the outcome of the Lot Size Poll held during the pre-exhibition community consultation (refer to **Section 2 – Background** of this Report), as well as the consultation outcomes of the exhibition of this PP with almost 60% of submissions supporting the proposed changes in its entirety.~~.~~

**Extension of Larger Lot Sizes**

The *Foreshore Study* identifies that patterns of subdivision, including lot size and spatial arrangement, are fundamental determinants of local character, particularly in river-adjacent and vegetated suburban areas. It also demonstrates that the landscape character does not terminate at the mapped foreshore edge, but extends into adjoining residential areas that contribute to the broader scenic and ecological setting. The Study identifies that these areas:

- Share similar vegetation patterns, canopy structure and landscape function as foreshore land,
- Rely on private land for canopy retention and habitat continuity, and
- Are equally susceptible to cumulative impacts of incremental subdivision and dual occupancy development.

For this reason,

~~Additionally,~~ the Study recommends expanding the larger lot size requirement to some character typologies to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments. The Study identifies that the following residential character typologies warrant greater consideration in the local planning policy due to factors of sensitivity and significance:

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

- Rivers Edge Naturalistic – defined by long and narrow lots with steep topography leading down to the river and dense vegetation. Medium to high levels of vegetation is present within both the public and private realm, especially significant presence of remnant vegetation and canopy trees. Existing subdivision patterns featuring large, longer lots are to be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation.
- Rivers Edge Semi Naturalistic – defined by long and narrow lots with steep topography leading down to the river. There are moderate levels of vegetation within both the public and private realm. Retaining this attribute is an integral part of preserving the character of the area. Provisions are required to protect existing vegetation and respond to the topography of the area.
- Rivers Edge Contemporary – defined by lots on flat topography that predominately front the water. Although there are lower levels of public and private realm vegetation, dwellings are designed to maximise views of the river with vistas being afforded from the street thus enabling view sharing.
- Garden Suburban Naturalistic – covers area of modest sized lots with well-established gardens with significant presence of canopy trees within both the public and private realms attributed to moderate to generous front and side setbacks. Retaining this attribute is an integral part of preserving the character of the area.
- Bush Suburban – covers area with a high degree of native vegetation with significant presence of canopy trees within both the public and private realms attributed to substantial front and generous side setbacks. Retaining this attribute is an integral part of preserving the character of the area.

**Application to Land Outside the Existing FSPA**

The areas removed from the existing FSPA are in the Rivers Edge Contemporary, Garden Suburban Naturalistic and Bush Suburban character areas. Accordingly, the existing subdivision lot size requirements for land removed from the existing FSPA will be retained at 700sqm as per the findings of the *Foreshore Study*. This approach ensures that removal from the FSPA does not result in unintended loss of the very character and environmental attributes identified in the *Foreshore Study*.

**Alignment with Clause 4.1 Objectives**

The retention of the 700sqm subdivision lot size in the areas removed from the existing FSPA is consistent with the objectives of Clause 4.1, ~~in~~ particularly:

- Objective (a): to ensure lots created by subdivision have sufficient area to accommodate development that complies with built form and landscape controls, including deep soil planting and canopy retention.
- Objective (b): to ensure subdivision patterns reflect and reinforce the predominant subdivision pattern and spatial character identified in the Study.

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

- Objective (c): to ensure lot sizes respond to the environmental capability of land, including topography, vegetation and landscape sensitivity to change.

**Extent of Proposed Changes** ~~***Objective (c) to ensure that the lot sizes are appropriate for the environmental capability of the land, having regard to the land's topography and other natural features.***~~

Changes proposed by this amendment to the Lot Size Map (see **Attachment 18**) applies to a total of 734 lots where the minimum subdivision lot size requirement is proposed to be increased from the existing 450sqm (Area G) to 700sqm (Area Q). These lots are currently located outside of the existing FSPA but have been identified as being in three of the local character typologies requiring greater protection:

- 191 lots in the Rivers Edge Semi Naturalistic typology (see **Figure 3** below, also proposed for inclusion within the proposed FSPA, see Item 10 below)
- 144 lots in the Bush Suburban typology (see **Figure 4** below)
- 399 lots in the Garden Suburban Naturalistic typology (see **Figure 5** below)

**Development Impact and Proportionality**

It is acknowledged that increasing the minimum subdivision lot size will limit subdivision opportunities for certain existing lots (e.g. those between 900 sqm and 1,400 sqm). ~~Due to the proposed increase in subdivision lot size, any existing lot with a site area of between 900sqm and 1,400sqm will lose the development potential for subdivision – i.e. creating two lots from the existing single lot.~~ However, the impact of the increase in subdivision lot size is considered negligible as dual occupancies will continue to be permissible on sites with 1,000sqm site area. The retention of existing lot sizes by preventing subdivision is essential for the protection of the vegetated attributes and existing subdivision patterns in these character typologies.

~~Therefore, the proposed changes are consistent with Objectives (a) and (b) of Clause 4.1:~~

~~*(a) to ensure that lots created by a subdivision have sufficient area to accommodate development on the lots that complies with relevant development standards and controls for the development,*~~

~~*(b) to ensure that subdivisions reflect and reinforce the predominant subdivision pattern of the area,*~~

**Land area to be covered by Area Q under this amendment to Lot Size Map**

*See map on following page.*

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

Figure 3 - Land in the Bush Suburban typology to be added to "Area Q" on the Lot Size Map (outlined in red)

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

Figure 4 - Land in the Garden Suburban Naturalistic typology to be added to “Area Q” on the Lot Size Map (outlined in red)

**Item 4 – Clause 4.1 Minimum subdivision lot size and Lot Size Map**

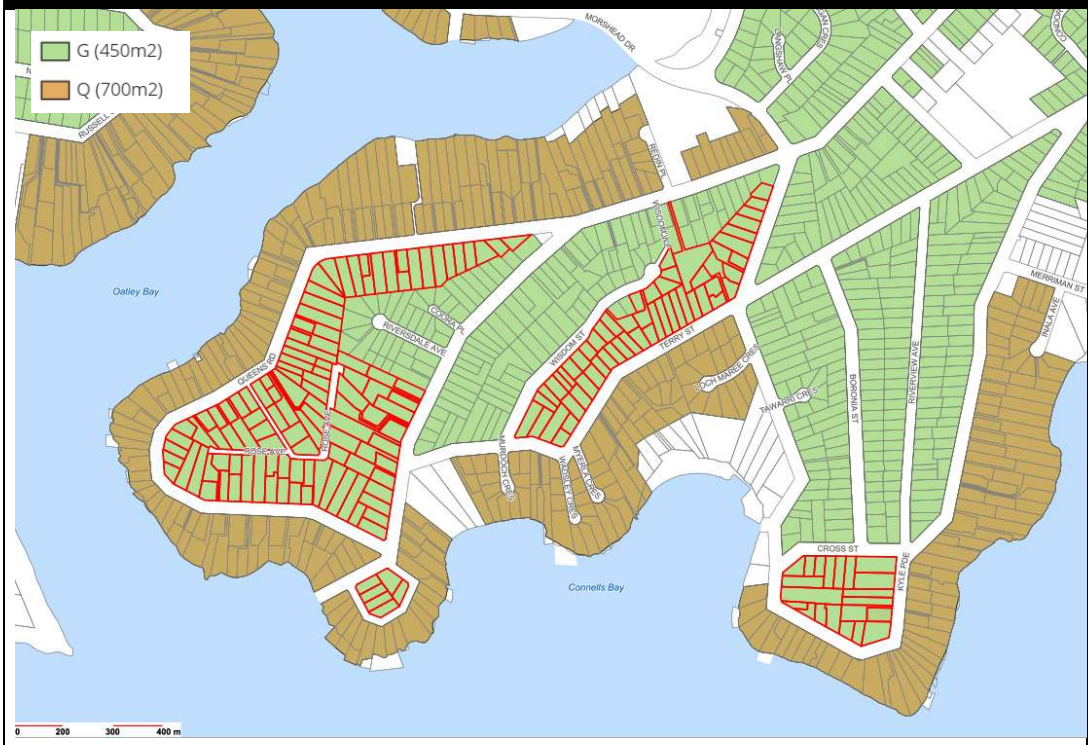



Figure 5 - Land in the Rivers Edge Semi Naturalistic typology to be added to "Area Q" on the Lot Size Map (outlined in red)

**Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map**

To amend Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map (Sheets LSD_001, LSD_002, LSD_003, LSD_005, LSD_006, LSD_009, LSD_011 and LSD_012) to increase the minimum lot size requirements for dual occupancies from 650sqm (Area O) to 1000sqm (Area U) for land within the proposed FSPA and areas of 'unique character' comprising of the following character typologies as identified by the *Foreshore Study*:

- Rivers Edge Naturalistic (proposed FSPA)
- Rivers Edge Semi Naturalistic (proposed FSPA)
- Rivers Edge Contemporary (area of unique character to be formalised by the GRDCP)
- Garden Suburban Naturalistic (area of unique character to be formalised by the GRDCP)
- Bush Suburban (area of unique character to be formalised by the GRDCP)

**Attachment 18** and **Figure 6** below shows the land area to be covered by "Area U" under this amendment.

**Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map**

**Reasons:**

This amendment to Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map to increase the dual occupancy lot size requirements is required to reflect the proposed amendments to the Minimum Subdivision Lot Size Map (refer to **Item 4** above).

The GRLEP has controls in place which specify the minimum lot size requirement to carry out a dual occupancy development. Currently, there are two sets of lot size controls in place with a smaller requirement for land located outside of the FSPA and a larger requirement for land located within the FSPA. The existing dual occupancy lot size requirements reflect the existing subdivision lot size requirement with the smaller requirement for land outside of the FSPA and larger requirement for land located within the FSPA as follows:

| | Subdivision Lot Size | Dual Occupancy Lot Size |
|---|---|---|
| **Outside of FSPA** | 450sqm | 650sqm |
| **Within FSPA** | 700sqm | 1,000sqm |

Existing lot size controls were reviewed as part of the *Foreshore Study* which found that patterns of lot size can be a determinant of local character. The *Foreshore Study* recommends retaining the existing larger dual occupancy lot size requirements (1,000sqm) for land located within the existing FSPA. This is supported by the outcomes of the Lot Size Poll held during the pre-exhibition community consultation (refer to **Section 2 – Background** of this report). The Study does not make recommendations to reduce or amend the lot size provisions within areas which are proposed to be removed from the FSPA. Accordingly, the existing subdivision and dual occupancy lot size requirements remain unchanged within the existing FSPA. This also echoes the community sentiment of maintaining the status quo in terms of development potential within the foreshore localities.

Additionally, the Study recommends expanding the larger lot size requirement to all areas within the proposed FSPA to ensure buildings can be sited to respond to the sloping topography of foreshore areas. This applies to land within the Rivers Edge Semi Naturalistic typology as some properties are being added to the proposed FSPA (see **Item 10** below).

The Study also recommends larger lot size requirements to be applied to some character typologies to ensure scenic and local character attributes such as larger setbacks, more landscaping and less site coverage is retained by future developments. The larger lot sizes (i.e. 1,000sqm for dual occupancy developments) are particularly recommended by the *Foreshore Study* in the Bush Suburban and Garden Suburban Naturalistic character typologies, see extract from page 83 of the Study:

> *Large, spacious lots are characteristic of the Bush Suburban precinct. On this basis it is recommended that existing requirements for larger lot sizes be retained.*

**Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map**

> *In the Garden Suburban Naturalistic precinct, it is recommended that larger lot sizes are retained in order to preserve the high levels of vegetation planting that is a defining feature of the local character area.*

It is evident from the above extract that larger lot sizes are the essential to maintain the defining characteristics of these character areas. Given the outstanding vegetated qualities of these character areas, the dual occupancy lot size requirement is proposed to be increased from 650sqm (Area O) to 1,000sqm (Area U).

A total of 734 lots are affected by the proposed amendment to the Dual Occupancy Lot Size Map where the minimum dual occupancy lot size requirement is proposed to be increased from the existing 650sqm (Area O) to 1,000sqm (Area U). These lots are currently located outside of the existing FSPA but have been identified as being in three of the local character typologies requiring greater protection:

- 191 lots in the Rivers Edge Semi Naturalistic typology (see **Figure 8** below, also proposed for inclusion within the proposed FSPA, see **Item 10** below)
- 144 lots in the Bush Suburban typology (see **Figure 9** below)
- 399 lots in the Garden Suburban Naturalistic typology (see **Figure 10** below)

However, it should be noted that out of the 734 lots affected, only 162 lots will be affected by a reduction in development potential under the GRLEP as they will no longer be eligible for dual occupancy developments under the proposed amendment. This equates to a potential net loss of 162 new dwellings. The locations of these lots are shown in **Figure 24** later in this Report.

However, a portion of the Garden Suburban Naturalistic character area is located within the Indicative LMR Housing Area associated with the Oatley LMR Station, see **Figure 6** below. With Chapter 6 of the Housing SEPP prevailing in the LMR Housing Areas, the minimum dual occupancy lot size is reduced to 450sqm from the 1,000sqm proposed by this Planning Proposal. There are 49 lots in this area that possess a site area of greater than 450sqm, equating to an increase in development potential of 49 new dwellings.

With the implementation of the LMR Housing Policy, areas to the west of Oatley Station will also gain development potential through the reduction of the minimum dual occupancy lot size requirement under Chapter 6 of the Housing SEPP. Whilst this Planning Proposal seeks to retain the existing 1,000sqm dual occupancy lot size requirement under the GRLEP in the areas being removed from the existing FSPA, there are 124 lots which may be eligible for dual occupancy development under the LMR Policy due to their location within the Indicative LMR Housing Area, which equates to an additional 124 new dwellings, see **Figure 7** below.

The intent of this Planning Proposal is not to reduce housing opportunities or to impede housing delivery. Whilst the larger lot size requirement is proposed to be retained in the GRLEP for areas removed from the FSPA, the capacity to accommodate housing growth is not comprised due to the

**Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map**

additional housing capacity for 173 new dwellings provided by the LMR Housing Policy in the areas subject to this Planning Proposal. In fact, the housing capacity offered by the LMR Housing Policy offsets the potential net dwelling loss generated by this Planning Proposal and results in a net increase of 11 additional dwellings in the Indicative Housing Area around Oatley Station, comprising of properties located within the Garden Suburban Naturalistic typology to the east of the Station and properties removed from the existing FSPA to the west of the Station.

Larger lot size requirements are proposed to be applied to areas in Peakhurst and Connells Point, but these localities have poor public transport accessibility and rely on private vehicles as the dominant transport mode. Increasing housing capacity in these inaccessible parts of the LGA would be inconsistent with the principles of transit-oriented-development.

Figure 6 - Overlap of Indicative LMR Housing Area and the Garden Suburban Naturalistic Typology

**Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map**

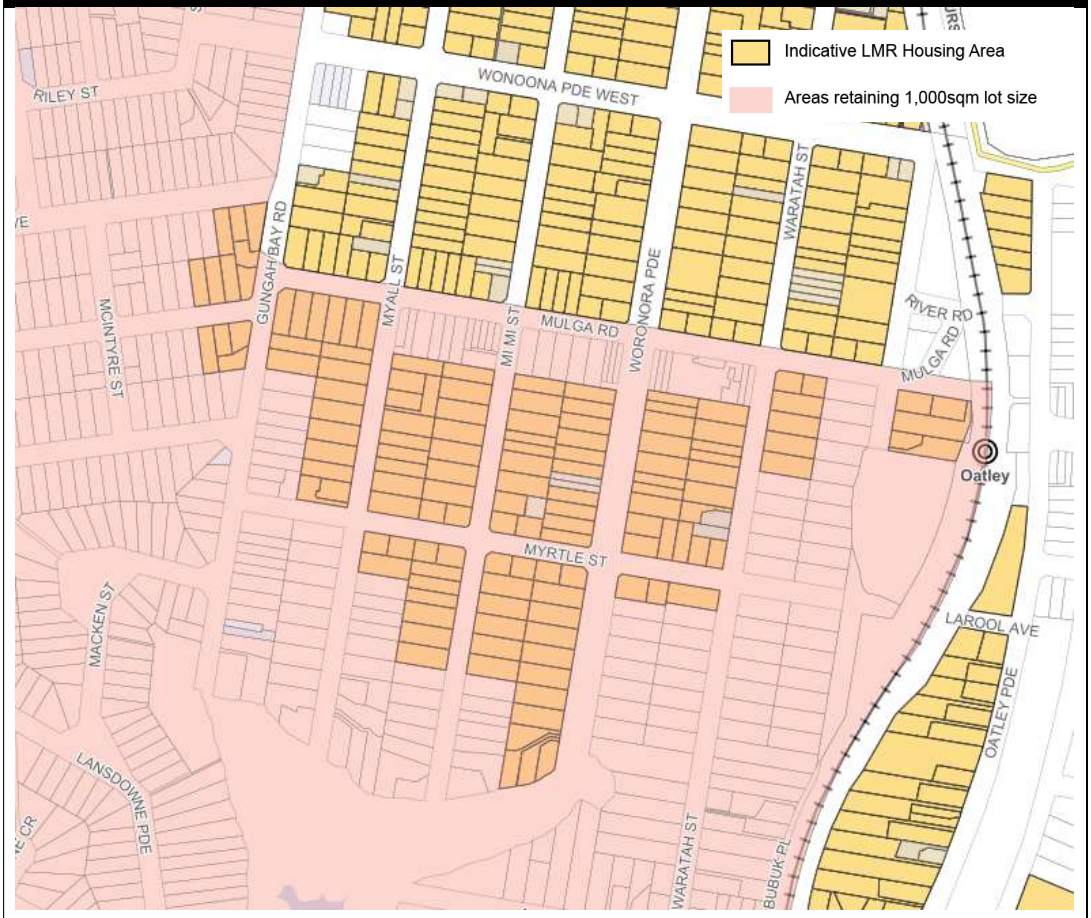



Figure 7 - Overlap of Indicative LMR Housing Area and retention of 1,000sqm dual occupancy lot size

**Amendments to the objectives in Clause 4.1A:**

*(1) The objective of this clause is to ensure that the lot sizes for dual occupancies are appropriate for the environmental capability of the land, having regard to the land's topography and other natural features.*

*(2) Despite clauses 4.1 and 4.1B, development consent may be granted for the subdivision of land—*

*(a) in Zone R2 Low Density Residential, Zone R3 Medium Density Residential or Zone R4 High Density Residential if—*

*(i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and*

*(ii) the lot size for each resulting lot will be at least 300 square metres, or*

*(b) on land identified as "Area U" on the Minimum Lot Size for Dual Occupancy Map ~~in the Foreshore Scenic Protection Area on land as identified as on the Foreshore Scenic Protection Area Map~~ if—*

| **Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map** |
|---|
| *(i) there is a dual occupancy on the land that was lawfully erected or a dual occupancy is proposed on the land, and*<br>*(ii) the lot size for each resulting lot will be at least 430 square metres.*<br>*(3) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the lot size.* |
| **Land area to be covered by Area U under this amendment to Minimum Lot Size for Dual Occupancy Map** |
| *See map on following page.* |

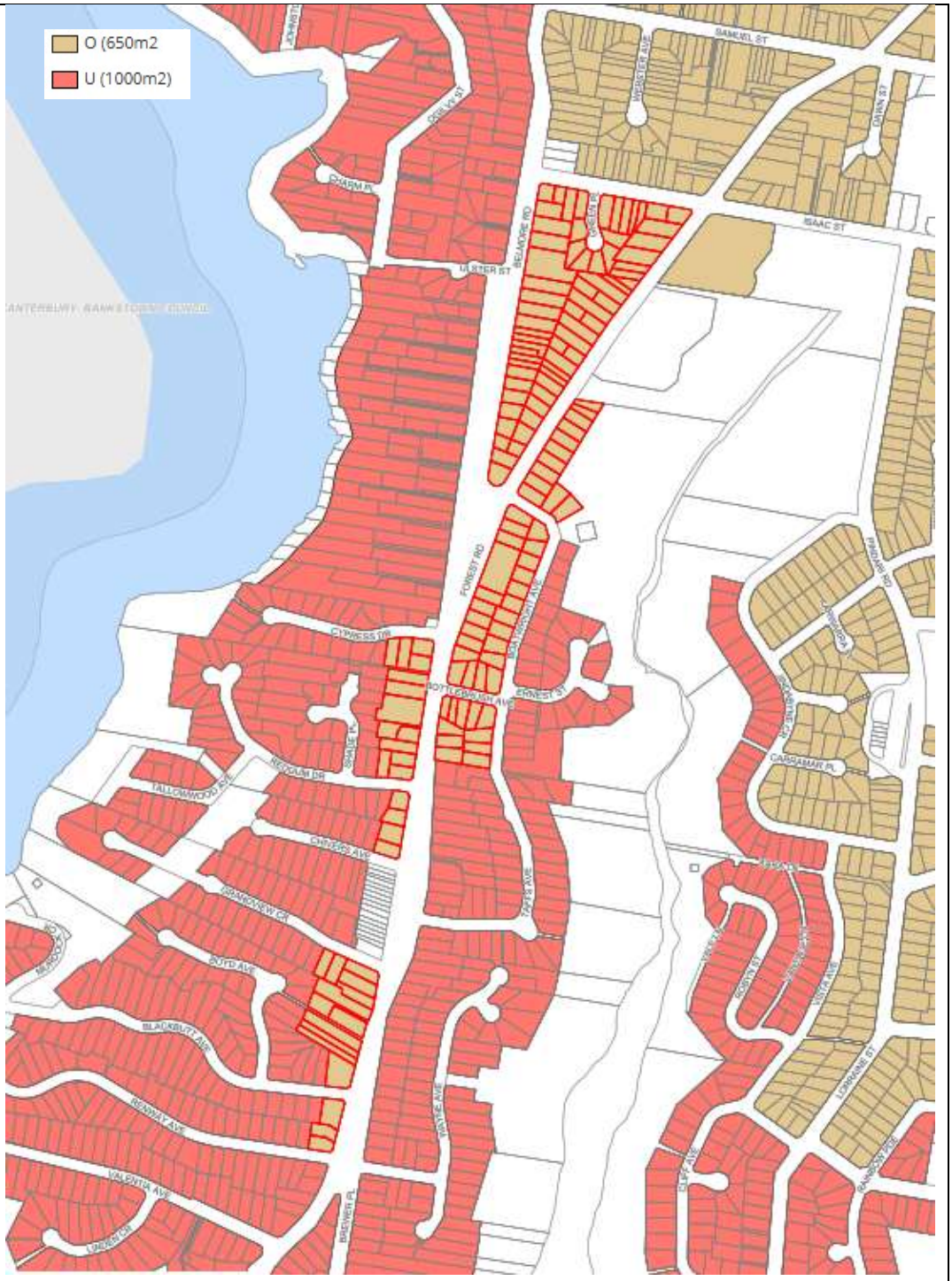



Figure 8 - Land in the Bush Suburban typology to be added to “Area U” on the Minimum Lot Size for Dual Occupancy Map (outlined in red)

Figure 9 - Land in the Garden Suburban Naturalistic typology to be added to “Area U” on the Minimum Lot Size for Dual Occupancy Map (outlined in red)

**Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map**

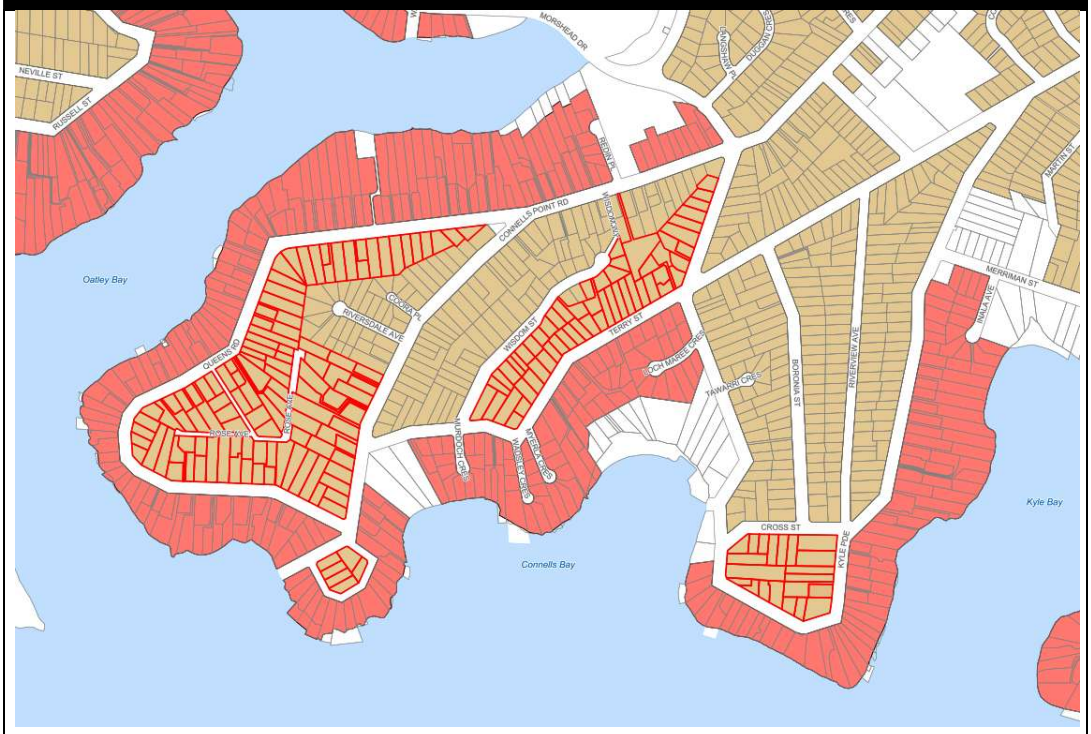



Figure 10 - Land in the Rivers Edge Semi Naturalistic typology to be added to "Area U" on the Minimum Lot Size for Dual Occupancy Map (outlined in red)

**Item 6 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings**

To amend Clause 4.1B to insert a new objective to ensure that lots in the proposed FSPA and the Bush Suburban and Garden Suburban Naturalistic character typologies are of sufficient size to protect natural environmental values, in particular areas with notable biodiversity values as identified by the *Biodiversity Study*.

To amend Clause 4.1B (3) so that the existing reference to the Foreshore Scenic Protection Area is replaced by reference to Area U (1,000sqm) of the Minimum Lot Size for Dual Occupancy Map.

**Reasons:**

The current wording of this Clause (in part) provides for a minimum lot size of 1,000sqm for dual occupancies in the FSPA.

While they are compatible with land use zoning, due to their often greater scale (including larger footprints for buildings and associated hardstand such as carparking areas) dual occupancies can pose a challenge for providing adequate space for trees and biodiversity. As a result, there is a greater potential for removal of trees and reduced scope for the planting of new trees, particularly

**Item 6 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings**

in front setbacks. The community perceives new dual occupancy developments as being a form of 'overdevelopment' when compared to the post-war freestanding houses that are being replaced. The larger lot size is to remain for the FSPA supported by the introduction of a corresponding objective in Clause 4.1B.

Reference in Clause 4.1B (3) to the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map will need to be replaced with reference to the Minimum Lot Size for Dual Occupancy Map as the 1,000sqm lot size requirement is proposed to be applicable to land within the proposed FSPA and areas of 'unique character' comprising of the following character typologies as identified by the *Foreshore Study*:

- Rivers Edge Naturalistic (proposed FSPA)
- Rivers Edge Semi Naturalistic (proposed FSPA)
- Rivers Edge Contemporary (area of unique character to be formalised by the GRDCP)
- Garden Suburban Naturalistic (area of unique character to be formalised by the GRDCP)
- Bush Suburban (area of unique character to be formalised by the GRDCP)

Refer to **Attachment 18** and **Figures 8-10** above for the location of "Area U" on the Minimum Lot Size for Dual Occupancy Map.

**Amendments to the objectives provisions in Clause 4.1B:**

*4.1B Minimum lot sizes and special provisions for certain dwellings*

*(1) The objectives of this clause are as follows—*

*(a) to ensure that lots for residential accommodation are of sufficient size to accommodate proposed dwellings, setbacks to adjoining residential land, private open space and landscaped areas, driveways and vehicle manoeuvring areas,*

*(b) to ensure that dual occupancies in Zone R2 Low Density Residential retain the general low-density scale and character of existing single dwelling development,*

*(c) to ensure that multi dwelling housing in Zone R3 Medium Density Residential retain the general medium-density scale and character of existing multi dwelling development,*

*(d) to minimise any likely adverse impact of the development on the amenity of the area,*

*(e) where an existing lot is inadequate in terms of its area or width—to require the consolidation of 2 or more lots.*

*(f) To ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas containing terrestrial biodiversity.*

(3) Development consent must not be granted for the erection of a dual occupancy *in "Area U" on the Minimum Lot Size for Dual Occupancy Map* ~~in the Foreshore Scenic Protection Area as identified on the Foreshore Scenic Protection Area Map~~ unless the lot has an area of at least 1,000 square metres ~~as shown on the Lot Size for Dual Occupancy Map~~.

| **Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map** |
|---|
| To amend the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the mapped maximum permissible FSR from 0.55:1 to 0.5:1 for R2 Low Density Residential zoned land located within the existing FSPA, proposed FSPA and the areas of 'unique character' identified by the *Foreshore Study*. No change is proposed to the written provisions of **Clause 4.4 Floor space ratio.**<br><br>**Figure 15** below shows the existing FSR Map in the GRLEP. The land area affected by this amendment is shown in **Figure 16** below. |
| **Reasons** |
| This amendment to the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the maximum permissible FSR for R2-zoned land located within areas of 'unique character' as identified by the *Foreshore Study* from 0.55:1 to 0.5:1 for all development typologies is required to address the concerns of the community that were raised during the pre-exhibition community consultation regarding the existing FSPA.<br><br>The existing FSPA is perceived by the community as an environmental protection mechanism akin to the terrestrial biodiversity provision in other LEPs across NSW. This perception is reinforced by the findings of the *Biodiversity Study* which has found extensive presence of terrestrial biodiversity along the Georges River foreshore to the west of Tom Uglys Bridge. The absence of terrestrial biodiversity to the east of Tom Uglys Bridge and the inland localities coincides with the historic absence of the FSPA overlay. This relationship is shown by the comparison of the proposed terrestrial biodiversity layer and the existing FSPA extent in **Figure 11** below. |

Figure 11 – Location of existing FSPA vs proposed Terrestrial Biodiversity

Community submissions have repeatedly expressed the importance of continued environmental protection for land which are removed from the existing FSPA. Consideration was given to the conversion of the existing FSPA into the C4 Environmental Living zone to strengthen the focus on ecological protection. However, the *Foreshore Study* concludes that while the objectives of the C4 zone are aligned with environmental protection, the C4 zone provides limited consideration towards scenic character when compared to the FSPA local provision. The C4 zone also unreasonably restricts development by negatively impacting the property owner's ability to use their land when compared to the existing R2 zone.

The existing FSPA is valued by the residents for its 'green and leafy' local character, which is recognised by the designation of certain character typologies by the *Foreshore Study*. Council during the pre-exhibition community consultation received numerous submissions objecting to new developments which have been occurring within the existing FSPA even though the planning controls for the FSPA have not been changed.

Submissions stated that there is a notable loss of tree canopy and vegetation on sites with new development. The building footprint of recent development is significantly larger compared to the single storey post-war bungalows that are being replaced. When the overall building footprint is increased, the amount of landscaped area is subsequently decreased as a result. The loss of landscaping through new development is perceived by the community as a form of overdevelopment and an increase in density.

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

The community's concern of new developments taking on a larger footprint and providing less landscaped area prompted a review of the maximum FSR for dwelling houses and dual occupancies within the existing FSPA.

The reason for this review stems from the modelling undertaken for the preparation of the comprehensive GRLEP. The modelling demonstrated that a development site which fully utilises the FSR granted by the LEP is unlikely to accommodate a landscaped area that exceeds the minimum landscaped area requirement of 25% for dwelling houses and 30% for dual occupancies.

It is evident that dwelling houses in the Georges River LGA are 10% larger than the neighbouring LGAs of Bayside, Canterbury-Bankstown and Sutherland (0.55:1 vs 0.5:1) while dual occupancies are 20% larger due to the difference in maximum permissible FSR (0.6:1 vs 0.5:1).

The more generous FSR granted by the GRLEP 2021 results in greater site coverage and less landscaped area of up to 10% when compared to development outcomes in the R2 zone of neighbouring councils. Accordingly, the subject Planning Proposal seeks to amend the maximum FSR so the Georges River LGA provides consistent development outcomes to adjoining LGAs.

A comparison of the FSR granted by the GRLEP and the respective LEPs of the neighbouring councils at Bayside, Canterbury-Bankstown, and Sutherland Shire is tabulated below:

| FSR | Georges River | Bayside | Canterbury-Bankstown | Sutherland Shire |
|---|---|---|---|---|
| Dwelling houses | 0.55:1 | 0.5:1 | 0.5:1 | 0.5:1 |
| Dual occupancies | 0.6:1 | 0.5:1 | 0.5:1 | 0.5:1 |

The existing 'green' character of the FSPA is attributed to the dominance of natural landscape over built form, as reinforced by Objective (d) of *Clause 6.6 Foreshore scenic protection area* in the GRLEP:

> *(d) to reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill,*

A reduction in the maximum permissible FSR to 0.5:1 for R2 zoned land within the existing FSPA is recommended to ensure Objective (d) can be achieved. The reduced FSR is also recommended to be applied to R2 zoned land located within the proposed FSPA and 'unique character' areas to ensure the strong naturalistic qualities of these areas are adequately protected moving forward.

In summary, the proposed FSR for R2 zoned land is as follows:

- Land located within the existing FSPA – 0.5:1 for all development
- Land located within the proposed FSPA – 0.5:1 for all development
- Land located within the Bush Suburban and Garden Suburban Naturalistic typologies – 0.5:1 for all development
- Land located in the remainder of the LGA – No change, 0.55:1 for dwelling houses and 0.6:1 for dual occupancies

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

**Figure 12** below is an example of the potential built form of a single storey dwelling house which demonstrates that the proposed FSR of 0.5:1 and minimum landscaped area of 30% can be achieved on a hypothetical 720sqm lot. On a typical 720sqm site within the FSPA, the 0.05:1 reduction in FSR equates to 35sqm of GFA. This is considered negligible compared to the maximum permissible GFA of 360sqm.

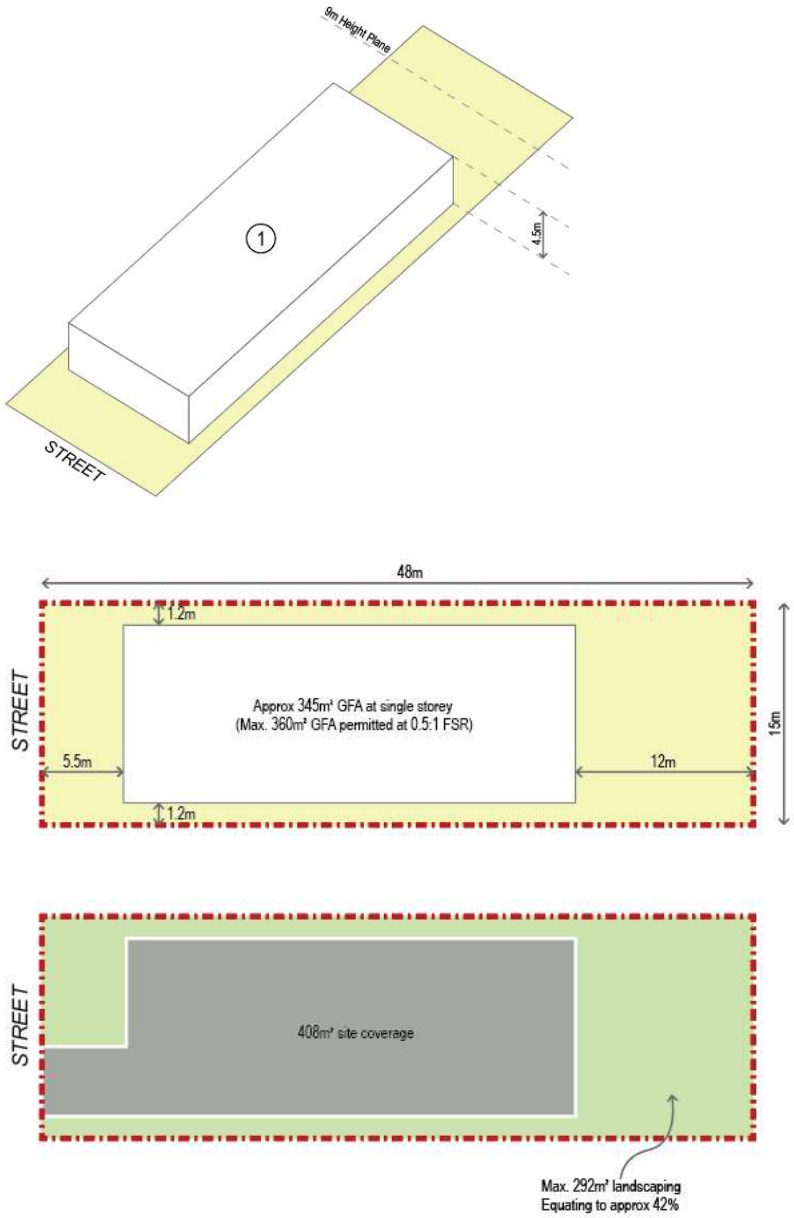



Figure 12 - Sample dwelling house with reduced FSR (0.5:1)

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

**Figure 13** below is an example of the potential built form of a double storey dual occupancy development which demonstrates that the proposed FSR of 0.5:1 and minimum landscaped area of 35% can be achieved on a hypothetical 1,000sqm lot. On a typical 1,000sqm site within the FSPA, the 0.05:1 reduction in FSR equates to 50sqm of GFA, or 25sqm per dwelling. This is considered negligible compared to the maximum permissible GFA of 500sqm, or 250sqm per dwelling.

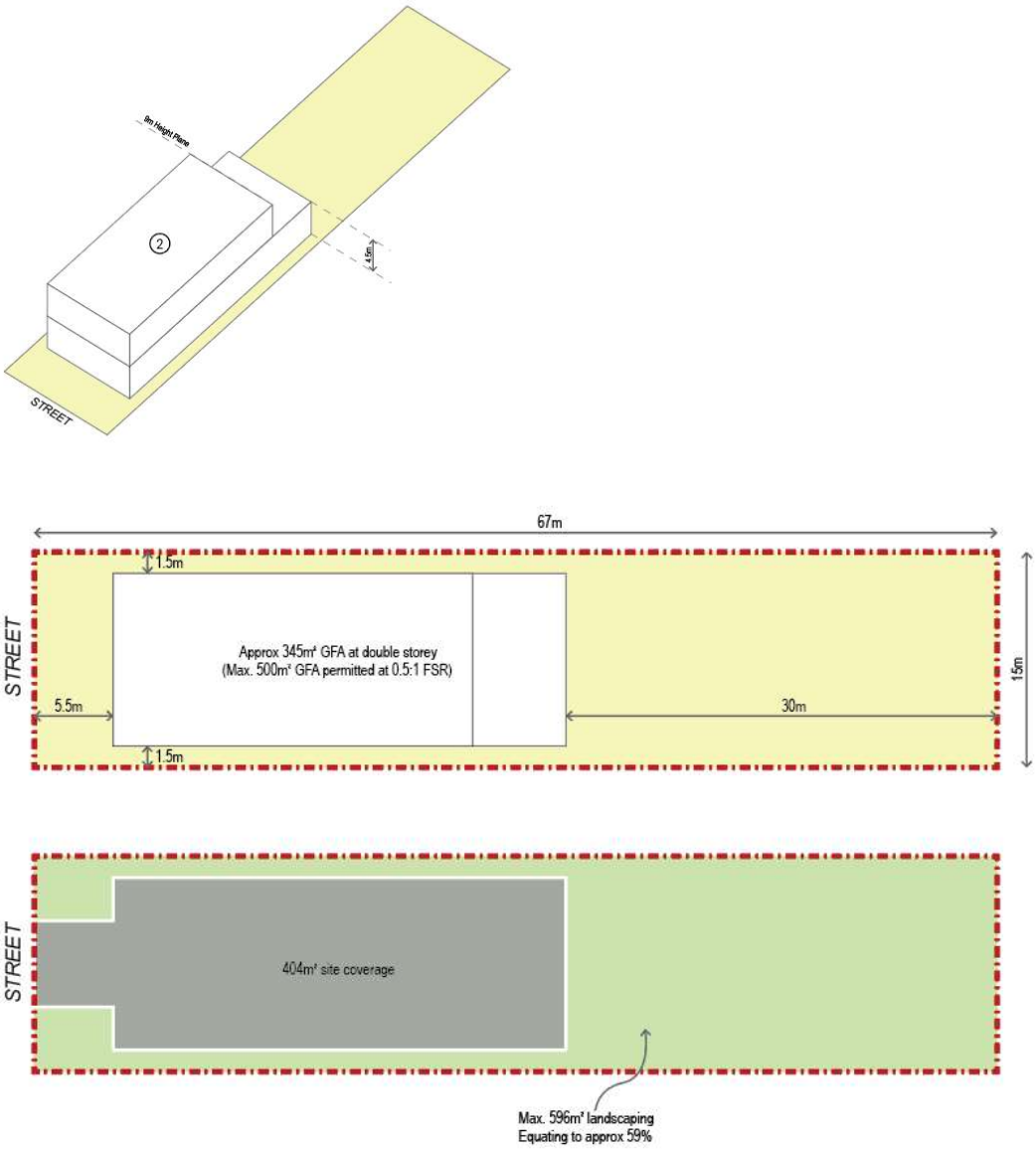



Figure 13 - Sample dual occupancy with reduced FSR (0.5:1)

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

Whilst the prevailing subdivision pattern sees a minimum lot size of 600sqm in the existing FSPA, proposed FSPA and areas of 'unique character', testing has been conducted on a hypothetical lot with 450sqm site area using existing GRDCP setback controls, see **Figure 14** below.

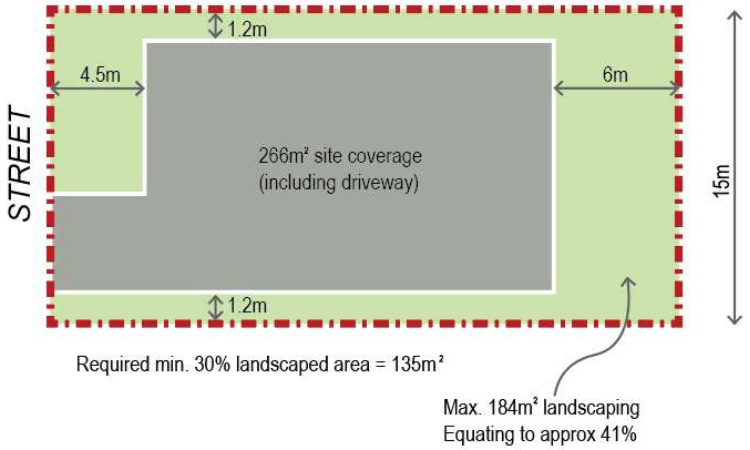



Figure 14 - Testing of viability of 30% landscaped area on a hypothetical 450sqm site

It is evident that the proposed increase in minimum landscaped area from 25% to 30% can be adequately accommodated within DCP-compliant setback spaces while allowing a buffer of over 10% to enable the provision of outbuildings and small pools.

**Impact of reducing FSR in areas with high capacity for change**

The areas with less sensitivities to change as identified by the *Foreshore Study* can be considered as possessing a higher capacity for redevelopment. These areas include character typologies such as Garden Suburban Traditional, Garden Court and Emerging Contemporary. Redevelopment may be in the form of new dwelling houses through knock-down-rebuilds and/or new dual occupancies which replace existing freestanding family homes.

There are currently two (2) approvals pathway available for both these types of development:

1) Development application using GRLEP controls, or
2) Complying development using Codes SEPP controls

A comparison of the GFA and FSR afforded by the Codes SEPP and the existing and proposed GRLEP controls is tabulated below for dwelling houses and dual occupancies.

*Table A – Comparison of Codes SEPP and GRLEP for dwelling houses*

| Site Area | Codes SEPP GFA | Codes SEPP FSR | Existing GRLEP GFA | Existing GRLEP FSR | Proposed GRLEP GFA | Proposed GRLEP FSR |
|---|---|---|---|---|---|---|
| **450** | 262.5 | 0.58 | 247.5 | 0.55 | 225 | 0.50 |
| **500** | 290 | 0.58 | 275 | 0.55 | 250 | 0.50 |
| **550** | 290 | 0.53 | 302.5 | 0.55 | 275 | 0.50 |
| **600** | 300 | 0.50 | 330 | 0.55 | 300 | 0.50 |

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

| | | | | | | |
|---|---|---|---|---|---|---|
| **650** | 335 | 0.52 | 357.5 | 0.55 | 325 | 0.50 |
| **700** | 335 | 0.48 | 372.5 | 0.53 | 340 | 0.49 |
| **750** | 337.5 | 0.45 | 387.5 | 0.52 | 355 | 0.47 |
| **800** | 350 | 0.44 | 402.5 | 0.50 | 370 | 0.46 |
| **850** | 362.5 | 0.43 | 417.5 | 0.49 | 385 | 0.45 |
| **900** | 375 | 0.42 | 432.5 | 0.48 | 400 | 0.44 |
| **950** | 387.5 | 0.41 | 447.5 | 0.47 | 415 | 0.44 |

*Table B – Comparison of Codes SEPP and GRLEP for dual occupancies*

| Site Area | Codes SEPP GFA | Codes SEPP FSR | Existing GRLEP GFA | Existing GRLEP FSR | Proposed GRLEP GFA | Proposed GRLEP FSR |
|---|---|---|---|---|---|---|
| **1000** | 550 | 0.55 | 600 | 0.60 | 500 | 0.50 |
| **1250** | 612.5 | 0.49 | 675 | 0.54 | 575 | 0.46 |
| **1500** | 675 | 0.45 | 750 | 0.50 | 650 | 0.43 |
| **1750** | 737.5 | 0.42 | 800 | 0.46 | 700 | 0.40 |
| **2000** | 800 | 0.40 | 850 | 0.43 | 750 | 0.38 |
| **2250** | 862.5 | 0.38 | 875 | 0.39 | 775 | 0.34 |
| **2500** | 925 | 0.37 | 900 | 0.36 | 800 | 0.32 |

It is evident from **Table A** above that irrespective of the FSR provided by the GRLEP for dwelling houses, the Codes SEPP remains more generous until lots exceed 600sqm in site area. The average lot size in the areas with higher capacity for change generally do not exceed 600sqm. Currently, complying development is commonly used as the preferred approval pathway due to the minimal presence of environmental constraints in these areas.

For dual occupancy developments in areas with higher capacity for change, the floor space afforded by the Codes SEPP is comparable to the proposed GRLEP controls, as seen in **Table B** above. Therefore, reducing maximum permissible FSR to 0.5:1 is not anticipated to impact development take up nor is it expected to sterilise development.

Additionally, neighbouring councils of Bayside, Canterbury-Bankstown, and Sutherland Shire all specify a maximum FSR of 0.5:1 for both dwelling houses and dual occupancies. Development activity in the surrounding LGAs is more prolific when compared to the Georges River LGA according to DPHI's Urban Development Program Dashboard.

**Table C** below provides a comparison of the number of dwellings approved in the "low density" and "medium density 1 and 2 storeys" categories from July 2013 to July 2023 as provided by the Urban Development Program dataset.

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

*Table C – Comparison of dwelling house and 1-2 storey medium density approvals in surrounding LGAs*

| LGA | Georges River | Bayside | Canterbury Bankstown | Sutherland Shire |
|---|---|---|---|---|
| **Approvals** | 4,078 dwellings | 3,318 dwellings | 15,443 dwellings | 7,689 dwellings |

*Note: The Urban Development Program dataset does not have "dual occupancies" as a separate typology and instead it is combined within the "medium density" group with townhouses and terraces. A portion of the above data may be comprised of multi dwelling housing developments.*

**Impact of FSR reduction on non-residential land uses in the R2 zone**

The R2 zone within the GRLEP 2021 permits a number of non-residential land uses with development consent in accordance with the zone objective: *"To enable other land uses that provide facilities or services to meet the day to day needs of residents."* However, most of these non-residential land uses are permitted and regulated through SEPPs which override council LEPs, as tabulated below.

| Land Use | SEPP Permissibility |
|---|---|
| Bed and breakfast accommodation | Permissibility through LEP only, however no DAs for this land use have been received in the R2 zone since the commencement of GRLEP 2021 |
| Centre-based child care facilities | Yes, through the Transport and Infrastructure SEPP |
| Community facilities | Permissibility through LEP only, however no DAs for this land use have been received in the R2 zone since the commencement of GRLEP 2021 |
| Early education and care facilities | Yes, through the Transport and Infrastructure SEPP |
| Educational establishments | Yes, through the Transport and Infrastructure SEPP |
| Emergency services facilities | Permissibility through LEP only, however no DAs for this land use have been received in the R2 zone since the commencement of GRLEP 2021 |
| Environmental facilities | Permissibility through LEP only, however no DAs for this land use have been received in the R2 zone since the commencement of GRLEP 2021 |
| Group homes | Yes, through the Housing SEPP |
| Health services facilities | Yes, through the Transport and Infrastructure SEPP |
| Public administration buildings | Permissibility through LEP only, however no DAs for this land use have been received in the R2 zone since the commencement of GRLEP 2021 |
| Seniors housing | Yes, through the Housing SEPP |

Centre-based child care facilities are considered to the most prevalent non-residential development type in the R2 zone. Council's records show that there are currently 38 child care centres located within the R2 zone. In accordance with the DPHI's *Child Care Planning Guideline,* a maximum FSR of 0.5:1 applies for child care facilities in R2 zones, which is consistent with the FSR proposed by the subject Planning Proposal.

| **Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map** |
|---|
| In light of existing SEPP permissibility for a significant portion of non-residential land uses within the R2 zone and the consistent FSR for centre-based child care facilities, there is minimal (if any) impact on development feasibility as result of the reduction in FSR from 0.55:1 to 0.5:1 within the existing FSPA, proposed FSPA and areas of 'unique character' as identified by the Foreshore Study. |
| **Land area affected by amendment to Floor Space Ratio Map - R2 land within the existing FSPA, proposed FSPA and the areas of 'unique character' as identified by the *Foreshore Study*** |
| *See maps on following page.* |

**Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map**

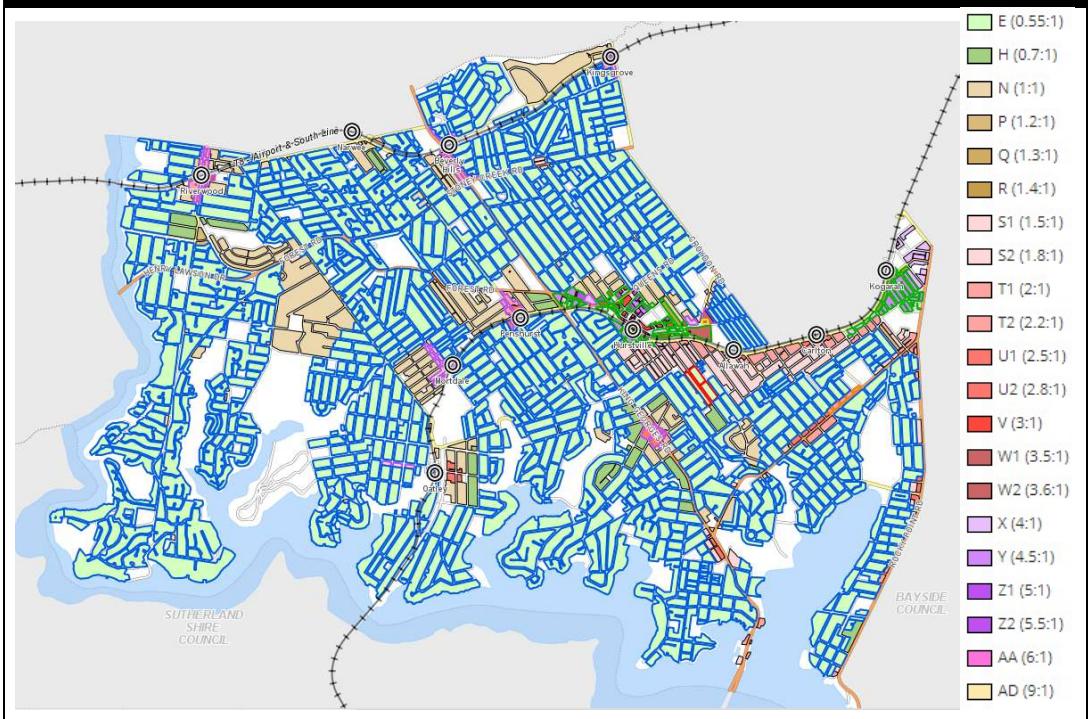



Figure 15 - Existing FSR Map in GRLEP

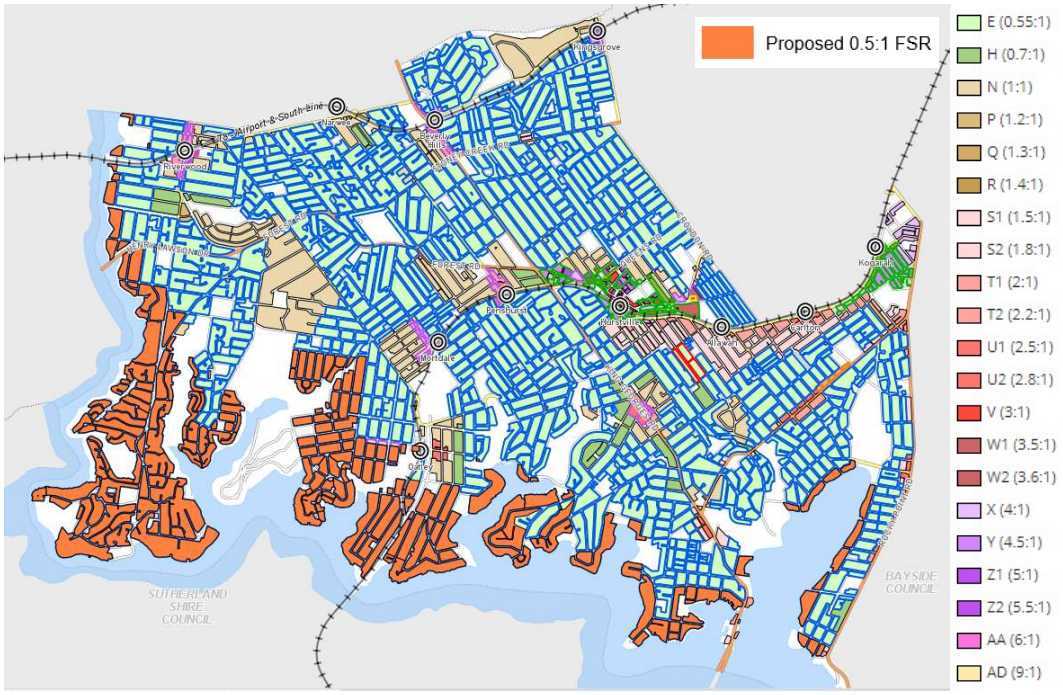
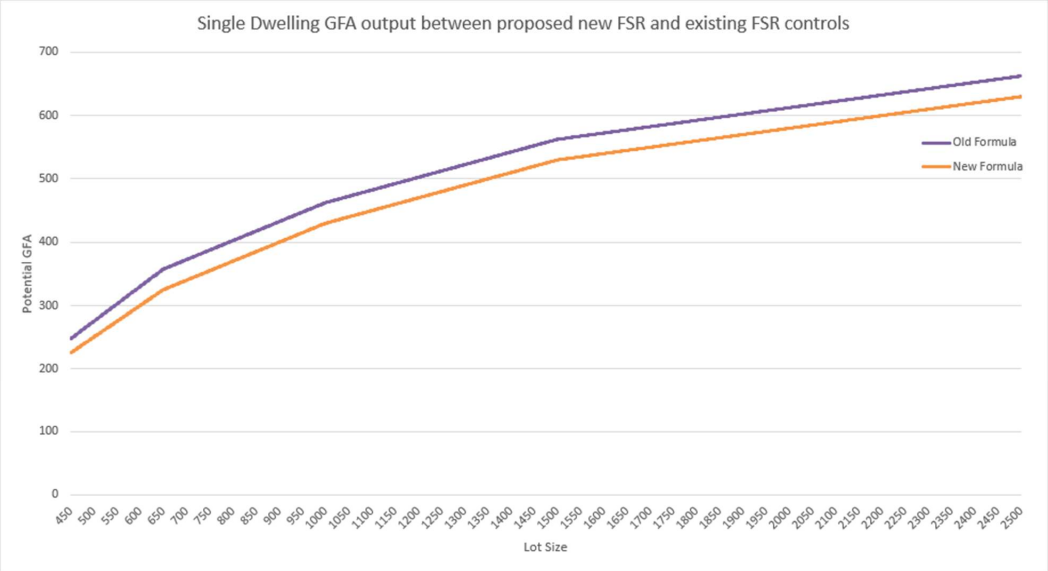


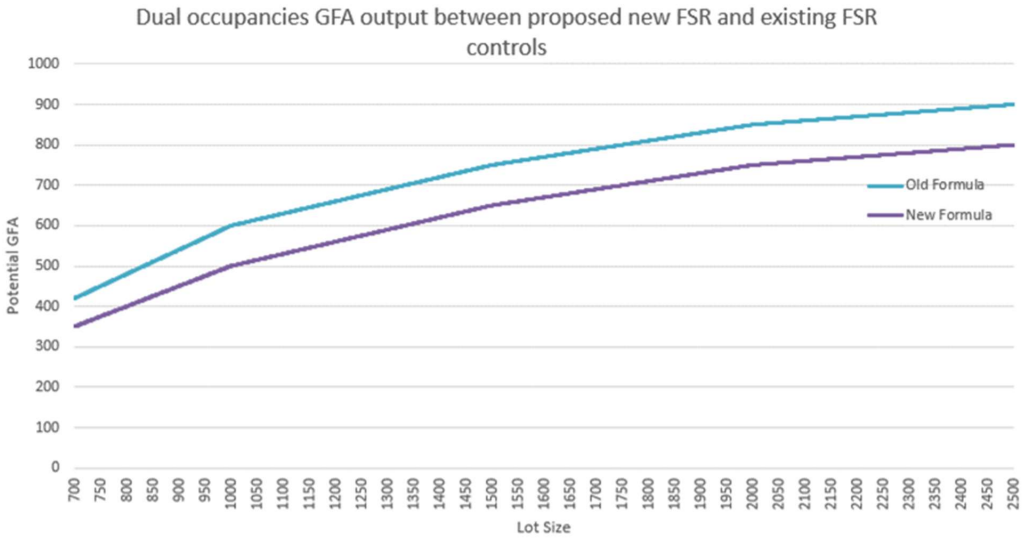

Figure 16 - Areas with proposed 0.5:1 FSR (shown in orange)

| **Item 8 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map** |
|---|
| To amend Clause 4.4A to:<br>• Reduce the maximum permissible FSR to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and areas of 'unique character' as identified by the *Foreshore Study*, and<br>• Insert two additional sliding scale FSR to tabulate the maximum GFA permissible on larger sites based on the reduced 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and areas of 'unique character' as identified by the *Foreshore Study*. One of the tables relate to dwelling houses and the other relates to dual occupancies.<br><br>To amend the Floor Space Ratio Map to identify the affected land as "Area 7 – Refer Clause 4.4A". The land affected by this amendment is shown in **Figure 17** below and is the same as **Item 7** above.<br><br>*Note:*<br>— *Land located in the remainder of the LGA will remain unchanged as "Area 1" and retains the existing FSR – i.e. 0.55:1 for dwelling houses and 0.6:1 for dual occupancies.*<br>— *"Area 7" will replace "Area 1" in the affected areas and additional subclauses referencing "Area 7" is required in Clause 4.4A, see proposed subclauses below.* |
| **Reasons** |
| This amendment seeks to reduce the maximum permissible FSR to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and areas of 'unique character' as identified by the *Foreshore Study* to address the concerns of the community that were raised during the pre-exhibition community consultation regarding overdevelopment within the existing FSPA. The reasons for this amendment are detailed in **Item 7** above.<br><br>The existing GRLEP utilises the sliding scale approach to regulate the bulk and scale of dwelling houses and dual occupancies on larger lots. Currently when a dwelling house is proposed on a lot with site area of greater than 650sqm, the maximum permissible GFA is determined via the sliding scale formula in subclause (2) of Clause 4.4A.<br><br>Similarly, when a dual occupancy is proposed on a lot with site area of greater than 1,000, the maximum permissible GFA is determined via the sliding scale formula in subclause (4) of Clause 4.4A. The existing sliding scale formulas are based on the existing base FSR of 0.55:1.<br><br>Due to the reduction of the base FSR from 0.55:1 to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and areas of 'unique character' as identified by the *Foreshore Study*, the sliding scale approach requires minor amendments to ensure the maximum permissible GFA on larger lots is reduced relative to the 0.5:1 base FSR.<br><br>The charts below illustrate the GFA output between the proposed new FSR sliding scale (new formula with a base of 0.5:1) and the existing FSR sliding scales (old formula). The proposed sliding |

**Item 8 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map**

scale formulas will enable a consistent 10% reduction in overall GFA for both dwelling houses and dual occupancies on larger lots.




**Proposed changes to Clause 4.4A Exceptions to floor space ratio—certain residential accommodation**

*(1) The objectives of this clause are as follows—*

*(a) to ensure that the bulk and scale of development are compatible with the size of the lot,*

*(b) to promote good residential amenity*

**Item 8 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map**

*(2) The maximum floor space ratio for a dwelling house on land identified as "Area 1" on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

| ***Site area*** | ***Maximum floor space ratio*** |
|---|---|
| *not more than 650 square metres* | *0.55:1* |
| *more than 650 square metres but not more than 1,000 square metres* | *[(site area - 650) × 0.3 + 357.5] ÷ site area: 1* |
| *more than 1,000 square metres but not more than 1,500 square metres* | *[(site area - 1000) × 0.2 + 462.5] ÷ site area: 1* |
| *more than 1,500 square metres* | *[(site area - 1,500) × 0.1 + 562.5] ÷ site area: 1* |

*(3) The maximum floor space ratio for residential accommodation on land identified as "Area 2" on the Floor Space Ratio Map must not exceed 0.6:1.*

*(4) The maximum floor space ratio for a dual occupancy must not exceed the maximum floor space ratio specified in the table to this subclause.*

| ***Site area*** | ***Maximum floor space ratio*** |
|---|---|
| *not more than 1,000 square metres* | *0.6:1* |
| *more than 1,000 square metres but not more than 1,500 square metres* | *[(site area - 1000) × 0.3 + 600] ÷ site area: 1* |
| *more than 1,500 square metres but not more than 2,000 square metres* | *[(site area - 1500) × 0.2 + 750] ÷ site area: 1* |
| *more than 2,000 square metres* | *[(site area - 2000) × 0.1 + 850] ÷ site area: 1* |

*(5) The maximum floor space ratio for a dwelling house on land identified as "Area 7" on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

| ***Site area*** | ***Maximum floor space ratio*** |
|---|---|
| *Not more than 650 square metres* | *0.5:1* |
| *More than 650 square metres but not more than 1,000 metres* | *[(site area - 650) × 0.3 + 325] ÷ site area:1* |
| *More than 1,000 metres but not more than 1,500 square metres* | *[(site area - 1000) × 0.2 + 430] ÷ site area:1* |
| *More than 1,500 square metres* | *[(site area - 1500) × 0.1 + 530] ÷ site area:1* |

*(6) The maximum floor space ratio for a dual occupancy on land identified as "Area 7" on the Floor Space Ratio Map must not exceed the maximum floor space ratio specified in the table to this subclause.*

| ***Site area*** | ***Maximum floor space ratio*** |
|---|---|
| *Not more than 1,000 square metres* | *0.5:1* |
| *More than 1,000 square metres but not more than 1,500 metres* | *[(site area - 1000) × 0.3 + 500] ÷ site area:1* |
| *More than 1,500 metres but not more than 2,000 square metres* | *[(site area - 1500) × 0.2 + 650] ÷ site area:1* |
| *More than 2,000 square metres* | *[(site area - 2000) × 0.1 + 750] ÷ site area:1* |

**Item 8 – Clause 4.4A Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map**

**Proposed changes to Floor Space Ratio Map – Location of "Area 7" replacing "Area 1"**

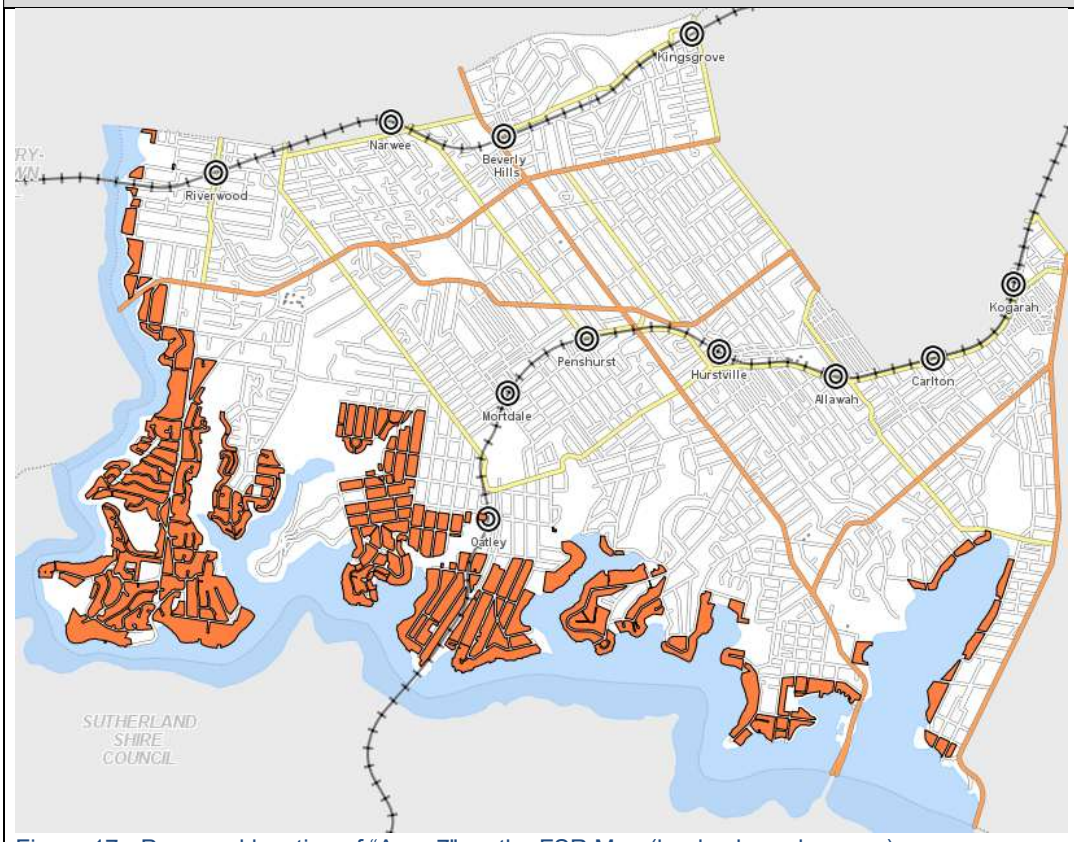



Figure 17 - Proposed location of "Area 7" on the FSR Map (land coloured orange)

**Item 9 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map**

To amend *Clause 6.6 Foreshore scenic protection area* to ensure the role of the FSPA focuses on foreshore scenic character. This is achieved by:

- Replacing the objectives to refine the focus to scenic character and reviews to and from the Georges River,
- Replacing the considerations to provide clarity in relation to the protection of attributes that positively contributes to the scenic character and amenity of the River, and
- Removing duplication of other LEP clauses such as biodiversity and habitat protection.

To amend the accompanying Foreshore Scenic Protection Area Map to reduce the mapped extent of the FSPA in accordance with the findings of the *Foreshore Study*. The land area affected by the new FSPA Map only is shown in **Figure 19**.

| **Item 9 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map** |
|---|
| |
| **Reasons** |
| In accordance with the LPP's recommendation, the *Foreshore Study* was prepared by Ethos Urban in 2021 to further investigate the mapped extent and zoning of the FSPA.<br><br>As indicated in the *Foreshore Study* the existing provisions of Clause 6.6 are not working as they try to address too many planning considerations – biodiversity, character and scenic protection.<br><br>To address this issue the key recommendations of the *Foreshore Study* are:<br>• Revise the FSPA extent to exclude areas that:<br>  ○ Are not visible from the river, and/or<br>  ○ Do not contribute to the scenic character of the river,<br>• Revise the objectives of the FSPA clause to focus on scenic character,<br>• Introduce a new standalone provision in the LEP to protect and enhance biodiversity as informed by the findings of the Biodiversity Study, and<br>• Retain the minimum lot size controls in the FSPA and let any changes to lot size areas in the areas proposed to be removed from the FSPA be guided by consultation and community feedback.<br><br>In light of the *Foreshore Study's* findings, recommendations for a set of planning controls relating to the FSPA, biodiversity and local character have been developed by Ethos Urban in collaboration with Total Earth Care. The recommendations relating to the FSPA include:<br>• Reduce the extent of the existing FSPA on the western side of the LGA and insert additional areas on the eastern side.<br>• Revise the existing FSPA clause in the GRLEP to ensure the focus is directed at protecting the scenic character of the Georges River and the views to and from the River.<br>• Revise the existing FSPA clause to clearly identify the protection of trees, vegetation and other natural elements that contribute to scenic character while ensuring the built form integrates with the natural environment.<br>• Introduce provisions within the GRDCP 2021 to further enhance the protection of the foreshore scenic character.<br>• Retain the existing larger lot size requirements in the proposed FSPA.<br><br>The FSPA as recommended by the *Foreshore Study* comprises of character typologies that exhibit scenic character, including:<br>• River Edge Naturalistic (applies to private land)<br>• River Edge Semi Naturalistic (applies to private land)<br>• Public Open Space Naturalistic (applies to public reserves)<br>• Public Open Space Semi Naturalistic (applies to public reserves)<br><br>**Attachment 16** contains the information on the character areas within the proposed FSPA. |

**Item 9 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map**

The mapped extent of the existing FSPA against the proposed FSPA is provided in **Figure 18** below. For comparison, there are approx. 5,630 R2 zoned lots within the existing FSPA vs approx. 2,556 R2 zoned lots located within the proposed FSPA. This represents a reduction of 55% of the number of low density residential zoned lots with the FSPA affectation.

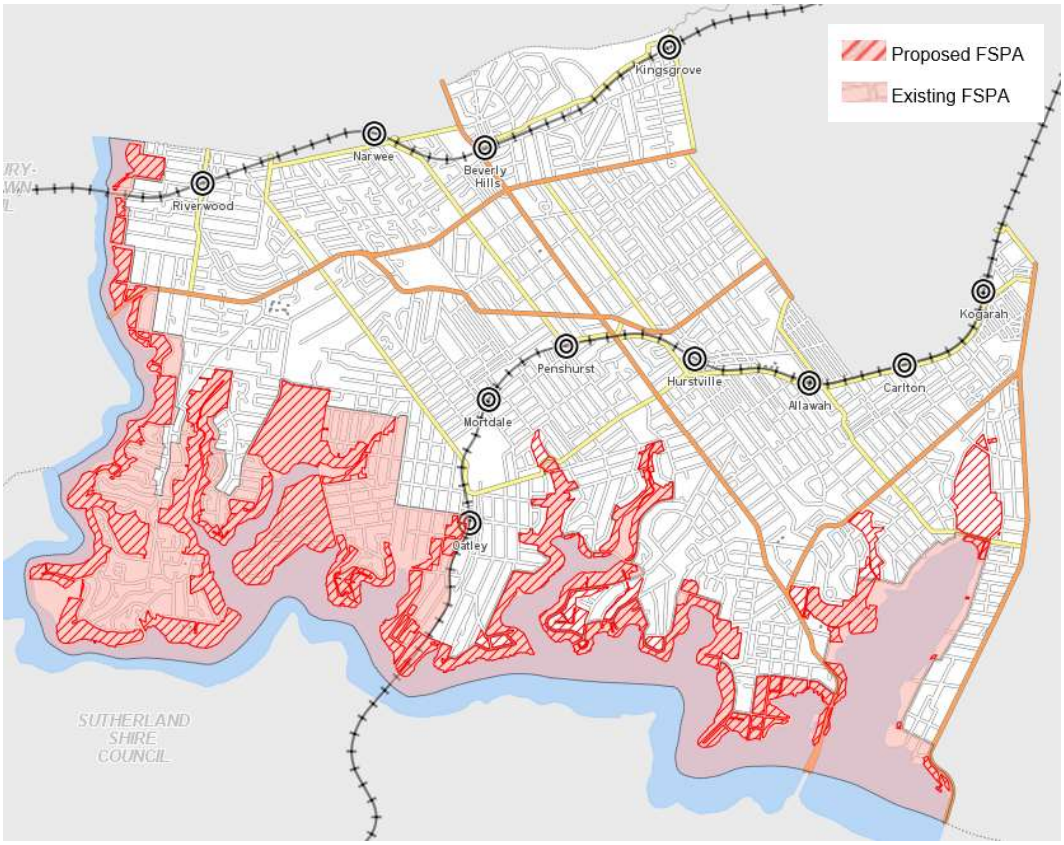



Figure 18 – Comparison of the Existing and Proposed FSPA in GRLEP

The properties proposed to be removed from the FSPA can be categorised into two scenarios based on their location:

1) On the western side of the LGA – properties that are not visible from the river are proposed to be excluded from the FSPA extent. This amendment affects properties in the suburbs of Peakhurst, Lugarno, Mortdale and Oatley, and
2) On the eastern side of the LGA – despite being located on the waterfront, properties that do not contribute to the scenic character of the river are proposed to be excluded from the FSPA extent. This amendment affects properties in the suburbs of Blakehurst, Kogarah Bay and Sans Souci.

**Item 9 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map**

The properties proposed to be added to the FSPA are located on the eastern side of the LGA and include both public and private land:

1) Public land: expansion of the FSPA to include all public reserves which have been categorised as "Naturalistic" or "Semi Naturalistic" character typologies due to the need to appropriately consider the interface between these reserves and the water, and
2) Private land: expansion of the FSPA to include all private properties located within the "Rivers Edge Semi Naturalistic" character typology to ensure the existing attributes of long and narrow lots with steep topography leading down to the river are adequately considered during the development assessment process.

**Existing Clause 6.6 Foreshore scenic protection area**

*6.6 Foreshore scenic protection area*

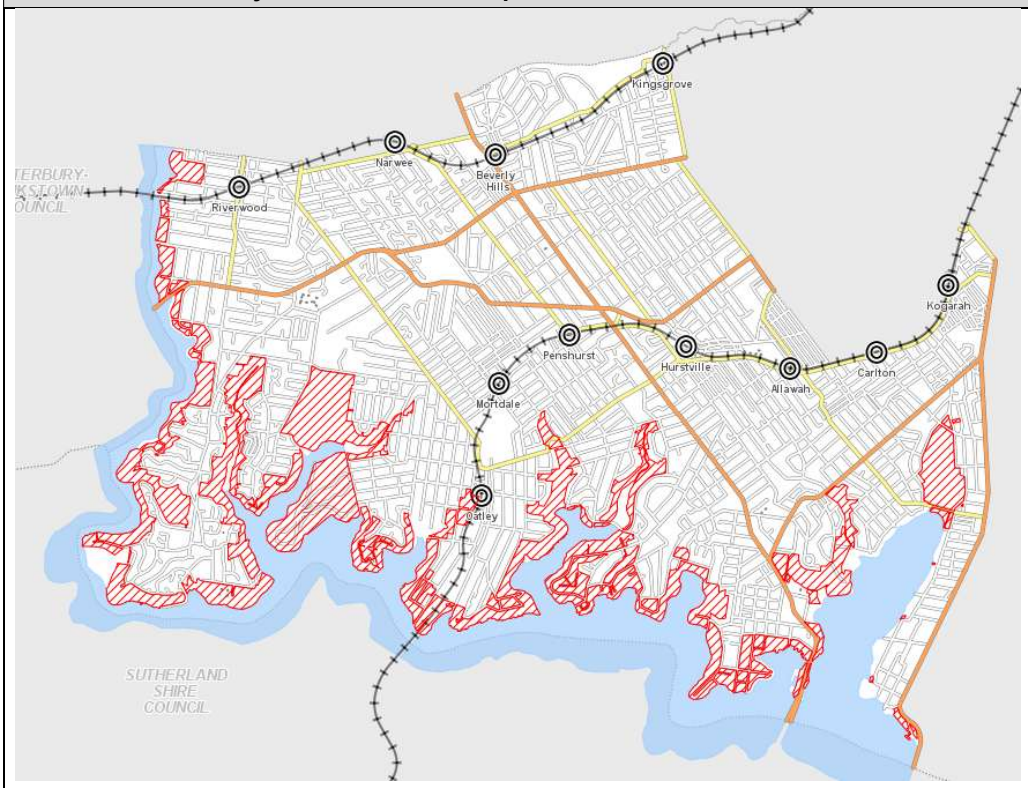
*(1) The objectives of this clause are—*

- *(a) to protect, maintain and improve the scenic amenity of the Georges River foreshore,*
- *(b) to protect, maintain and improve significant views of and from the Georges River,*
- *(c) to protect, maintain and improve the diversity and condition of native vegetation and habitats,*
- *(d) to reinforce and improve the dominance of landscape over built form, hard surfaces and cut and fill,*
- *(e) to encourage the recovery of threatened species and their communities, populations and habitats,*
- *(f) to enhance existing environmental, cultural and built character values of the foreshore.*

*(2) This clause applies to land identified as "Foreshore scenic protection area" on the Foreshore Scenic Protection Area Map.*

*(3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must be satisfied that the development would facilitate the following—*

- *(a) the protection of the natural environment, including topography, rock formations, canopy vegetation or other significant vegetation,*
- *(b) the avoidance or minimisation of the disturbance and adverse impacts on remnant vegetation communities, habitat and threatened species and populations,*
- *(c) the maintenance and enhancement of native vegetation and habitat in parcels of a size, condition and configuration that will facilitate biodiversity protection and native flora and fauna movement through biodiversity corridors,*
- *(d) the achievement of no net loss of significant vegetation or habitat,*
- *(e) the avoidance of clearing steep slopes and facilitation of the stability of the land,*
- *(f) the minimisation of the impact on the views and visual environment, including views to and from the Georges River, foreshore reserves, residential areas and public places,*
- *(g) the minimisation of the height and bulk of the development by stepping the development to accommodate the fall in the land.*

| Item 9 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map |
|---|
| **Proposed Clause 6.6 Foreshore scenic protection area** |
| *1 The objectives of this clause are as follows:*<br>*a) to protect and strengthen the scenic character of the Georges River foreshore*<br>*b) to protect significant views from the public and private domain to and from the Georges River.*<br>*2) This clause applies to land identified on the Foreshore Scenic Protection Area Map.*<br>*3) Before determining a development application for development on land to which this clause applies, the consent authority is to be satisfied that the development:*<br>*a) retains and protects trees and vegetation that contribute to scenic character*<br>*b) retains and protects other natural elements, including topography, waterways and rock formations that contribute to scenic character*<br>*c) ensures built form is integrated with the natural landscape and is not visually prominent to the detriment of scenic character*<br>*d) avoids significant adverse impact on views obtained from the public domain*<br>*e) enables reasonable sharing of views from the private domain.* |
| **Land area affected by the amended FSPA provision** |
|  <br>Figure 19 – Mapped Extent of the Proposed FSPA (shown in red hatching) |

| **Item 10 – Amendment to Clause 6.10 Design Excellence** |
|---|
| To amend *Clause 6.10 Design Excellence* to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character. |
| **Reasons:** |
| The objective of this clause is "to deliver the highest standard of sustainable architecture and urban design". The clause applies to larger scale development in Zone R4 High Density Residential (R4 zone), employment zones (Zones E1, E2, E4 and MU1), as well as most development in the FSPA, including dwelling houses.<br><br>Development criteria constitute an extensive list of matters, including a number that reference local character considerations such as "(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved". By including dwelling houses in the application of the clause, it acknowledges the importance of the FSPA to the overall character of the LGA.<br><br>The *Review of Environmental Planning Provisions for Local Character in the Georges River LGA* by Ethos Urban (**Attachment 10**) recommends that *Clause 6.10 Design Excellence* be amended to consider visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River, as well as local character. |
| **Amendment to Clause 6.10 (5) Design Excellence** |
| *(5) In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters—*<br>*(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*<br>*(b) whether the form and external appearance of the development will improve the quality and amenity of the public domain,*<br>*(c) whether the development detrimentally impacts on view corridors,*<br>*(d) how the development addresses the following matters—*<br>*(i) the suitability of the land for development,*<br>*(ii) existing and proposed uses and use mix,*<br>*(iii) heritage issues and streetscape constraints,*<br>*(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*<br>*(v) bulk, massing and modulation of buildings,*<br>*(vi) street frontage heights,*<br>*(vii) environmental impacts such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,*<br>*(viii) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of pedestrian networks,*<br>*(ix) the impact on, and proposed improvements to, the public domain,*<br>*(x) achieving appropriate interfaces at ground level between the building and the public domain,* |

**Item 10 – Amendment to Clause 6.10 Design Excellence**

*(xi) excellence and integration of landscape design,*
*(xii) the provision of communal spaces and meeting places,*
*(xiii) the provision of public art in the public domain,*
*(xiv) the provision of on-site integrated waste and recycling infrastructure,*
*(xv) the promotion of safety through the application of the principles of crime prevention through environmental design~~.~~,*
*(xvi) the impact on any local character area,*
*(xvii) for development within the Foreshore Scenic Protection Area, the impact on visual character and amenity of the foreshore area when viewed from the Georges River or foreshore areas.*

**Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones**

To amend *Clause 6.12 Landscaped areas in certain residential and conservation zones* by:

- Inserting new objectives to:
  - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA,
  - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
  - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
- Increasing the minimum landscaped area requirement by 5% to 10% for low density land located within the existing FSPA, proposed FSPA and areas of 'unique character' as identified by the *Foreshore Study* (Area 7 on the FSR Map, see **Figure 20** below) as follows:
  - Dwelling houses increase from 20% or 25% to **30%**, and
  - Dual occupancies increase from 25% or 30% to **35%**, and
- Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

**Reasons**

The reasons for this amendment are detailed in **Item 7** above.

**Landscaped area for dwelling houses and dual occupancies**

In summary, the existing FSPA is valued by the residents for its 'green and leafy' local character; however there is a notable loss of tree canopy and vegetation on sites with new development. As indicated in **Item 7** above, the building footprint of recent development is significantly larger compared to the single storey post-war bungalows that are being replaced. When the overall building footprint is increased, the amount of landscaped area is decreased as the result. The loss of landscaping through new development is perceived by the community as a form of overdevelopment and by extension an increase in development density.

**Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones**

**Items 7 & 8** seek to reduce the maximum permissible FSR for R2 Low Density Residential zoned land located within the existing FSPA, proposed FSPA and the 'unique character areas' identified by the *Foreshore Study* from 0.55:1 to 0.5:1 for all development typologies. As a result of the reduction in maximum permissible FSR, the minimum landscaped area within the existing FSPA is able to be increased by 5% as follows shown in red text:

- for a dwelling house located on land within the existing FSPA, proposed FSPA and the areas of 'unique character' as identified by the *Foreshore Study* (see **Figure 20** below) — ~~25%~~ 30% of the site area
- for a dual occupancy located on land within the existing FSPA, proposed FSPA and the areas of 'unique character' as identified by the *Foreshore Study* (see **Figure 20** below) — ~~30%~~ 35% of the site area

All properties affected by the proposed increase in minimum landscaped area are identified as Area 7 on the FSR Map (refer **Item 8** & **Figure 17** above).

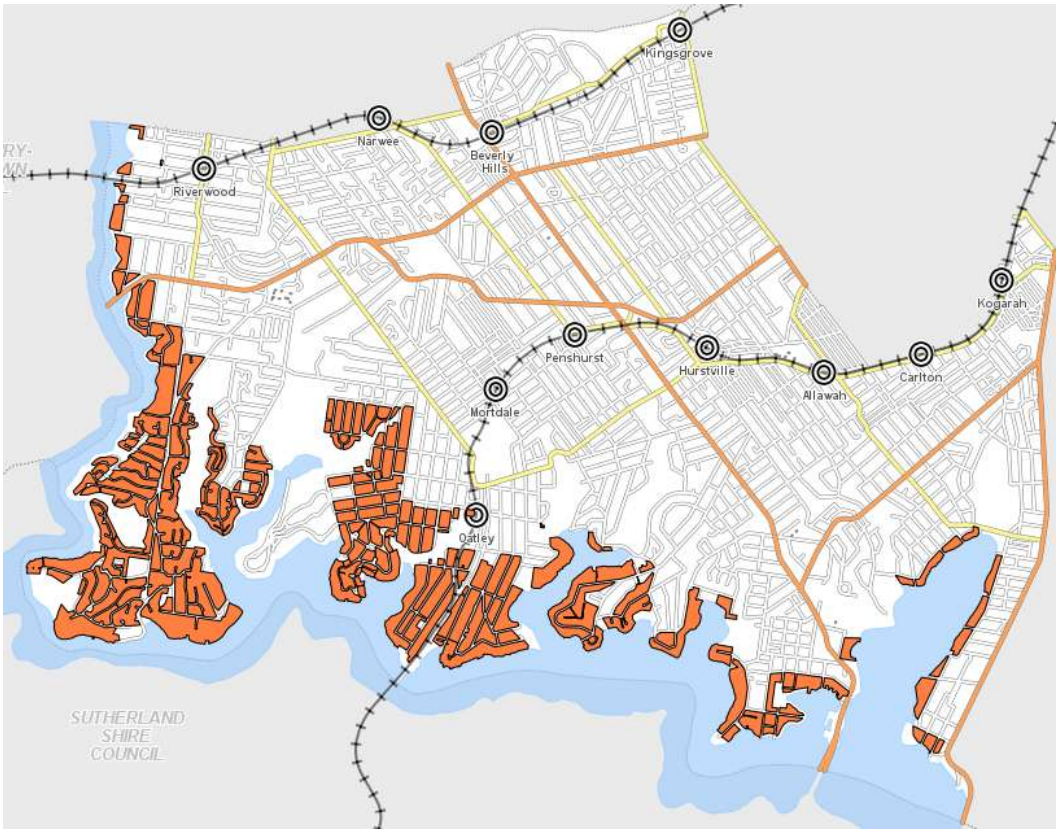



Figure 20 - R2 zoned land affected by the proposed amendment to Clause 6.12 (also identified as Area 7 on the FSR Map)

Testing conducted for potential dwelling house and dual occupancy built form outcomes in **Figures 12-14** above shows that the increase of 5% in minimum landscaped area can be accommodated

**Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones**

on a typical site. The surplus of landscaped area allows hardscaping and structures (such as courtyards, swimming pools, garden sheds, gazebos) to be provided to support the residential development without affecting the development's ability to comply with the increased landscaped area requirement.

It should be noted for some properties (a total of 734 lots in total), the minimum landscaped area requirement will be increased by 10% from existing controls:

- Dwelling house landscaped area to be increased from 20% (existing) to 30% (proposed)
- Dual occupancy landscaped area to be increased from 25% (existing) to 35% (proposed)

These are the same properties where the minimum subdivision lot size requirement is proposed to be increased from the existing 450sqm (Area G) to 700sqm (Area Q) under **Item 4** and the minimum dual occupancy lot size requirement is proposed to be increased from the existing 650sqm (Area O) to 1,000sqm (Area U) under **Item 5**. This ensures the relationship is retained between larger lot sizes and provision of increased landscaped area. The properties with a proposed 10% increase in landscaped area is shown in **Figure 21** below.

Figure 21 - Properties with a proposed 10% increase in landscaped area

**Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones**

The proposed 35% landscaped area requirement for dual occupancies is less restrictive than the requirements prescribed by Part 3B of the Codes SEPP. Clause 3B.15 of the Codes SEPP specifies that the minimum landscaped area that must be provided is 50% of the parent lot area minus 100sqm. The table below demonstrates a comparison of the proposed LEP control against Clause 3B.15 of the Codes SEPP.

| Site Area | GRLEP Proposed Landscaped Area | Codes SEPP Landscaped Area |
|---|---|---|
| 1,000sqm | 350sqm | 400sqm |
| 1,500sqm | 525sqm | 650sqm |
| 2,000sqm | 700sqm | 900sqm |

It is evident that the Codes SEPP requires more landscaped area to be provided when compared to the GRLEP. Therefore, it is reasonable to conclude that the proposed 5% increase in landscaped area will not impact the viability of dual occupancies as it remains less stringent than the controls prescribed by the Codes SEPP.

Additionally, as demonstrated by the testing conducted for a hypothetical dual occupancy development on a 1,000sqm lot in **Figure 13** (Item 7) above, a maximum of 596sqm of landscaped area (or 59% of the site area) can be provided by a 2 storey dual occupancy development with each dwelling being serviced by its own driveway in the front setback space. Based on the proposed minimum 35% landscaped area, almost one quarter of the site area (or 24%) remains available to accommodate swimming pools, courtyards and ancillary structures in the backyard. This demonstrates the viability of the proposed landscape area controls and the generous flexibility that is retained to support the modern lifestyles of the LGA's residents.

**Landscaped area for multi dwelling housing, terraces and manor houses**

Council also resolved at its meeting held 25 March 2024 to introduce a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

In late 2023 the NSW Government released a series of housing reform proposals to dramatically increase the supply of housing to address the existing housing crisis. One of the reforms is the *Low and Mid-Rise Housing Reform* which seeks to permit dual occupancies on reduced lot sizes (450sqm) across the R2 zone, permit manor houses, multi dwelling housing and terraces on R2 zoned land within 800m of a 'station and town centre precinct' and to permit 6 storey residential flat buildings in R3 and R4 zones within 800m of a 'station and town centre precinct'. A 'station and town centre precinct' are areas within 800m of a railway station or within 800m of commercial centres that provide a range of frequently needed goods and services, such as full-line supermarkets.

The GRLEP requires a minimum 20% landscaped area for developments within the R3 zone where manor houses, multi dwelling housing and terraces are currently permitted. However, the GRLEP does not nominate the landscaped area required specifically for these development typologies

**Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones**

within the R2 zone. This means if these development types are out carried in a R2 zone then there will be no minimum landscaped area requirement. Therefore, an additional provision is proposed to be introduced in Clause 6.12 to provide for a minimum 20% landscaped area requirement for multi dwelling house, terraces and manor housing in response to the NSW Government's *Low and Mid-Rise Housing Reform*.

**Proposed Clause 6.12 Landscaped areas in certain residential and conservation zones**

*(1) The objectives of this clause are as follows—*

*(a) to ensure adequate opportunities exist for the retention or provision of vegetation that contributes to biodiversity and enhances the tree canopy of the Georges River local government area,*

*(b) to minimise urban run-off by maximising permeable areas on the sites of development,*

*(c) to ensure that the visual impact of development is minimised by sufficient and appropriately located landscaping that complements the scale of buildings,*

*(d) to ensure that the use of surfaces that absorb and retain heat are minimised.*

*(e) to protect, maintain and improve the diversity and condition of native vegetation and habitats,*

*(f) to encourage the recovery of threatened species and their communities, populations and habitats, and*

*(g) to retain and strengthen the existing green and leafy local character of residential areas, including trees in the private domain that contribute to local character and visual amenity,*

*(2) This clause applies to land in the following zones—*

*(a) Zone R2 Low Density Residential,*

*(b) Zone R3 Medium Density Residential,*

*(c) Zone R4 High Density Residential,*

*(d) Zone C2 Environmental Conservation.*

*(3) Despite subclause (2), this clause does not apply to residential apartment development within the meaning of State Environmental Planning Policy (Housing) 2021.*

*(4) Development consent must not be granted to development on land to which the clause applies unless the consent authority is satisfied that the development—*

*(a) allows for the establishment of appropriate plantings—*

*(i) that are of a scale and density commensurate with the height, bulk and scale of the buildings to which the development relates, and*

*(ii) that will maintain and enhance the streetscape and the desired future character of the locality, and*

*(b) maintains privacy between dwellings, and*

*(c) does not adversely impact the health, condition and structure of existing trees, tree canopies and tree root systems on the land or adjacent land, and*

*(d) enables the establishment of indigenous vegetation and habitat for native fauna, and*

*(e) integrates with the existing vegetation to protect existing trees and natural landscape features such as rock outcrops, remnant bushland, habitats and natural watercourses.*

| **Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones** |
|---|
| *(5) Development consent must not be granted to development on land to which this clause applies unless a percentage of the site area consists of landscaped areas that is at least—*<br>*(a) for a dwelling house located on land within Area 1 of the FSR Map ~~outside the Foreshore Scenic Protection Area~~—20% of the site area, or*<br>*(b) for a dwelling house located on land within Area 7 of the FSR Map ~~the Foreshore Scenic Protection Area~~— ~~25~~ 30% of the site area, or*<br>*(c) for a dual occupancy located on land within in Area 1 of the FSR Map ~~outside the Foreshore Scenic Protection Area~~ —25% of the site area, or*<br>*(d) for a dual occupancy located within Area 7 of the FSR Map ~~the Foreshore Scenic Protection Area~~ —~~30~~ 35% of the site area, or*<br>*(e) for development in Zone R3 Medium Density Residential—20% of the site area, or*<br>*(f) for development in Zone R4 High Density Residential—10% of the site area, or*<br>*(g) for development in Zone C2 Environmental Conservation—70% of the site area, or*<br>*(h) for multi dwelling housing, terraces and manor houses in the R2 Low Density Residential Zone – 20% of the site area.*<br>*(6) If a lot is a battle-axe lot or other lot with an access handle, the area of the access handle and any right of carriageway is not to be included in calculating the site area for the purposes of subclause (5).*<br>*(7) In this clause—*<br>*~~Foreshore Scenic Protection Area means land shown on the Foreshore Scenic Protection Area Map~~.* |

| **Item 12 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping** |
|---|
| To insert a new local provision in Part 6 "Additional Local Provisions" titled *Clause 6.19 Terrestrial Biodiversity* aimed at protecting areas with notable biodiversity values as identified by the *Biodiversity Study*. The new provision will be accompanied by the Terrestrial Biodiversity Map (refer to **Figure 22** below). |
| **Reasons** |
| Council's *Georges River 2050 Leading for Change* aspires for *"A leafy, green place where biodiversity thrives"* and an idealistic vision of 2050 where *"Enhanced natural assets are focused on the river and catchments, reduced reliance on natural resources and minimised environmental impact".*<br><br>Theme 5: 'Environment and Open Space' of Council's Local Strategic Planning Statement (LSPS 2040) describes that the LGA's biodiversity corridors are well connected and *our* bushland and biodiversity are diverse and healthy. In line with Theme 5, one key action of the LSPS 2040 is developing a biodiversity strategy informed by an up-to-date biodiversity study.<br><br>In 2020 Council engaged Total Earth Care to prepare an LGA-wide biodiversity study. Key aims of the *Biodiversity Study* include the identification, mapping and description of areas of high |

**Item 12 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping**

biodiversity values across the LGA and the validation of areas on the NSW Biodiversity Values Map on public land and identify any additional areas. The term "biodiversity values" is defined by the *Biodiversity Study* as:

> *… natural variety and variability of all living organisms, and the ecological and environmental complexes in which they occur. It incorporates multiple levels of complexity including diversity of genetics, species and ecological communities as well as the ecological services provided by the biodiversity (i.e. pollination, regulation of climate, nutrient cycling). Biodiversity values also include social, economic, ethical and aesthetic features of the environment and are interconnected with human health and wellbeing.*

There is mapping and identification of outstanding biodiversity values by State-level legislation, namely the *Biodiversity Conservation Act 2016* (BC Act). The BC Act is supported by the *Biodiversity Conservation Regulation 2017* (BC Reg) which contains a Biodiversity Values Map to identify land with significant biodiversity features, such as native vegetation, threatened species habitats, and areas of outstanding biodiversity. The Biodiversity Offsets Scheme (BOS) under Part 6 of the BC Act applies to development that is likely to have a significant impact on biodiversity values and requires impacts to be avoided, minimised and, where necessary, offset. ~~The NSW Biodiversity Values Map is used to determine whether a development is subject to the Biodiversity Offset Scheme.~~ The BC Reg sets out threshold levels for when the ~~Biodiversity Offsets Scheme~~BOS will be triggered ~~with the threshold for clearing currently being 2,500sqm for properties with lot size of less than 1 hectare~~. The BOS is not limited to land mapped on the NSW Biodiversity Values Map. The Scheme applies in the following circumstances:

- Development proposed on land identified on the NSW Biodiversity Values Map;
- Development that exceeds the relevant area-clearing thresholds for native vegetation, having regard to minimum lot size and vegetation category; and
- Development that, following a test of significance, is likely to have a significant impact on a threatened species, ecological community, or its habitat.

If native vegetation clearing and/or other impacts exceed the threshold, the proposed development is required to be accompanied by a Biodiversity Development Assessment Report (BDAR). Accordingly, development on land not mapped on the Biodiversity Values Map within the Georges River LGA may still be subject to the BOS where the scale or nature of native vegetation clearing or biodiversity impacts meets statutory thresholds.~~There is only one residential lot in the entire Georges River LGA which may trigger the Biodiversity Offsets Scheme. This means the impact of any proposed development on native vegetation or biodiversity are not required to be considered for all except one residential site in the LGA.~~

Assessment under the BOS is undertaken at the development application stage, supported by a Biodiversity Development Assessment Report (BDAR) where required. This Planning Proposal does not seek to alter the operation of the BOS but provides a strategic planning framework that acknowledges the full scope of biodiversity assessment and offsetting requirements under the BC Act. There are approximately 70 residential zoned lots within the Georges River LGA that has a site area of at least 2,500sqm which may trigger the BOS clearing threshold.

**Item 12 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping**

Due to the ~~very~~ limited application of the ~~NSW Biodiversity Values Map~~BOS in the Georges River LGA, there is a significant gap in the protection of high biodiversity values due to the absence biodiversity considerations in the GRLEP. This is considered to represent a significant risk to the protection and strengthening of existing areas with high biodiversity values as identified by the *Biodiversity Study*.

In response, a new terrestrial biodiversity planning provision and mapping overlay in the GRLEP is proposed to be introduced to preserve and protect areas of moderate and high local biodiversity values. The areas included within the proposed extent of the terrestrial biodiversity includes the following:

- Areas with outstanding biodiversity values as identified by the NSW Biodiversity Values Map,
- The Native Vegetation of the Sydney Metropolitan Area Dataset provided by SEED, excluding all non-native vegetation communities inclusive of:
    - Weeds and exotics,
    - Urban native/exotics,
    - Artificial wetlands,
    - Plantation,
    - Rock, and
    - Seagrass meadows (due to not being terrestrial),
- Areas with high biodiversity values (i.e. areas of known threatened species, Threatened Ecological Communities and some native vegetation that provide habitats for native fauna) as identified by the field surveys conducted as part of the *Biodiversity Study,* and
- The National Parks and Wildlife Service Dataset within the NSW Digital Cadastral Database, provided under the terms of the *National Parks and Wildlife Act 1974*.

Although areas mapped by the NSW Biodiversity Values Map is included within the proposed GRLEP mapping, there will be no conflict with the provisions of the BC Act and BC Reg due to the inability for residential development in the Georges River LGA to trigger the 2,500sqm clearing threshold required to trigger the Biodiversity Offset Scheme.

The mapping overlay also includes a 40m buffer. The purpose of this buffer is to prevent degradation of areas of high terrestrial biodiversity value through management of edge effects, including weed invasion and spread; as well as to encourage strengthening of areas of high terrestrial biodiversity value through supplementary landscaping.

The proposed Terrestrial Biodiversity local provision is recommended by the *Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area* (refer **Attachment 9**).

The introduction of this local provision has implications for complying development as this approval pathway will no longer be available. Approval for development on land affected by the Terrestrial Biodiversity mapping will need to be sought via the development application pathway. Additionally,

**Item 12 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping**

where a property is affected by mapping, consideration of a number of performance-based matters as part of the DA process is triggered. These matters are aimed at protecting and enhancing biodiversity values and will require the development to demonstrate alignment with the "avoid, minimise or mitigate" approach to environmental impact.

The drafting of this local provision is based on the drafting of numerous other Sydney Metropolitan councils including but not limited to *Bayside LEP 2021, Sutherland LEP 2015, Ku-ring-gai LEP 2015* and *Pittwater LEP 2014.*

**Methodology for developing the Terrestrial Biodiversity mapping**

The proposed terrestrial biodiversity mapping in the LEP has been developed by ecologists from Total Earth Care with the methodology outlined in **Attachment 17**.

It should be noted that the proposed terrestrial biodiversity mapping within the Planning Proposal is version no.2 (V2) and differentiates from the first version through the extraction of buffer areas as a separate layer instead of being integrated within the terrestrial biodiversity layer. The demotion of certain land from the terrestrial biodiversity layer will reduce the need for a Flora and Fauna Impact Assessment to be prepared as part of a development application, thereby reducing the cost to applicants and additional processes during assessment.

Benchmarking of the proposed terrestrial biodiversity provisions and overlay was completed against the existing LEP and DCP controls of the surrounding council areas of Bayside, Canterbury-Bankstown and Sutherland. It is acknowledged that the adjoining LGAs do not adopt a buffer area as part of the LEP terrestrial biodiversity mapping but some do reference buffer areas within their DCPs. For example, Chapter 39 of the Sutherland DCP contains the following biodiversity buffer distances:

- Coastal Saltmarsh and Sydney Freshwater Wetlands (EECs) - 50m buffer
- Mangrove wetlands - 40m buffer
- Threatened species - 40m buffer

However, it is unclear whether the adjoining LGAs have undertaken a similar approach to the subject Planning Proposal by removing buffer areas from the core terrestrial biodiversity overlay in their LEPs as these maps have not been updated in recent years. The Bayside LEP 2021 terrestrial biodiversity layer is a direct translation from the Rockdale LEP 2011 and the Canterbury-Bankstown LEP 2023 terrestrial biodiversity layer is a translation (with minor additions) from the Bankstown LEP 2015 but these additions have not been adequately justified by their planning proposal report.

Therefore, Council's proposed approach of introducing a buffer area to support the core terrestrial biodiversity layer within the LEP is the preferred approach to ensure the level of protection for moderate to high local terrestrial biodiversity is fit-for-purpose and provides a balanced outcome between promoting development and environmental conservation.

| **Item 12 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping** |
|---|
| A standardised buffer area of 40m is proposed to be applied to the entirety of the core terrestrial biodiversity layer. Prior to this, 50m and 100m buffer areas were investigated to maximise the protection provided to the LGA's biodiversity. Ultimately, the aim of increasing the integrity of the biodiversity within the core terrestrial biodiversity layer was balanced with the need to provide flexible development consent pathways. It was determined that the buffer area of 40m is sufficient to protect the core terrestrial biodiversity areas from various edge effects including weed invasion (via wind and water) and the encroachment of garden escapes, micro-climate changes, pollution (i.e. stormwater runoff) and light spill.<br><br>**Proposed requirements for DAs on land affected by the core terrestrial biodiversity mapping**<br>Complying development will be turned off as an approval pathway for land containing core terrestrial biodiversity mapping. The GRDCP will be amended to provide guidance on how proposed developments must respect the existing biodiversity characteristics within the site and in the surrounding context. Existing habitat should be retained in a size and configuration that ensures their ongoing viability and sustainability. The GRDCP will also nominate that Council may request a Flora and Fauna Report to be prepared for development applications that propose extensive building works, like a knock-down-rebuild or new dual occupancy development.<br><br>**Proposed requirements for DAs on land affected by the buffer area mapping**<br>Complying development will also be turned off as an approval pathway for land located within the 40m buffer area. Development applications within the buffer area are not required to be accompanied by a Flora and Fauna Report. Nonetheless, the GRDCP will be updated to ensure new plantings are indigenous to the local community and foster habitat connectivity. |
| **Proposed Terrestrial Biodiversity clause to be inserted into Part 6 of GRLEP** |
| ***Clause 6.19 Terrestrial Biodiversity***<br>*1) The objective of this clause is to protect and enhance terrestrial biodiversity by:*<br>*a) protecting native plants and animals, and*<br>*b) protecting the ecological processes necessary for their continued existence, and*<br>*c) encouraging the recovery of native plants and animals.*<br>*2) This clause applies to land identified as "Terrestrial Biodiversity" and "40m Buffer" on the Terrestrial Biodiversity Map.*<br>*3) In deciding whether to grant development consent for development on land to which this clause applies, the consent authority must consider the impact of the development on:*<br>*i) the condition, ecological value and significance of native plants and animals on the land, and*<br>*ii) the importance of the vegetation on the land to the habitat and survival of native animals, and*<br>*iii) the potential to fragment, disturb or diminish the biodiversity structure, function and composition of the land, and*<br>*iv) habitat elements providing connectivity on the land, and*<br>*v) any opportunity to restore native vegetation*<br>*4) Development consent must not be granted for development on land identified as "Terrestrial Biodiversity" to which this clause applies unless the consent authority is satisfied that—* |

**Item 12 – Introduction of Clause 6.19 Terrestrial Biodiversity and associated mapping**

*a) the development is sited, designed and will be managed to avoid any significant adverse environmental impact, or*

*b) if that impact cannot be reasonably avoided by adopting feasible alternatives—the development is sited, designed and will be managed to minimise that impact, or*

*c) if that impact cannot be minimised—the development will be managed to mitigate that impact.*

**Proposed Terrestrial Biodiversity Map**

~~*See map on following page.*~~

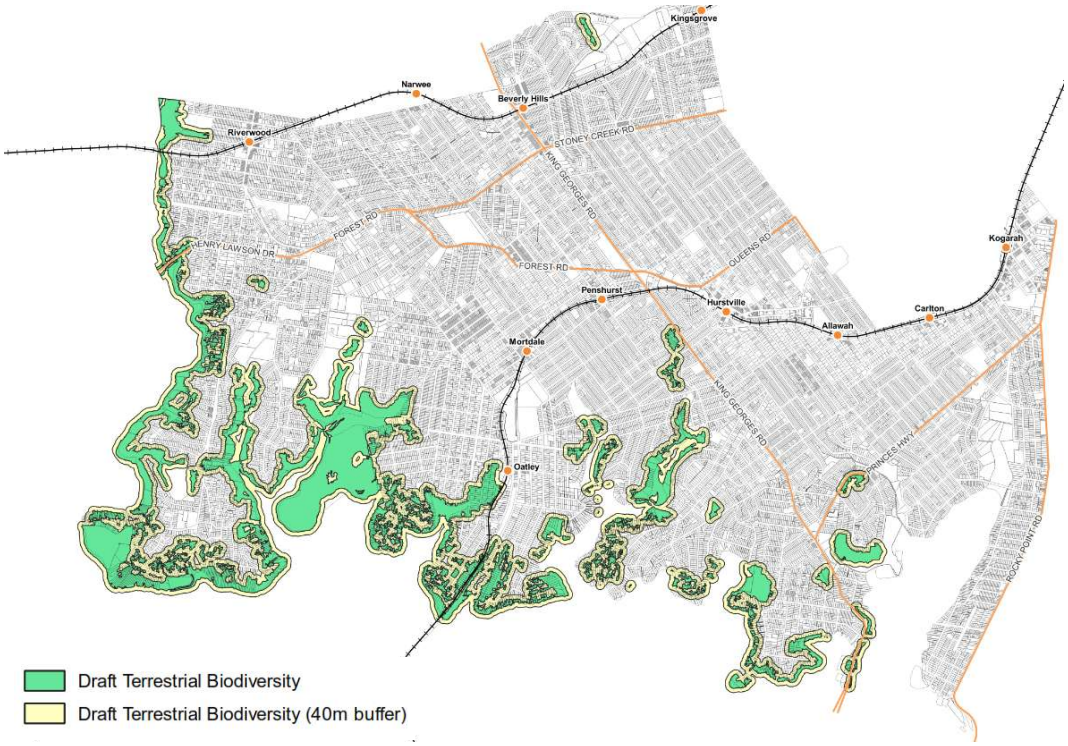



Figure 22 - Map of Proposed Terrestrial Biodiversity clause applies to both the buffer and the Terrestrial Biodiversity layer)

# 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 Planning Proposal is the result of the findings and recommendations of the *Foreshore Study* and *Biodiversity Study*.

The draft planning controls have been developed by Ethos Urban with input from Total Earth Care for the purpose of implementing the findings and recommendations of the *Biodiversity Study* and *Foreshore Study*; and have been prepared to respond to the need for balance between enabling development and protecting the environment.

In developing the planning controls, the following factors were considered:

- Georges River Council is one of the few councils in Sydney without a dedicated biodiversity control in its LEP to protect local biodiversity when new development occurs.
- The existing FSPA currently covers a large portion of inland area and many properties within the FSPA cannot be seen from the Georges River or have views of the River but are still required to comply with the FSPA control of respecting and enhancing the scenic qualities of the River.
- The Studies found that scenic character is not the only character worthy of additional protection. Some areas have strong naturalistic qualities, created by the presence of canopy trees and planting in the private domain, even though these areas cannot be seen from the River. If not well managed, new developments can threaten the green and vegetated qualities of these areas.
- Changes to existing planning controls are needed to address the issues of lack of clarity, overdevelopment and overprotection.

The proposed changes to the planning controls focus on creating the most appropriate controls for the three values of biodiversity, unique local character and foreshore scenic character.

The PP is also the result of a request from the then DPIE. On 23 June 2021, a letter of approval was issued by the then DPIE for the Local Housing Strategy (refer **Attachment 3**). The approval is subject to Council addressing a set of requirements. Specifically, requirement Condition No. 15 requires Council to submit a PP in 2022 to the then DPE which will amend the GRLEP in accordance with the recommendations of the *Foreshore Study:*

> *Subject to completing appropriate studies, including the Biodiversity Study, Council is to bring forward a Planning Proposal in 2022 to implement Council's Foreshore Scenic Character Review. The Planning Proposal is to be supported by further evidence, including data on the number of affected lots and potential yield, to assess the potential benefits and of*

*the proposed amendments to minimum subdivision lot sizes and changes to the Foreshore Protection Area.*

The PP is also the result of a recommendation from the LPP dated 25 and 26 June 2020 in its consideration of the GRLEP. The LPP recommended:

*that Council as part of the preparation of the draft Local Environmental Plan in 2021/2022, further define the role, mapped extent and zoning of the FSPA, in both the former Hurstville and Kogarah Local Government Areas, having regard to those properties and ridge lines visible to and from the Georges River and its tributaries, and associated environmental protection applying to those areas in order to better reflect the objectives of Clause 6.7 of the Georges River Local Environmental Plan 2020. This may include the consideration of additional environmental protection zones or modifications of the FSPA.*

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

Yes, the PP is the best and only means of addressing the recommendations of the *Biodiversity Study* and *Foreshore Study*.

The PP will be supported by amendments to the Georges River DCP 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)?***

Yes. The PP gives effect to the following objectives within the *Greater Sydney Region Plan – A Metropolis of Three Cities*:

- *Objective 27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced.* The PP gives effect to this objective by seeking to amend the GRLEP to include a provision in Part 6 Additional Local Provisions titled *Clause 6.19 Terrestrial Biodiversity* aimed at protecting areas of high biodiversity value. The provision will be accompanied by a Terrestrial Biodiversity Map.

  The local provision and map are the result of the *Biodiversity Study* and the further work by Ethos in the *Review of Environmental Planning Provisions for Biodiversity in Georges River LGA* (**Attachment 9**). The *Biodiversity Study* recorded 8 threatened fauna species, one threatened flora species and one threatened flora population.

- *Objective 28: Scenic and cultural landscapes are protected.* The PP gives effect to this objective by seeking to update *Clause 6.6 Foreshore scenic protection area* and the Foreshore Scenic Protection Area Map of the GRLEP to ensure that the role of the FSPA focuses on foreshore scenic character.

- *Objective 30: Urban tree canopy cover is increased.* The PP gives effect by seeking to amend *Clause 6.12 Landscaped areas in certain residential and conservation zones* of the GRLEP by:
    - Inserting new objectives to:
        - Protect, maintain and improve the diversity and condition of native vegetation and habitats across the LGA,
        - Encourage the recovery of threatened species and their communities, populations and habitats across the LGA, and
        - Retain and strengthen the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity,
    - Increasing the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for low density land located within the existing FSPA, proposed FSPA and the 'unique character' areas as identified by the *Foreshore Study*, and
    - Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor houses in response to the NSW Government's Low and Mid-Rise Housing Reform.

The PP also gives effect to the planning priorities of the *South District Plan*:

- *Planning Priority S1 – Planning for a city supported by infrastructure.* The PP does not propose any additional growth in housing and therefore does not require new infrastructure to be provided at the local level. No amendments are required to Council's Local Infrastructure Contributions Plan 2021 as result of this PP.

- *Planning Priority S5 – Providing housing supply, choice and affordability, with access to jobs, services and public transport.* The PP gives effect by affirming the Plan's recognition that "some areas are not appropriate for additional housing due to natural or amenity constraints". The proposed amendments to subdivision lot size and dual occupancy lot size requirements are proposed to ensure the ongoing protection of the 'green and leafy' character of the LGA's foreshore localities and areas with known terrestrial biodiversity. Larger lot sizes are proposed to be retained and/or applied to some land within walking distance to Oatley Railway Station which does not facilitate local infill development to optimise the existing public transport infrastructure. However, this is considered consistent with the intent of the Plan as the Oatley Railway Station is not identified by Figure 11 of the Plan as an area earmarked for significant growth. Opportunities for infill development remains permissible via the Low and Mid-Rise Housing Reform which will override any conflicting controls within the GRLEP.

- *Planning Priority S14 - Protecting and enhancing bushland, biodiversity and scenic and cultural landscapes and better managing rural areas.* The PP gives effect by introducing a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values.

- *Planning Priority S15 - Increasing urban tree canopy cover and delivering Green Grid connections.* The PP gives effect by amending Clause 6.12 Landscaped areas in certain

residential and conservation zones to increase the minimum landscaped area requirement within the existing FSPA, the proposed FSPA, and 'unique character' areas as identified by the *Foreshore Study*, as well as requiring a minimum landscaped area for manor houses, terraces and multi dwelling housing in the R2 zones in response to the LMR Housing Policy. This will ensure that private land provides new vegetation and retains and strengthens the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity.

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

Yes. The PP is consistent with the endorsed *Georges River Local Strategic Planning Statement 2040* (LSPS 2040), specifically the following planning priorities:

- *Planning Priority 5 – The community is involved in planning our future:* The existing FSPA is valued by the residents for its 'green and leafy' local character. Council has worked with the community to develop the controls through the preparation of the Biodiversity and Foreshore Studies, community webinars and workshops and the pre-exhibition community consultation that went for 26 weeks. This work with the community culminated in the report to Council's Environment and Planning Committee on 11 March 2024 (**Attachment 11)** which was adopted by Council on 25 March 2024 (**Attachment 12**).

- *Planning Priority 7. Residential suburbs will be protected and retained unless identified as areas of change or investigation.*
  Despite the proposed reduction of the FSPA extent, the PP seeks to retain existing lot sizes applied to land removed from the FSPA to ensure existing subdivision patterns and the character of these residential suburbs are retained.

- *Planning Priority 10. Homes are supported by safe, accessible, green, clean, creative and diverse facilities, services and spaces.* The PP is consistent with this priority by amending the current *Clause 6.12 Landscaped areas in certain residential and conservation zones* to ensure that all low density development (including areas removed from the existing FSPA) will be given the opportunity to increase the presence of biodiversity through the protection of existing vegetation and the provision of new planting.

- *Planning Priority 16. Our waterways are healthy and publicly accessible: A83. Review development controls in the foreshore area to protect the Georges River from inappropriate development in Council's LEP 2020 and DCP 2020. A84. Expand the Foreshore Scenic Protection Area across the LGA through Council's LEP 2020:* The PP gives effect to this planning priority by amending the existing FSPA planning provision and mapped extent in the LEP to ensure the role of the FSPA focuses on foreshore scenic character.

- *Planning Priority 17. Tree canopy, bushland, landscaped settings and biodiversity are protected, enhanced and promoted*. The PP is consistent with this priority by amending the current *Clause 6.12 Landscaped areas in certain residential and conservation zones* to ensure that all low density development (including areas removed from the existing FSPA) will be given the opportunity to

increase the presence of biodiversity through the protection of existing vegetation and the provision of new planting.

The PP gives effect to this priority by introducing a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values.

- *Planning Priority 19. Everyone has access to quality, clean, useable, passive and active open and green spaces and recreation places*. The PP gives effect by amending *Clause 6.12 Landscaped areas in certain residential and conservation zones* to increase the minimum landscaped area requirement within the existing FSPA, proposed FSPA and 'unique character' areas as identified by the *Foreshore Study*, as well as requiring a minimum landscaped area for manor houses, terraces, and multi dwelling housing in the R2 zones which will ensure that private land provides new vegetation and retains and strengthens the green and leafy character of the LGA, including trees in the private domain that contribute to local character and visual amenity.

***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?***

An assessment of the PP's consistency is provided against the following SEPPs:

| SEPP | Comment on consistency |
|---|---|
| *State Environmental Planning Policy (Biodiversity and Conservation) 2021* | The PP is not inconsistent with the SEPP. The PP seeks to introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high local biodiversity values. The proposed controls do not conflict or seek to compete with the provisions of this SEPP as the PP will apply at the smaller local-scale targeting properties that do not meet the 2,500sqm vegetation clearing threshold for the Biodiversity Offset Scheme. |
| *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* | The PP is not inconsistent with the SEPP. Any property affected by the proposed Terrestrial Biodiversity mapping will not be eligible for complying development as an approval pathway in accordance with Clause 1.19 of the subject SEPP due to the presence of environmentally sensitive areas with high biodiversity significance. However, development applications will remain available as an approval pathway. |
| *State Environmental Planning Policy (Housing) 2021* | The PP is not inconsistent with the SEPP as a range and density of residential accommodation is still permitted in the land covered by the PP.<br><br>The PP has been further evaluated in relation to its alignment to the Low and Mid-Rise Housing Policy (Chapter 6 of the Housing SEPP), with particular regard to Gateway commentary concerning minimum lot sizes and reduced dual-occupancy potential within parts of the Oatley Train Station catchment. |

| SEPP | Comment on consistency |
|---|---|
| | The PP does not amend land use zoning, remove housing permissibility, introduce local prohibitions, or include any clause intended to disapply or override the Housing SEPP. All housing types enabled by the Housing SEPP remain permissible where allowed by zoning. The proposal regulates development intensity through minimum lot size, floor space ratio and landscaped area provisions, consistent with the intent and purpose of LEPs in general.<br><br>The Housing SEPP is an enabling instrument that facilitates the delivery of diverse housing types but does not mandate uniform density outcomes across all transport catchments. It operates within the broader statutory planning framework, including local environmental constraints, scenic considerations and biodiversity values. The Planning Proposal affects potential yield but does not displace, override or hinder Housing SEPP pathways.<br><br>Oatley Station is a LMR station identified by the LMR Housing Policy. It is situated within a highly constrained foreshore environment characterised by steep terrain, extensive established tree canopy and high visual sensitivity to change through redevelopment. These characteristics distinguish the area from conventional station precincts such as the Kogarah Town Centre and the Hurstville City Centre. The PP seeks to seek to regulate built form and landscape outcomes on the surrounding low density land to ensure a balance is achieved between new development and the retention of landscape character features such as tree canopy and vegetation in the foreshore localities. This change is informed by the robust evidence-based presented by the *Biodiversity Study* and *Foreshore Study*, and is not being sought for any other LMR stations or LMR Housing Areas across the LGA.<br><br>Additionally, there is no requirement for LEPs to be amended to adopt the provisions prescribed by a SEPP. This PP expressly retains existing lot sizes in much of the foreshore localities, which by extension excludes amendments to existing lot sizes from the scope of this PP. Further evaluation is not warranted for development standards which are not within the scope of this PP.<br><br>Therefore, the PP is not inconsistent with the Housing SEPP and that no amendment is required on this basis. |

| | |
|---|---|
| *State Environmental Planning Policy (Industry and Employment) 2021* | The SEPP does not affect employment and industrial lands. |
| *State Environmental Planning Policy (Planning Systems) 2021* | The PP is not inconsistent with the SEPP as it does not affect state infrastructure. |
| *State Environmental Planning Policy (Precincts—Central River City) 2021* | The PP is not inconsistent with the SEPP. The site is not the subject of a Precinct identified by the SEPP. |

| | |
|---|---|
| *State Environmental Planning Policy (Primary Production) 2021* | The PP is not inconsistent with the SEPP as the PP does not impact on primary production. |
| *State Environmental Planning Policy (Resilience and Hazards) 2021* | The PP does not amend the coastal provisions contained in the SEPP; therefore the PP is consistent with the SEPP. |
| *State Environmental Planning Policy (Resources and Energy) 2021* | The PP is not inconsistent with the SEPP. The PP does not contain any planning provisions relating to development of mineral, petroleum and extractive material resources, etc. |
| *State Environmental Planning Policy (Sustainable Buildings) 2022* | The PP is not inconsistent with the SEPP. The PP does propose to amend the existing Design Excellence local provision to refine the considerations for the FSPA. |
| *State Environmental Planning Policy (Transport and Infrastructure) 2021* | The PP is not inconsistent with the SEPP as the PP does not impact on the effective delivery of infrastructure across the State. |

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

An assessment of the PP's consistency is provided against the following Ministerial Directions:~~The PP is consistent with the applicable Ministerial Directions as follows:~~

| Ministerial Direction | Comment |
|---|---|
| **1 Planning Systems** | |
| **1.1 Implementation of Regional Plans** | Consistent – The PP is consistent with:<br>• *A Metropolis of Three Cities – Greater Sydney Region Plan* – see previous discussion on Question 3.<br>• *South District Plan* – see previous discussion on Question 3. |
| **1.2 Development of Aboriginal Land Council land** | Consistent – The PP does not affect land shown on the Land Application Map of *State Environmental Planning Policy (Planning Systems) 2021*. |
| **1.3 Approval and Referral Requirements** | Consistent – The PP does not seek to make any additional provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority. |
| **1.4 Site Specific Provisions** | Consistent – The PP does not seek to add an Additional Permitted Use. |
| **1.4A Exclusions of Development Standards from Variation** | Consistent - This 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. |
| **1 Planning Systems – Place-based** | |
| **1.5 Parramatta Road Corridor Urban Transformation Strategy** | This Direction does not apply to the LGA. |
| **1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan** | This Direction does not apply to the LGA. |
| **1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and** | This Direction does not apply to the LGA. |

| Ministerial Direction | Comment |
|---|---|
| **Infrastructure Implementation Plan** | |
| **1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan** | This Direction does not apply to the LGA. |
| **1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor** | This Direction does not apply to the LGA. |
| **1.10 Implementation of the Western Sydney Aerotropolis Plan** | This Direction does not apply to the LGA. |
| **1.11 Implementation of Bayside West Precincts 2036 Plan** | This Direction does not apply to the LGA. |
| **1.12 Implementation of Planning Principles for the Cooks Cove Precinct** | This Direction does not apply to the LGA. |
| **1.13 Implementation of St Leonards and Crows Nest 2036 Plan** | This Direction does not apply to the LGA. |
| **1.14 Implementation of Greater Macarthur 2040** | This Direction does not apply to the LGA. |
| **1.15 Implementation of the Pyrmont Peninsula Place Strategy** | This Direction does not apply to the LGA. |
| **1.16 North West Rail Link Corridor Strategy** | This Direction does not apply to the LGA. |
| **1.17 Implementation of the Bays West Place Strategy** | This Direction does not apply to the LGA. |
| **1.18 Implementation of the Macquarie Park Innovation Precinct** | This Direction does not apply to the LGA. |
| **1.19 Implementation of the Westmead Place Strategy** | This Direction does not apply to the LGA. |
| **1.20 Implementation of the Camellia-Rosehill Place Strategy** | This Direction does not apply to the LGA. |
| **1.21 Implementation of the South West Growth Area Structure Plan** | This Direction does not apply to the LGA. |
| **1.22 Implementation of the Cherrybrook Station Place Strategy** | This Direction does not apply to the LGA. |
| **2 Design and Place** | |
| **3 Biodiversity and Conservation** | |
| **3.1 Conservation Zones** | Consistent – The PP does not affect land within a conservation zone or land otherwise identified for environment conservation/protection purposes in a LEP. The PP does introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values. |
| **3.2 Heritage Conservation** | Consistent – The PP does not seek to amend the heritage conservation provisions. |
| **3.3 Sydney Drinking Water Catchments** | N/A – The PP affects the Georges River LGA which the Direction does not apply to. |
| **3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs** | This Direction does not apply to the LGA. |

| Ministerial Direction | Comment |
|---|---|
| **3.5 Recreation Vehicle Areas** | Consistent – The PP does not enable land to be developed for the purpose of a recreation vehicle area (within the meaning of the *Recreation Vehicles Act 1983*). |
| **3.6 Strategic Conservation Planning** | Consistent – The PP seeks to protect biodiversity by a new biodiversity provisions and map. |
| **3.7 Public Bushland** | Consistent – The PP does not propose any changes to existing controls protecting bushland in urban areas. The PP does introduce a new terrestrial biodiversity planning provision and mapping overlay in the LEP to preserve and protect areas of moderate and high biodiversity values which includes bushland areas. |
| **3.8 Willandra Lakes Region** | This Direction does not apply to the LGA. |
| **3.9 Sydney Harbour Foreshores and Waterways Area** | N/A – The PP does not affect land within the Foreshores and Waterways Area as defined in the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*. |
| **3.10 Water Catchment Protection** | N/A – The PP does not propose any changes to controls that would impact on water catchments. |
| **4 Resilience and Hazards** | |
| **4.1 Flooding** | Consistent – The PP does not propose any changes to controls relating to flooding, and neither does this PP seek to permit additional development in floodway areas. The proposed biodiversity local provision and the increase in landscaped area will assist with reducing existing impacts by ensuring the provision of increased pervious areas thereby reducing stormwater runoff.<br><br>DCCEEW in its submission determines the PP is consistent with this Ministerial Direction. |
| **4.2 Coastal Management** | Consistent – The PP affects land within the Coastal Zone however it does not propose an intensification of uses permitted. The PP does not propose any changes relating to coastal management. The PP does not propose any changes to mapping under chapter 2 of the *State Environmental Planning Policy (Resilience and Hazards) 2021*. |
| **4.3 Planning for Bushfire Protection** | Consistent – The PP does not result in controls that place development in hazardous areas. It does not change any existing provisions relating to bushfire prone land.<br><br>The request for comments was sent to the NSW Rural Fire Service on 23 October 2025. |
| **4.4 Remediation of Contaminated Land** | Consistent – The PP does not affect any known contaminated land. |
| **4.5 Acid Sulfate Soils** | Consistent – The PP does not seek to introduce or change provisions relating to Acid Sulfate Soils. |
| **4.6 Mine Subsidence and Unstable Land** | Consistent – The PP does not permit development on land that:<br>(a) is within a mine subsidence district, or<br>(b) has been identified as unstable in a study, strategy or other assessment undertaken:<br>(i) by or on behalf of the relevant planning authority, or<br>(ii) on behalf of a public authority and provided to the relevant planning authority. |
| **5 Transport and Infrastructure** | |
| **5.1 Integrating Land Use and Transport** | Inconsistent – However, this PP may be inconsistent with the terms of this Direction as the larger lot sizes are justified by the *Foreshore Study* which recommends the larger lot sizes to maintain the defining characteristics of certain character areas. |

| Ministerial Direction | Comment |
|---|---|
| | Oatley Station is the only railway station that is located within the Study Area of the *Foreshore Study*.<br><br>The PP seeks to retain the 1,000sqm minimum dual occupancy lot size requirement for all land within the existing FSPA and to apply this larger lot size requirement to all areas within the Rivers Edge Semi Naturalistic, Bush Suburban and Garden Suburban Naturalistic character areas in accordance with the recommendations of the *Foreshore Study*.<br><br>No changes are proposed to lot sizes to the west of Oatley Station. Therefore, this Ministerial Direction does not apply to properties located within the existing FSPA extent where no changes are proposed.<br><br>The subject Ministerial Direction is only application to Aa small portion of properties within the Garden Suburban Naturalistic character area ~~is located within close proximity~~ to the east of Oatley Station. Due to the increase in dual occupancy lot size from 650sqm to 1,000sqm, existing properties in this area with site areas of >650sqm and <1,000sqm will lose their existing development potential for new dual occupancy developments.<br><br>These properties are shown in red outline **in Figure 23** below, totalling 50 properties within an 800m aerial radius from Oatley Station. This equates to a maximum loss of 50 dwellings in an area considered to be serviced by public transport.<br><br>~~However, the commencement of the LMR Housing Policy unlocks significant housing capacity within the Indicative LMR Housing Area around Oatley Station as it only requires 450sqm lot size for dual occupancy developments.~~<br><br>~~With the exclusion of properties that benefit from the LMR Housing Policy, a total of 50 properties will lose their existing development potential for new dual occupancy developments within the 800m radius to Oatley Station (see **Figure 23** below). This equates to a loss of 50 dwellings in an area considered to be serviced by public transport.~~ |

*Figure 23 Location of properties (red outline) with reduced development potential in the Garden Suburban Naturalistic area within 800m radius of Oatley Station but outside of LMR Housing Area*

However, the commencement of the LMR Housing Policy unlocks significant housing capacity within the Indicative LMR Housing Area around Oatley Station as it only requires 450sqm lot size for dual occupancy developments. Being a SEPP, the LMR Housing Policy overrides Council's LEP, including the minimum lot size for dual occupancy control.

The loss of development potential as result of this PP is completely offset by the LMR Housing Policy. The LMR creates additional housing capacity for 173 new dwellings in the areas subject to this Planning Proposal. Even with the loss of 50 dwellings, there will still be a net increase of 123 new dwellings overall.

~~Accordingly, the implementation of the *Foreshore Study* by this PP does not impede on the delivery of new housing in areas serviced by public transport due to the presence of the LMR Housing Policy.~~

Additionally, the other character areas with increased lot size requirements are located in the suburbs of Peakhurst, Lugarno and Connells Point. These suburbs have poor public transport access and rely on private vehicles as the primary mode of transport. The transfer of dual occupancy capacity from these inaccessible areas to

| Ministerial Direction | Comment |
|---|---|
| | the Oatley LMR Housing Area is consistent with this Direction as new housing will be concentrated in areas that are highly accessible by walking, cycling and public transport.<br><br>Throughout multiple community consultation processes, with the most recent being the exhibition of this PP, the Georges River community has repeatedly required the retention of larger dual occupancy lot size requirements in the foreshore localities to ensure the valued landscape character of these areas are retained. Close to 60% submissions received during the latest public exhibition period expressed full support for all aspects of changes proposed.<br><br>Accordingly, this PP may be inconsistent with this Ministerial Direction as it is:<br><br>• Justified by the recommendations of the Foreshore Study, which is required to be implemented via a planning proposal as part of the Local Housing Strategy's approval conditions, and<br><br>• Of minor significance given this PP does not impede on the delivery of new housing in areas serviced by public transport due to the presence of the LMR Housing Policy. |
| **5.2 Reserving Land for Public Purposes** | Consistent – The PP does not propose to make any changes to land reservations. |
| **5.3 Development Near Regulated Airports and Defence Airfields** | N/A – The PP does not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence field. |
| **5.4 Shooting Ranges** | N/A – The PP does not seek to affect, create, alter or remove a zone or a provision relating to land adjacent to and/ or adjoining an existing shooting range. |
| **5.5 High Pressure Dangerous Goods Pipelines** | N/A – The PP does not propose to make any changes to land within the applicable area of the high pressure gas pipeline. The pipeline in question is located along the T8 railway line at the northern boundary of the LGA. |
| **6 Housing** | |
| **6.1 Residential Zones** | Inconsistent – The PP does not alter permissible uses on residential land but is inconsistent with Objective 2(b) of this Direction as it will reduce the permissible residential density of 162 properties by increasing the minimum lot size required for a dual occupancy development from 650sqm to 1,000sqm. Additionally, the PP does seek to minimise the impact of residential development on the environment by reducing the maximum permissible FSR by 0.05 and increasing the required landscaped area by 5% to 10% in the foreshore localities of the R2 zone.<br><br>This inconsistency is justified as the PP has been prepared to implement the *Biodiversity Study* and *Foreshore Study* in accordance with the LHS Approval Conditions. The *Biodiversity Study* has identified areas of moderate to high value terrestrial biodiversity while the *Foreshore Study* has identified a green and vegetated local character in the same areas. The proposed increase in dual occupancy lot size requirement will ensure sufficient site area is provided by developments to enable an orderly development while protecting the LGA's terrestrial biodiversity.<br><br>The application of larger minimum lot sizes and associated development standards in parts of the Oatley Station catchment is |

| Ministerial Direction | Comment |
|---|---|
| | not arbitrary. These controls respond to identified environmental sensitivity, foreshore landscape value, established canopy and drainage constraints, which would be disproportionately affected by incremental intensification on smaller lots.<br>This Ministerial Direction does not require all residential land near railway stations to achieve maximum dwelling capacity, nor does it prevent councils from applying differentiated standards where justified by local conditions. The proposal balances housing provision with the protection of environmental and landscape assets<br>.<br><br>Georges River Council has a housing target of 6,300 new homes by 2029. Housing capacity within Georges River is not dependent on the low density, foreshore localities which surround Oatley station. With the median house price in Oatley estimated to be $2,750,000 (realestate.com.au, April 2026), the reduction of residential density in these foreshore localities is unlikely to have an impact on the existing key issue of housing affordability.<br><br>Despite the loss of 162 dwelling capacity due to the larger lot sizes proposed by this PP, this impact is offset by the commencement of the LMR Housing Policy which provides additional housing capacity for 173 new dwellings in the areas subject to this Planning Proposal. This equates to a net increase of 11 additional dwellings in the Indicative Housing Area around Oatley Station, comprising of properties located within the Garden Suburban Naturalistic typology to the east of the Station and properties removed from the existing FSPA to the west of the Station. Additionally, Council has several master plans in progress to significantly increase housing capacity around other railway stations across the LGA.<br><br>Furthermore, the reduction of permissible FSR from 0.55 to 0.5:1 is considered of minor significance as it is only a reduction of 10%. This reduction sees the residential density of the foreshore localities being brought in line with neighbouring LGAs of Bayside, Canterbury-Bankstown and Sutherland.<br><br>Throughout multiple community consultation processes, with the most recent being the exhibition of this PP, the Georges River community has repeatedly required the retention of larger dual occupancy lot size requirements in the foreshore localities to ensure the valued landscape character of these areas are retained. Close to 60% submissions received during the latest public exhibition period expressed full support for all aspects of changes proposed.<br><br>Accordingly, this PP may be inconsistent with this Ministerial Direction as it is:<br><br>• Justified by the recommendations of the Foreshore Study, which is required to be implemented via a planning proposal as part of the Local Housing Strategy's approval conditions, and<br><br>• Of minor significance given this PP does not impede on the delivery of new housing in areas serviced by public transport due to the presence of the LMR Housing Policy. |
| **6.2 Caravan Parks and Manufactured Home Estates** | Consistent – The PP does not propose to permit development for the purposes of a caravan park or manufactured home estate. |

| Ministerial Direction | Comment |
|---|---|
| | |
| **7. Industry and Employment** | |
| **7.1 Employment Zones** | Consistent – The PP does not propose to make any changes to business and industrial zones. |
| **7.2 Reduction in non-hosted short-term rental accommodation period** | N/A – The PP does not cover the Byron Shire Council area or identify or reduce the number of days that non-hosted short-term rental accommodation may be carried out within the LGA. |
| **7.3 Commercial and Retail Development along the Pacific Highway, North Coast** | This Direction does not apply to the LGA. |
| **8 Resources and Energy** | |
| **8.1 Mining, Petroleum Production and Extractive Industries** | N/A – The PP does not have the effect of:<br>(a) prohibiting the mining of coal or other minerals, production of petroleum, or winning or obtaining of extractive materials, or<br>(b) restricting the potential development of resources of coal, other minerals, petroleum or extractive materials which are of State or regional significance by permitting a land use that is likely to be incompatible with such development. |
| **9 Primary Production** | |
| **9.1 Rural Zones** | N/A – The PP does not affect any land within an existing or proposed rural zone. |
| **9.2 Rural Lands** | This Direction does not apply to the LGA. |
| **9.3 Oyster Aquaculture** | N/A – The PP does not propose a change in land use which could impact on a Priority Oyster Aquaculture Area. |
| **9.4 Farmland of State and Regional Significance on the NSW Far North Coast** | This Direction does not apply to the LGA. |

**Key Government Priorities:**
The PP is not inconsistent with key government priorities.
The PP does not alter permissible uses on residential land.

The PP does seek to minimise the impact of residential development on the environment by reducing the permissible FSR within the areas of the LGA that have high biodiversity and character and increasing the required landscaped area.

By increasing the subdivision allotment size for areas within the existing FSPA, proposed FSPA and 'unique character' areas as identified by the *Foreshore Study* there will be a loss of 162 dwellings in the following character typologies:

- Bush Suburban – in the suburb of Peakhurst
- Garden Suburban Naturalistic – in the suburb of Oatley
- River's Edge Semi-Naturalistic – in the suburb of Connells Point

The location of the 162 sites which lose the development potential for dual occupancies is shown in **Figure 24** below:

Figure 24 - Location of sites that lose dual occupancy development potential

However, this impact is offset by the commencement of the LMR Housing Policy which provides additional housing capacity for 173 new dwellings in the areas subject to this Planning Proposal. This equates to a net increase of 11 additional dwellings in the Indicative Housing Area around Oatley Station, comprising of properties located within the Garden Suburban Naturalistic typology to the east of the Station and properties removed from the existing FSPA to the west of the Station.

**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?***

The PP seeks to include a provision in Part 6 Additional Local Provisions titled *Clause 6.19 Terrestrial Biodiversity* aimed at protecting areas of high biodiversity value. The provision is supported by a Terrestrial Biodiversity Map. The local provision and map are the result of the *Biodiversity Study* and the further work by Ethos in *the Review of Environmental Planning Provisions for Biodiversity in Georges River LGA* (**Attachment 9)**.

The key findings of the *Biodiversity Study* have been summarised as follows, according to fauna and flora species.

Fauna

- Eight threatened fauna species were recorded, including two species previously unrecorded in the LGA. Species are listed as follows:
  i. Grey-headed flying fox (Pteropus poliocephalus);
  ii. Powerful Owl (Ninox strenua);
  iii. White-Bellied Sea Eagle (Haliaeetus leucogaster);
  iv. Eastern Coastal Free-tailed Bat (Micronomus norfolkensis);
  v. Little Bent-winged Bat (Miniopterus australis);
  vi. Large Bent-winged Bat (Miniopterus orianae oceanensis);
  vii. Southern Myotis (Myotis macropus); and the
  viii. Greater Broad-nosed Bat (Scoteanax rueppellii).
- The abundance and diversity of honeyeaters (Family: Meliphagidae), other than the Noisy Miners (Manorina melanocephala), was low. The abundance and diversity of small scrub-dependant birds (i.e. wrens, thornbills, and robins) were low. This may be influenced by the limited shrub-layer in the dominate vegetation communities (i.e. Coastal Enriched Sandstone Dry Forest) and/ or the pressure from Noisy Miners (Manorina melanocephala). The abundance and diversity of shorebird species (i.e. snipes, curlews) was lower than expected.
- Few predatory bird species (i.e. raptors and owls) were recorded, as such it is likely there are few roosting in the LGA. However, they may utilise the area as foraging habitat.
- Indications of the presence of gliders (likely the Sugar Glider (Petaurus brevicep) were recorded at several sites. There are previously only two records (in 2014 and 2018) of the species in the LGA.

Flora

- The survey recorded one threatened flora species and one threatened flora population, being the Magenta Lilly Pilly (Syzygium paniculatum) and Gosford Wattle (Acacia prominens), respectively and a number of Threatened Ecological Communities, being: Coastal Saltmarsh, Freshwater Wetlands; Littoral Rainforest; Swamp Oak Floodplain Forest; Swamp Sclerophyll Forest on Coastal Floodplains; and Sydney Turpentine Ironbark Forest.
- The Study found that the Coastal Enriched Sandstone Dry Forest is the most prevalent native vegetation community in the LGA. Flora details are further outlined as follows:
  - Most of the vegetation remaining in the LGA is on sandstone geology around the foreshore areas. There is little shale influenced vegetation remaining as areas with this geology are mostly developed urban areas on the plateaus of headlands and the northern section of the LGA. As such, the few patches of shale influenced communities remaining are of conservations significance (i.e. Coastal Shale-Sandstone Forest at Oatley Point Reserve and Sydney Turpentine Ironbark Forest at Myles Dunphy Reserve, Quarry Reserve and Black Forest Reserve).
  - All patches of Estuarine Swamp Oak Forest were highly impacted by weeds with dominance of Tradescantia fluminensis (Wandering Jew) and/or Asparagus spp. (Asparagus fern) in the understory. The larger patches of vegetation are typically in better condition. This is likely due to having higher resilience and less pressures (i.e. weed invasion, predation by exotic fauna, edge effects).
  - The extent of most mangrove communities has expanded in the past 50 years. This is likely due to sedimentation from development and climate change impacts.

- Numerous individuals of the endangered population Acacia prominens (Gosford Wattle) were recorded. Due to the locations of many of these plants, it is likely many have been planted.
- The retention of vegetation, particularly mature trees (i.e. with large canopies and hollows), in street corridors and on private property is important in supporting connectivity between larger patches.

- Overall, there is generally greater biodiversity in the south western suburbs of the LGA and less in the northern more urbanised suburbs. This is predominantly due to historical urbanisation and fewer bushland areas in the north.

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

No other environmental impacts are anticipated other than positive environmental effects as a result of the proposed changes to increase landscaped area requirements; reduce FSR and retain the larger lot sizes for land in the existing FSPA, proposed FSPA and 'unique character' areas as identified by the *Foreshore Study*; and the new clause to adequately protect terrestrial biodiversity.

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

Yes, the PP is likely to have positive social and economic effects as:

- Green infrastructure will be enhanced,
- There will be stronger protection of the existing 'green and leafy' character of low density residential areas in the Foreshore Study Area,
- Community concerns relating to the loss of landscaping through new development, which is perceived by the community as a form of overdevelopment and an increase in density, will be addressed.
- The protection of existing trees contributes to the mitigation of economic losses due to extreme climate events as existing trees are protected and are able to continue to sequester CO2 and thereby reduce overall carbon emissions.

**Section D – Infrastructure (Local, State and Commonwealth)**

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

The PP does not create additional requirements for public infrastructure, as the PP does not seek to increase the number of dwellings permitted within the GRLEP.

**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?

Prior to the commencement of community consultation, the Planning Proposal was referred to the NSW Rural Fire Service (RFS) in accordance with Condition No.1 of the Gateway Determination and

S9.1 Ministerial Direction - 4.3 Planning for Bushfire Protection. However, no response was provided by the RFS.

In accordance with Condition No.4 of the Gateway Determination, the following public authorities and government agencies were consulted:

- NSW Crown Lands
- NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW)~~To date Council has not consulted any government agencies to inform the PP. Council will seek the views of State and Federal public authorities and government agencies in accordance with the Gateway Determination.~~

No objections were raised by Crown Lands to the Planning Proposal and no further suggestions were provided.

No objections were raised to the Planning Proposal by DCCEEW. A summary of the DCCEEW submission and Council's response is provided below.

| **Issues Raised by DCCEEW** | **Council Response** |
|---|---|
| **Flooding** | |
| The Planning Proposal is consistent with Ministerial Direction 4.1 – Flooding. | Noted, the Planning Proposal Report has been updated to reflect the consistency. |
| **Biodiversity Mapping and Evidence Base** | |
| Recommends that the Georges River Biodiversity Study Volumes 1 and 2 be updated to utilise the State Vegetation Type Map (SVTM), noting the current mapping relies on a superseded dataset. The update should also identify and incorporate any new Threatened Ecological Community (TEC) associations introduced through the SVTM. The existing *Terrestrial Biodiversity Map Methodology (V2)* used to develop the Terrestrial Biodiversity overlay is considered fit for purpose. | The Biodiversity Study was prepared in 2021 using the most recent dataset available at the time. There is no budget allocated within the current FY25/26 or in the draft FY26/27 to prepare an update to the Biodiversity Study. Future budget bids will be prepared seeking funding to update the biodiversity dataset. In the meantime, Council staff will explore alternative funding pathways like grant funding whenever opportunities arise.<br><br>No amendments required to the Planning Proposal. |
| **Biodiversity Offsets Scheme (BOS)** | |
| The Planning Proposal limits the application of the BOS to land mapped on the NSW Biodiversity Values Map, but the BOS can also be triggered on land not mapped where the area-clearing threshold is exceeded or a test of significance identifies likely significant impacts on threatened species, ecological communities, or their habitat. The Planning Proposal should be updated to reflect all BOS triggers under the *Biodiversity Conservation Act 2016*. | The Planning Proposal has been updated to provide further clarification on all the BOS triggers under the *Biodiversity Conservation Act 2016*. |
| **Planning Controls** | |

| | |
|---|---|
| Amendments to the GRLEP (including Clause 6.19) to:<br>• place a stronger emphasis on vegetation retention across all strata (not solely mapped biodiversity lands), | The Planning Proposal seeks to insert three new objectives into *Clause 6.12 Landscaped areas in certain residential and conservation zones* of the GRLEP to ensure vegetation, especially native vegetation and habits, are protected while simultaneously strengthening the 'green and leafy' character across the entire LGA and not solely on areas with identified Terrestrial Biodiversity. No amendments required to the Planning Proposal.<br><br>The proposed DCP controls require all land identified on the Terrestrial Biodiversity and Green Corridor mapping to retain existing environmental. The DCP also proposes to introduce requirements for developments to provide new planting in a form and configuration that maintains and enhances core habitat and vegetated linkages. No amendments required to the DCP. |
| Amendments to the GRLEP (including Clause 6.19) to:<br>• include clear management measures where vegetation impacts are unavoidable, such as requirements for vegetation management plans to guide revegetation and ongoing management, | The GRLEP currently has *Clause 6.5 Riparian land and waterways* in effect which identifies a buffer of 40m from the mean high water mark as "sensitive land". Considerations of local native riparian vegetation are present within the Clause.<br><br>However, the GRDCP is lacking specific references to the requirement for vegetation management plans (VMP) to be prepared for controlled activities on waterfront land in accordance with the *Water Management Act 2000* (WM Act). Controlled activities include erecting a building and removing vegetation from waterfront land.<br><br>Accordingly, the following addition is recommended to the GRDCP via a new subheading under 3.10 Water Management of **Part 3 General Considerations** (addition shown in green text):<br><br>Vegetation Management Plan<br>12. Where development is proposed on "sensitive land" as identified by Clause 6.5 Riparian land and waterways of the *GRLEP 2021*, a Vegetation Management Plan must be submitted with the Development Application and must be prepared in accordance with the requirements of the *Water Management Act 2000* and associated NSW Government guidelines. |
| Amendments to the GRDCP to include supplementary controls to ensure tree retention | Council's *Tree Management Policy* was revised in 2024 to emphasise the enhancement of the urban |

| | |
|---|---|
| outside the FSPA, Terrestrial Biodiversity Map and Green Corridor Map areas. | tree canopy through practicable tree retention and revegetation. Where trees are approved for removal, a consistent 2:1 replacement ratio (two replacement trees are to be provided for each tree removed) is enforced by the Policy to ensure there will always be a net increase in tree canopy.<br><br>To support the implementation of the revised Tree Management Policy, the GRDCP was amended (known as Amendment No.6) to strengthen tree protection considerations during the development assessment process and to enforce the provision of at least one tree in the front setback across the entire R2 Low Density Residential zone.<br><br>No amendments required to the DCP. |
| DCCEEW supports updates to the DCP requiring new landscaping to use indigenous plant species that enhance habitat connectivity. | Noted, support is acknowledged. No amendments required to the Planning Proposal or DCP. |

# Part 4 - Maps

The PP will result in an amendment to the following maps of the GRLEP:

- Lot Size (LSZ) Map (see **Attachment 18**)
- Minimum Lot Size for Dual Occupancy (LSD) Map (see **Attachment 18**)
- Floor Space Ratio (FSR) Map (see **Attachment 18**)
- Foreshore Scenic Protection Area (FSP) Map (see **Attachment 18**)

One new map is proposed:

- Terrestrial Biodiversity Map (see **Attachment 18**)

Digital mapping was adopted for all maps within the GRLEP on 15 May 2026. Mapping data will be supplied for the above maps.

The proposed amendments are shown in **Part 2 – Explanation of Provisions**.

# Part 5 - Community Consultation

The Planning Proposal and the supporting Amendment No.7 to the *Georges River Development Control Plan 2021* (GRDCP) were placed on public exhibition from 23 February to 30 March 2026 (inclusive) for a total of 36 days in accordance with the provisions of the *Environmental Planning & Assessment Act 1979* and the *Environmental Planning & Assessment Regulation 2021* and the requirements of the Gateway Determination.

The public exhibition included the following engagement activities:

- Formal consultation requests to relevant public authorities and government agencies as per the Gateway Determination,
- Letters sent to affected landowners advising of the public exhibition,
- Advertisement in the St George and Sutherland Shire Leader Newspaper,
- Dedicated page on Council's Your Say website,
- Feature on the Your Say Newsletter,
- Media release to journalists and published on Council's website,
- Inclusion in the Community eNews,
- Social media posts on Facebook and Instagram,
- Coverage on the 2NBC FM radio station,
- Physical copies of the Planning Proposal, draft Amendment No.7 to the GRDCP and supporting documentation in Council's Customer Service Centres and libraries, and
- Availability of telephone, email and one-on-one meetings with planning officers to respond to enquiries.

~~It is anticipated that this PP will be exhibited for a minimum period of 28 days in accordance with the provisions of the *Environmental Planning & Assessment Act 1979* and the *Environmental Planning & Assessment Regulation 2021* and any requirements of the Gateway Determination.~~

A total of 183 unique submissions were received from the community. Duplicate submissions lodged by the same individual across multiple channels have not been counted.~~Exhibition material, including plain English explanatory information, fact sheets, description of the objectives and intended outcomes, copy of the Planning Proposal and relevant maps will be available for viewing during the exhibition period on Council's website and hard copies available at Council offices and libraries.~~

Most submissions supported the suite of proposed changes in its entirety. The breakdown is provided as follows:

- 108 submissions expressed clear support for all aspects of the proposed controls (equating to 59%)
- 48 submissions objected to one or more aspects of the proposed controls (equating to 26.2%)
- 19 submissions are questions seeking clarification or raise issues beyond the scope of the exhibited changes (equating to 10.4%)
- 8 submissions requested a review of the character areas identified by the Foreshore Study (4.4%) with no objections to other changes proposed.

No amendments are recommended to the Planning Proposal following the review of all submissions received during public exhibition.

~~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 landowners of properties affected by a proposed change in the planning controls, and~~
- ~~Letters to State and Commonwealth Government agencies identified in the Gateway Determination.~~

# Part 6 - Project Timeline

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

| Task | Anticipated Timeframe |
|---|---|
| Prepare Biodiversity and Character Planning Proposal | March to May 2024 |
| Referral to LPP in accordance with S9.1 Ministerial Directions | June 2024 |
| Report to Council on Planning Proposal seeking endorsement to forward Planning Proposal for a Gateway Determination | July 2024 |
| Planning Proposal to be forwarded to the DPHI for a Gateway Determination | July 2024 (returned)<br>November 2024 (resubmission) |
| Date of Gateway Determination | 24 March 2025 |
| Report to Council on Planning Proposal seeking an Alteration to Gateway Determination | 28 April 2025 |
| Submission of Alteration to Gateway Determination to only progress the subject Planning Proposal (PP2024/0002) | May 2025 |
| Withdrawal of Alteration to Gateway Determination request | June 2025 |
| **Resubmission of Biodiversity and Character Planning Proposal** | July 2025 |
| Date of Gateway Determination | 9 October 2025 |
| Amend Planning Proposal Report to address Gateway Conditions | November 2025 |
| **Date of Alteration to the Gateway Determination** | 14 January 2026 |
| Timeframe for public exhibition (including both government agency and community consultation as required by Gateway Determination) | 23 February – 30 March 2026 (inclusive) |
| Timeframe for consideration of submissions | ~~March~~ April-May 2026 |
| Report to Council on community consultation and finalisation | ~~April~~ 22 June 2026 |
| Submission to the Department to finalise the Biodiversity and Character Planning Proposal as an amendment to the GRLEP | End of ~~April~~ June 2026 |

Amendments to the GRDCP ~~will also be~~has been prepared to support the proposed amendments to the GRLEP~~. This will be the subject of a separate process which is anticipated to be reported to Council following the receipt of an amended Gateway Determination from the DPHI.~~ as follows:

~~The amendments to the GRDCP will include:~~

- Replacing the existing Green Web control with a series of Green Corridors (see **Figure 25** below) across the LGA to protect existing habitat corridors and facilitate more opportunities for creating a corridor where there is little existing vegetation,
- Introducing supporting biodiversity controls, including a list of preferred plant species,
- Introducing detailed character statements and tailored provisions to ensure new developments will have the desired characteristics of the respective character areas (see **Figure 26** below), and

- Introducing provisions to further enhance the protection of the foreshore scenic character.

Figure 25 - Map of proposed Green Corridor in GRDCP

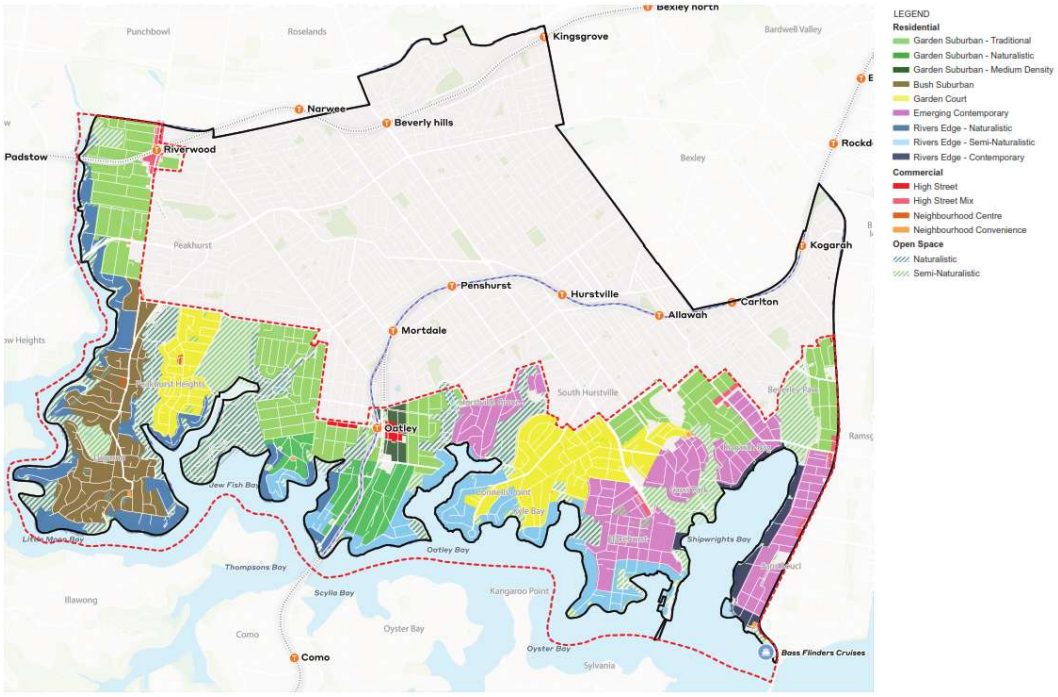



Figure 26 - Map of Local Character Typologies from *Foreshore Study* in GRDCP

At its meeting held 8 December 2025, Council endorsed the concurrent exhibition of Amendment No.7 to the GRDCP alongside the Planning Proposal.

In response to submissions received, one amendment is recommended to the exhibited Amendment No.7 to the GRDCP to strengthen consideration of riparian vegetation in support of *Clause 6.5 Riparian land and waterways* of the GRLEP.

Amendment No.7 to the GRDCP will become effective upon gazettal of the Planning Proposal.

## Conclusion

In summary the PP seeks the following amendments to the GRLEP:

| Item No. | Amendment to the Georges River LEP 2021 |
|---|---|
| **Item 1 – Amendment to the objectives to the R2 Low Density Residential Zone** | To amend the zone objective relating to local character in the R2 zone so that a high standard of urban design and built form that enhances local character is promoted. |
| **Item 2 – Amendment to the objectives to the R3 Medium Density Residential Zone** | To amend the zone objective relating to local character in the R3 zone so that a high standard of urban design and built form that enhances local character is promoted. |
| **Item 3 – Additional objective to the RE1 Public Recreation & RE2 Private Recreation Zones** | To insert a new objective in the zone objectives for the RE1 and RE2 zones to protect the environmental values of the land, in particular areas of high biodiversity values as identified by the *Biodiversity Study*. |
| **Item 4 – Clause 4.1 Minimum Subdivision Lot Size and Lot Size Map** | To amend the Lot Size Map (Sheets LSZ_001, LSZ_002, LSZ_003, LSZ_005, LSZ_006, LSZ_009, LSZ_011 and LSZ_012) to increase the lot size requirements for areas proposed to be added to the proposed Foreshore Scenic Protection Area (FSPA) and/or 'unique character' areas as identified by the *Foreshore Study* from 450sqm (Area G) to 700sqm (Area Q). |
| **Item 5 – Clause 4.1A Minimum subdivision lot size for dual occupancies and Minimum Lot Size for Dual Occupancy Map** | To amend Clause 4.1A and the Minimum Lot Size for Dual Occupancy Map (Sheets LSD_001, LSD_002, LSD_003, LSD_005, LSD_006, LSD_009, LSD_011 and LSD_012) to increase the minimum lot size requirements for dual occupancies for areas proposed to be added to the proposed FSPA and/or 'unique character' areas as identified by the *Foreshore Study* from 650sqm (Area O) to 1000sqm (Area U). |
| **Item 6 – Clause 4.1B Minimum lot sizes and special provisions for certain dwellings** | To amend Clause 4.1B to:<br>• Insert a new objective to ensure that lots in the FSPA are of sufficient size to protect natural values, in particular areas containing terrestrial biodiversity, and<br><br>Amend subclause (3) so that the Minimum Lot Size for Dual Occupancy Map and reference to Area U (1000sqm) replaces the reference to the FSPA so Area U is applied to the existing FSPA, proposed FSPA and the 'unique character' areas as identified by the *Foreshore Study*. |

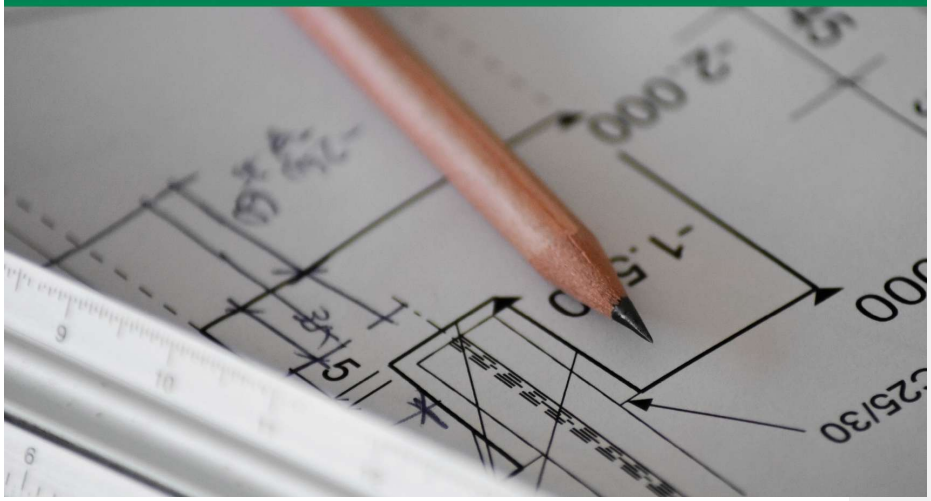
| Item No. | Amendment to the Georges River LEP 2021 |
|---|---|
| **Item 7 – Clause 4.4 Floor space ratio and Floor Space Ratio Map (map change only)** | To amend the Floor Space Ratio Map (Sheets FSR_001, FSR_002, FSR_003, FSR_005, FSR_006, FSR_009, FSR_011 and FSR_012) to reduce the maximum permissible FSR from 0.55:1 to 0.5:1 for R2 zoned land located within the existing FSPA, proposed FSPA and the 'unique character' areas as identified by the *Foreshore Study* for all development typologies. No change is proposed to the provisions of Clause 4.4 Floor space ratio. |
| **Item 8 – Clause 4.4A - Exceptions to floor space ratio—certain residential accommodation and Floor Space Ratio Map** | To amend Clause 4.4A to introduce two additional FSR sliding scales (two additional tables) relating to dwelling houses and dual occupancies respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the 'unique character' areas as identified by the *Foreshore Study* in response to the reduction in maximum FSR from 0.55:1 and 0.5:1. The applicable areas are proposed to be identified as "Area 7" on the Floor Space Ratio Map. |
| **Item 9 – Clause 6.6 Foreshore Scenic Protection Area and Foreshore Scenic Protection Area Map** | To amend Clause 6.6 and the associated Foreshore Scenic Protection Area Map to ensure that the role of the FSPA focuses on foreshore scenic character. |
| **Item 10 – Amendment to Clause 6.10 Design Excellence** | To amend Clause 6.10 to introduce consideration of the visual amenity and visual impacts when viewed from the foreshore and waterway of the Georges River and local character. |
| **Item 11 – Amendments to Clause 6.12 Landscaped areas in certain residential and conservation zones** | To amend Clause 6.12 by:<br>• Inserting new objectives relating to the LGA-wide protection and improvement of native vegetation, habitats, threatened species and the green and vegetated character of the LGA,<br>• Increasing the minimum landscaped area requirement for dwelling houses and dual occupancies by 5% to 30% and 35% respectively for R2 zoned land located within the existing FSPA, proposed FSPA and the 'unique character' areas as identified by the *Foreshore Study*, and<br>• Introducing a minimum 20% landscaped area requirement for multi dwelling housing, terraces and manor housing in response to the NSW Government's *Low and Mid-Rise Housing* proposal. |
| **Item 12 – Introduction of Clause 6.19 Terrestrial** | To insert a new local provision in Part 6 Additional Local Provisions titled "Terrestrial Biodiversity" aimed at protecting |

| Item No. | Amendment to the Georges River LEP 2021 |
|---|---|
| **Biodiversity and associated mapping** | areas of high biodiversity value. The new provision will be accompanied by a Terrestrial Biodiversity Map. |

# Attachments

| Attachments | |
|---|---|
| Attachment 1 | Gateway Determination and Conditions dated 24 March 2025 |
| Attachment 2 | Minutes of Council Meeting held 26 May 2025 |
| Attachment 3 | Letter of approval issued by the then DPIE for the Local Housing Strategy |
| Attachment 4 | Georges River Biodiversity Study |
| Attachment 5 | Foreshore Scenic Character Study |
| Attachment 6 | Neighbourhood Character Site Survey Matrix |
| Attachment 7 | Community Consultation Summary Report Pre-exhibition |
| Attachment 8 | Summary of Submissions |
| Attachment 9 | Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area (June 2023) |
| Attachment 10 | Review of Environmental Planning Provisions for Local Character in the Georges River Local Government Area (June 2023) |
| Attachment 11 | Report to Environment and Planning Committee (Item ENV008-24) held 11 March 2024 |
| Attachment 12 | Minutes of Council Meeting held 25 March 2024 |
| Attachment 13 | Report to Environment and Planning Committee (Item ENV0025-24) held 8 July 2024 |
| Attachment 14 | Minutes of Council Meeting held 22 July 2024 |
| Attachment 15 | Report to Environment and Planning Committee (Item ENV012-25) held 14 April 2025 |
| Attachment 16 | Local Character Statements for land in FSPA |
| Attachment 17 | Methodology for proposed terrestrial biodiversity mapping by Total Earth Care |
| Attachment 18 | Supporting Maps to subject Planning Proposal |

# PART 3
# General planning considerations



# Part 3 General Planning Considerations

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## 3.1 Introduction

This part contains objectives and design controls for the protection of the environment and applies to all forms of development.

In the event of a discrepancy between the controls specified in this Part of the DCP and other parts, the specific requirements identified within other parts shall prevail.

*Note: Where reference is made to a published Australian/New Zealand Standard, it is the most recent version.*

## 3.2 Biodiversity

### 3.2.1 Trees & Vegetation

#### Objectives

a) Ensure the protection of existing trees which contribute to the visual amenity and environment of the LGA.

b) Protect trees within and adjacent to all development sites.

c) Maximise healthy tree canopy coverage across the LGA, so as to maximise reduction in the urban heat island effect.

d) Identify responsibilities and requirements with respect to the protection, retention and replacement of trees.

e) Provide processes which enable and facilitate citizen compliance with these provisions.

f) Ensure all applications for tree removal and pruning are assessed on the basis of the best practice tree management principles.

#### Controls

1. Development is to comply with the provisions of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.
2. Development is to comply with the provisions of the *Biodiversity Conservation Act 2016* and the *Biodiversity Regulation 2017*.
3. All works are to comply with Council's *Tree Management Policy*.
4. For the purpose of this section, a tree is defined as vegetation having a:
    - Height of 3 metres or more, or
    - Diameter of 100mm or more when measured at ground level, or
    - Branch spread of 3 metres or more.

    See **Figure 1** below for visual reference of what is defined as a tree.

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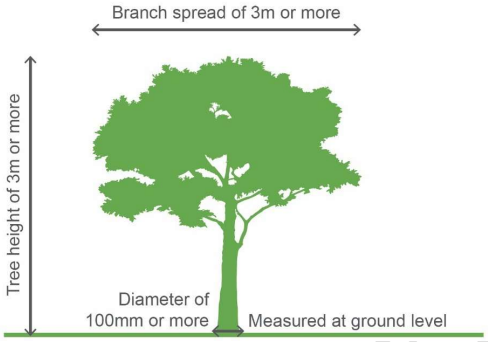


**Figure 1:** Definition of a tree

Works that Require Approval – Trees on Private Land

5. Under the provisions of *Chapter 2 Vegetation in non-rural areas* of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021,* Council approval is required for works to any part of a tree, above or below ground.
6. Trees defined by Control 4 above are declared as requiring approval, with the exception of Exempt Works as specified by **Appendix 8** of this DCP. Exempt works are to be carried out in accordance with the requirements of Council's *Tree Management Policy*.
7. Approval is granted through either the issuing of a **tree permit** or a development consent as part of a **development application**. The following tree works on private land require approval from Council:
    - Removal of dying and dead trees. *Note: in incidences where a tree is suspected to have been vandalised, enforcement investigation will be undertaken by Council.*
    - Removal of hazardous trees where remedial pruning/treatment will not eliminate the hazard.
    - Pruning of the live canopy of a tree.
    - Selective pruning to remove branches in conflict with existing or proposed built structures, where all engineering alternatives have been considered and not feasible.
    - Root pruning.
    - Installation of root barriers.
    - Removal of tree(s) in conflict with built structures, where all engineering and practicable management alternatives have been considered and not feasible.
    - Removal of tree(s) for construction or extension of buildings where there is no feasible alternative that will allow for the retention of the tree(s).

8. Approval through a **Tree Permit** is required for the following works:
   i) Pruning or removal of a tree, including trees which are:
      (a) Located on a private property,
      (b) Listed on the Significant Tree Register and located on a private property,
      (c) Located within a Heritage Conversation Area under the *Georges River Local Environmental Plan 2021*,
   ii) Pruning only of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
   iii) Tree works that are beyond the development standards specified by the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

   *Note: Details on the information required to be submitted with a tree permit application to Council is outlined on Council's website.*

9. Approval through a **Development Application** is required for the following works:
   i) Removal of a tree located within a listed State Heritage Item, Heritage Item or Interim Heritage Order under the *Georges River Local Environmental Plan 2021*,
   ii) Tree works on any site containing a threatened ecological community (TEC), or classified as being part of a vulnerable threatened or endangered ecological community, or has the potential to provide habitat for native fauna under the *Biodiversity Conservation Act 2016*,
   iii) Tree works that accompany proposed development activity on a property.
   iv) Tree works that do not comply with *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

   *Note: Details on the information required to be submitted with a development application to Council is outlined in the DA Guide on Council's website.*

Development and Trees

10. In planning the design of a development, consideration must be given to existing trees on the subject site and on the adjoining land, including:
    i) Designs to minimise or avoid potential conflict between trees and structures – on site and on any neighbouring property,
    ii) Existing trees are retained and incorporated as part of the design within an enforceable Tree Protection Zone (TPZ) of 12 x trunk diameter (DBH) when measured at 1.4 metres from ground level,
    iii) Driveways must be suitably distanced from existing street trees,

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iv) Awnings must be suitably distanced to reduce conflicts with canopy trees and future tree plantings,

v) Stormwater suitably distanced from trees and not within the deep soil zone area to allow for potential tree planting,

vi) Vitality and stability of the tree(s) in the long term,

vii) Sufficient landscape area and deep soil planting areas to allow for planting of replacement trees if an existing tree is proposed to be removed,

viii) Protection of the tree during the demolition and construction phases,

ix) Building construction methods that will minimise the impact on trees and their root systems, and

x) Trees identified to be retained on the site and on adjoining land are to be protected in accordance with *AS4970 Protection of trees on development sites*.

11. Where works are proposed within 5m of the trunk of the tree or within the TPZ, whichever is greater, of an existing tree, an Arboriculture Impact Assessment Report must be prepared and submitted as part of the development application in accordance with Council's DA Guide.

Works that Require Approval – Trees on Public Land

12. Any work to a tree on public land (e.g. street trees) requires prior approval from Council. Refer to Council's *Tree Management Policy* for further information.

13. Where the proposed development activity on a property involves works to a public tree (e.g. pruning or removal), the proposed works to the public tree must be included within the subject development application.

14. Any proposed development works within 5m of a public tree must include tree protection in accordance with *AS4970 Protection of trees on development sites* as part of the subject development application.

15. Some works to trees on public land may be carried out as Exempt Works by public authorities and authorised persons in accordance with **Appendix 8** of this DCP and the requirements of Council's *Tree Management Policy*.

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### 3.2.2 ~~Green Web~~Terrestrial Biodiversity

#### Introduction

~~The Green Web seeks to conserve and enhance Georges River's bushland and biodiversity by identifying and appropriately managing key areas of bushland habitat and establishing and maintaining interconnecting linkages and corridors.~~ This ~~section applies to land~~part of the DCP applies to land~~:~~

~~L land i within the I~~ identified ~~as "Terrestrial Biodiversity"~~ on the **Terrestrial Biodiversity Map** as per Clause 6.19 Terrestrial Biodiversity of the Georges River LEP 2021 as containing~~, including~~:

- ~~and~~Core areas of Terrestrial Biodiversity (high biodiversity significance), ~~and~~
- Buffer areas measuring 40m from core areas of Terrestrial Biodiversity, and
- Land ~~located~~ identified on ~~within~~ the **Green Corridor Map**, refer to **Appendix 1** of this DCP.

The objectives and controls in this chapter will affect the siting of development on parcels of land; determine what vegetation is retained; and how the proposed landscape elements are integrated with new development.

#### Objectives

Core areas of Terrestrial Biodiversity

a) Minimise the adverse impacts of development in areas of high terrestrial biodiversity value.

Land within 40m buffer to Terrestrial Biodiversity

b) Prevent degradation of areas of high terrestrial biodiversity value through management of edge effects including weed invasion and spread.

c) Encourage strengthening of areas of high terrestrial biodiversity value through supplementary landscaping.

d) Provide trees and landscaping in a form and configuration that enhances core habitat and vegetated linkages.

Green Corridor areas

~~a)~~e) Prevent direct loss of habitat in and adjoining Green ~~Web areas~~Corridors and enhance their long term sustainability.

~~b)~~f) Prevent fragmentation of bushland.

~~c)~~g) Enhance biodiversity and ensure ecological resilience through greater connectivity of bushland areas.



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d)h) Improve the function of riparian zones and foreshores to provide linkages and corridors between areas of habitat.

e)i) ~~Minimise weed invasion and spread within Green Web areas.~~ Protect, strengthen and create continuous treed corridors, in particular those that connect large areas of biodiversity value.

f)j) Revegetate habitat ~~or corridors~~ to compensate for detrimental impacts accruing from the development of land.

~~g) Enhance vegetation corridors in urban areas.~~

~~h) Re-establish corridors in urban areas.~~

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## Controls

All ~~Green Web Areas~~land identified on the Terrestrial Biodiversity Map and Green Corridor Map

~~1. Green Web~~ Corridor ~~areas are those areas mapped on the maps contained within **Appendix 1.**~~

~~2. Green Web areas are to be landscaped with species indigenous to the Georges River Council area, listed in Council's Backyard Biodiversity Guide on Council's website and Council's Tree Management Policy (and its Appendix 1 – Tree Planting). Trees and landscaping should be provided in a form and configuration that maintains and enhances the core habitat and vegetated linkages.~~

~~3. Development should contribute to the maintenance of local habitats and connectivity between bushland remnants.~~

~~4.~~1. Development ~~should seek to~~ retains ~~unique~~ environmental features of the site including:

i. Rock outcrops;

ii. Wetlands and the like;

iii. Watercourses, drainage lines and riparian land;

iv. Groups of significant trees and vegetation; and

v. Mature trees with hollows and other fauna habitat features on the site.

2. Infrastructure is sited and designed to facilitate the growth and maintenance of trees, and in particular their canopy.

3. A physical delineation (e.g. boundary fence) must be provided on property boundaries which adjoin public reserves for the purpose of managing edge effects.

4. Clearing or planting into adjacent bushland is strictly prohibited.

5. Development should, through its siting, design and landscape treatment, maximise habitat values and minimise disruption to connectivity through:

i. Allocating one boundary of the site to planting of endemic vegetation of a mix of canopy species (over 3m height at maturity) and understorey species (less than 3m height at maturity, or

ii. Retention and revegetation of remnant bushland elements.

*Note: The required treatment will depend upon the scale of the bushland remnants linked by the land or the quality of the remnants to be retained on site.*

**Commented [A1]:** Existing control is converted to a Note.

~~6. Bushfire asset protection zones must not be in identified area of key habitat and corridors, except in the case of development or redevelopment of single dwellings and secondary dwellings on existing lots or alterations and additions to existing dwellings.~~

~~7.~~1. ~~Development should ensure that off-site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants.~~

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Core areas of Terrestrial BiodiversityControls for Green Web Habitat Corridor Areas

8.6. Development should maintains habitats in a size and configuration that ensures their ongoing viability and sustainability.

~~Where appropriate, development is encouraged to facilitate the safe movement of native animals through the layering of new plantings, including canopy, understorey and ground cover. Development should ensure connectivity between bushland remnants. To achieve this, corridors should be of a scale commensurate with the habitats they connect.~~

7. For development on land identified as containing core areas of Terrestrial Biodiversity, ~~Council requires the submission of a~~ **Flora and Fauna Assessment** is to be provided when~~when~~ the development includes:

   i. Works to any part of a tree ~~A total area of native vegetation greater than 100m$^2$ is being removed~~that require Council approval as outlined in **3.2.1 Trees & Vegetation~~Trees & VegetationTrees & VegetationTrees & VegetationTrees & Vegetation~~**; or

   ~~When more than three (3) remnant trees are being removed~~The removal of native vegetation~~; or~~

   ~~When a total area of native or exotic vegetation (excluding exotic grasses) greater than 200m$^2$ is being removed; or~~

   i.ii. ~~If required by Council officers.~~.

   *Note: A Flora and Fauna Assessment should be prepared by a suitably qualified consultant, requirements are detailed in the DA Guide. This may be waived where an assessment has already been undertaken as part of a Biodiversity Development Assessment Report (BDAR) in accordance with Part 7 of the NSW Biodiversity Conservation Act 2016.*

8. Informed by the Flora and Fauna Assessment, development is to facilitate the safe movement of native animals through the layering of new plantings, including canopy, understorey and ground cover.

Land within 40m buffer to Terrestrial Biodiversity~~Controls for Green Web Habitat Reinforcement Corridor Areas~~

9. Development ~~should~~ ensures that off-site impacts into adjoining bushland are minimised, such as weed invasion, increased runoff and stormwater pollutants.

10. Development is to provide:

   i. A continuous tree canopy comprising of a minimum four (4) trees along the site boundary or boundaries most consistent with the biodiversity corridor, and

   ii. A ~~with species~~ minimum of 10% of the site is to be provided as deep soil area to enable canopy tree planting.

**Commented [A2]:** Can we define this properly? Its not clear as to where would be appropriate based on the control.

**Commented [A3R2]:** As informed by the FFA - and change wording to be stronger



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~~New plantings are:~~

- ~~Indigenous to the local community, or~~
- ~~Comprise species selected from the *Backyard Biodiversity Guide* and Council's *Tree Management Policy*.~~

~~Development is to provide:~~

- ~~Continuous canopy planting of species selected from the *Backyard Biodiversity Guide* along the site boundary most consistent with the biodiversity corridor, or~~
- ~~A minimum of 10% of the site as deep soil area planted with a minimum of four (4) canopy planting species found in the *Backyard Biodiversity Guide*.~~

~~9. Development should, through its siting, design and landscape treatment, maximise habitat values and minimise disruption to connectivity through:~~

- ~~i. Allocating one boundary of the site to planting of indigenous vegetation of a mix of canopy species (over 3m height at maturity) and understorey species (less than 3m height at maturity, or~~
- ~~ii. Retention and revegetation of remnant bushland elements.~~

11. All new plantings (with the exception of turf) are endemic to the local vegetation community.

*Note: recommended planting species are available on Council's website.*

Green Corridor areass

~~TreeA minimum of 50% of new plantings comprise species selected from the *Backyard Biodiversity Guide* and Council's *Tree Management Policy*. s and landscaping are provided in a form and configuration that maintains and enhances core habitat and vegetated linkages.~~

~~10.~~

12. Trees and landscaping are provided in a form and configuration that maintains and enhances core habitat and vegetated linkages.

13. A minimum of 50% of new plantings (with the exception of turf) are native vegetation species.

*Note: recommended planting species are available on Council's website.*

~~*Note: The required treatment will depend upon the scale of the bushland remnants linked by the land or the quality of the remnants to be retained on site.*~~

~~*Note: No Green Web mapping was previously undertaken for the former Hurstville LGA. As such additional mapping will be required for the entire Georges River LGA.*~~

**Commented [A4]:** Issue: species list have been removed from the TMP in favour of Council's website for ease of maintenance

**Commented [A5]:** Should this control be consolidated with the one above?

**Commented [A6]:** Issue: species list have been removed from the TMP in favour of Council's website for ease of maintenance

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## 3.3 Landscaping

### Objectives

a) Contribute to the creation of a distinct landscape character for the Georges River LGA.

~~b) Protect existing significant trees and vegetation as outlined in Council's Tree Management Policy and Appendices.~~

~~c) Promote healthy growth of canopy trees.~~

~~d)~~b) Reduce the visual and environmental impact of buildings, structures and hardstand.

~~e)~~c) Create attractive, comfortable, functional and safe streets, public domain and private domain.

~~f)~~d) Complement and enhance the function of communal open space, private open space and setback areas.

~~g) Provide habitat corridors for local wildlife species.~~

~~h)~~e) Encourage infiltration of rainwater to the water table.

~~i)~~f) Reduce urban heat.

~~j)~~g) Protect existing natural rock outcrops.

**Commented [A7]:** Should remove due to duplication with Section 3.2.1 above.

**Commented [A8]:** Should remove due to duplication with proposed objectives in new Terrestrial Biodiversity section above.

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## Controls

1. Landscaping on site should be incorporated into the site planning of a development to (where appropriate):
    i. Reinforce the desired future character of the locality;
    ii. Maintain significant landscape features;
    iii. Be consistent with any dominant species in the adjoining area of ecological significance;
    iv. Incorporate fire resistant species in areas susceptible to bushfire hazard;
    v. Provide planting within setback zones (setbacks identified within the relevant applicable parts of the DCP);
    vi. Soften the visual impact of buildings, carparks and roads;
    vii. Cater for outdoor recreation areas;
    viii. Separate conflicting uses;
    ix. Screen undesirable elements;
    x. Provide opportunities for on-site stormwater infiltration, in particular around existing trees and vegetation;
    xi. Consider the future maintenance requirements of landscaped areas;
    xii. Protect the effective functioning of overhead, surface level or underground utilities; and
    xiii. Improve the aesthetic quality of the development.
2. Landscape planting should achieve a mature height in scale with the structures on the site.
3. Where canopy trees, shrubs and groundcovers are required, preference should be given to incorporating locally indigenous plants listed in ~~GRDCP 2021~~the Backyard Biodiversity Guide and on Council's website. ~~and Council's Tree Management Policy (and its Appendix 1 – Tree Planting).~~
4. ~~Hydrological issues should be considered at the early stages of design for development around and close to trees on development sites.~~
5. ~~4.~~ Public domain works including street tree planting ~~should~~ must comply with Council's relevant policies including:
    i. Kogarah North Public Domain Plan;
    ii. Georges River ~~Kogarah~~ Street Tree ~~Management Strategy and~~ Masterplan ~~2009~~2024;
    iii. ~~Hurstville Street~~Georges River ~~Tree Management Study 2015~~Tree Planting Specification 2022; and
    iv. Georges River Public Domain Streetscape works specifications 2019.

**Commented [A9]:** The TMP no longer nominates recommended species.

**Commented [A10]:** Are we talking about irrigation of the trees, or roots damaging stormwater/sewage systems? Need to make this more clear.

**Commented [A11R10]:** Unclear and weak control - proposed to be removed due to stronger controls being provided by the Development and Trees section under 3.2.1 Trees & Vegetation above.



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~~6.~~5. Topsoil and mulch should be included in landscape areas and should contain organic matter to support plant growth.

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Planting on Structures

~~7.~~6. Where landscaping is provided in a structured environment such as a raised planter box or 'on slab' they should include waterproofing, drainage and automatic irrigation. The minimum plant material pot container sizes for trees should be 75 litres and minimum soil depth for shrubs 200mm and groundcovers 150mm.

~~8.~~7. Green roofs and walls must be provided in higher density urban environments where opportunities for deep soil landscaping are limited and/or where large walls face active areas of the public domain.

*Note: Trees rely on natural seepage for survival and placement of structures, dwellings etc. can impede these flows and adversely impact tree health.*

## 3.4 Bushfire Prone Land

### Objectives

a) Locate and design development to minimise the risk to life and property from bushfires.

b) Balance the conservation of native vegetation and bushfire protection.

### Controls

1. Development should be located and designed to minimise the need for bushfire hazard reduction within native vegetation areas.

2. Bushfire Asset Protection Zones should be located entirely within the development site.

~~2.~~3. For development proposed on land identified on the Terrestrial Biodiversity Map and Green Corridor Map, bushfire asset protection zones (APZ) must not be in identified area of key habitat and corridors, except in the case of development or redevelopment of single dwellings and secondary dwellings on existing lots or alterations and additions to existing dwellings.

**Commented [A12]:** Existing control - relocate from 3.2.2 Green Web section of this DCP to consolidate bushfire provisions.

*Note: Development on land identified as bushfire prone on Council's Bushfire Prone Land Map should address the bush fire protection measures in the publication Planning for Bushfire Protection (2019).*

## 3.5 Earthworks

### 3.5.1 Excavation (including cut and fill)

### Objectives

a) Ensure that the natural topography and landform is maintained, and the amount of excavation is minimised.

b) Minimise the visual impact of new development, particularly when viewed from the public domain.

c) Minimise earthworks to maintain the existing landform and protect the integrity and stability of geological elements in the vicinity of the site.

d) Minimise impacts on surrounding vegetation and provide increased opportunities for tree retention, including trees on neighbouring properties.

e) Ensure earthworks do not detrimentally impact on stormwater flows or flood conditions on adjacent land.

### Controls

1. Natural ground level should be maintained within 900mm of a side and rear boundary.
2. Cut and fill should not alter natural or existing ground levels by more than 1m (see **Figure 1**).
3. Habitable rooms (not including bathrooms, laundries and storerooms) are to be located above existing ground level.
4. Rock outcrops, overhangs, boulders, sandstone platforms or sandstone retaining walls are not to be removed or covered.
5. Development is to be located so that clearing of vegetation is avoided.
6. Cut and fill within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with Australian Standard AS 4970 (Protection of trees on development sites).
7. Soil depth around buildings should be capable of sustaining trees as well as shrubs and smaller scale gardens.
8. Earthworks are not to increase or concentrate overland stormwater flow or aggravating existing flood conditions, on adjacent land.
9. Fill material must be virgin excavated natural material (VENM) or fill that meets all of the conditions of a recourse recovery order issued by the NSW Environmental Protection Authority (EPA).
10. For sites identified as flood affected, any cut and fill works, included in the development are to comply with the requirements of Council's Stormwater Management Policy, specifically Chapter 6 – Flooding and Overland Flow.

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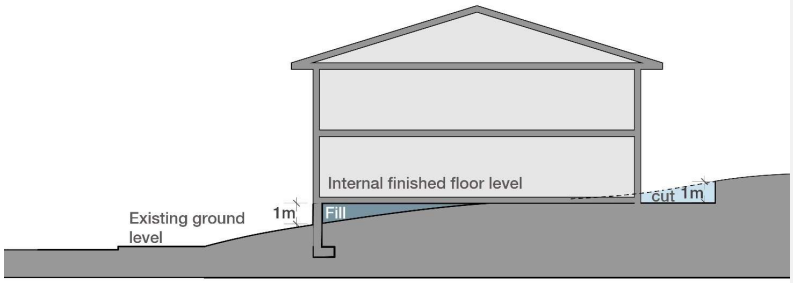


**Figure 1**: Maximum Cut and Fill

### 3.5.2 Construction Management / Erosion and Sediment Control

#### Objectives

a) Protect the environmental quality of waterways.

b) Reduce erosion hazard and prevent soil, building material and pollutants leaving the site and entering waterways.

c) Prevent reduction in the hydraulic capacity of drainage systems.

d) Enable the community to reuse, repair, recycle or dispose of waste at safe, clean and easily accessible facilities.

#### Controls

1. Development must minimise any soil loss from the site to reduce impacts of sedimentation on waterways through the use of the following:

   - Sediment fencing
   - Water diversion
   - Single entry / exit points
   - Filtration materials such as straw bales and turf strips

   Refer to NSW Guidelines for Erosion and Sediment Control on Building Sites for further guidance.

2. Development that involves site disturbance is to provide an erosion and sediment control plan which details the proposed method of soil management and its implementation. Such details are to be in accordance with The Blue Book – Managing Urban Stormwater: Soils & Construction by Landcom.

3. Development is to minimise site disturbance, including impacts on vegetation and significant trees and the need for cut and fill.



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4. Construction works within a tree protection zone (TPZ) of a tree on the development site or adjoining land, must be undertaken in accordance with AS 4970 (Protection of trees on development sites).
5. Development which has high potential risk to groundwater must submit a geotechnical report to address how possible impacts on groundwater are minimised.
6. Work must not be carried out in a public road or footpath unless a permit has been granted by Council (or other relevant roads authority) under s.138 of the *Roads Act 1993*, and / or s.68 of the *Local Government Act 1993*. These are separate approvals to development consent or a Complying Development Certificate. Consult with Council to determine if a permit is required.

## 3.6 Contaminated Land

### Objectives

a) Ensure that the development of contaminated or potentially contaminated land does not pose a risk to human health or the environment.

### Controls

1. Each development application is to include information sufficient to allow Council to meet its obligation to determine whether development should be restricted due to the presence of contamination.
2. Proposals for the development of contaminated land or potentially contaminated land will need to determine:
   i. The extent to which land is contaminated (including both soil and groundwater contamination);
   ii. Whether the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out;
   iii. Whether the land requires remediation to make the land suitable for the intended use prior to that development being carried out; and
   iv. If the land has been previously investigated or remediated, development cannot be carried out until Council has considered the nature, distribution and levels of residues remaining on the land and Council has determined that the land is suitable for the intended use.
3. Operating practices and technology must be employed to prevent contamination of groundwater.

*Note: For requirements related to Contaminated Land, refer to State Environmental Planning Policy (Resilience and Hazards) 2021 and the Managing Land Contamination: Planning Guidelines.*

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## 3.7 Heritage

*Notes:*

*Any application for a property identified in the Georges River LEP 2021 as a heritage item or in the vicinity of a heritage item or heritage conservation area, must be accompanied by a Heritage impact statement. Refer to Council's Development Application Guide for further details.*

*A Conservation Management Plan (CMP) may be required for works relating to State heritage items subject to advice from Council's Heritage Advisory Service.*

### 3.7.1 Aboriginal Cultural Heritage

#### Objectives

a) Acknowledge the importance of Aboriginal heritage as part of Georges River heritage resources.

b) Protect Aboriginal objects and Aboriginal Places of heritage significance by minimising the likelihood of disturbance from development.

c) Minimise potential for interference with archaeological objects as a result of development by encouraging relics to be preserved in-situ.

d) Minimise disturbance and exposure of areas along the foreshore including excavations for swimming pools, jetties, and boat sheds.

e) Minimise disturbance to rock outcrops and overhangs.

#### Controls

1. Obtain relevant approvals from other agencies prior to commencing work where a site contains, or has potential for Aboriginal objects.
2. Building and landscaping works, including paths and driveways are not to disturb any Aboriginal objects.
3. New works including excavations for swimming pools, jetties and boat sheds is to be sited away from the foreshore where possible.
4. New works are to be sited away from rock outcrops and overhangs.

### 3.7.2 Non-Aboriginal Heritage

#### Objectives

a) Ensure changes to heritage items are based on an understanding of the heritage significance of the heritage item.

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b) Allow change to occur to heritage items to meet amenity and contemporary safety, sustainability or technological standards, provided that those changes are sympathetic to and does not detrimentally affect the heritage significance of the heritage item.

c) Ensure significance features of heritage items are retained and that development is sympathetic to these features with particular regard to bulk, form, style, character, scale, setbacks and materials.

d) Acknowledge changes over time to heritage items, as subsequent layers may also be of significance.

e) Encourage reinstatement of missing details and the removal of past unsympathetic changes, to improve overall outcomes to the heritage significance of the heritage item.

f) Allow changes to the rear of heritage items where the new work does not impact the heritage significance of the item.

g) Ensure that new uses of heritage items are compatible with the fabric and heritage significance of the item.

h) Encourage changes to be reversible where possible and appropriate.

### Controls

1. Retain features (including landscape features) that contribute to the significance of the item.
2. Remove unsympathetic elements, especially where substantial changes are proposed to a heritage item, and there is potential for an improved heritage outcome.
3. New work is to be consistent with the setback, massing, form and scale of the significant features of the heritage item.
4. Retain significant fabric, features or parts of the heritage item that represent key periods of the item's history or development.
5. Locate change away from original areas of the heritage item that are intact. For example, where a building's significance is related to the front of a building, locate new work to the rear.
6. All works are to be consistent with an adopted Conservation Management Plan/s where applicable.

## 3.7.3 Archaeological Management

### Objectives

a) Acknowledge the importance of archaeology as part of the Georges River heritage.

b) Minimise potential for interference with archaeological heritage as a result of development by encouraging relics to be preserve in-situ.

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### Controls

1. Minimise the depth and extent of any excavation and locate new work away from areas known to contain archaeological relics.
2. Ensure reversibility of changes (as relevant).

## 3.7.4 Heritage Items - Site Specific Requirements

*Note: The following site-specific requirements including diagrams are provided separately in **Appendix 2**.*

- *No. 24 Penshurst Avenue, Penshurst*
- *No. 211-217 Rocky Point Road, Ramsgate*

## 3.7.5 Heritage Conservation Areas

### Objectives

a) Provide guidelines and controls which seek to protect the significant character of Georges River Heritage Conservation Areas and which encourage design which responds appropriately to the streetscape character.

b) New development and / or alterations and additions in Heritage Conservation Areas must respect the architectural character and complement and enhance the significance of conservation areas and their settings.

c) Existing dwellings in the Heritage Conservation Areas are to be retained.

d) New dwellings in Heritage Conservation Areas must respect the architectural character and complement and enhance the significance of conservation areas and their settings.

### Controls

1. Any development in the Heritage Conservation Areas is to address and respond to the requirements of the relevant Heritage Conservation Area Guidelines contained in **Appendix 3**.
2. New development must demonstrate how it respects the heritage values of the Heritage Conservation Area (as detailed in the Heritage Conservation Area guidelines).
3. Demolition of dwellings in the Heritage Conservation Areas identified as Contributory or Neutral will generally not be supported, unless a structural assessment has been undertaken by a suitably qualified professional and a report is submitted to Council confirming that the building is structurally unsound.

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### 3.7.6 Development in the vicinity of a Heritage Item or Heritage Conservation Area

Objectives

a) Ensure development in the vicinity of a heritage item or heritage conservation area is designed and sited to protect the heritage significance of the item or heritage conservation area.

Controls

1. Respect and respond to the curtilage, setbacks, form, scale and style of the heritage item or heritage conservation area in the design and siting of new work.
2. Maintain significant public domain views to and from the heritage item or heritage conservation area.
3. Ensure compatibility with the orientation and alignment of the heritage item.
4. Provide an adequate area around the heritage item to allow for its interpretation.
5. Retain original or significant landscape features that are associated with the heritage item or that contribute to its setting.
6. Protect and allow interpretation of archaeological features as appropriate.

*Note: The following conservation areas guidelines are provided in **Appendix 3**.*

- *Penshurst Heritage Conservation Area*
- *Kogarah South Heritage Conservation Area*
- *O'Brien's Estate Heritage Conservation Area*

## 3.8 Views Impacts

Objectives

~~a) Protect vistas and public views from streets and public places.~~

~~b) Ensure views to and from the site are considered at the site analysis stage.~~

~~c) Recognise the value of views from private dwellings and encourage view sharing based on the Tenacity Planning Principle.~~

~~d) Recognise the value of view sharing whilst not restricting the reasonable development potential of the site.~~

a) Recognise the value of trees and vegetation in improving or framing views.

b) Development is to provide for the reasonable sharing of views with other properties in the private domain, in particular views of the Georges River.



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~~e)~~c) Development is not to cause significant, adverse and unacceptable visual impacts on the public domain.

### Controls

Impact on private views

~~1. Development shall provide for the reasonable sharing of views.~~

1. View pruning is to comply with Council's Tree Management Policy.

~~2.~~

2. ~~Note:~~ Where a proposal is likely to adversely affect views from ~~either~~ adjoining properties in the private ~~or public land~~domain, assessment ~~of applications will refer to~~will be undertaken against the Planning Principle established by the Land and Environment Court in Tenacity Consulting vs Warringah Council (2004) NSWLEC140.

*Note: The Planning Principle is available to view on the Land and Environment Court's website at lec.nsw.gov.au ~~www.lawlink.nsw.gov.au/lec~~*

Impact on public views and visual amenity

3. Where involving the following types of development, Council may request a **Visual Impact Assessment** to be prepared and submitted as part of a DA:

   i. Of considerable scale such as a residential flat building or new or significantly expanded marina; or

   ii. Of scale in a highly sensitive location such as the escarpment west of the Como Bridge; or

   iii. That is seeking to exceed building height and FSR controls in the *Georges River Local Environmental Plan 2021*; or

   iv. In the opinion of Council is likely to block or occlude a significant view.

   *Note: Viewpoints are to be agreed with Council. The Visual Impact Assessment should be undertaken generally in accordance with an international standard such as the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published by the Landscape Institute and IEMA, requirements are detailed in the DA Guide.*

## 3.9 Coastal Hazards and Risks

### 3.9.1 Coastal Management

Objective



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a) Protect and manage the coastal environment of the LGA.

### Control

1. Development is to comply with the provisions of the State Environmental Planning Policy (Resilience and Hazards) 2021 and the *Coastal Management Act 2016*.

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### 3.9.2 Sea Level Rise

#### Objectives

a) Ensure that development adequately considers and responds to sea level rise projections, and the predicted effects on inundation, flooding, coastal and foreshore recession, and on groundwater levels.

b) Ensure that development on land vulnerable to sea level rise is situated and designed to minimise the risk from future inundation, flooding, coastal and foreshore recession, and from rises in groundwater levels during the expected life of the development.

c) Ensure that development is designed to enable future adaptation if projections are realised, or that measures are implemented to mitigate any adverse impacts of climate change or sea level rise.

#### Controls

1. Development on land identified on the Georges River LEP 2021 'Coastal Hazard and Risk Map' must implement measures to mitigate the adverse effects of projected sea level rise and increases in flood levels on the development.
2. Development should be designed and situated to reduce the risk from the effects of sea level rise. For example, structures should be located on the highest part of the Lot and/ or located on the lot away from the foreshore or coastline while still satisfying other controls and objectives of the DCP.
3. Development on land adjacent to tidal waters, including the Georges River and Salt Pan Creek, should be designed to minimise the risk to property and the environment from sea level rise in the event of a 1% AEP flood by:
    i. Siting the floor level of habitable rooms, wet areas and other sensitive uses (e.g. on-site wastewater disposal areas) 1.4m above the 1% AEP riverine flood level. The 1.4m is to allow for the 2100 (year) NSW sea level rise planning benchmark of 0.9m and 0.5m freeboard.
    ii. Siting other non-habitable structures (e.g. sheds, decks, pergolas) 0.7m above the 1% AEP riverine flood level. The 0.7m is to allow for the 2050 (year) NSW sea level rise planning benchmark of 0.4m and 0.3m freeboard.
    iii. Siting all garages and basements 1.2m above the 1% AEP riverine flood level. The 1.2m is to allow for the 2100 (year) NSW sea level rise planning benchmark of 0.9m including 0.3m freeboard.

    *Notes:*

    *For best practice guidelines refer to:*

    *i. NSW Floodplain Development Manual (2005),*

    *ii. NSW Coastal Planning Guideline: Adapting to Sea Level Rise (2010),*

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*iii. Flood Risk Management Guide – Incorporating sea level rise benchmarks in flood assessments (2010), and*

*iv. Australian Rainfall and Runoff: A Guide to Flood Estimation*

** AEP (measured as a percentage) is a term used to describe flood size. It is a means of describing how likely a flood is to occur in a given year. For example, a 1% AEP flood is a flood that has a 1% chance of occurring or being exceeded, in any one year.*

** A Section 10.7 Planning Certificate will identify whether or not the site is subject to exposure to tidal inundation and/ or flood hazard risk.*

** In cases where land is also affected by overland flooding, the appropriate flood levels will be the higher of the required floor levels as determined necessary due to overland flooding and those determined through the application of Section 3.9 - Coastal Hazards and Risks of the DCP.*

## 3.10 Water Management

### Objectives

a) Ensure development has minimal impacts on the natural water cycle and the environment, including natural water systems, water quality and surface / ground water flow regimes.

b) Ensure development has minimal impacts on Council's existing drainage network and adjoining properties.

c) Minimise run-off volumes and discharge rates to ensure no 'net' increase in stormwater drainage flows and flood risk in urban areas relative to the existing.

d) Ensure the safety of people in flood risk areas and limit the potential damage to property and infrastructure.

e) Manage continuing flood risk and cumulative impacts of developments.

f) Reduce the development's reliance on mains supplied water and encourage more efficient use of water.

g) Encourage water conservation and reuse through the provision of water reuse facilities, conservation practices, recycling and groundwater recharge.

h) Minimise pollution from the development during and after construction.

i) Minimise public drainage infrastructure costs.

j) Minimise impacts of on-site stormwater detention on existing ground levels and streetscape quality.

k) Minimise conflicts between stormwater management and landscaping.

### Controls

Stormwater Management



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1. Development must comply with Council's Stormwater Management Policy which provides detail of drainage requirements for different development types. Consultation with Council is recommended.
2. Water Sensitive Urban Design (WSUD) principles are to be incorporated into the design of stormwater drainage, on-site retention and detention, landscaping and within the overall design of the development.
3. Where on-site detention (OSD) is proposed within the front setback area, the OSD:
    i. Must be located below ground,
    ii. Must not encroach into the deep soil zone provided for trees, and
    iii. Maintain a minimum soil depth of 400mm above to enable landscaping if it is proposed within the landscaped area, supported by irrigation and sub-surface drainage.
4. Above ground OSD within the front setback area will only be considered by Council where it can be demonstrated that the development can satisfy the required landscaping and deep soil zone controls (if applicable).
5. Stormwater runoff must be contained, collected and managed within the drainage network system of the development.
6. Impact of stormwater runoff on neighbouring properties must remain substantially unchanged or improved after the development.

Flood Risk Management

7. Development must comply with the Flooding and Overland Flow Section of Council's Stormwater Management Policy which provides guidelines of controlling developments in different flood risk areas. It should be read in conjunction with the NSW Government's 'Floodplain Development Manual 2005'.
8. Flood risk areas are identified as follows:
    i. Flood Planning Area has the same meaning as it has in the Floodplain Development Manual.
    ii. 1% AEP flood event affected areas in Council's adopted Overland Flow Flood Studies. Refer to Council's website www.georgesriver.nsw.gov.au, specifically the Flood Management section.
    iii. Probable maximum flood (PMF) affected areas in Council's adopted Overland Flow Flood Studies. Refer to Council's website www.georgesriver.nsw.gov.au, especially the Flood Management section.
9. Development consisting of sensitive land uses should not be undertaken in PMF affected areas. In the case that such a development is permitted, the floor levels must be set at 1% AEP floor level plus 500 mm freeboard or the PMF, whichever is the greater. Sensitive land uses, in terms of flood consideration, means development for the following purposes:

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1. boarding houses,
2. caravan parks,
3. correctional centres,
4. early education and care facilities,
5. eco-tourist facilities,
6. educational establishments,
7. emergency services facilities,
8. group homes,
9. hazardous industries,
10. hazardous storage establishments,
11. hospitals,
12. hostels,
13. information and education facilities,
14. respite day care centres,
15. seniors housing,
16. sewerage systems,
17. tourist and visitor accommodation,
18. water supply systems.

*Note: Refer to Council's Stormwater Management Policy 2020, specifically Section 6 Flooding and Overland Flow for further guidance.*

Water Quality

10. Measures to control pollutants in stormwater discharge from development sites are to be included in any development. Refer to Section 3.5.2 – Construction Management / Erosion and Sediment Control of this DCP.
11. Runoff entering directly to waterways or bushland is to be treated to reduce erosion and sedimentation, nutrient and seed dispersal.

Vegetation Management Plan

12. Where development is proposed on "sensitive land" as identified by Clause 6.5 Riparian land and waterways of the *GRLEP 2021*, a Vegetation Management Plan must be submitted with the Development Application and must be prepared in accordance with the requirements of the *Water Management Act 2000* and associated NSW Government guidelines.

**Commented [A13]:** Addition in response to submission from DCCEEW to ensure the DCP includes clear management measures where vegetation impacts are unavoidable, such as requirements for vegetation management plans to guide revegetation and ongoing management.

## 3.11 Ecologically Sustainable Development

### 3.11.1 Energy and Water Efficiency

Objectives

a) Ensure development incorporates environmentally sustainable design and construction.



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b) Reduce the impacts of development on the environment.

c) Reduce the cause and impacts of the urban heat island effect.

d) Increase the resilience of development to the effects of climate change.

e) Ensure that greenhouse gas emissions will be reduced.

f) Reduce the use of potable water.

g) Ensure that development can adapt to climate change.

h) Reduce the environmental impact from building materials through reduction, re-use and recycling of materials, resources and building components.

## Controls

Residential Buildings

1. All BASIX affected development must comply with SEPP (Building Sustainability Index: BASIX) 2004.

Non BASIX Residential Buildings

2. Additional or replacement ceiling/roof and walls must be fitted with insulation. Ceiling/roof insulation must be rated R3.0 or equivalent and wall insulation must have an R1.5 or equivalent rating. Insulation of cavity brick walls is not required.
3. Any hot water system(s) installed as part of a development or as a replacement must consider the most efficient option available to minimise greenhouse gas emissions.
4. Water Efficient Fixtures: where new or replacement fittings are required shower heads shall be at least 3 star rated water efficient 4 star dual flush toilets and 4 star taps (for all taps other than bath outlets and garden taps), bathroom and kitchen taps shall be fitted with aerators; and water closets shall have a dual flush cistern.
5. Any products installed as part of a development or as a replacement that are regulated for water efficiency under Water Efficiency Labelling and Standards (WELS) Scheme must obtain a Minimum WELS rating of 4.5 stars. Products that carry a star water label and are regulated under WELS include clothes washing machines and dishwashers. The water star rating as well as date of purchase of the product should be visible on the product at all times. The Federal Governments WELS website has a comprehensive list of efficient appliances based on star ratings available at www.waterrating.gov.au.
6. Wherever practicable, orient the development to reduce the need for artificial lighting by maximising daylight in habitable areas, whilst minimising heat and glare. Ways to achieve this includes skylights, atriums or light shafts and adjustable shading.

Non-Residential Buildings



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7. Development must comply with *Clause 6.10 Design Excellence* of Georges River LEP 2021.
8. All development must comply with Section J Energy Efficiency of the BCA/NCC.
9. The energy efficiency provisions of the Building Code of Australia should be incorporated into the design of non-residential buildings. This may require the inclusion of the following:
    i. Windows that are appropriately sized and shaded to reduce summer heat load and permit entry of winter sun.
    ii. Building materials selected to assist thermal performance and ceiling insulation used where appropriate.
    iii. Natural ventilation.
    iv. Buildings should have an area, orientation and roof pitch that is suitable for the installation of solar collectors.
    v. Low energy, high efficiency plant, fittings and appliances should be specified.
    vi. The use of photovoltaic panels/solar collectors for hot water heating and power is encouraged to reduce energy consumption.
10. Water conservation principles should be incorporated into non-residential developments, including the following:
    i. Water efficient fittings and appliances including: 4 star dual-flush toilets and taps, 3 star showerheads and urinals, water efficient washing machines and dishwashers.
    ii. Rainwater tanks should be provided to meet 80% of non-potable demand including outdoor use, toilets and laundry.
    iii. Cooling Towers are designed in accordance with best practice guidelines to reduce potable water consumption.
    iv. Water use within open spaces (for irrigation, water features etc.) should be supplied from sources other than potable mains water (e.g. stormwater, greywater or wastewater) to meet 80% water use demand.
11. Development is to demonstrate how the design has sought to reduce the urban heat island effect through the following:
    i. Use of reflective or light coloured building materials;
    ii. Provision of permeable surfaces; and
    iii. Planting of increased vegetation to achieve substantial tree canopy and shading.
12. Building design is to demonstrate that the indoor environmental quality has been considered through:

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i. Use of passive design elements i.e. natural lighting and natural cross ventilation;

ii. Provision of shading devices to reduce heat load and for glare control; and

iii. Use of cross ventilation for thermal comfort.

13. Ecologically sustainable, second hand and recycled building materials should be considered for use in building construction.

14. Developments should seek to reduce car dependence through the provision of end of trip facilities, bicycle parking, car share and small vehicle parking spaces, electric vehicle charging stations and green travel plans.

*Note: In achieving the desired outcomes of this element, applicants for non-residential developments are encouraged to demonstrate that the development is designed to achieve a minimum 4 star rating under the Green Building Council of Australia's Green Star Rating Tool. Go to www.gbca.org.au for more details on the green star rating tool.*

*Sydney Water's best practice guide for cooling towers is available at www.sydneywater.com.au.*

Photovoltaic solar panels

15. The use, location and placement of photovoltaic solar panels are to consider the potential permissible building form on adjacent properties.

16. Where possible proposals for new buildings, alterations and additions and major tree plantings are to maintain solar access to existing photovoltaic solar panels having regard to the performance, efficiency, economic viability and reasonableness of their location.

Environmental Sustainability Calculator

17. The Environmental Sustainability Calculator must be completed by development types required to address environmental sustainability considerations under **Clause 6.11 Environmental Sustainability** of the *GRLEP 2021*.

18. The Calculator will not apply to change of use and internal alterations that do not increase the external building footprint.

19. Utilisation of the Calculator is only optional for proposals that demonstrate a certified Green Star Building rating.

*Note: Refer to Council's website for the online Calculator and the DA Guide for more information.*

## 3.12 Waste Management

For all development categories, the on-going management of waste must be considered. This is not only a waste reduction initiative, but also a design measure ensuring that the



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management and collection of waste and recyclables is user friendly for all stakeholders (i.e. building occupants, neighbours, waste contractors, and other service providers).

Refer to Council's website www.georgesriver.nsw.gov.au, specifically the Waste and Recycling Section for waste bin requirements.

### Objectives

a) Ensure that adequate provision is made for waste storage and recycling facilities within development.

b) Ensure that waste storage and recycling facilities are integrated into the design of new development and do not have negative impacts on streetscape or the amenity of neighbouring properties.

c) Ensure that waste storage and recycling facilities are suitably sited for the convenience of the occupants and servicing requirements.

d) Maximise reuse and recycling of household waste and industrial / commercial waste.

### Controls

1. Development must comply with Council's Waste Management requirements regarding construction waste and ongoing management of waste materials (see **Appendix 4**).

## 3.13 Parking Access and Transport

### Objectives

a) Minimise traffic congestion and ensure adequate traffic safety and management.

b) Ensure an adequate environmental quality of parking areas (including both safety and amenity).

c) Provide adequate car parking for building users and visitors, depending on building use and proximity to public transport.

### Controls

Parking Rates

1. The car parking rate for development types are outlined in **Table 1 – Parking Requirements**. In the event of a discrepancy between the parking rates specified in this Part of the DCP and any another, the specific requirements identified within the detailed controls for a locality/area shall prevail.

2. Development types not listed in **Table 1** would be subject to a merit assessment based on the provisions set out in the Roads and Traffic Authority – Guide to Traffic Generating



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Developments. Council may require a detailed Traffic & Parking Study to be prepared for major development types or types of development not listed in the Guide.

3. It should be noted that the parking spaces required by this DCP are minimum numbers. Some uses, due to the nature of their operation, may warrant additional parking spaces and these may be required by Council.
4. Where a development is unable to provide the number of off street parking spaces required under **Table 1**, some of the required parking may be provided in the form of a contribution to public parking provision where required under an applicable Section 7.11 Plan.
5. In calculating the total number of car parking spaces required for a development type, the total should be rounded up to the nearest whole number (i.e. 0.5 or greater).

| Land Use Types | Parking Rate (Minimum) |
|---|---|
| **Residential Accommodation** | |
| Attached Dwelling | • 1 space per 1 and 2 beds<br>• 2 spaces per 3 beds or more<br>• 1 visitor space per 4 dwellings or part thereof for developments of 4 dwellings or more |
| Boarding House | • Refer to the car parking rates for boarding houses in State Environmental Planning Policy (Housing) 2021.<br><br>• Clause 29(2) of the SEPP states:<br><br>*A consent authority must not refuse consent to development to which this Division applies of any of the following grounds –*<br>*(e)* ***parking***<br>*If–*<br>*(i) in the case of development carried out by or on behalf of a social housing provider in an accessible area – at least 0.2 parking spaces are provided for each boarding room, and*<br>*(ii) in the case of development carried out by or on behalf of a social housing provider not in an accessible area – at least 0.4 parking spaces are provided for each boarding room, and*<br>*(iia) in the case of development not carried out by or on behalf of a social housing provider – at least 0.5 parking spaces are provided for each boarding room, and*<br>*(iii) in the case of any development – not more than 1 parking space is provided for each person employed in connection with the* |

| Land Use Types | Parking Rate (Minimum) |
|---|---|
| | *development and who is resident on site.* |
| Dual Occupancy | • 1 garage space and 1 driveway space per dwelling |
| Dwelling House | • 1 space per 1 and 2 beds<br>• 2 spaces per 3 beds or more |
| Group Homes | • Refer to the car parking rates for boarding houses in State Environmental Planning Policy (Housing) 2021 |
| Hostels | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Secondary Dwellings | • N/A for secondary dwellings<br>• NB: Car parking rate for principal dwelling is to be achieved |
| Manor Houses | • 1 space per dwelling |
| Multi-dwelling housing (terraces) | • 1 space per dwelling<br>• 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space |
| Multi-dwelling housing (excluding terraces) | • 1.5 spaces per dwelling<br>• 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space |
| Residential flat building | • 1 space per 1 and 2 beds<br>• 2 spaces per 3 beds or more<br>• 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space |
| Semi-detached dwelling | • 1 space per 1 and 2 beds<br>• 2 spaces per 3 beds or more |
| Seniors housing – self-contained dwellings | • 1.5 spaces per dwelling.<br>• 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space |
| Seniors housing – residential care facility / respite day care centre | • 1 space per 10 beds<br>• 1 space per 2 employees<br>• 1 designated ambulance space |
| Shop-top housing / mixed use development (residential | • 1 space per 1 and 2 beds<br>• 2 spaces per 3 beds or more |

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| Land Use Types | Parking Rate (Minimum) |
|---|---|
| component) | • 1 visitor space per 5 units or part thereof and 1 designated car wash bay which may also be a visitor space |
| **Home Based Land Uses** | |
| Home Based Child Care | • 1 space per employee<br>• 1 space per child intake capacity |
| Home Business | • 1 space per employee not resident at the site |
| Home Industry | • 1 space per employee not resident at the site |
| **Specific Commercial / Retail – Non-residential accommodation development within Hurstville and Kogarah Strategic Centres** | |
| Business and Office | • 1 space per 60m$^2$ (GFA) |
| Retail Premises (Shops) | • 1 space per 60m$^2$ (GFA) |
| Restaurant or Cafés | • 1 space per 40m$^2$ (GFA) |
| Medical Centre | • 1 space per 50m$^2$ (GFA)<br>• NB: Transport and Parking Assessment Study required |
| **Specific Commercial / Retail – Non-residential accommodation development outside the Hurstville and Kogarah Strategic Centres** | |
| Business and Commercial | • ≤800m walking distance of Railway station - 1 space per 60m$^2$ (GFA)<br>• ≥800m walking distance of Railway station - 1 space per 40m$^2$ (GFA) |
| Retail Premises (Shops) | • ≤800m walking distance of Railway station - 1 space per 60m$^2$ (GFA)<br>• ≥800m walking distance of Railway station - 1 space per 40m$^2$ (GFA) |
| Restaurant or Cafés | • ≤800m walking distance of Railway station - 1 space per 40m$^2$ (GFA)<br>• ≥800m walking distance of Railway station - 1 space per 30m$^2$ (GFA) |
| Medical Centre | • ≤800m walking distance of Railway station - 1 space per 40m$^2$ (GFA)<br>• ≥800m walking distance of Railway station - 1 space per 30m$^2$ (GFA)<br>• NB: Transport and Parking Assessment Study required |
| **All Other Commercial / Retail Land uses** | |
| Retail Premises (Car Tyre | • 3 spaces per 100m$^2$ (GFA) or 3 spaces per work |

| Land Use Types | Parking Rate (Minimum) |
|---|---|
| Retail Outlet) | bay (whichever is greater) |
| Retail Premises (Garden Centres, Hardware and building supplies, Landscaping material supplies, Specialised retail premises) | • 1 space per 50m$^2$ (GLFA), or<br>• Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Retail Premises - supermarket | • 1 space per 20m (GLFA), or<br>• Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Retail Premises (Take away food and drink premises) | Developments with no on-site seating or drive-through:<br>• 1 space per 100m$^2$ (GFA)<br><br>Developments with no-site seating but no drive-through:<br>• ≤800m walking distance of Railway station - 1 space per 40m$^2$ (GFA)<br>• ≥800m walking distance of Railway station - 1 space per 30m$^2$ (GFA)<br><br>Developments with on-site seating and drive-through:<br>• 1 space per 2 seats (internal), or<br>• 1 space per 3 seats (internal & external) (whichever is the greater) |
| Service stations – convenience store | • 6 spaces per work bay (NB: stacked parking acceptable)<br>• 1 space per 30m$^2$ of convenience store (GFA) |
| Vehicle sales or hire premises | • 1.5 spaces per 200m$^2$ of site area,<br>• 6 spaces per work bay (NB: stacked parking acceptable),<br>• 1 space per 25m$^2$ of sales area (GFA)<br>• NB: Customer / visitor parking spaces must be readily accessible from the principal road frontage and appropriately signposted and marked. These spaces must not be used for the display of vehicles or other merchandise or for the loading/unloading of vehicles onto or from car floats or trucks. |
| **Tourist and Visitor Accommodation** | |
| Backpackers' accommodation | • 1 space per manager |

| Land Use Types | Parking Rate (Minimum) |
|---|---|
| | • 1 space per two employees<br>• 1 space for a mini-bus |
| Bed and Breakfast accommodation | • 1 space for resident owner or manager; plus<br>• 1 space per guest room |
| Hotel or motel accommodation and serviced apartments | • 1 space per 5 bedrooms / unit of accommodation plus the requirements of any associated restaurant/ function room, etc.<br>• Provision to be made for off street accommodation of buses and taxis. |
| **Industrial** | |
| Warehouse or distribution centre | • 1 space per 100m$^2$ |
| Freight Transport facilities | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Industrial training facilities | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Light Industrial | • 1 space per 300m$^2$ (Warehouse component)<br>• 1 space per 100m$^2$ (Factory / Manufacturing component)<br>• 1 space per 40m$^2$ (Office component) |
| Vehicle body repair workshop and vehicle repair station | • 6 spaces per work bay (stacked parking acceptable) |
| **Educational Establishment** | |
| Primary School | • 1 space per 100m$^2$ (GFA)<br>• Primary educational establishments are to have a drop off and pick up parking facilities for cars and buses in addition to the DCP parking requirements. |
| Secondary School | • 2 spaces per classroom<br>• 1 space per 10 students over 17 years<br>• Secondary educational establishments are to have a drop off and pick up parking facilities for cars and buses in addition to the DCP parking requirements |
| **Recreation** | |

| Land Use Types | Parking Rate (Minimum) |
|---|---|
| Recreation Facilities (indoor) | • Squash / cricket / netball / soccer courts – 3 spaces per court<br>• Bowling Alley – 3 spaces per lane<br>• Gymnasium – 4.5 (min) to 7.5 (preferred) spaces per 100m$^2$ (GFA)<br>• Others - Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments. |
| Recreation Facilities (outdoor) | • Lawn Bowls club – 30 spaces for first green plus 15 spaces per additional green or 1 space per 18.5m$^2$ (whichever is greater)<br>• Tennis courts – 3 spaces per court<br>• Golf course – 1 space per hole, plus 1 space per 2 staff, plus 1 space per 5m$^2$ GFA (clubhouse)<br>• Others - Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments. |
| Recreation Facilities (major) | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments. |
| **Other land uses** | |
| Centre-based Child Care Facility | • 1 space per 2 staff plus:<br>- Centres with 20 to 39 Children – 1 space per 4 children<br>- Centres with 40 to 69 Children – 1 space per 5 children<br>- Centres with 70-100 children – 1 space per 6 children.<br>• Transport and Parking Assessment Study required |
| Community Facilities; information and education facilities; public administration building | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Entertainment facility | • 1 space per 10m$^2$ or 1 space per 6 seats (whichever is greater) |
| Function Centre (Catering and Reception Centre) | • 1 space per 10m$^2$ (dining area)<br>• 1 space per 2 employees |
| Funeral Chapels, Funeral Homes | • 1 space per 10 seats or 1 space per 10m$^2$ (GFA) (whichever is greater) |
| Health Consulting Rooms | • 1 space per practitioner |

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| Land Use Types | Parking Rate (Minimum) |
|---|---|
| | • 1 space per consulting room |
| Hospital | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Passenger Transport Facilities, Transport Depots | • Identify car parking demand through a Transport and Parking Assessment Study |
| Place of Public Worship | • 1 space per 10 seats or 1 space per 10m$^2$ GFA (whichever is greater)<br><br>*Note:*<br>• *Some places of public worship operate with no seating arrangement and as such the use of the word "seat" relates to patronage level (e.g. prayer mats)*<br>• *Transport and Parking Assessment Study required* |
| Pubs (Food and drink premises) | • 1 space per 50m$^2$ |
| Restricted Premises | • 1 space per 50m$^2$ (excluding drive-in liquor stores)<br>• 1 space per 50m$^2$ and queuing space for 3 vehicles for drive-in liquor stores |
| Registered clubs (excluding residential) and nightclubs | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Sex Services Premises | • 1 space per 25m² (GFA) |
| Small Bar | • Identify car parking demand through a Transport and Parking Assessment Study based on a survey of similar developments |
| Veterinary Hospitals | • 1 space per practitioner<br>• 1 space per consulting room |

**Table 1:** Off-street Car Parking requirements

Parking Credits

6. A parking credit is available when developing a site already occupied by a building. Provided the development retains the structure of the existing building, the proposed development will be exempted from the parking requirements for the existing floor space.
7. Where the development is for the change of use of an existing building and the new use requires more parking than the old use, the credit is for the original use, even though the floor space may not be increasing. For example, converting a warehouse with no parking

into a shop, with no increase in floor space would still be required to provide extra parking but this will be for the shop requirement minus the warehouse requirement.

Bicycle Parking

8. All Commercial, Place of Public Worship, Residential flat building and Shop-top housing development is to provide on-site bicycle parking as outlined in **Table 2** – Bicycle Parking Requirements.

| Land use | Bicycle Parking rate (minimum) |
|---|---|
| Commercial development including commercial component of a mixed use development | • 1 space per 5 car parking spaces |
| Places of Public Worship | • 1 space per 5 car parking spaces |
| Residential flat building | • 1 space per 3 dwellings plus 1 space per 10 dwellings (visitors) |
| Shop-top housing / mixed use development (residential component) | • 1 space per 3 dwellings plus 1 space per 10 dwellings (visitors) |

**Table 2:** Bicycle Parking requirements

9. In calculating the total number of bicycle spaces required for a development type, the total should be rounded up to the nearest whole number (i.e. 0.5 or greater).
10. Bicycle parking facilities are to be designed in accordance with Australian Standard AS2890.3 (Parking Facilities – Part 3 Bicycle Parking Facilities).

End of Trip Facilities

11. For non-residential uses, the following facilities for bike parking are to be provided at the following rates:
    i. 1 personal locker for each bike parking space;
    ii. 1 shower and change cubicle for up to 10 bike parking spaces;
    iii. 2 shower and change cubicles for 11 to 20 or more bike parking spaces are provided;
    iv. 2 additional showers and cubicles for each additional 20 bike parking spaces or part thereof;

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v. Showers and change facilities may be provided in the form of shower and change cubicles in a unisex area in both female and male change rooms; and

vi. Locker, change room and shower facilities are to be located close to the bike parking area, entry and exit points and within an area of security camera surveillance where there are such building security systems.

Design and Layout of Car Parking Areas

12. Internal car park layouts, space dimensions, ramp grades, access driveways, internal circulation aisles and service vehicle areas shall be designed in accordance with the requirements set out in AS 2890.1 (2004) and AS 2890.2 (2002) for off street parking and commercial vehicles.
13. Design vehicular access in accordance with the current Australian Standard for 'off-street parking (Part 1) 'and 'off-street carparking for commercial vehicles (Part 2)'.
14. For mixed use development, residential off-street parking facilities shall be separated from the other uses and security roller doors shall be installed to provide security to residents.

Basement Parking

15. Basement car parking is preferable in commercial and residential flat buildings.
16. Basement car parking is to be located within the building footprint.
17. All basement parking areas are to have security doors.
18. Include natural ventilation to basement and semi basement car parking.
19. Integrate ventilation design into the façade of the building, or parking structure, treating it with appropriate features such as louvres, well designed grilles, planting or other landscaping elements.

At Grade Parking

20. Car parking areas may be designed as ground level parking provided that the design results in building frontages level with the street.
21. Parking areas are to include:
    i. Planting beds fronting a street or public place are to have a minimum width of 1 metre, unless otherwise specified elsewhere in this DCP.
    ii. Shade trees are to be provided in open parking areas at the ratio of 1 shade tree for every 6 spaces.
    iii. Plants to avoid are those which have a short life, drop branches, gum or fruit or those which interfere with underground pipes.

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22. Parking areas are to incorporate a 150mm concrete kerb or edge treatment to reduce the likelihood of vehicles damaging adjoining landscaped areas. The use of bollards should also be considered.

Parking for People with a Disability

23. Parking complies with AS 1428 Design for access and mobility and AS/NZS 2890.6.
24. All off-street parking facilities shall allocate accessible parking spaces for people with disabilities at the rate in accordance with Section 3.17 – Universal/ Accessible Design of this DCP.
25. Accessible parking spaces shall be located close to an accessible lift, ramp or building entrance and be provided with an accessible path of travel.
26. Accessible parking spaces shall be indicated by a permanent sign as specified in AS 1428.1.
27. For residential development, accessible car parking spaces are to be allocated to adaptable unit, or as visitor parking.

Car Washing Area

28. A designated car washing area (which may also be a designated visitor car space) is required residential developments of four or more dwellings.
29. Car wash bays which collect waste water must be covered and discharge the water to the sewer in accordance with the requirements of Sydney Water.

Pedestrian

30. Design parking to ensure pedestrian safety.
31. Pedestrian entrances and exits shall be separated from vehicular access paths.

Access

32. Design driveways to minimise visual impact on the street and maximise pedestrian safety.
33. Ensure that all vehicles, including vehicles using loading bays, can enter and leave the site in a forward direction.
34. Avoid locating accessways to driveways adjacent to the doors or windows of habitable rooms.

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35. All driveways are to be finished in plain concrete.
36. In streets which have brick paved surfaces, driveways are constructed to Council's Engineering Specification including a concrete base with matching brick paving surface.
37. Large areas of at grade carparking are to be constructed of concrete or a light coloured material to minimise heat load. Tree planting within the carparking will be required to provide shade.

Tandem, stacked and mechanical parking areas

***Mechanical parking installations*** means mechanical car stackers, car lifts and turntables.

***Stacked parking*** means sharing a parking space vertically through use of a mechanical car stacker.

***Tandem parking*** means two or more vehicles sharing a parking space at the same level configured nose to tail.

38. Where development includes a mechanical parking installation, such as car stackers, turntables, car lifts or another automated parking system, the development application is to include a Parking and Access Report including queuing analysis.
39. Access to mechanical parking installations is to be in accordance with the relevant Australian Standards.
40. Tandem or stacked parking will only be permitted where:
    i. Each tandem or stacked parking arrangement is limited to a maximum of two spaces;
    ii. The maximum parking limit for spaces is not exceeded;
    iii. They are not used for service vehicle parking;
    iv. The spaces are attached to the same strata title in residential buildings and small commercial or retail developments;
    v. In residential buildings and serviced apartments, they are used for tenant parking only;
    vi. In commercial or retail development, they are used for staff parking only; and
    vii. The manoeuvring of and queuing for stacked vehicles are able to occur wholly within the premises, without obstructing the entry or egress of other vehicles.
41. Mechanical parking installations will be considered for developments involving the adaptive re-use of existing buildings where site or building constraints prevent standard parking arrangements and no inconvenience arises from their use.
42. Mechanical parking installations, tandem or stacked parking are not to be used for visitor parking or parking for car share schemes.
43. The minimum length of a tandem space is to be 10.8m.

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44. Car lifts will only be considered where it can be demonstrated that a basement ramp is not feasible/achievable.
45. Where a car lift is required, car lifts are to be provided at a minimum rate of 1 lift per 25 spaces or part thereof.

*Note: Queuing analysis must be completed in accordance with Australian Standard AS2890.1 and Ausroads "Guide to Traffic Management". The assessment is to establish whether the mechanical lift requires queuing to be accommodated on the property noting that queuing of vehicles on public roads will not be supported.*

Car share

46. Parking car share spaces are encouraged for:
    i. Any residential development containing more than 25 residential units, or
    ii. Any employment generating development with a floor space of 5,000m$^2$, and
    iii. Is located within 800 metre radial catchment of a railway station, or within a transit node entre that is serviced by a strategic bus corridor.
47. A car share parking proposal is to be supported by a parking study.
48. Council may consider car share spaces in lieu of some resident parking, subject to evidence of an appropriate arrangement with a car share scheme provider.
49. Clearly marked plans identifying the location of all car share parking spaces must be submitted with the development application.
50. All car share parking spaces are to be:
    i. Publicly accessible 24 hours a day seven days a week;
    ii. Located together;
    iii. Located near and with access from a public road and integrated with the streetscape through appropriate landscaping where the space is external; and
    iv. Clearly designated by signs as being for car share scheme use.
51. Car share parking spaces located on private land are to be retained as common property by the Owners Corporation of the site and not to be sold or leased to an individual owner or occupier at any time.

Loading Requirements

52. Planning and design layout of loading and manoeuvring areas should be provided in accordance with AS2890.2 and:
    i. Preferably be located to the side or rear of buildings;
    ii. Screened from view from local and main roads; and

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iii. Located so that vehicles stand wholly within the dedicated loading/unloading area and do not obstruct the car parking on the subject property or public road, footway, laneway or service road.

53. Loading bay facilities are to be provided at the following rates:

| | |
|---|---|
| Retail | Floor area >100m$^2$ to 500m$^2$ – 1 bay required<br>Floor area > 500m$^2$ to 1500m$^2$ – 2 bays required |
| Commercial | Floor area 1000m$^2$ to 5000m$^2$ – 1 bay required<br>Floor area > 5000m$^2$ to 10000m$^2$ – 2 bays required |

**Table 3**: Loading bay parking requirements

54. The design of loading bay facilities are to be in accordance with Australian Standard AS2890.2 and **Table 4** below.

| Vehicle Class | Bay length m Min. | Platform height m | Vertical Clearance m Min. |
|---|---|---|---|
| SRV | 7.4 | 0.75 to 0.90 | 3.5 |
| MRV | 9.8 | 0.95 to 1.10 | 4.5[a] |
| HRV | 13.5 | 1.10 to 1.40 | 4.5[a] |
| AV | 21.0 | 1.10 to 1.40 | 4.5[a] |

[a] 4.8m for animal transport vehicles, vehicle carriers and 4.6m high vehicles or where access to the top of a tall vehicle, e.g. pantechnicon or load is required.

**Table 4**: Service bay dimensions

## 3.14 Utilities

### Objectives

a) Ensure that the necessary services are provided to cater for future occupants.

b) Ensure that development that integrates required services in building and site design to minimise impacts on the streetscape.

### Controls

1. Applicants should consult service providers for energy, electricity, gas, water, telephone, national broadband network (NBN) fibre cables and fire requirements.

2. Any services and structures required by the providers should be located within the basement, or concealed within the facade, with appropriate access. Where this is not possible, an alternative method of minimising street impact should be demonstrated, such as screening with landscape or built elements.



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3. With the exception of dwelling houses, all buildings should accommodate proposed or future air conditioning units within the basement or on rooftops, with provision of associated vertical/ horizontal stacks to all sections of the building.
4. Air conditioning units and mechanical plant located on the roof should be well screened and integrated into the building form.
5. Air conditioning units and mechanical plant should be sited away from adjacent sensitive land uses and/or screened by walls or other acoustic treatments.
6. Car parking areas are to be designed and constructed so that electric vehicle and bicycle charging points can be installed now or at a later date. This will include the provision of 3 phase power to car parking areas for residential flat buildings, shop top housing and non-residential buildings.
7. For all future roaded subdivisions, electricity supply is to be installed underground.
8. The existing above ground electricity and telecommunication cables within the road reserve and within the site will be replaced, at the applicant's expense, by underground cable and appropriate street light standards, in accordance with the Energy and Communication Provider's guidelines.

## 3.15 Public Domain

### 3.15.1 Infrastructure

#### Objectives

a) Create an integrated space that is attractive, legible, comfortable, safe and engaging.
b) Encourage pedestrian and cyclist use.
c) Increase the amount and quality of public leisure spaces.
d) Ensure increased urban greening.

#### Controls

1. All proposed public domain works are to be undertaken in accordance with the relevant Council Public Domain Plan.
2. Where there is no public domain plan for the precinct, a public domain plan for the site and associated public domain is to be prepared and submitted with the development application in consultation with Council.
3. Embellishment of the public domain should include new street furniture, new street plantings and footpath improvements.
4. New street furniture should comply with the relevant Council Public Domain Plan in respect of its material, colour, size, shape and location. This is subject to aspects of

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safety and compatibility with the development and adjacent development being considered.

5. Where there is no Public Domain plan, Council's use of a particular style of street furniture as a signature of the Council area or suburb must be respected.
6. The installation of hostile architectural features in areas accessible to the public is not permitted. Hostile architecture includes a restriction on the design and installation of items such as: slanted or curved benches, rocky pavements, spiked windowsills, segmented benches, street spikes, awning gaps, barred corners, street dividers, raised grate covers, tiered seating, fence grates, retractable spikes and the like.
7. The cost of all public domain works will be borne by the applicant.

### 3.15.2 Public Art

#### Objectives

a) Enhance the sense of place through the provision of public art.

b) Promote sustainability through public art in new development.

c) Ensure that public art is an integrated and cohesive part of new development.

d) Recognise and build on the cultural identity and diversity through interpretive public art.

#### Controls

1. Major developments (commercial, public administration, and retail development) and mixed-use developments with a capital investment value of $5 million or more are to include an element of public art.
2. A minimum of 1% of the total cost of the development is to be allocated to the public art budget.
3. Details of the nature of the work, its approximate location and size are to accompany the development application.
4. Developers should consult the Georges River Council Public Art Guidelines, to determine any requirements for including public art in new developments, and to review what constitutes public art.
5. The application must include a Public Art Plan which addresses how the proposed public art meets the following Design Selection Criteria:
    i. Standards of excellence and innovation.
    ii. Relevance and appropriateness of the work in relation to its site.
    iii. Its contribution to creating sense of place, and integration into the built form.
    iv. Where possible, participation of local artists, local groups, youth or indigenous groups.

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v. Consideration for public safety and the public's use of and access to the public space.

vi. Consideration of maintenance and durability requirements of materials, including potential for vandalism and graffiti.

vii. Where applicable, consistency with current planning, heritage and environmental policies and plans of management.

viii. Evidence of appropriate Public Liability Insurance to cover construction and installation of work.

## 3.16 Subdivision

### 3.16.1 Lot Size and Shape

#### Objectives

a) Ensure that lot sizes and street frontages can support the desired building type and use and achieve internal spaces appropriate to their function.

#### Controls

1. Development is to comply with the minimum Lot Standard as prescribed in Clauses 4.1 through to 4.1B of the Georges River LEP 2021 and associated maps where applicable.
2. New allotments for dwelling houses are to have a minimum width of 15m for the entire allotment.
3. Battle-axe allotments are to comply with the access requirements outlined below in **Table 5**.

| Zone | Number of lots per access corridor (Maximum) | Width of access handle (Minimum) |
|---|---|---|
| R2 Low Density Residential | 6 | ≤ Two (2) lots – 3m |
| R3 Medium Density Residential | | > Two (2) lots – 6m |
| IN2 Light Industrial | 2 | 6m |

**Table 5**: Battle-axe lots – access requirements

4. Easement widths are to comply with Council's Stormwater Management Policy, specifically 3.5.2 Required Easement Widths.
5. Where the topography of a site requires separate pedestrian access or is only accessible by the use of an inclinator, an accessway with a minimum width of 2 metres is to be provided.

6. Corner allotments may be required to provide a 3m x 3m splay corner (road to road), or 1.5m x 1.5m (lane to road).

   *Note: Applicants are advised to consult with Council staff prior to lodgement of any development application to determine specific requirements.*

7. Newly created allotments must include an indicative building envelope to demonstrate how solar access, vehicular access, setbacks, landscaped areas and tree preservation can be achieved.

### 3.16.2 Roads, Vehicular Access and Car Parking

#### Objectives

a) Ensure road design takes into account connectivity, legibility and permeability whilst catering for the safety of all road users (i.e. motor vehicles, pedestrians and cyclists).

b) Ensure road construction meets minimum standards.

c) Ensure adequate vehicular access and car parking is provided to allotments, relative to subdivision type and site constraints without adversely impacting the natural environment.

#### Controls

1. Public roads are to be constructed in accordance with the relevant Australian Standards and relevant road authority's policy and specifications on road design and safety guidelines.
2. Pedestrian footpaths or shared pathways / cycle ways are to be designs in accordance with AS 1428 Design for access and mobility.
3. Consent should be obtained from the relevant road authority under the *Roads Act 1993* for each opening of a public road associated with development.
4. Driveways and car parking are to be constructed in accordance with AS 2890.1- (2004), Parking facilities – Off-street car parking and with the relevant road authority's policy and specifications on vehicle and driveway crossings.
5. Driveways and car parking must satisfy the requirements in Section 3.13 – Parking and Access of this DCP and comply with the relevant DCP controls according to the development type.

### 3.16.3 Utilities and Services

#### Objectives

a) Ensure that allotments are adequately serviced by appropriate utility services.

#### Controls



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1. Development is to comply with requirements outlined in Clause 6.9 Essential services of the Georges River LEP 2021.
2. Service supply to multiple battle-axe subdivisions is to be provided by underground cable. Confirmation that this has been arranged is required in writing from the relevant authority before approval and release of plans.
3. Adequate space for the storage of waste and recycling bins is to be provided on the site in an accessible location as outlined in Council's Waste Management Requirements Policy (**Appendix 4**) and Section 3.12 – Waste Management of this DCP.

### 3.16.4 Drainage

#### Objectives

a) Ensure subdivisions are fully drained to Council standards according to subdivision type.

#### Controls

1. Comply with the requirements outlined in Council's Stormwater Management Policy.

## 3.17 Universal / Accessible Design

#### Objectives

a) Ensure all publicly accessible buildings provide a safe and continuous path of travel for people with impaired mobility.

b) Provide residential development that includes adaptable units and accessible residential accommodation to address potential demand.

#### Controls

General

1. All new building work should comply with the accessibility provisions of the Building Code of Australia (BCA) and the Disability (Access to Premises - Buildings) Standards 2010 where required.
2. Continuous unobstructed paths of travel should be provided from public footpaths, accessible car parking, and set down areas to public building entrances. Paths of travel should be designed in accordance with the Disability (Access to Premises - Buildings) Standards 2010.
3. Accessways for pedestrians and for vehicles are to be separated.

Seniors Housing

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4. Access is to be provided in accordance with the requirements of SEPP (Housing for Seniors or People with a Disability) 2004.

Heritage Buildings

5. Access to heritage buildings should be provided that is sympathetic to the heritage significance of the building and its curtilage.

Medium and High Density Residential Developments

6. Refer to detailed requirements outlined in Part 6.2 – Multi dwelling housing, Multi-dwelling housing (terraces) and Manor Houses and 6.3 – Residential Flat Buildings of this DCP and below in **Table 6**.

Accessible Parking

7. All off-street parking facilities shall allocate accessible parking spaces for people with disabilities outlined below in **Table 6**.

| Land Uses | Accessible Parking rate (minimum) |
|---|---|
| Commercial premises | 1-2% of total car parking spaces |
| Passenger Transport Facility e.g. railway stations, bus/ rail interchanges | 1-3% of total car parking spaces |
| Community and Recreation Facilities e.g. civic centres and gyms | 2-3% of total car parking spaces |
| Educational Establishments | 2-3% of total car parking spaces |
| Entertainment Facilities e.g. theatres, libraries, sport centres | 3-4% of total car parking spaces |
| Health Service Facilities e.g. medical centres, clinics, community health centres | 3-4% of total car parking spaces |
| Places of Public Worship | To be provided as needed in consultation with management of the premises. |
| Medium and High Density Residential Development | 1 space per Adaptable unit as per AS2890.6 |

**Table 6**: Accessible parking requirements

*Note: For further information, refer to the Disability (Access to Premises - Buildings) Standards 2010 available at www.ag.gov.au.*

An access report, prepared by a relevantly qualified access consultant may be required for development that involves the following:

i. Medium to high density residential developments with 10 or more dwellings, or

ii. Housing for Aged or People with Disabilities, or

iii. Other developments that are required to comply with the Disability (Access to Premises - Buildings) Standards 2010.

Adaptable Housing is defined by Australian Standard AS 4299, which is specifically designed to allow for the future adaptation of a dwelling to accommodate the occupant's needs.

Accessible Car Parking Provision Universal Design is an international design philosophy that enables people to continue living in the same home by ensuring that apartments are able to change with the needs of future occupants.

Universally designed apartments provide design features such as wider circulation spaces, larger car parking spaces, reinforced bathroom walls and easy to reach and operate fixtures in accordance with the Liveable Housing Guidelines (2017) available online at livablehousingaustralia.org.au.

## 3.18 Advertising and Signage

### Objectives

a) Ensure signage is compatible with the character of the locality and protects the amenity of the area.

b) Promote signage that complements the scale, size and architecture of the building or structure on which it is displayed.

c) Ensure signage does not compromise pedestrian, cyclist or motorist safety.

### Controls

1. Signs should be designed and located to:

i. Relate to the use of the premises.

ii. Be consistent with best practice guidelines.

iii. Be integrated with the architecture of the supporting building, not obscure significant architectural features and maintain the dominance of the architecture.

iv. Be limited in number to avoid cluttering, distraction and unnecessary repetition.

v. Not cover mechanical ventilation inlets or outlets.

vi. Not comprise a roof sign.

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vii. Not comprise an above awning sign.

viii. Not comprise a flag pole sign.

ix. Not compromise road or pedestrian safety including cyclists.

x. Be a minimum of 2.6 metres above any footpath where the sign is not flush with the wall.

xi. Be at least 600mm from a kerb or roadway edge where the sign is over a public road.

2. Signs must be securely fastened to the structure or building to which they are attached and must comply with the applicable requirements of the BCA and relevant Australian Standards.
3. In addition to the above, illumination of signage should:
   i. Be integrated with the design of the sign.
   ii. Not cause light spillage into nearby residential properties.
   iii. Not use complex displays, moving signs, flashing lights or the like that hold driver's attention beyond 'glance appreciation', and
   iv. Be fitted with an automatic timing device, controlling the illumination hours.
4. In residential zones, signage should not be illuminated.
5. All commercial advertising should comply with SEPP No.64-Advertising and Signage.

Business Identification Signs

6. Business identification signs (refer to **Figure 2** below) should:
   i. Identify the significant owners, tenants and uses of buildings.
   ii. Consolidate signs for multiple tenancies.
   iii. Be displayed in English, but may include a translation in another language not larger than the English message.
   iv. Not incorporate advertising of products and services that are not directly related to the approved use of the premises.
   v. Comply with the general controls and the relevant prescriptive measures in **Table 7**.

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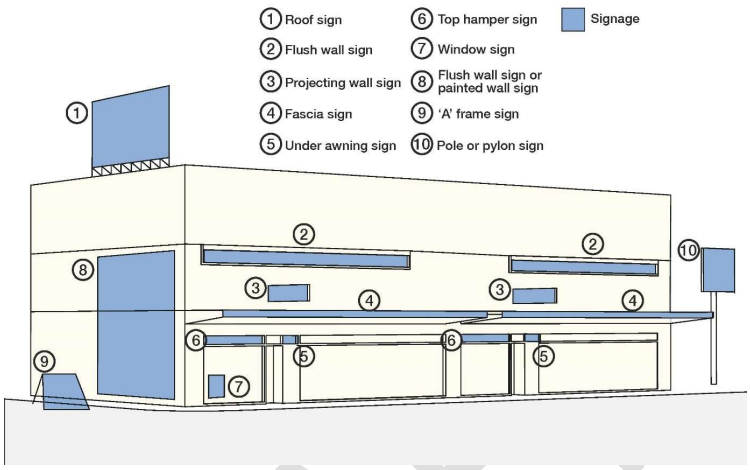


**Figure 2:** Signage Type as marked in blue

| Signage Type | General Requirements |
|---|---|
| Above awning | Not supported. |
| Awning fascia | a. Should not project above or below the fascia<br>b. Should not be illuminated |
| Under Awning | a. Should be erected below the awning fascia, horizontally to the ground and at right angles to the building<br>b. Should not exceed 0.4m in width<br>c. Should not exceed a vertical height of 0.5m<br>d. Should be located 2m from the side property boundary, and not closer than 3m to another under awning sign |

| Signage Type | General Requirements |
|---|---|
| Flush wall | Must comply with all of the following controls, otherwise prohibited:<br>a. Only one sign per building elevation;<br>b. Must not have an area greater than:<br>i. 10% of the elevation, if the elevation is >200m$^2$<br>ii. 20m$^2$ if the elevation is greater than 100m$^2$ but <200m$^2$<br>iii. 20% of the elevation for elevations of <100m$^2$.<br>c. Must not project above or beyond the wall to which it is attached;<br>d. Must not extend over a window or other opening, or architectural feature;<br>e. Must not be located on a building wall if there is an existing building or business identification sign on the building elevation. |
| Painted Wall | a. Size and shape must relate to the architectural features of the building;<br>b. Not permitted on unpainted masonry on heritage items or buildings in conservation areas.<br>c. Painted wall signs to be painted at least once every three years, or at the Council's discretion. |
| Vertical projecting wall | Must comply with all of the following controls, otherwise prohibited:<br>a. One per premises;<br>b. Maximum height of 3.1m above ground level, or below the first floor windowsill level where there is no awning;<br>c. Maximum area of 2m$^2$; and<br>d. Erected at right angles to the building. |
| Pole or pylon | Must comply with all of the following controls, otherwise prohibited:<br>a. Must not project over footpath or roadway;<br>b. Maximum area of 8m$^2$;<br>c. Maximum height 7.5m to the top of sign, above natural ground level;<br>d. Where more than one pole or pylon sign is provided, they must have the same setback and be of uniform design and spacing;<br>e. Message must relate to use of the premises; and<br>f. The requirements of SEPP 64 should also be consulted. |
| Roof or Sky Sign | Refer to State Environmental Planning Policy (Industry and Employment) 2021, otherwise not supported. |

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| Signage Type | General Requirements |
|---|---|
| A-frame, sandwich and board signs | a. Where site constraints make it difficult to provide a fixed sign, a moveable sign may be supported.<br>b. Sign must be portable, free standing, stable, windproof and of high quality.<br>c. Signs must be between 0.75m -1.1.m in height and a maximum width of 0.65m.<br>d. Should be located to maintain an unencumbered pedestrian thoroughfare of 2 metres where located on a public footpath.<br>e. Maximum of one sign per street fronted premises unless combined frontage exceeds 11m.<br>f. Signs must only be displayed during approved trading hours and are to be removed at the close of business.<br>g. All signs must display a current Approved Sign/Stand sticker (under development).<br>h. Signs are not to be placed within 3 metres of a street corner or an arcade.<br>i. Signs must not be fixed to the footway, poles or infrastructure. |
| Moving sign/video sign/electronic message board | Well-designed “moving image” signs may be acceptable in special circumstances where there is no nuisance to traffic or pedestrians and where it can be considered as a “landmark” sign. |
| Temporary Community Banner | Refer to SEPP (Exempt and Complying Development Codes) 2008. |
| Billboard (free standing) | Refer to SEPP 64. |
| Business Directory Board | Only one per premise. |

**Table 7:** Signage Requirements

Signs on Parked Vehicles

7. Advertising signs on parked vehicles (cars, trucks, motorcycles, trailers etc.) are prohibited where the vehicle is unregistered or the principal purpose of the vehicle is for advertising purposes.

Large Developments

8. Advertising signs for large commercial type developments and those that contain multiple tenancies should be the subject of a co-ordinated approach to the design and siting of signs.

New Developments



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9. For new buildings, the location, type and total number of advertising signs should be considered at the development application stage so that they can be integrated into the design of buildings. This information is to be included as part of any development application for a new building.

Specific Criteria for the Light Industrial Zone

10. The total advertising area on each site is not to exceed 0.5m$^2$ per linear metre of road frontage for premises with a single road frontage and 0.25m$^2$ per linear metre for premises with two street frontages.
11. Multiple occupancy buildings or sites may be identified at the entrance by freestanding directory boards within the front setback, identifying the names and activities of occupants.
12. Signs displayed on units in multiple occupancies should be of a uniform shape, size and general presentation. No more than one identification sign and number is permitted for each approved unit or occupancy.
13. No sign is permitted to stand higher than the roof line of the building to which it is affixed.
14. The content of any advertising sign must relate to the premises on which the sign is erected or the activities carried out within the premises, except in the case of a Billboard Sign where it can be demonstrated that general advertising will have no detrimental impact on nearby residential areas or pedestrians, or cause a distraction to motorists.

## 3.19 Crime Prevention / Safety and Security

### Objectives

a) Provide a safe environment and minimise opportunities for criminal and anti-social behaviour.

### Controls

Surveillance

1. Active spaces and windows of habitable rooms within buildings are to be located to maximise casual surveillance of streets, laneways, parking areas, public spaces and communal courtyard space.
2. In commercial, retail or public buildings, facilities such as toilets and parents rooms are to be conveniently located and designed to maximise casual surveillance to facility entries.
3. Minimise blind-corners, recesses and other external areas that have the potential for concealment or entrapment.

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4. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development. Where practicable lift lobbies, stairwells, hallways and corridors should be visible from the public domain.
5. Ground floors of non-residential buildings, the non-residential component of mixed use developments, and the foyers of residential buildings, are to be designed to enable surveillance from the public domain to the inside of the building at night.
6. Pedestrian routes from car parking spaces to lift lobbies are to be as direct as possible with clear lines of sight along the route.

Access Control

7. Where dwelling units have individual main entries directly from a public space, the entry is to include a clearly defined transitional space between public and private areas.
8. Development should comprise elements that contribute to effective access control by creating:
    i. Landscapes and physical locations that channel and group people into public areas;
    ii. Public spaces that attract, rather than discourage people from gathering; and
    iii. Restricted access to high crime risk areas such as car parks and other rarely visited areas.
9. Building details such as fencing, drainpipes and landscaping are to be designed so that illegitimate access is not facilitated by the opportunity for foot or hand-holds, concealment and the like.

Territorial Reinforcement

10. Development should incorporate design elements that contribute to the creation of a sense of community ownership of public spaces by:
    i. Encouraging people to gather in public spaces and feel some responsibility for its use and condition;
    ii. Clearly defining transitions and boundaries between public and private spaces; and
    iii. Clearly defining the use of public spaces.

## 3.20 Noise and Vibration

### 3.20.1 Aircraft Noise and OLS

Objectives

a) Minimise adverse impacts from noise from Sydney Airport and Bankstown Airport.



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b) Ensure that developments do not adversely impact on the Procedures for Air Navigation Systems Operations (PANS-OPS) and Obstacle Limitation Surfaces (OLS) for Sydney (Kingsford Smith) Airport and Bankstown Airport.

### Controls

1. Buildings exposed to aircraft noise are to be designed and constructed in accordance with the relevant Australian Standard (i.e. AS 2021-2000 – Acoustics- Aircraft noise intrusion – Building siting and construction).
2. If the building is located within a specific area identified on the OLS map or seeks to exceed the height limit specified in the map the application must be referred to Civil Aviation Safety Authority and Airservices Australia for assessment.
3. Developments must consider the operating heights of all construction cranes or machinery (short term controlled activities) that may exceed the OLS height limits thereby penetrating the prescribed airspace. Consideration should be given to the timing and location for the proposed controlled activity on site for referral to Civil Aviation Safety Authority and Airservices Australia.
4. Approval to operate construction equipment (i.e. cranes) shall be obtained prior to any commencement of construction, where the prescribed airspace is affected.

*Note: Please contact Council for advice to whether or not your Development Application is required to be referred to SACL. Proposals with a height of RL15.24 or greater will be referred to SACL for approval.*

## 3.20.2 Development near Road and Rail Corridors

### Objectives

a) Ensure an appropriate acoustic amenity can be achieved for development near transport corridors, particularly residential development and other noise sensitive land uses.

b) Provide additional acoustic design or mitigation measures that may be necessary.

c) Development fronting a busy road or a rail corridor should be designed and sited to minimise noise impacts.

### Controls

1. Acoustic assessments for noise sensitive developments as defined in clauses 87 and 102 of the Infrastructure SEPP may be required if located in the vicinity of a rail corridor or busy roads.

## 3.20.3 Noise Generating Development

### Objectives



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a) Development designed and managed to minimise noise and vibration impacts on the occupants of residential dwellings and other noise sensitive land uses.

### Controls

1. Development should be sited and designed so that noise is kept to a minimum and does not create offensive noise as defined by the *Protection of the Environment Operations Act 1997*.
2. Noise generating developments should be accompanied by an acoustic report that demonstrates the development is sited and designed to:
    i. Minimise the effect of noise and vibration on surrounding sensitive landuses; and
    ii. Comply with relevant State Government and Council guidelines.
3. The location and design of noise generating activities, such as loading and unloading areas, garbage collection areas, driveways, parking areas, active recreation areas, air conditioning or mechanical plants, should be sited away from adjacent sensitive landuses and/or screened by walls or other acoustic treatments.
4. In addition to physical noise mitigation measures, noise impact management measures should be used to further limit potential noise impacts on sensitive landuses such as:
    i. Scheduled times to undertake noise generating activities and/or use of noise generating machinery; and
    ii. Reasonable hours of operation including delivery hours. *Note: Noise generating development may include, but is not limited to the following: childcare centres, schools, places of public worship, industrial uses, commercial developments, hotels, backpackers' accommodation, and some active recreational facilities.*

For further information on relevant guidelines refer to:

- State Government Guidelines, including the NSW Industrial Noise Policy (EPA 2000) and the NSW Environmental Criteria for Road Traffic Noise (EPA 1999), available at www.environment.nsw.gov.au; and
- SEPP (Infrastructure) and the associated guidelines Development Near Rail Corridors and Busy Roads - Interim Guideline (DoP 2008) available at www.planning.nsw.gov.au.

## 3.21 Dedication of Land to Council for Road/Lane Widening

### Objectives

a) Extend existing land and street frontage alignments to improve public amenity and access.



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b) Provide clear lines of sight between existing roads in designated locations to allow for improved footpaths, vehicle movement and parking.

## Controls

1. Approval for development in the locations listed in the table below will be subject to dedication of land (for road/lane widening) without cost to Council. A method for the dedication of land is by planning agreement under s 7.4 of the *Environmental Planning and Assessment Act 1979*. Council's planning agreements policy is available on Council's website.

| Suburb | Location | Land Dedication |
|---|---|---|
| **Beverly Hills** | Land fronting McCready Lane<br>• 7 Edgbaston Road<br>• 10 Melvin Street<br>• 18 Melvin Street<br>• 24 Melvin Street<br>• 32 Melvin Street<br>• 44 Melvin Street | Any redevelopment of lots is to include a 3m land strip to be dedicated to Council to enable the widening of McCready Lane. |
| **Hurstville** | Land fronting Woniora Road<br>• 36 Woniora Road<br>• 64 Woniora Road<br>• 66 Woniora Road | Any redevelopment of lots is to include a 3m land strip to be dedicated to Council to enable the widening of Woniora Road. |
| **Hurstville** | Land fronting Finney Lane<br>• 15 West Street<br>• 17 West Street<br>• 19 West Street | Any redevelopment of lots is to include a 3m land strip at the rear to be dedicated to Council to enable the widening of Finney Lane. |

2. The area of the land to be dedicated can be included in the site area when calculating the maximum permissible gross floor area of the development.

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## Department of Planning, Housing and Infrastructure

## Crown Lands

Our ref: 26/00093#22 Your ref: Ref-4545

16 March 2026

**Subject:** Biodiversity, Character and Foreshore Scenic Protection Area

Dear Sir/Madam

The Department of Planning, Housing and Infrastructure – Crown Lands has reviewed the proposal.

Whilst the Department currently has no objection to the proposed amendment, the following points should be considered:

- Should any amendments part of this proposal result in new subdivision or development where Crown Public road/s (formed or unformed) will be required to provide access, Council must accept transfer of control of such roads before approving any such proposal.
- Native Title has not been investigated over any Crown land that may be included within the proposal footprint and until such time as Native Title is determined, restrictions of the use of the land may apply under the Native Title Act 1993.
- Any Crown Land included in this proposal may be subject to Aboriginal Land Claim that may affect how the land can be used.
- Further information on Native Title and Aboriginal Land Claims can be found at the following link;

  *www.crownland.nsw.gov.au/about-crown-lands/aboriginal-land-rights-and-native-title*

If the proponent requires further information, or has any questions, please contact Paul Harper, Natural Resource Management Project Officer in Crown Lands, on 0448 669 836 or at paul.harper@crownland.nsw.gov.au.

Yours sincerely

Paul Layt,

Group Leader, Property Management Sydney

Crown Lands and Public Spaces

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Department of Climate Change, Energy, the Environment and Water

Your ref: PP-2025-1286
Our ref: DOC26/119835

Anne Qin
Acting Coordinator Strategic Planning
Georges River Council
Corner of MacMahon and Dora Streets
HURSTVILLE NSW 2220

25 March 2026

**Subject: Gateway consultation – Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal (PP-2025-1286)**

Dear Anne

Thank you for your email received 23 February 2026 seeking advice from the Conservation Programs, Heritage and Regulation (CPHR) Group on the Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal PP-2025-1286 (PP) in accordance with Section 3.34 of the *Environmental Planning and Assessment Act 1979*.

CPHR understands that the Scoping Proposal contemplates amendments to the Georges River Local Environmental Plan (GRLEP) to:

- protect biodiversity by mapping areas of high biodiversity value and introducing new biodiversity objectives and provisions
- identifying urban character areas where development should be smaller in scale and density and with increased landscaped area
- introduce a 20 percent minimum landscaped area for multi dwelling house, terraces and manor houses in response to the NSW Government's Low and Mid-Rise Housing Reforms.

In summary, CPHR recommends:

- the Georges River Biodiversity Study Volumes 1 and 2 are updated to utilise the State Vegetation Type Map and include any new Threatened Ecological Community associations
- the PP report is updated to correctly reference all triggers for the application of the Biodiversity Offsets Scheme to development under the *Biodiversity Conservation Act 2016*
- planning provisions and development controls are included in the GRLEP and Georges River Development Control Plan to address:
    - vegetation retention and expected management actions
    - tree retention outside of the Foreshore Scenic Protection Area (FSPA), Terrestrial Biodiversity Map and Green Corridor Map areas.

CPHR's detailed advice is provided at Attachment A.

If you have any further questions about this issue, please contact Dana Alderson, Senior Project Officer Planning via dana.alderson@dcceew.nsw.gov.

Yours sincerely

S. Harrison

Susan Harrison
**Senior Team Leader, Central Metropolitan**
**Conservation Planning and Assessment**
**Conservation Programs, Heritage and Regulation Group**

**Attachment A**

**CPHR advice – Gateway consultation for the Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal (PP-2025-1286)**

In preparing this advice CPHR has reviewed:

- *Planning Proposal Report – Biodiversity, Character and Foreshore Scenic Protection Area Planning Proposal (PP2024/0002) Gateway Determination Request* (Georges River Council, July 2025) (PP report)
- *Georges River Biodiversity Study Volume 1* (Total Earth Care, 25 May 2021) and *Georges River Biodiversity Study Volume 2* (Total Earth Care, 26 May 2021) (Biodiversity Study Volumes 1 and 2)
- *Review of Environmental Planning Provisions for Biodiversity in Georges River Local Government Area* (Ethos Urban, June 2023)
- *Methodology For 'Terrestrial Biodiversity' map V2* (Total Earth Care, 21 May 2021)
- *Supporting Maps* (Georges River Council, 4 November 2024)
- *Foreshore Scenic Character Study* (Ethos Urban, June 2023).

**Flooding**

CPHR has reviewed the PP report and is satisfied that its previous advice to the Department of Planning, Housing and Infrastructure (dated 20 March 2025) has been addressed, and that the proposal is now consistent with Ministerial Direction 4.1 – Flooding.

**Biodiversity**

CPHR recommends:

- the Biodiversity Study Volumes 1 and 2 are updated to utilise the State Vegetation Type Map (SVTM) and include any new Threatened Ecological Community (TEC) associations
- the PP report is updated to correctly reference all triggers for the application of the Biodiversity Offsets Scheme (BOS) to development under the *Biodiversity Conservation Act 2016* (BC Act)
- planning provisions and development controls are included in the LEP and Georges River Development Control Plan (DCP) to address:
    - vegetation retention and expected management actions
    - tree retention outside of the FSPA, Terrestrial Biodiversity Map or Green Corridor Map areas.

*Vegetation mapping*

The *Methodology For 'Terrestrial Biodiversity' map V2* appears fit for purpose as it allows the identification of the plant communities and associated TECs, as well as including observations of threatened species and weeds. In addition, separating the sites by priority level has allowed targeting of high biodiversity value areas and the collection of enough information to inform understanding of vegetation and habitat condition.

CPHR notes however that the mapping utilised the *Native Vegetation of the Sydney Metropolitan Area - Version 3.1* (OEH, 2016) mapping which has since been superseded by the SVTM. Whilst this is unlikely to affect the mapping which forms the basis of the Terrestrial Biodiversity Map, CPHR recommends that the new TEC associations in the SVTM are reviewed and the Biodiversity Study Volumes 1 and 2 are updated to include the new associations.

The SVTM is available at: https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/nsw-bionet/state-vegetation-type-map

*Biodiversity Offset Scheme triggers*

Item 12 of the PP report states that "The NSW Biodiversity Values Map is used to determine whether a development is subject to the Biodiversity Offset Scheme…There is only one residential lot in the entire Georges River LGA which may trigger the Biodiversity Offsets Scheme. This means the impact of any proposed development on native vegetation or biodiversity are not required to be considered for all except one residential site in the LGA."

Contrary to the above statement, under Part 7 of the BC Act the Biodiversity Offsets Scheme (BOS) does apply to development on land which is not mapped on the NSW Biodiversity Values Map in the following circumstances:

- if the proposal exceeds the area-clearing threshold
- if a test of significance determines that a proposal is likely to have a significant impact on an ecological community, threatened species or their habitat.

CPHR recommends that the PP report be updated to reflect the application of the BOS under the BC Act.

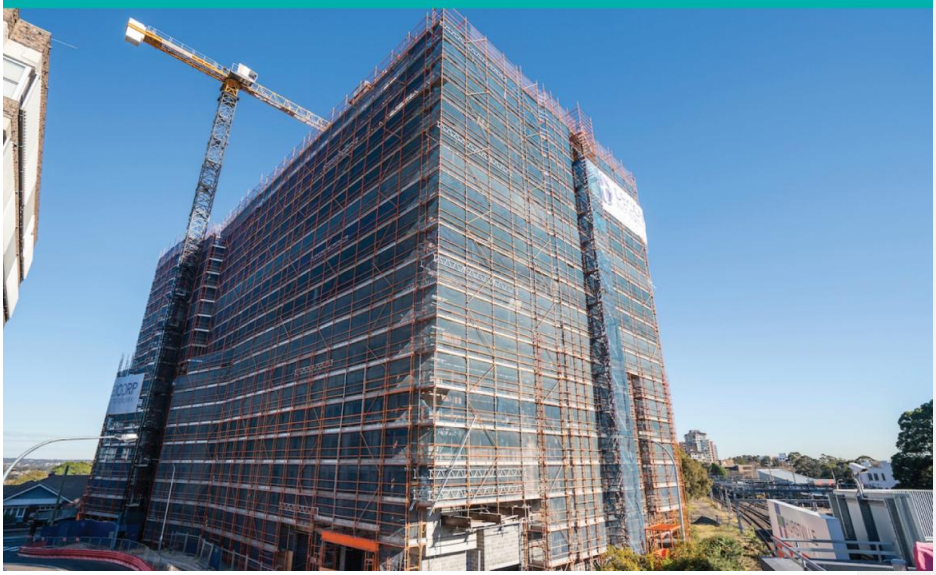
Information on the application of the BOS is available on the DCCEEW website at: https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity-offsets-scheme/clear-and-develop-land/when-biodiversity-offsets-scheme-applies

*Planning provisions and development controls*

- Clause 6.19 of the GRLEP and amendments to the DCP should:
    - place a greater emphasis on the retention of vegetation across stratums
    - include management actions where impacts to vegetation cannot be avoided or minimised such as the preparation of a vegetation management plan to enable structured revegetation and ongoing management.
- CPHR notes that some former FSPA areas are not captured in the Terrestrial Biodiversity Map or in the Green Corridor Map, for example the western part of Oatley and the central part of Lugarno. As such, the new and amended LEP provisions to encourage tree retention will no longer apply to these areas. CPHR recommends that Council ensure that DCP controls are in place to address tree retention outside of the FSPA, Terrestrial Biodiversity Map or Green Corridor Map areas.
- CPHR supports updates to the DCP to ensure new plantings are indigenous to the local community and foster habitat connectivity.

END OF SUBMISSION

# PART 1
# Introduction



# Part 1 Introduction and Administration

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## 1.1 Name of Development Control Plan

This Development Control Plan is called the Georges River Development Control Plan (DCP) 2021. This DCP supports the provisions of the Georges River Local Environmental Plan 2021 (LEP) by providing additional objectives and development controls to guide and enhance development within Georges River.

## 1.2 Adoption Date and Commencement

This DCP was adopted by Council on 26 June 2023 and came into effect on 27 October 2023.

There have been the following amendments to date to this DCP:

| Amendment No. | Adopted Date | Effective Date | Description of Amendment |
|---|---|---|---|
| N/A | 24 March 2021 | 8 October 2021 | Commencement of the Georges River DCP 2021 which repeals the Interim Policy DCP, Hurstville DCP 1 and the Kogarah DCP 2013 |
| 1 | 22 August 2022 | 7 October 2022 | Includes built form and design provisions to guide a future residential care facility at 53A-59A Gloucester Road, Hurstville, in accordance with Amendment No. 4 to the GRLEP 2021. The amendment inserts site specific provisions in Part 10 Precincts of the GRDCP and makes a number of consequential changes to various sections of the GRDCP. |
| 2 | 24 July 2023 | ~~21~~ 28 August 2023 | Insertion of Part 8.2 Hurstville City Centre, which repeals the Hurstville DCP No.2 Amd 6 and Hurstville DCP No.2 Amd 12.<br>Consolidation and update of Appendix 4 Waste Management.<br>Housekeeping amendments to the following sections to resolve unintended omissions, numerical, typographical, interpretation and formatting errors:<br>• Part 1 – Introduction<br>• Part 3 – General Planning Considerations<br>• Part 4 – General Land Use<br>• Part 5 – Residential Locality Statements<br>• Part 6.1 – Low Density Residential Controls<br>• Part 6.2 – Medium Density Residential Controls |

**Commented [A1]:** Correcting a typo in the effective date

| | | | |
|---|---|---|---|
| | | | • Part 6.3 – High Density Residential Controls<br>• Part 6.5 – Foreshore Locality Controls<br>• Part 7 – Business Precincts<br>• Part 8.1 – Kogarah Town Centre<br>• Part 9 – Industrial Development<br>• Part 10 – Precincts<br>• Appendices 2-7<br>• Glossary |
| 3 | 26 June 2023 | 27 October 2023 | Includes built form and design provisions to guide a future redevelopment of the existing Hurstville Civic Precinct for a mixed use civic, cultural, commercial and residential destination. The Hurstville Civic Precinct site is bound by MacMahon Street, Park Road, Queens Road and Dora Street. The amendment to the GRDCP is in accordance with Amendment No. 6 to the GRLEP 2021. The amendment inserts site specific provisions in Part 8 Strategic Centres of the GRDCP and makes a number of consequential changes to various sections of the GRDCP. |
| 4 | 26 February 2024 | 13 March 2024 | Includes new guideline statements for each Heritage Conservation Area (HCA) that would apply to any future development in a HCA, including seniors housing. The amendment also states that subdivision, lot consolidation or boundary adjustments within the HCAs will not generally be considered appropriate or acceptable, as the established subdivision pattern is a primary characteristic that defines and contributes to the significance of the HCA. |
| 5 | 10 May 2024 | 10 May 2024 | Includes built form and design provisions to guide the redevelopment of 143 Stoney Creek Road, Beverly Hills, in accordance with Map Amendment No. 3 to the GRLEP 2021 that rezoned the Site to R4 - High Density Residential from SP2 – Infrastructure (Public Administration) and R2 – Low Density Residential. The amendment inserts site specific provisions in Part 10 Precincts of the GRDCP and makes a number of consequential changes to various sections of the GRDCP. |

| | | | |
|---|---|---|---|
| 6 | 27 May 2024 | 10 June 2024 | Insertion of Appendix 8 Exempt Works for Trees to support new tree management controls within Part 3 – General Planning Considerations.<br><br>Housekeeping amendments to the following sections to resolve unintended omissions, numerical, typographical, interpretation and formatting errors:<br>• Part 6.1 – Low Density Residential Controls<br>• Part 8.2 – Hurstville Strategic Centre |
| 7 | [date] | [date] | Includes amendments to support Amendment No.X to the GRLEP 2021 by inserting new terrestrial biodiversity controls in Part 3 – General Considerations and new provisions to better enhance the protection of the foreshore scenic character in Part 6.5 – Foreshore Locality Controls. |

## 1.3 Role of the DCP

This DCP provides detailed guidance for the design and assessment of proposed developments within the Georges River LGA. It contains Council's vision for future development and is used to assess the suitability of new development. This DCP contains the development controls for quality development and sound environmental outcomes within the Georges River Local Government Area (LGA).

This DCP provides more detailed provisions to expand upon the controls within the Georges River LEP 2021. Under section 4.15 (previously s79C) of the *Environmental Planning and Assessment Act 1979*, the assessment and determining authority is required to take into consideration the relevant provisions of this DCP in determining any application for development (except for State Significant Development). For State Significant Development, this DCP contains matters of relevance to applicants in the preparation of development proposals.

## 1.4 Principles and Purpose of the DCP

The aims of this DCP are to:

- Have a single document that supports the Georges River LEP 2021;
- Provide objectives and development controls that establish clear guidelines for development;
- Develop a high quality urban environment and built form character in the Georges River LGA;
- Ensure development contributes to the prosperity of the Georges River LGA; and

- Ensure development protects and enhances the natural environment.

## 1.5 Monitoring and Review

This DCP is subject to periodic review. Council is committed to ensure the DCP remains relevant and applicable to development in the Georges River LGA.

## 1.6 Relationship to other Planning Documents and Instruments

This DCP has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979 (EP&A Act 1979)* and the *Environmental Planning and Assessment Regulation 2000 (EP&A Reg 2000)*.

The provisions of this DCP must be read in conjunction with Georges River Local Environmental Plan (LEP) 2021. Where there is any inconsistency between this DCP and LEP, the provisions of the LEP prevail.

This DCP replaces the following DCPs and policies applying to the former City of Hurstville LGA and former City of Kogarah LGA. This includes:

- Hurstville Development Control Plan 1
- Hurstville Development Control Plan 2 Amd 6
- Hurstville Development Control Plan 2 Amd 12
- Kogarah Development Control Plan 2013
- Georges River Development Control Plan 2020 – Interim Policy
- Drainage and Onsite Detention Policy
- Fencing adjacent to public roads
- Balcony Enclosures in Residential flat buildings Policy
- Satellite Dish Policy
- Code for the erection of private tennis courts
- Stencilling of street driveways policy
- Underground electricity cabling to developments policy
- Design guidelines for absorption trenches
- Rainwater Tanks Policy, adopted 18 December 2002
- Home Activities Policy, adopted 15 August 2001
- Code for Commercial Use of Public Footpaths

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## 1.7 Savings Provision

If an application has been made before the commencement of the DCP in relation to land to which the DCP applies, and the application has not been finally determined before that commencement, the application must be determined as if the DCP had not commenced. All applications received after the commencement date of an amendment to the DCP are subject to the DCP as amended.

## 1.8 Application of the DCP

This DCP applies to all land within the Georges River Council Local Government Area.

The Plan applies to all categories of development as defined within the *EP&A Act 1979* that requires development consent.

Where a development application is lodged which relates to land to which this plan applies, the determining authority shall take the provisions of this plan into consideration in determining that application.

Development applications must demonstrate conformity with the objectives of this Plan.

Each application will be considered on the individual circumstances and merits of the case in terms of achievement of the aims and objectives of the DCP and the objectives and sections of any relevant parts of the DCP.

Compliance with the provisions of this plan does not necessarily imply that the determining authority will consent to any application. Other matters must also be taken into consideration, including those matters listed under Section 4.15 of the *EP&A Act 1979* (as amended).

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## 1.9 Structure of this DCP


| | |
|---|---|
| **Part 1.0 – Introduction** | |
| 1.1 | Name of Development Control Plan |
| 1.2 | Adoption Date and Commencement |
| 1.3 | Role of the DCP |
| 1.4 | Principles and Purpose of the DCP |
| 1.5 | Monitoring and Review |
| 1.6 | Relationship to other Planning Documents and Instruments |
| 1.7 | Savings Provision |
| 1.8 | Application of the DCP |
| 1.9 | Structure of this DCP |
| 1.10 | How to use this DCP |
| 1.11 | Development Contributions and Planning Agreements Policy |
| **Part 2.0 – Application Process** | |
| 2.1 | Introduction |
| 2.2 | Pre-lodgement Advisory Service |
| 2.3 | Types of Development |
| 2.4 | Neighbourhood Notification and Advertising of Development Applications |
| **Part 3.0 – General Planning Considerations** | |
| 3.1 | Introduction |
| 3.2 | Biodiversity |
| 3.3 | Landscaping |
| 3.4 | Bushfire Prone Land |
| 3.5 | Earthworks |
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| 3.8 | Views Impacts |
| 3.9 | Coastal Hazards and Risks |
| 3.10 | Water Management |
| 3.11 | Ecologically Sustainable Development |
| 3.12 | Waste Management |
| 3.13 | Parking Access and Transport |
| 3.14 | Utilities |
| 3.15 | Public Domain |
| 3.16 | Subdivision |
| 3.17 | Universal/Accessible design |

3.18 Advertising and Signage
3.19 Crime Prevention/ Safety and Security
3.20 Noise and Vibration
3.21 Dedication of Land to Council for Road/Lane Widening

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4.1 Introduction
4.2 Early Education and Child Care facilities
4.3 Places of Public Worship
4.4 Sex Services Premises
4.5 Restricted Premises
4.6 Tourist and Visitor Accommodation
4.7 Boarding Houses
4.8 Vehicle Repairs, Sales and Hire Premises
4.9 Telecommunications Facilities

**Part 5.0 – Residential Locality Statements**

5.1 Riverwood
5.2 Beverly Hills and Narwee
5.3 Kingsgrove
5.4 Peakhurst
5.5 Penshurst
5.6 Hurstville (non-CBD)
5.7 Lugarno
5.8 Peakhurst Heights
5.9 Mortdale
5.10 Oatley
5.11 Hurstville Grove
5.12 South Hurstville
5.13 Allawah
5.14 Carlton
5.15 Kogarah South
5.16 Connells Point and Kyle Bay
5.17 Blakehurst
5.18 Carss Park and Kogarah Bay
5.19 Beverley Park and Ramsgate
5.20 Sans Souci and Ramsgate

**Part 6.0 – Residential Controls**

6.1 Dwellings, Dual occupancies (attached and detached), Secondary dwellings and Narrow lot housing
6.2 Multi-dwelling housing, Multi-dwelling housing (terraces) and Manor Houses
6.3 Residential Flat Buildings
6.4 Ancillary Development
6.5 Foreshore Locality Controls

**Part 7.0 – Business Precincts**

7.1 General Commercial Controls
7.2 Character Statements for Local Centres

**Part 8.0 – Strategic Centres**

8.1 Kogarah Strategic Centre
8.2 Hurstville Strategic Centre
8.2.8.1 Bing Lee Site
8.2.8.2 Landmark Square Precinct
8.2.8.3 9 Gloucester Road, Hurstville
8.2.8.4 Hurstville Civic Precinct

**Part 9.0 – Industrial Development**

9.1 Introduction
9.2 General Provisions
9.3 Precinct / Character Controls

**Part 10.0 – Precincts**

10.1 Kogarah North Precinct
10.2 53A-59A Gloucester Road, Hurstville
10.3 143 Stoney Creek Road, Beverly Hills

**Appendices**

1 Green Web
1.1 GRDCP 2021 Green Web Map
2 Heritage Items and Heritage Conservation Areas
2.1 Introduction
2.2 Heritage Items – Site Specific Requirements
2.3 Heritage Conservation Areas
3 Heritage Conservation Areas
3.1 Penshurst Heritage Conservation Area
3.2 Kogarah South Heritage Conservation Area

3.3 O'Brien's Estate Heritage Conservation Area
4 Waste Management
4.1 General Information
4.2 Demolition and Construction Waste Management
4.3 On-going Waste Management
4.4 On-going Waste Management Specifics per Development Type
5 State and Regional Road Classifications
6 Building Heights and Indicative Storeys
7 The Kemp's Estate
8 Exempt Works for Trees
**Glossary**

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## 1.10 How to use this DCP

| |
|---|
| **Part 1.0 – Introduction** |
| This Part explains the purpose of the DCP, where it applies, and how to use the DCP. |
| **Part 2.0 – Application Process** |
| This Part explains the application process including approval pathways, pre-lodgement processes, and DA notification and advertising procedures. |
| **Part 3.0 – General Planning Considerations** |
| This Part establishes the general guiding principles for development, including public domain, sustainability, heritage, tree management, transport and parking, late night trading and signage. |
| **Part 4.0 – General Land Uses** |
| This Part establishes provisions for certain types of developments including boarding houses; child care centres; place of public worship; visitor accommodation and other development types.<br><br>All development proposals must refer to the provisions that best describes that type of development being proposed. |
| **Part 5.0 – Locality Statements** |
| This Part establishes desired future character and supporting principles for the various localities across the local government area. Development is required to be consistent with the relevant locality statement. All development types must refer to the relevant locality statement and supporting principles. |
| **Part 6.0 – Residential Controls** |
| This Part establishes provisions for certain types of developments including single dwellings, terraces and dual occupancies; residential flat buildings and ancillary structures. This Part also includes Foreshore Locality provisions.<br><br>All development proposals must refer to the provisions that best describes that type of development being proposed. |
| **Part 7.0 – Business Precincts** |
| This Part establishes provisions for development within all Business-zoned land, being E1 Local Centre, E2 Commercial Centre and MU1 Mixed Use.<br><br>All development proposals within these business precincts must refer to the provisions within this Part that relate to the type of development being proposed.<br><br>In the event of a discrepancy between the controls specified in this Part of the DCP and Part 8.0 Strategic Centres, the specific requirements identified within Part 8.0 of the DCP shall prevail. |
| **Part 8.0 – Strategic Centres** |

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| This Part contains the provisions for development within the Kogarah Town Centre and the Hurstville City Centre, including 'deferred matter' sites under the Georges River Local Environmental Plan 2021.<br><br>This Part also contains controls for specific precincts within the Hurstville City Centre.<br><br>All development proposals within the Kogarah Town Centre and Hurstville City Centre must refer to the provisions within this Part that relate to the type of development being proposed. |
| **Part 9.0 – Industrial Development** |
| This Part establishes the provisions for development within the IN2 Light Industrial zones including locality and desired future character statements for each of the light industrial precincts within the LGA, and general controls relating to built form, setbacks, landscaping and parking.<br><br>All development proposals within the IN2 Light Industrial zone must refer to the provisions within this Part that relate to the type of development being proposed. |
| **Part 10.0 – Precincts** |
| This Part contains the provisions for development within specific precincts.<br><br>All development proposals within these precincts must refer to the provisions within this Part that relate to the type of development being proposed. |
| **Appendices** |
| This Part contains further information referred to in the DCP and also additional objectives and principles for specific types of developments in earlier parts of the DCP. |
| **Glossary** |
| This Part contains definitions which are in addition to those contained in the Georges River Local Environmental Plan, current Council policies and current legislation. |

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## 1.11 Development Contributions and Planning Agreements Policy

Development Contribution Plans are levied on developments for community amenities and services required as a consequence of the development in specific areas of the Georges River Local Government Area. The Plans are listed on Council's website at www.georgesriver.nsw.gov.au.

### Planning Agreements

Planning Agreements are made in accordance with the requirements of the Environmental Planning and Assessment Act 1979. A planning agreement is a voluntary agreement entered into by Council and a developer/ landowner. A planning agreement can provide for the dedication of land, payment of a monetary contribution or any other public benefit to be used for a public purpose. Voluntary planning agreements within the Georges River Council are listed on a public register.

Under the agreement, a developer agrees to provide or fund:

- Public amenities or public services
- Affordable housing
- Transport
- Conservation or enhancement of the natural environment
- Other infrastructure.

Council's Planning Agreements Policy provides guidelines for both the Council and developers to effectively negotiate and prepare Planning Agreements, and provides a template planning agreement document, as well as a list of suggested infrastructure for works that may be considered to have a public benefit. Early discussions with Council officers are recommended where planning agreements are anticipated, if the provision of public amenities or the like outside of the requirements of the Contributions Plan and/or a planning agreement is proposed.

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# Part 6 Residential Controls

## Part 6.5 Foreshore Locality Controls

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This part of the DCP contains specific additional local planning requirements. Where it conflicts with other requirements of the Georges River DCP, this part of the DCP prevails.

### 6.5.1 Foreshore Scenic Protection Area & River Edge Contemporary Character Area

This part of the DCP applies to land within the "Foreshore Scenic Protection Area" (FSPA) as per Clause 6.6 of the Georges River LEP 2021 and the River Edge Contemporary character area as shown on **Figure 1**.

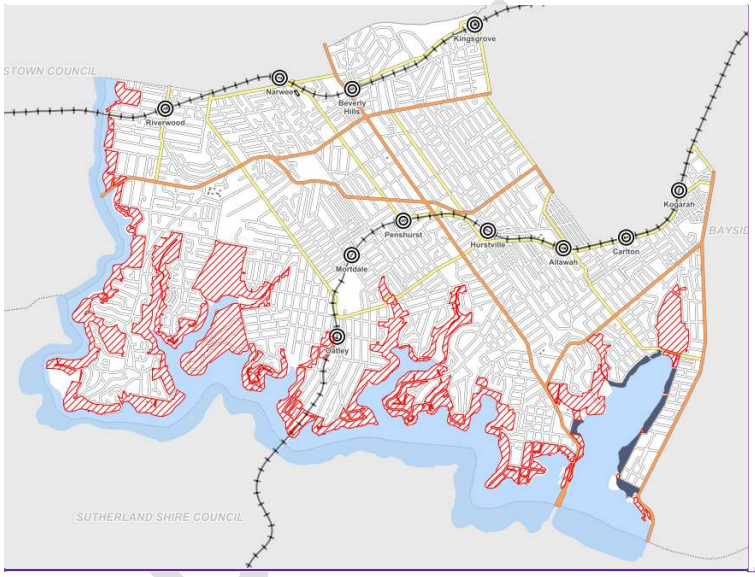


**Figure 1**: Location of the FSPA and River Edge Contemporary Character Area

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Objectives

Deleted: <#>Environmental qualities and scenic landscape values¶

All land located in the FSPA and River Edge Contemporary Character Area

a) Protect and strengthen the scenic character of the Georges River foreshore, comprising of:

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Achieve a balance between realising the development potential of sites with p…

Deleted: ing the integrity of the environmental qualities and

Deleted: landscape values

i. A visual dominance of water,

ii. The land and water interface,

iii. Land rising naturally from the land, and

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iv. The water interface and sky.

b) Retain and protect existing natural landscape features.

c) Avoid adverse impact on views obtained from the public domain.

d) Enable reasonable sharing of views obtained from the private domain.

West of Como Bridge

e) Protect and strengthen the scenic character of the naturalistic foreshore that comprises:

i. A complex coastline of headlands, peninsulas and bays,

ii. Undulating landform,

iii. A narrow escarpment sloping steeply upwards from the river,

iv. Extensive tree canopy in particular at the land and water interface, and

v. Visual dominance of natural elements over built elements, with built form generally well setback from the river,

Between the Como Bridge and Tom Ugly's Bridge

f) Protect and enhance the scenic character of the semi-naturalistic foreshore that comprises:

i. A complex coastline of headlands, peninsulas and bays,

ii. Undulating landform,

iii. A narrow escarpment sloping upwards from the river,

iv. Extensive tree canopy in particular at the land and water interface, and

v. Low density, suburban residential environment contained in a bushland setting,

East of Tom Ugly's Bridge

g) Enhance the scenic character of the urban foreshore that comprises:

i. Simpler, largely modified coastline,

ii. A gently sloping or level landform,

iii. A continuous corridor of private open space separating the river from dwelling houses,

iv. Small, domestic and ancillary maritime and recreation structures including jetties, pontoons, revetment walls, swimming pools and other structures between the river and built form, and

v. A low density, suburban residential environment with a varied built form,

Public Reserves

h) Where land is included in a recreation zone, protect and strengthen the visual dominance of natural elements.

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## Controls

### Local Character

1. In addition to the controls in this section, development is to be consistent with the Local Character Statement located in **6.5.3 Local Character Statement** of this DCP.

### Trees and Vegetation

2. Removal of existing native vegetation is minimised to that which is reasonably required to site and construct a building. Where applicable, development is required to comply with **3.2.2 Terrestrial Biodiversity** of this DCP.
3. Development retains and protects existing vegetation that contributes to scenic character, in particular:
   i. Large mature trees,
   ii. Groupings of two or more trees, or
   iii. Trees and vegetation located on ridgelines and slopes.
4. The integrity of the existing edge of bushland closest to the Georges River is retained.
5. Development maintains the visual dominance and integrity of the escarpment as a steep, narrow area of densely vegetated land.
6. For development located to the west of Tom Ugly's Bridge, landscaping is provided along the side boundaries where adjoining the main dwelling.
7. New, complementary planting and landscaping is encouraged.
8. Vegetation is used to screen large-scale built elements such as:
   i. Blank walls,
   ii. Piers and other support structures, and
   iii. Undercroft areas.
9. Landscaped areas below the Foreshore Building Line (FBL) are to exclusively use native species and avoid usage of turf.

### Natural Features

10. Development is sited to retain natural rock formations, including cliffs, ledges and outcrops.
11. Development integrates with natural topography and minimises the extent of cut and fill.
12. Development protects the health, stability and ecological functions of natural waterways by managing stormwater runoff and not obstructing natural flow paths.

### Building Scale

13. Buildings are located below the prevailing tree canopy height of surrounding mature trees.

**Deleted:** All land located in the FSPA and Unique Character Localities¶
<#>Retain and protect significant existing natural landscape features.¶
<#>Avoid significant adverse impact on views obtained from the Ensure that development is sited and designed to blend with the surrounding environment, particularly when viewed from highly visited public viewing pointspublic domain.¶
<#>Provide for aEnable reasonable sharing of views of significant landscape features, in particular to the Georges Riverobtained from the private domain.¶
¶

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**Deleted:** Where on a steep site, v

**Deleted:** the impact of support structures such as p

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**Deleted:** should mMaximise the use of indigenous endemic plant material,¶
<#> and pPreferably use exclusively indigenous endemic plants, and¶
A

**Deleted:** . T

**Deleted:** should be limited in this area. Details of planting are to be indicated on any landscape plan submitted to Council…

**Moved down [1]:** <#>A landscape plan is to be submitted for any development between the FBL and Mean High Water Mark (MHWM). The level of detail required will depend on the level of works being undertaken. Where a landscape plan is submitted it should indicate the existing and proposed changes in contours, existing trees/vegetation to be retained and removed, measures to protect vegetation during construction and proposed planting, including species and common names.[A3][A4]¶

**Deleted:** Natural features that make a contribution to the environmental qualities and scenic landscape values of the foreshore…

**Deleted:** mature native tree and sandstone rock outcrops, platforms and low …

**Deleted:** are retained

**Deleted:** u

**Deleted:** earthworks

**Deleted:** The visual impact of buildings is minimised having regard to building size, height, bulk, siting, external materials and colours and …

**Deleted:** Buildings are located below the prevailing canopy canopy height of surrounding mature trees.¶
Buildings limi¶
Buildings are located below should be sited on the block to to retain existing ridgeline vegetation, where possible. Siting buildings on existing building footprints or reducing building footprints to retain vegetation is highly recommended.¶

**Deleted:** Where on a steep site, buildings are sited to sit discretely within the landscape using hillsides as a bac … [1]

**Deleted:** The building footprint is to result in the following:

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14. Buildings limit the amount of façade facing the Georges River to limit visual bulk and impact.

Detailed Building Design

15. Buildings fronting the waterway must have a compatible presence when viewed from the waterway and incorporate design elements (such as roof forms, textures, materials, the arrangement of windows, modulation, spatial separation, landscaping etc) that are compatible with any design themes for the locality.
16. Blank walls facing the waterfront shall not be permitted. In this regard, walls are to be articulated and should incorporate design features, such as:
    i. Awnings or other features over windows;
    ii. Recessing or projecting architectural elements; or
    iii. Open, deep verandas.
17. Buildings have external finishes that are non-reflective and in natural, neutral or recessive colours such as browns, greys and greens to blend with the surrounding landscape.

Ancillary Buildings and Structures

18. Ancillary buildings and structures such as garages, carports, sheds and swimming pools are located close to the main dwelling.
19. The extent of associated paved surfaces is minimised to that which provides essential site access and reasonable private open space.
20. Swimming pools and surrounds should be sited in areas that minimise the removal of trees and limit impact on natural landform features (rock shelves and platforms).
21. Lighting is visually unobtrusive and must avoid light spill into natural waterways or illuminating water surfaces.

Vehicle Access, Maneuvering and Parking

22. Vehicle access, maneuvering and parking is located as close as is reasonable to the main dwelling.
23. The dimensions (including length and width) of vehicle access, maneuvering and parking is minimised.
24. Driveways and other forms of vehicular access are as close as practical to running parallel with contours.

Retaining Walls

25. The natural landform is to be retained and the use of retaining walls and terracing is discouraged.
26. Retaining walls are not to be located:
    - Between the Foreshore Building Line (FBL) and Mean High Water Mark (MHWM)
    - Within 40m of MHWM
27. Where retaining walls face the foreshore, they are to:

**Deleted:** ¶
<#>The preservation of topographic features of the site, including rock shelves and cliff faces; ¶
<#>The retention of significant tress and vegetation, particularly in areas where the loss of this vegetation would result in the visual scarring of the landscape, when viewed from the water, and¶
<#>Minimised site disturbance through cutting and/or filling of the site.¶
Facades and rooflines of dwellings facing the water are to be broken up into smaller elements with a balance of solid walls to glazed areas. Rectangular or boxy shaped dwellings with large expanses of glazing and reflective materials are not acceptable. In this regard, the maximum amount of glazed area to solid area for façades facing the foreshore is to be 50%-50%….Colours that harmonise with and recede into the <#>Colours that harmonise with and recede into the background landscape are to be used. In this regard, dark and earthy tones are recommended and white and light coloured roofs and walls are not permitted. To ensure that colours are appropriate, a schedule of proposed colours is to be submitted with the Development Application and will be enforced as a condition of consent.¶

**Deleted:** <#>Colours that harmonise with and recede into background landscape are to be used. In this regard, dark and earthy tones are recommended and white and light coloured roofs and walls are not permitted. To ensure that colours are appropriate, a schedule of proposed colours is to be submitted with the Development Application and will be enforced as a condition of consent.¶

**Deleted:** <#>Adequate landscaping shall be provided to screen undercroft areas and reduce their impact when viewed from the water.¶

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**Deleted:** Fences¶
<#>Fences are:¶
<#>Less than 1.2m in height above ground level, and¶
<#> low in profile and are aAt least 50% transparent, or.¶
<#>Fully screened in height and length by vegetation.¶

**Moved down [2]:** <#>Landscaping works and other structures including retaining walls, stairs, paths and driveways are not permitted below the deemed MHWM except where approved by NSW Maritime.¶

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i. Have a maximum height above ground level of 600mm, and

ii. Be constructed of coarse, rock faced stone or a stone facing (i.e. not constructed of masonry facing).

View Corridors

28. Development provides opportunities to create view corridors from the public domain to the Georges River.

Deleted: <#>are constructed in other areas, materials and colours that blend with the character and landscape of the area are used. Where retaining walls face the foreshore they are to be constructed of coarse, rock faced stone or a stone facing and are to be no higher than 600mm above natural or existing ground level. Under no circumstances will Council permit a masonry faced retaining wall facing the foreshore.¶

### 6.5.2 Development in the Foreshore Area

These controls relate to specific development types in the "Foreshore Area" as per *Clause 6.4 Foreshore area and coastal hazards and risk* of the Georges River LEP 2021.

Controls

1. The location of jetties, ramps and other structures in the waterway must be approved by the NSW Government – the DPE Water Licensing and Approvals Team or equivalent.
2. Landscaping works and other structures including retaining walls, stairs, paths and driveways are not permitted below the deemed MHWM except where approved by NSW Maritime.
3. A landscape plan is to be submitted for any development between the FBL and Mean High Water Mark (MHWM). The level of detail required will depend on the level of works being undertaken. Where a landscape plan is submitted it should indicate the existing and proposed changes in contours, existing trees/vegetation to be retained and removed, measures to protect vegetation during construction and proposed planting, including species and common names.

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Moved (insertion) [1]

## 1. Jetty, Ramp and Pontoon Structures

Objectives

a) Ensure structures do not obstruct or interfere with navigation within the waterway and public access along the foreshore is not restricted.

b) Ensure structures are designed to integrate into the natural environment.

c) Ensure the cumulative effect of waterfront structures is reduced, particularly in areas where it is difficult to attain reasonable water depths or adequate riparian rights.

Controls

1. The jetty, ramp and pontoon structures must not exceed the maximum dimensions as illustrated in **Figure 1**.
2. The construction of "L" or "T" ends or other types of elongations or steps at right angles to jetties are not permitted.

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3. These structures are to be treated in brown or dark tones to reduce the visual impact of the structure.
4. Materials used for construction must not be deleterious to marine life, e.g. antifouling paints.
5. No foreshore structures will be permitted over Posidonia australis (Shapweed seagrass).
6. Railings will not be permitted on jetties, ramps or pontoons.
7. Council strongly supports the use of shared facilities for 2 or more adjoining residential waterfront properties. This particularly applies in confined bays and/or bays characterised by shallow water, which would otherwise tend to create a demand for long structures to attain reasonable water depths.
8. The proposed development: (i) will not result in any adverse damage to the existing marine environment, which may include seagrass vegetation, regenerating mangroves and fish breeding/fish feeding grounds; and (ii) retains and protects the mud/sand flats, reef and scattered rock.

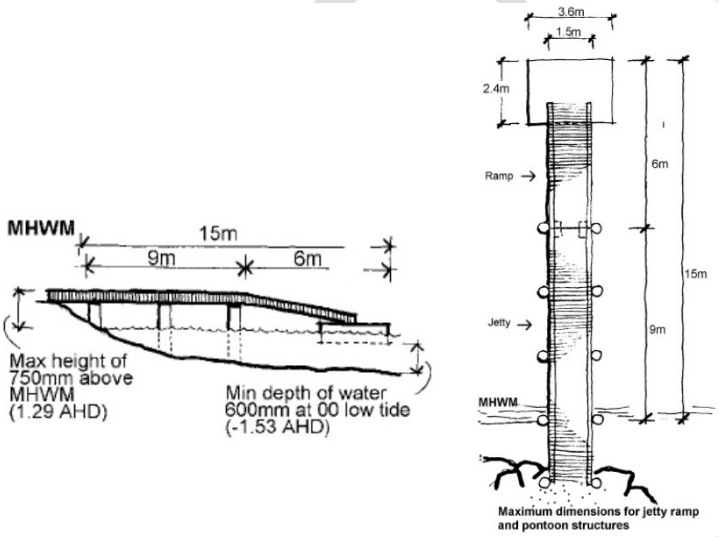


**Figure 2:** Jetty, ramp and pontoon structures maximum dimensions

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## 2. Residential Waterfront Structures

### Objectives

a) To ensure sufficient open space between residential waterfront structures to ensure they do not visually dominate the waterfront.

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### Controls

1. Residential waterfront structures are not developed on:
    i. Land which does not have frontage to the waterway (this includes allotments which only have a right of way to the waterway).
    ii. Existing allotments having a water frontage of less than 9 metres.

## 3. Boatsheds

### Objectives

a) To provide storage and / or maintenance of small boats and boating equipment.
b) To ensure that the visual impact of a boatshed is minimised when viewed from the waterway, adjoining properties and public spaces.
c) To ensure that the scale and character of a boatshed is sympathetic to the natural landform and topographical features.

### Controls

1. Boatsheds have a specific form and dimensions as shown in **Figure 2**. They must be single storey with a maximum floor level 900mm above MHWM and a maximum length of 7m. Flat roof with a slope of less than 15% is not permitted.
2. Boatsheds are to be designed to minimise excavation and constructed of timber, stone, brick or other material satisfactory to Council.
3. Boatsheds should be sited so as to minimise the removal of remnant native vegetation and the excavation of sandstone rock shelves and outcrops.
4. Boatsheds are setback a minimum 1.5m from the side boundary. Council may consider a variation where there is:
    i. No detrimental impact on the view from the waterway
    ii. No loss of an existing view to the water from the adjoining lands to the waterway
    iii. A need to accommodate any significant vegetation, natural rock formations or other site features.

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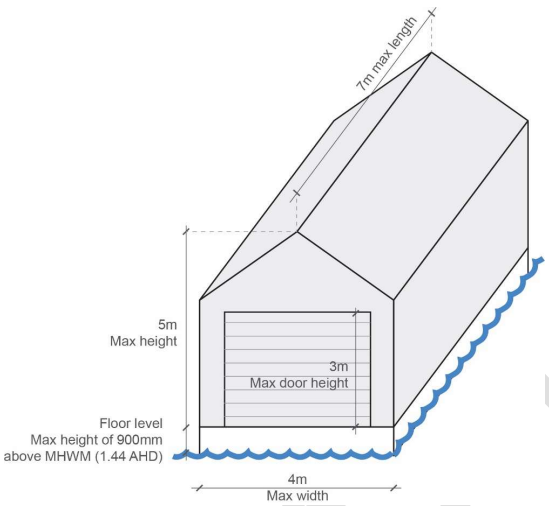


**Figure 3:** Boatsheds must have specific form and dimensions

*Note: The definition of "boat shed" is provided in the Georges River Local Environmental Plan 2021 (GRLEP 2021). It cannot include any habitable space.*

## 4. Seawalls

*Note: where the foreshore is in its natural state, seawalls will generally not be permitted.*

### Objectives

a) To protect the land from the waterbody or to stop accelerated erosion of the shoreline, avoiding flooding or for necessary retention works.

b) To ensure that seawalls are sympathetic to the natural character of the foreshore.

c) To encourage environmentally friendly seawalls.

### Controls

1. Seawalls must be located wholly within private land above MHWM. Council may permit the replacement of a seawall below MHWM where there is an existing seawall and the reclamation has been authorised under a permissive occupancy.
2. The height of the seawall must be flush with the retained ground level or the reclamation level located behind it.

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3. Vertical seawalls are discouraged as they offer little aquatic habitat. A sloping seawall with nooks and crannies for fish and invertebrates to hide in is preferred.
4. Natural sandstone blocks or sandstone facing over concrete walls are preferred.
5. Environmentally friendly seawalls are designed to consider:
   i. Establishing estuarine vegetation such as mangroves directly in front of seawalls.
   ii. Providing a native riparian vegetation buffer landward of the seawall.
   iii. Providing artificial reef habitat immediately in front of seawalls.
   iv. Providing variation of texture and form on the seawall surface.

## 5. Stairways and Inclinators

### Objectives

a) To minimise the impact of development on the natural landform of the foreshore.

### Controls

1. Stairways and inclinators are permitted between the FBL and MHWM.
2. Stairways and inclinators must be constructed as close as practical to natural ground level, with minimal cut and fill.
3. Council will only consider the construction of an inclinator where it does not necessitate the removal of natural rock, trees and vegetation.
4. Inclinators should not obscure or break a view line of the rock or cliff face.
5. Inclinators and any associated infrastructure should be of colours that blend into the natural landscape.
6. Stairways must be a maximum of 1.2m wide and constructed in timber, masonry or stone. Sliprails will only be permitted in the form of two parallel rails and only where they are located as close as practical to the seabed/seafloor and are recessed into any seawall or reclamation. Council will not support any application for a sliprail which does not conform to natural foreshore levels and significantly obstructs practical public access along the foreshore.

## 6. Fencing

### Objectives

a) To minimise the impact of fencing when viewed from the water.

### Controls

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1. Fencing, between the Mean High Water Mark (MHWM) and the Foreshore Building Line (FBL), including boundary fencing should be no higher than 1200mm above the natural or finished ground level.
2. Fences, between the Mean High Water Mark (MHWM) and the Foreshore Building Line (FBL), are to be constructed of open weave materials to enable vines, creepers and hedges to provide natural cover.

## 7. Swimming pools/spas

### Objectives

a) To minimise the visual impact of pools when viewed from the waterway.

### Controls

1. Any swimming pool or spa pool is to be sited as close to natural or existing ground level as possible. In this regard, the coping level of swimming pools and spa pools is not to be elevated more than 500mm above natural or existing ground level.
2. Any exposed edge is to have the natural or existing ground level reinstated and be suitably landscaped with mature trees and landscaping so as to reduce the visual impact from the waterway.
3. The construction of swimming pools and spa pools below the FBL and above MHWM should avoid reshaping of the landform and removal of native vegetation and significant trees. In areas where the construction of a pool will necessitate excessive excavation or the removal of significant vegetation, the siting of the pool may be restricted to above the FBL.
4. Pool/spa fencing that is visible from the foreshore/water must be open or transparent and must be of a colour that blends into the landscape character of the waterway.
5. With respect to existing swimming pools/spa pools below MHWM, Council is unlikely to request that the pool be removed or filled, unless it is considered that its economic life has been reached. In circumstances where it is considered that the economic life of the pool has been reached, and the Department of Lands is in agreement, then Council may require, upon substantial redevelopment, that the pool be removed.

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## 6.5.3 Local Character Statement

This part contains the Local Character Statement for residential areas in the foreshore localities of the Georges River, comprising of the following local character areas:

- River Edge Naturalistic
- River Edge Semi Naturalistic
- River Edge Contemporary

Refer to **Figures 4-6** below for the locations of these local character areas.

### Objectives

a) To recognise the character of certain suburban localities within and adjacent to the Foreshore Scenic Protection Area.

b) To retain and enhance the unique character of these areas through new development that is consistent with the character of its locality.

c) To integrate with and retain the visual and landscape setting of the adjacent Foreshore Scenic Protection Area.

### Controls

1. Development applications for new dwellings and/or external alterations and additions are to include an assessment of consistency with the Design Guidelines for the relevant local character area.

## 6.5.3.1 River Edge Naturalistic

**Category of Local Character Area: Maintain**

### Description

This precinct is defined by its long, narrow lots, informal public realm and dense vegetation. The architectural style of dwellings in this precinct is generally modern, with an occasional contemporary development to be found throughout. Dwellings are built up to four storeys high in order to maximise river views from the tops of steep cliffs and ridgelines. Intermittent views to and across the river and surrounding landscape are afforded from the street. Views of dwellings from the river situated amongst dense vegetation and rocky cliffs.

Medium to high levels of vegetation is present within both the public and private realm. Irregular street tree planting as well as a general lack of footpaths contribute to an informal character.

Dwellings are often built to take advantage of the landscape too, sited on steep hills, with some dwellings sinking below the street with their roof lines at eye level.

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## Preferred Character Statement

New development will reflect the moderate scale of existing dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Existing subdivision patterns featuring large, longer lots will be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation. Buildings will be designed to sit within the landform and not extend beyond the existing tree canopy and minimise site coverage.

New development will ensure that views from the river are not dramatically impacted by retaining existing vegetation and designing built form to respond to the steep topography.

New development will be sited to retain public views to the water, where they are not obstructed by dense vegetation.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

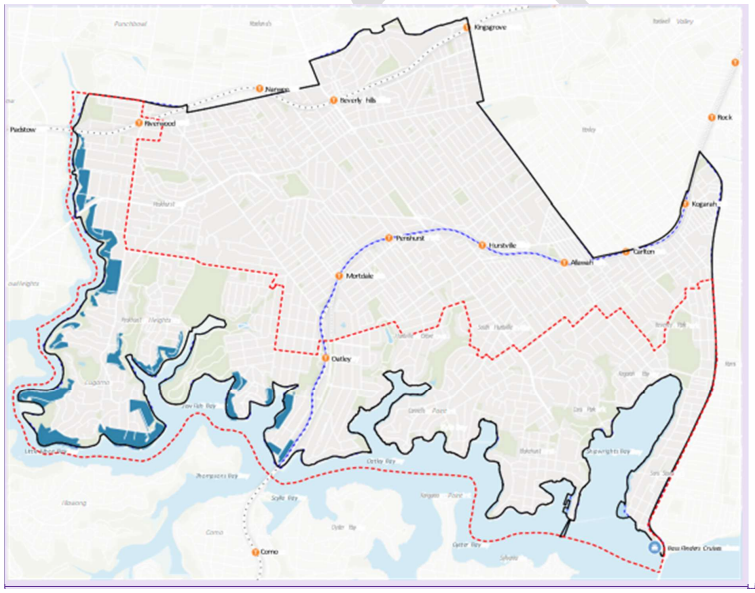


**Figure 4:** River Edge Naturalistic character area

**Commented [A11]:** Placeholder map

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## Design Guidelines

| Design Variable | Character Element | Objective | Design Response |
|---|---|---|---|
| **Scale** | Building height and form | To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting. | • New development is to complement the predominant building height, building forms and siting of existing dwellings.<br>• New buildings at or near ridgelines are designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River. |
| **Distribution** | Gardens and landscaping | To maintain and enhance the native vegetation dominated vistas, streetscapes and densely vegetated rivers edge. | • Landscaping is to utilise appropriate native species and preferably endemic species.<br>• Plant vegetation around dwellings, including trees.<br>• Provide for one area within the front and rear (river frontage) setback with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.<br>• Provide landscaping along shared driveways to soften the appearance of buildings. |
| | Siting and setbacks | To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting. | • Buildings must be set back from side boundaries to enable the planting of trees and understorey planting and provide intermittent views through to the river from the street.<br>• Orient dwellings to address the street and the river's edge.<br>• If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation. |
| **Materials and Details** | Front fencing | To maintain the openness and minimal delineation between public and private areas of the streetscape. | • Provide no or a low front fence up to 1.2m in height.<br>• If provided, the fence is at least 50% transparent or fully screened in height and length by vegetation. |

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### 6.5.3.2 River Edge Semi Naturalistic
**Category of Local Character Area: Maintain**

#### Description
This precinct is defined by its long, narrow lots and moderate levels of public and private realm vegetation coverage. The architectural style of dwellings in this precinct is a mix of both modern and contemporary development. Dwellings are built up to four storeys high in order to maximise river views from the tops of steep cliffs and ridgelines. Intermittent views to and across the river and surrounding landscape are afforded from the street. Dwellings are more prominent when viewed from the river, due to lower levels of vegetation and an increased prevalence of rocky outcrops.

Moderate levels of vegetation are present within both the public and private realm. Formalised footpaths and lower levels of irregular street tree planting contribute to a greater sense of formality in this area.

Dwellings are built to take advantage of the landscape, sited on steep hills, with some dwellings sinking below the street with their roof lines at eye level.

#### Preferred Character Statement
New development will reflect the scale of existing dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Existing subdivision patterns featuring large, longer lots will be retained to allow for the retention of remnant vegetation, as well as the continued planting of native vegetation. Buildings will be designed to sit within the landform and not extend beyond the existing tree canopy and minimise site coverage.

New development will ensure that buildings are designed to respond to the sloping to steep topography of the area.

New development will be sited to retain the public views to the water where they are present.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

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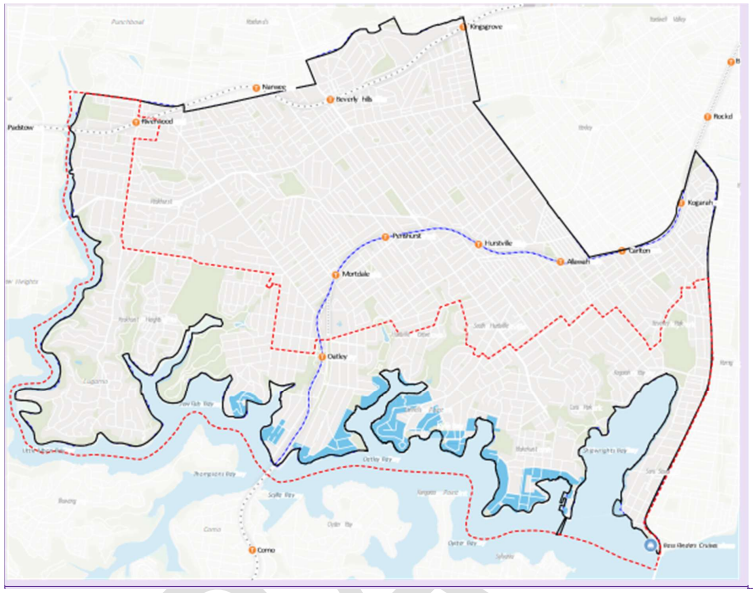


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**Figure 5:** River Edge Semi Naturalistic character area

## Design Guidelines

| Design Variable | Character Element | Objective | Design Response |
|---|---|---|---|
| **Scale** | Building height and form | To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting. | • New development is to complement the predominant building height, building forms and siting of existing dwellings.<br>• New buildings at or near ridgelines are designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River. |
| **Distribution** | Gardens and landscaping | To maintain and enhance the native vegetation dominated vistas, streetscapes and predominantly vegetated rivers edge. | • Landscaping is to utilise appropriate native species and preferably endemic species.<br>• Plant vegetation around dwellings, including trees.<br>• Provide for one area within the front and rear (river frontage) setback with minimum dimensions of 5m x 5m, to accommodate at least one canopy tree.<br>• Provide landscaping along shared driveways to soften the appearance |

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| | | | of buildings. |
| | Siting and setbacks | To maintain and reinforce the predominant rhythm of dwelling spacing within the streetscape, while enabling tree planting. | • Buildings must be set back from side boundaries to enable the provision of landscaping and provide intermittent views through to the river from the street.<br>• Orient dwellings to address the street and the river's edge.<br>• If more than one detached dwelling is proposed on a lot, provide sufficient separation between each dwelling to allow for the planting of small to medium trees and understorey vegetation. |
| **Materials and Details** | Front fencing | To maintain the openness and minimal delineation between public and private areas of the streetscape. | • Provide no or a low front fence up to 1.2m in height.<br>• If provided, the fence is at least 50% transparent or fully screened in height and length by vegetation. |

### 6.5.3.3 River Edge Contemporary
**Category of Local Character Area: Enhance**

#### Description
This precinct is defined by a finer grain streetscape featuring lots that predominantly front the water. The area generally contains lower levels of public and private realm vegetation and the architectural style of dwellings in this precinct is predominantly contemporary. Dwellings are built up to four storeys high in order to maximise river views from their close position to the waterfront.

Intermittent views to and across the river and surrounding landscape are afforded from the street. Dwellings are dominant when viewed from the river, due to low levels of vegetation and dwellings that are set primarily against the waterfront.

Lower levels of vegetation are present within both the public and private realm. Formalised footpaths and gardens contribute to a significant sense of formality in this area.

#### Preferred Character Statement
New development will reflect existing large-scale dwellings, using contemporary facade articulation and a consistent palette of muted or natural materials. Setbacks will be provided to ensure continued planting in new developments.

New development will be sited to retain the public views to the water where they are present.

Fencing will be incorporated into the landscape design or are low and permeable, allowing for views through to dwellings and front garden areas.

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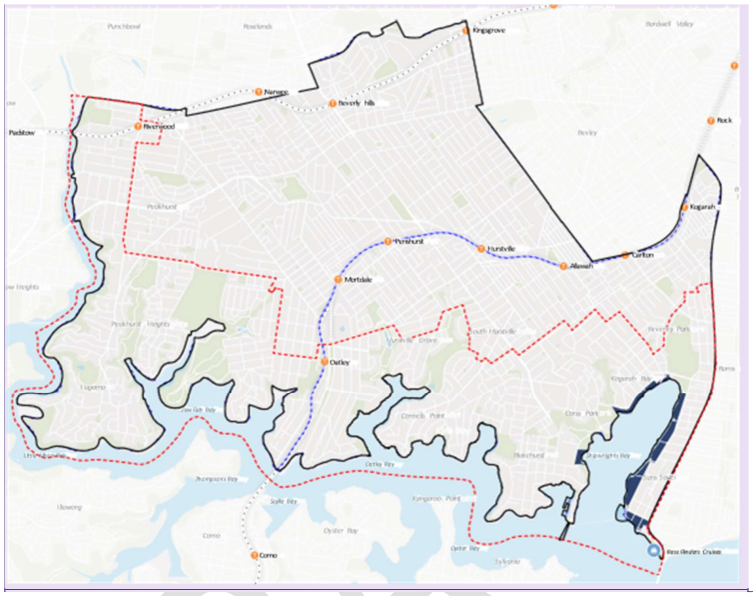


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**Figure 6:** River Edge Contemporary character area

## Design Guidelines

| Design Variable | Character Element | Objective | Design Response |
|---|---|---|---|
| Scale | Building height and form | To ensure that new buildings and extensions do not dominate the streetscape and the wider landscape setting. | • New development is to complement the predominant building height, building forms and siting of existing dwellings.<br>• Encourage contemporary building design and innovative architecture that articulates facades and responds to sensitive interfaces.<br>• New buildings at or near ridgelines are designed and sited below the height of trees along the ridgeline, as viewed from both the street and the Georges River. |
| Distribution | Gardens and landscaping | To strengthen the garden settings of dwellings. | • Landscaping is to maximise the use of native species.<br>• Provide landscaping along shared driveways to soften the appearance of buildings. |
| | Siting and setbacks | To maintain and reinforce the predominant building alignment along the street | • Orient dwellings to address the street.<br>• Provide side setbacks around |

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| | | and retain the existing street rhythm. | buildings that provide for visual breaks through to garden areas and the Georges River. |
| **Materials and Details** | Building materials, design and details | To ensure new dwellings positively respond to the preferred building styles of the precinct. | • Use lighter finishes to complement the predominant palette of materials in the area (e.g., whites, creams and greys). |
| | Front fencing | To maintain the openness and minimal delineation between public and private areas of the streetscape. | • Provide no or a low front fence up to 1.2m in height of at least 50% transparent or fully screened in height and length by vegetation.<br>• On main roads, higher front fences (up to 1.8m) may be constructed where they provide at least 20% permeability. |

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# Glossary

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# Glossary

The following definitions are in addition to those contained in Georges River Local Environmental Plan, current Council policies and current legislation (refer to the NSW Legislation Website for the current definitions).

**Active frontage** means street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. Frequent building entries that face and open towards the street, transparent street frontages, quality materials and refined details, and mixed landuses will make streets more diverse and attractive for pedestrians and increase the perception of safety and encourage higher levels of pedestrian activity.

**Active transport** refers to walking, cycling or using public transport. Active transport is an alternative to car travel and can provide benefits, such as increasing daily physical activity and reducing greenhouse gas emissions. Ancillary benefits can also include an increase in the sense of community and improved mental health.

**Amenity** means the 'liveability' or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in both the public and private domain and includes the enjoyment of sunlight, views, privacy and quiet.

**ANEF** means the Australian Noise Exposure Forecast within the meaning of AS2021.

**Articulation zone** means the area of three-dimensional modelling at the periphery of the building, including any changes in facade alignment, balconies, bay windows and sun shading devices.

**Asset Protection Zone (APZ)** is a fuel reduced area surrounding a built asset or structure. This can include any residential building or major building such as farm and machinery sheds, or industrial, commercial or heritage buildings. (RFS standards)

**Average Recurrence Interval (ARI)** is the average or expected value of the periods between exceedances of a given rainfall total accumulated over a given duration.

**Building articulation** refers to the three-dimensional design of a building and its surfaces. Building articulation can enrich the building's street address and character; and should respond to its orientation. Building articulation also includes modelling of the upper level and roof level of a building.

**Building envelope** means the area within which a building can be built, usually represented in plan and section.

**Built environment** means the structures and places in which we live, work and play, including land uses, transportation systems and design features.

**Ceiling height** means the horizontal distance between finished floor level and the underside of the ceiling.

**Communal Open Space** is a useable community open space for the recreation and relaxation of residents which is under the control of a body corporate.



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**Connectivity** is the degree to which networks, such as streets, railways, walking and cycling routes, services and infrastructure, interconnect. A highly-connected place will have many public spaces or routes linked to it.

**Conservation management plan (CMP)** is defined in Jim Kerr's *The Conservation Plan* as "*a document which sets out what is significant about a place and consequently what policies are appropriate which enable that significance to be retained in its future use and development. For most places it deals with the management of change." (*Kerr, J.S. 2013, *Conservation Plan*, 7th edn)

**Core** means the vertical circulation (e.g. lift, stairs).

**Deep Soil** is an area of soil within a development that are unimpeded by buildings or structures above and below ground and have a minimum dimension of 6m. Deep soil zones exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas (ADG).

**Ecologically Sustainable Development (ESD)** is 'using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and in the future, can be increased' (in accordance with the National Strategy for Ecologically Sustainable Development).

**Environmental capability** is defined as the environment's ability to accommodate a particular activity or set of activities without objectionable impact.

**Facade** means the external face of a building.

**Fine grain** means a small scale, generally lower cost spaces providing for a diverse range of activities and users. The fine grain spaces include small retail tenancies with street access including basement and first floor levels, as well as offices, studio spaces or other activities with access inside arcades, underground connections, through office foyers or other buildings.

**Ground** means the existing ground level at the time of the development application.

**Habitable room** means a room used for normal domestic activities other than a bathroom, toilet, pantry, walk-in wardrobe, corridor lobby, clothes drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods of time.

**Interface** is a transition zone between two areas. These areas may include but are not limited to the following:

- residential and non-residential uses
- public and private domain
- sensitive and non-sensitive land uses
- higher and lower density areas

Key components to consider when designing the interface include bulk and scale, entries, private terraces or balconies, fences and walls, changes in level, services locations and planting.

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**Legibility** means the extent to which people can understand the layout and find their way, including cues from built forms. In short, an environment which is easily understood by people.

**Lightwell** means a shaft for air or light, enclosed on all sides or which has the potential to be enclosed by future adjoining development, and either open to the sky or glazed.

**Mechanical parking installations** means mechanical car stackers, car lifts and turntables.

**Non-habitable room** means spaces of a specialised nature not occupied frequently or for extended periods, including bathrooms, toilets, pantries, walk-in wardrobes, corridors, lobbies, and clothes drying rooms.

**On-grade** means on ground level (not on a building structure).

**Parapet** means a horizontal low wall or barrier at the edge of a balcony or roof. It is often taken to refer to the decorative element which establishes the street wall height of heritage buildings.

**Penthouse** means a separate dwelling located on the roof area of a residential flat building or shop top housing.

**Permeability** (in an urban design context) means the degree of physical and visual accessibility; more specifically, maximising connections with surrounding streets and activities and making their role clear to potential users.

**Podium or street wall** is the base of a building upon which taller (tower) elements are positioned.

**Primary Road** has the same definition as defined in the SEPP (Exempt and Complying Development Codes) 2008.

**Private open space** means an area of land or of a build (such as a balcony or uncovered roof terrace) which is appurtenant to a dwelling and intended for the exclusive use of the occupants of the dwelling and located and designed so as to offer visual privacy to the occupants.

**Public domain** means places or buildings within an area which are available for public use and access, including streets, public spaces, open space and public buildings.

**Sensitive land uses** include Correctional centres, Early education and child care facilities, Educational establishments, Group homes, Health services facilities, Respite day care centres, Seniors housing, Liquid fuel depots, Offensive storage establishments, Public utility undertakings, Respite day care centres, Telecommunication facilities, Waste disposal facilities, or any other place regularly frequented by children.

**Soft soil landscaping** means an area of soil that is unimpeded by buildings or structures above and below ground, dedicated for landscaping (including the planting of grass, shrubs and trees or the like) and allows rainwater infiltration to the water table. Where possible, soft soil landscaping should be consolidated, contiguous and connected to other soft soil areas and/or deep soil zones. Existing natural rock outcrops can be counted towards the calculation of soft soil landscaping.

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**Stacked parking** means sharing a parking space vertically through use of mechanical car stacker.

**Storey** means a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include: a space that contains only a lift shaft, stairway or meter room, or a mezzanine, or an attic.

**Street wall buildings** means buildings built to a consistent alignment to define a street edge, generally with zero side setbacks at the street frontage.

**Tandem parking** means two or more vehicles sharing a parking space at the same level configured nose to tail.

**Terrace** (outdoor area) means an unroofed and usually paved area connected to an apartment and accessible from at least one room. May be on-grade or on a structure (podium).

**Through-site links** provide an important function in the form of pedestrian links and bike links to improve pedestrian permeability; and help break up large street blocks and increase the potential for direct and clear connections between buildings.

**Tree Protection Zone** is a specific area above and below ground and at a given distance from the trunk set aside for the protection of a tree's roots and crown to provide for the viability and stability of a tree is to be retained where the tree is potentially subject to damage by development. It is calculated as 12 x trunk diameter (DBH) when measured at 1.4 metres from ground level.

**Native Vegetation** has the same meaning as in Part 5A of the *Local Land Services Act 2013.*

**Walkability** is the measure of the overall walking conditions in an area. A place is walkable when is has characteristics that invite people to walk.

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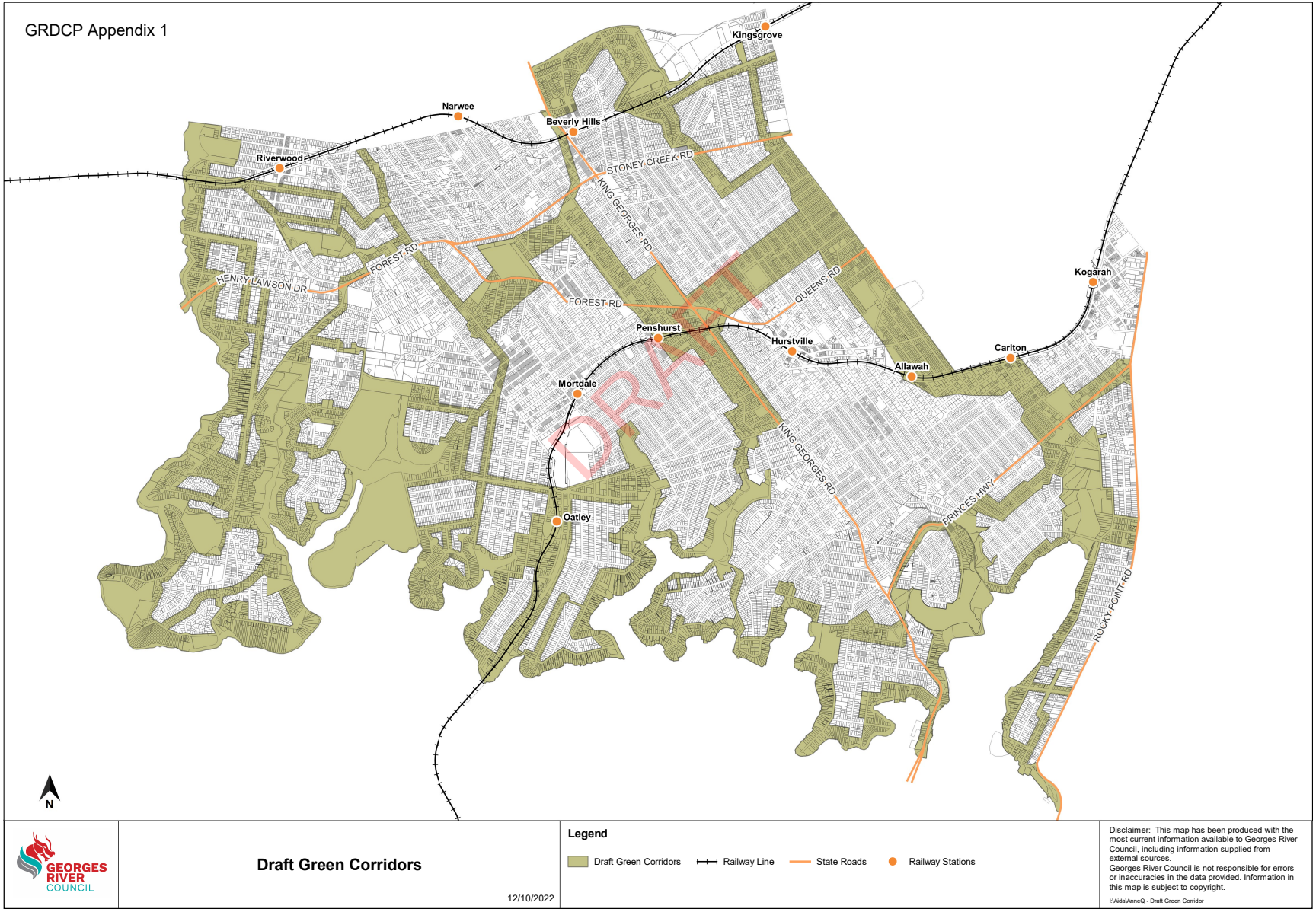
GRDCP Appendix 1
Kingsgrove
Narwee
Beverly Hills
Riverwood
STONEY CREEK RD
KING GEORGES RD
FOREST RD
HENRY LAWSON DR
FOREST RD
QUEENS RD
Kogarah
Penshurst
Hurstville
Carlton
Allawah
Mortdale
KING GEORGES RD
PRINCES HWY
Oatley
ROCKY POINT RD
DRAFT
N
GEORGES RIVER COUNCIL
Draft Green Corridors
12/10/2022
Legend
Draft Green Corridors
Railway Line
State Roads
Railway Stations
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