



City Planning & Environment Committee

6:30pm Wednesday, 12 June 2024

Venue:
Botany Town Hall,
Corner Edward Street & Botany Road,
Botany

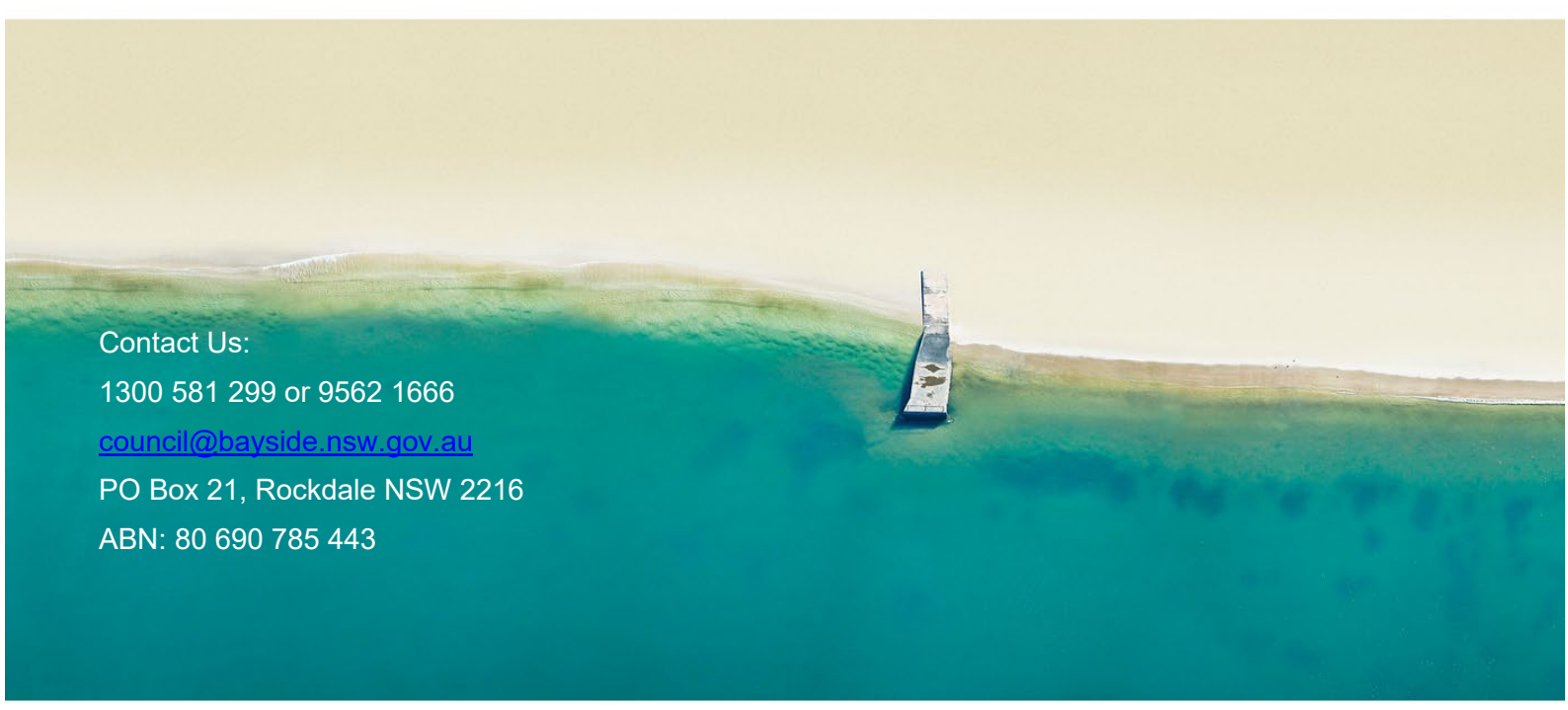
Contact Us:

1300 581 299 or 9562 1666

council@bayside.nsw.gov.au

PO Box 21, Rockdale NSW 2216

ABN: 80 690 785 443



City Planning & Environment Committee Meeting – Councillor Seating



Heidi Lee
DOUGLAS



Liz BARLOW



Chairperson
Jo JANSYN



Christina CURRY



Jennifer MUSCAT



**Deputy
Chairperson**
MAYOR
Bill SARAVINOVSKI



Greta WERNER

General Manager
Meredith
WALLACE

Director
Peter BARBER

Statement of Ethical Obligations

Obligations

Oath [Affirmation] of Office by Councillors

Oath

I swear that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.

Affirmation

I solemnly and sincerely declare and affirm that I will undertake the duties of the office of councillor in the best interests of the people of Bayside Local Government Area and the Bayside Council and that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgment.

Code of Conduct conflict of interests

Pecuniary interests

A Councillor who has a **pecuniary interest** in any matter with which the council is concerned, and who is present at a meeting of the council at which the matter is being considered, must disclose the nature of the interest to the meeting.

The Councillor must not be present at, or in sight of, the meeting:

- a) at any time during which the matter is being considered or discussed, or
- b) at any time during which the council is voting on any question in relation to the matter.

Non-pecuniary conflicts of interests

A Councillor who has a **non-pecuniary conflict of interest** in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.

Significant non-pecuniary interests

A Councillor who has a **significant** non-pecuniary conflict of interest in relation to a matter under consideration at a council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.

Non-significant non-pecuniary interests

A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is **not significant** and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

MEETING NOTICE

A meeting of the
City Planning & Environment Committee
will be held in the Committee Room, Botany Town Hall
Corner of Edward Street and Botany Road, Botany
on **Wednesday 12 June 2024** at **6:30 PM**

AGENDA

1	ACKNOWLEDGEMENT OF COUNTRY	
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The meeting will be video recorded and live streamed to the community via Council's YouTube channel, in accordance with Council's Code of Meeting Practice.

Meredith Wallace
General Manager

1 ACKNOWLEDGEMENT OF COUNTRY

Bayside Council acknowledges the traditional custodians: the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 APOLOGIES

3 DISCLOSURES OF INTEREST

In accordance with Council's Code of Meeting Practice, Councillors are reminded of their Oath or Affirmation of Office made under Section 233A of the Local Government Act and their obligations under the Council's Code of Conduct to disclose and appropriately manage conflicts of interest.

4 MINUTES OF PREVIOUS MEETINGS

City Planning & Environment Committee

12/06/2024

Item No	4.1
Subject	Minutes of the City Planning & Environment Committee Meeting - 10 April 2024
Report by	Richard Sheridan, Director City Performance
File	SF23/8275

Officer Recommendation

That the Minutes of the City Planning & Environment Committee meeting held on 10 April 2024 be noted

Present

Councillor Jo Jansyn, Chairperson
Councillor Bill Saravinovski, Mayor (via audio-visual link)
Councillor Heidi Lee Douglas
Councillor Liz Barlow
Councillor Christina Curry

Also present

Meredith Wallace, General Manager
Peter Barber, Director City Futures
Louise Farrell, Manager City Projects
David Smith, Manager Strategic Planning
Maritza Abra, Coordinator City Design
Karen Barrass, Lead Governance
Anh Hoang, Governance Officer
Gina Nobrega, Governance Officer
Wolfgang Gil, IT Service Management Officer

The Chairperson opened the meeting in the Committee Room, Botany Town Hall, at 6:36pm.

1 Acknowledgement of Country

The Chairperson affirmed that Bayside Council acknowledges the traditional custodians the Gadigal and Bidjigal people of the Eora nation, and pays respects to Elders past, present and emerging. The people of the Eora nation, their spirits and ancestors will always remain with our waterways and the land, our Mother Earth.

2 Apologies and Attendance via Audio Visual link

Apologies

Committee Recommendation (Councillors Curry and Barlow)

That the following apologies be received:

- Councillor Greta Werner
- Councillor Jennifer Muscat

Attendance Via Audio Visual Link

Committee Recommendation (Councillors Curry and Barlow)

That Councillor Saravinovski attendance at tonight's meeting via audio-visual link be granted.

3 Disclosures of Interest

Councillor Douglas

CPE24.013 Draft Riverine Park Masterplan LSNP

Councillor Douglas declared a Less than Significant Non-Pecuniary Interest in Item CPE24.013 on the basis that she lives in proximity to the area, and stated she would stay in the meeting for consideration and voting on the matter.

CPE24.014 Post Exhibition Report - Draft Electric Vehicle Charging Infrastructure (EVCI) Policy

Councillor Douglas declared a Less than Significant Non-Pecuniary Interest in Item CPE24.014 on the basis that she works for small non-government organisations that advocate for everyday Australians to access clean energy and clean transport to address cost of living and climate issues, and stated she would remain in the meeting for consideration and voting on the matter.

4 Minutes of Previous Meetings

[4.1 Minutes of the City Planning & Environment Committee Meeting - 13 March 2024](#)

Committee Recommendation (Councillors Barlow and Curry)

That the Minutes of the City Planning & Environment Committee meeting held on 13 March 2024 be noted.

4.2 Business Arising

There was no Business Arising.

The Committee notes that the Minutes of the City Planning & Environment Committee of Wednesday 13 March 2024 were received and the recommendations therein were adopted by the Council at its meeting of 27 March 2024.

5 Items by Exception

There were no Items by Exception.

6 Public Forum

There were no speakers for Public Forum.

7 Reports

[CPE24.013 Draft Riverine Park Masterplan](#)

Councillor Douglas had previously declared a Less than Significant Non-Pecuniary Interest.

Committee Recommendation (Councillors Douglas and Barlow)

That the draft Riverine Park Masterplan is endorsed for public exhibition in May 2024.

[CPE24.014 Post Exhibition Report - Draft Electric Vehicle Charging Infrastructure \(EVCI\) Policy](#)

Councillor Douglas had previously declared a Less than Significant Non-Pecuniary Interest.

Committee Recommendation (Councillors Douglas and Curry)

- 1 That Council adopts the Electric Vehicle Charging Infrastructure (EVCI) Policy.
- 2 That proposed on-street EV charging sites be referred to the Traffic Committee for advice and to Council for approval.

[CPE24.015 Post Exhibition Report - Draft Car Share Policy](#)

Committee Recommendation (Councillors Douglas and Curry)

That the Car Share Policy be adopted by Council.

CPE24.016 Draft Submission on Short Term Rental Accommodation Discussion Paper

Committee Recommendation (Councillors Douglas and Curry)

That Council endorse the draft submission to the NSW Department of Planning, Housing and Infrastructure in response to the Short-Term Rental Accommodation Discussion Paper.

8 Confidential Reports / Matters

Notwithstanding the report was Confidential, this item was considered in Open Committee.

CPE24.017 Proposed Planning Agreement - 1637, 1639 and 1647 Botany Road, Botany

Committee Recommendation (Councillors Curry and Saravinovski)

- 1 That Council receives and endorses the Offer to enter into a Planning Agreement dated 27 March 2024.
- 2 That a Draft Planning Agreement consistent with the Offer be prepared with the final Draft Planning Agreement to be publicly exhibited in accordance with legislative requirements.
- 3 That the General Manager and delegate(s) are authorised to negotiate and finalise all documentation necessary following the conclusion of the public exhibition period, taking into consideration any submissions.
- 4 That authority be delegated to the General Manager to execute all documentation (including the final Planning Agreement) necessary to give effect to this resolution.

The next meeting will be held in the Committee Room, Botany Town Hall, on Wednesday 8 May 2024.

The Chairperson closed the meeting at 7:19pm.

Attachments

Nil

5 ITEMS BY EXCEPTION

These are items that have been identified to be confirmed in bulk in accordance with the Officer Recommendation and without debate. These items will not include items identified in the Public Forum, items in which councillors have declared a Significant Conflict of Interest and a Pecuniary Interest, items requiring a Division and any other item that a Councillor has identified as one they intend to speak on or vote against the recommendation

6 PUBLIC FORUM

Members of the public, who have applied to speak at the meeting, will be invited to address the meeting.

Any item the subject of the Public Forum will be brought forward and considered after the conclusion of the speakers for that item.

7 REPORTS

City Planning & Environment Committee

12/06/2024

Item No	CPE24.018
Subject	Affordable Housing Options Paper and Updated Evidence Base
Report by	Peter Barber, Director City Futures
File	SF24/3214

Summary

In recent months, housing affordability and supply have emerged as a top priority across all levels of government. Established by the Australian Government, the National Housing Accord is a response to these challenges, with a goal to facilitate the supply of 1.2 million new homes nationwide over the next 5 years. On 29 May 2024, the NSW Government released updated 5 year housing completion targets to establish a measure for Councils to address the housing crisis. Bayside Council has a housing target of 10,100 new completed homes by 2029.

As outlined in the Bayside 2023 Delivery Program 2022-2026, an update of the Affordable Housing Evidence Base and the preparation of an Affordable Housing Options Paper are required to inform and guide Bayside's approach to addressing the accelerated supply of affordable housing to alleviate supply pressure.

The updated Affordable Housing Evidence Base (**Attachment 1**) and the Bayside Affordable Housing Options Paper (**Attachment 2**) provide comprehensive analysis on Council's housing needs, as well as potential options for addressing and fulfilling these needs.

It is recommended that Council consider the evidence and evaluation presented in these reports to determine if the development of an Affordable Housing Strategy, that could propose an Affordable Housing Contributions Scheme (subject to future consideration by Council), should be an endorsed option in addressing the national housing affordability crisis.

Officer Recommendation

- 1 That Council notes the updated Bayside Affordable Housing Evidence Base Final Report, which responds to Action 1.1.3 of *Bayside Council's Delivery Program 2022-2026*.
 - 2 That Council notes the options contained within the Affordable Housing Options Paper.
 - 3 That the Council endorses proceeding to the next step of preparing an Affordable Housing Strategy, incorporating the options recommended in this report.
-

Background

In late 2022, the Australian Government agreed to a National Housing Accord to address the supply and affordability of housing. The National Housing Accord recognises that government must play a key role in enabling the supply of 1.2 million new well-located homes over five years from mid-2024.

On the 29 May 2024, the NSW Government released revised 5 year housing completion targets as part of a strategic measure to tackle the ongoing housing crisis. These targets are a component of the National Housing Accord's commitment to construct 377,000 new homes across the state.

Bayside Council previously had a target of 7,700 completed dwellings under the Sydney Eastern City Plan for the 5 year period between 2021 and 2026. The updated target is 10,100 new completed homes by 2029.

To meet the commitments of the National Housing Accord and the targets specified by the NSW Government, Councils must strategically re-evaluate their plans and policies to promote and facilitate the development of affordable housing.

The supply of affordable housing is already a key focus in Bayside's strategic framework. An updated Evidence Base and an Affordable Housing Options Paper, which are listed as measures for completion in the *Bayside 2032 Delivery Program 2022-2026*, are driven by the objectives and directions of the *Bayside Local Strategic Planning Statement (LSPS)* and *Bayside Local Housing Strategy (LHS)* which specifically outline the following:

- Action 8.1 Prepare an affordable housing policy to meet the requirements of the Eastern City District Plan in relation to affordable rental housing and the different mechanisms Council will use to address this need (Bayside LSPS),
- Action 8.2 Develop an affordable housing contributions scheme that sets out how, where and at what rate development contributions can be collected by Council for affordable rental housing (Bayside LSPS)
- Action 4.1 Develop an affordable housing strategy that meets the requirements of the Eastern City District Plan (Bayside LHS),
- Action 4.2 Develop an affordable housing contributions scheme that sets out how, where and at what rate development contributions can be collected by Council for affordable housing (Bayside LHS).

The development of an Affordable Housing Strategy and an Affordable Housing Contributions Scheme are identified as short-term (0-2 years) actions in the *Bayside LHS Implementation and Delivery Plan*.

The objectives and actions of the Bayside LSPS and LHS derive from the priorities listed in the Eastern City District Plan, which requires all Councils to develop an Affordable Housing Contributions Scheme.

Affordable Housing Evidence Base Update

In 2021, an Affordable Housing Evidence Base (AH Evidence Base) was prepared to inform the preparation of the Bayside LHS. The AH Evidence Base was updated in August 2023 to reflect new 2021 Census data released in late 2022, as the previous Evidence Base was completed prior to that year. An analysis of mortgage stress was also added to the report at that time.

The updated AH Evidence Base is attached to this report as **Attachment 1**.

The AH Evidence Base confirms that there is a need to address housing affordability in the Bayside LGA. Based on the findings of the Evidence Base, residential house and unit rents and mortgage repayments have increased sharply over the past 5 years, and the projected gap is unlikely to be met with the existing controls and programs.

A total of 12,500 Bayside households (18.9%) were in rental stress and 3,720 (5.7%) Bayside households were experiencing mortgage stress in 2021. These rates have likely escalated more recently due to increases in interest rates and low rental vacancy rates.

Taking into account the demographic analysis, the current market conditions, and the proportion of households in rental and mortgage stress, including the forecast demand for social and affordable housing, the AH Evidence Base projects that there is a gross need for 15,220 Social and Affordable Housing dwellings across the Bayside LGA to 2041. Considering existing dwelling numbers and projects in the pipeline, if no action is undertaken, it is projected that there will be a shortfall of 11,916 dwellings by the year 2041.

The AH Evidence Base suggests that the gap in Social and Affordable housing cannot be addressed solely through Affordable Housing contributions and that Council may need to explore a variety of approaches and mechanisms.

An Affordable Housing Options Paper has been prepared to facilitate a better understanding on which option will help address the gap by accelerating the provision of Social and Affordable Housing, and identify the most effective and suitable approach, tailored to the needs of the Bayside LGA.

Affordable Housing Options Paper

HillPDA Consulting were engaged to develop an Options Paper, exploring potential policy options and mechanisms to accelerate the delivery of Affordable Housing.

The Affordable Housing Options Paper (Options Paper) is attached to this report as **Attachment 2**.

The purpose of the Options Paper is to:

- Provide Council with background on affordable housing, both physically in Bayside and legislatively in the local and State policy space,
- Review the current development market in Bayside,
- Understand the views of key stakeholders, and
- Evaluate a list of potential options Council can take to increase the supply of affordable housing and increase housing affordability in the private market generally.

The Options Paper weighs the proposed options based on an evaluation framework using a multicriteria analysis. The following options (followed by their weighting) were evaluated:

- Introduce an affordable housing contributions scheme (3.00)
- Build affordable housing dwellings (2.88)
- Improve market housing supply (2.88)
- Introduce bonuses for affordable housing (2.81)
- Create a supportive framework for affordable housing (2.75)
- Improve market viability (2.50)
- Advocate and raise awareness (2.44)
- Set affordable housing targets (2.38)
- Continue with current approach (2.06)

Introducing an Affordable Housing Contributions Scheme, building affordable housing (in partnership with Community Housing Providers), and improving market supply are rated highest and recommended for inclusion in an Affordable Housing Strategy.

Introducing bonuses for affordable housing is not a favoured approach for several reasons. Bayside LEP 2021, the recent TOD, Low/Mid Rise Housing initiatives, and the State Government's 30% height and floor space bonus for affordable housing, in combination, already create significant development potential. Further bonuses may generate height and built form outcomes that are incongruous with surrounding development and that deliver poor amenity outcomes. The aircraft Obstacle Limitation Surface is also a factor limiting additional height as a bonus provision.

Other more passive measures, such as a supportive framework for affordable housing and advocacy, can be incorporated into an Affordable housing Strategy.

Next Steps

Both the AH Evidence Base and the Options Paper confirm that investigating and pursuing the implementation of an Affordable Housing Contributions Scheme aligns with Council's objective to accelerate the delivery of Affordable Housing.

Not only is this option weighted as one of the most suitable approaches, but it also fulfills the NSW State Government's expectations, the Planning Priorities and targets listed in the Eastern City District Plan, and the objectives and actions of Council's LSPS and LHS by directly addressing housing affordability.

It is recommended that Council notes the analysis reported in the AH Evidence Base and the Options Paper and proceed to develop a Strategy incorporating the options listed as preferred above.

Financial Implications

Funding is required to engage specialist assistance in preparing a draft Affordable Housing Strategy, and particularly in preparing a contributions plan.

Not applicable	<input type="checkbox"/>	
Included in existing approved budget	<input checked="" type="checkbox"/>	\$90,000 included in draft operational budget for FY2024/25
Additional funds required	<input type="checkbox"/>	

Community Strategic Plan

Theme One – In 2032 Bayside will be a vibrant place	<input checked="" type="checkbox"/>
Theme Two – In 2032 Our people will be connected in a creative City	<input checked="" type="checkbox"/>
Theme Three – In 2032 Bayside will be green, resilient and sustainable	<input type="checkbox"/>
Theme Four – In 2032 Bayside will be a prosperous community	<input checked="" type="checkbox"/>

Risk Management – Risk Level Rating

No risk	<input type="checkbox"/>
Low risk	<input checked="" type="checkbox"/>
Medium risk	<input type="checkbox"/>
High risk	<input type="checkbox"/>
Very High risk	<input type="checkbox"/>
Extreme risk	<input type="checkbox"/>

Community Engagement

To support the preparation of the Options Paper, HillPDA Consulting engaged with 38 key stakeholders. This included consultation with internal Council staff, and external contacts, such as adjoining local councils, community housing providers, local developers, community and policy advocacy groups, and NSW Government organisations.

The key themes raised in the stakeholder engagement included the following:

- Understanding affordable housing – knowing the difference between affordable housing and housing affordability, and the roles of key stakeholders,
- Housing affordability – demographics and market,
- Affordable housing development – costs in set-up, construction and maintenance,
- Market housing development – development viability dependent on market,
- Development Applications – LEP/DCP controls and assessment,
- Funding availability,
- Portfolio management,
- Ongoing viability of affordable housing management,
- Partnerships – joint development opportunities,
- Affordable Housing Contributions – if, how, when, and where they should be charged,
- Voluntary Planning Agreements, and
- Other miscellaneous matters

The results of the consultation exercise informed the evaluation of the recommended options and are discussed in further detail in the Options Paper (**Attachment 2**).

On this basis, it is recommended that Council endorses proceeding with the preparation of an Affordable Housing Strategy, which will factor the options discussed above. The Affordable Housing Strategy will be reported to Council prior to public exhibition.

Attachments

- 1 Bayside Affordable Housing Evidence Base Report including Mortgage Analysis - August 2023 (Under separate cover Attachments Part One)
- 2 Bayside Council Affordable Housing Options Paper - May 2024 (Under separate cover Attachments Part One)

City Planning & Environment Committee

12/06/2024

Item No	CPE24.019
Subject	Scarborough Park - Proposed New Suburb Name and Boundary
Report by	Peter Barber, Director City Futures
File	SF24/2344

Summary

Council received a request from residents seeking to change part of the suburb of Kogarah's name to create a new suburb of 'Scarborough Park'. This request was presented as a petition to be considered by Council with 203 signatories.

The proposed boundary of this new suburb includes 19 streets and is bounded by Rocky Point Road and Lachal Avenue to the west, President Avenue to the north, the existing reserve 'Scarborough Park' to the east, and Garrigarrang Avenue to the south. The nominated area is to form a logical block, however, petitioners have communicated that they would be guided by Council and the Geographical Names Board of NSW (GNB) as to the final boundaries if supported.

Residents have expressed the rationale for the name change as 'from genuine concern of residents on these streets, who have faced difficulties in conveying their link to Kogarah and have experienced a detachment from the larger Kogarah area' and 'frustrations from residents to continually clarify their place of residence.'

The petition was presented to the 25 October 2023 Council meeting in line with Council's Petition Policy. Council resolved to receive a report back on the merits of the petition following consultation with the GNB as to whether the petition meets their requirements.

Council has assessed internally against the GNB Policies and sought feedback from the GNB, which does not support the proposed suburb name of 'Scarborough Park' and recommended that Council not proceed with community consultation at this stage.

Officer Recommendation

That the proposal to rename part of Kogarah as 'Scarborough Park' not be progressed as the proposed name and boundaries do not comply with the Geographical Names Board of NSW's Address Policy and User Manual and NSW Place Name Policy.

Background

On 18 September 2023, Council received a petition from residents requesting the creation of a new suburb named 'Scarborough Park'. The primary motivation for the petition submission and new suburb name is to eliminate confusion and additional explanation for local residents when conveying their place of residence, which is on the eastern side of Rocky Point Road.

The petition was presented to the 25 October Council meeting for consideration as Item 10.6. The adopted minutes of the meeting resolved:

1. That Council receives and notes the petition.
 - 1.
2. That a report be presented to Council should investigations with the Geographical Names Board indicate that a change of name would fall within the minimum requirements.

Council staff subsequently carried out an assessment on the merit of the suggestion against applicable policies and had discussions with the GNB, which is discussed below.

The proposed boundary provided within the petition is shown in the figure below:

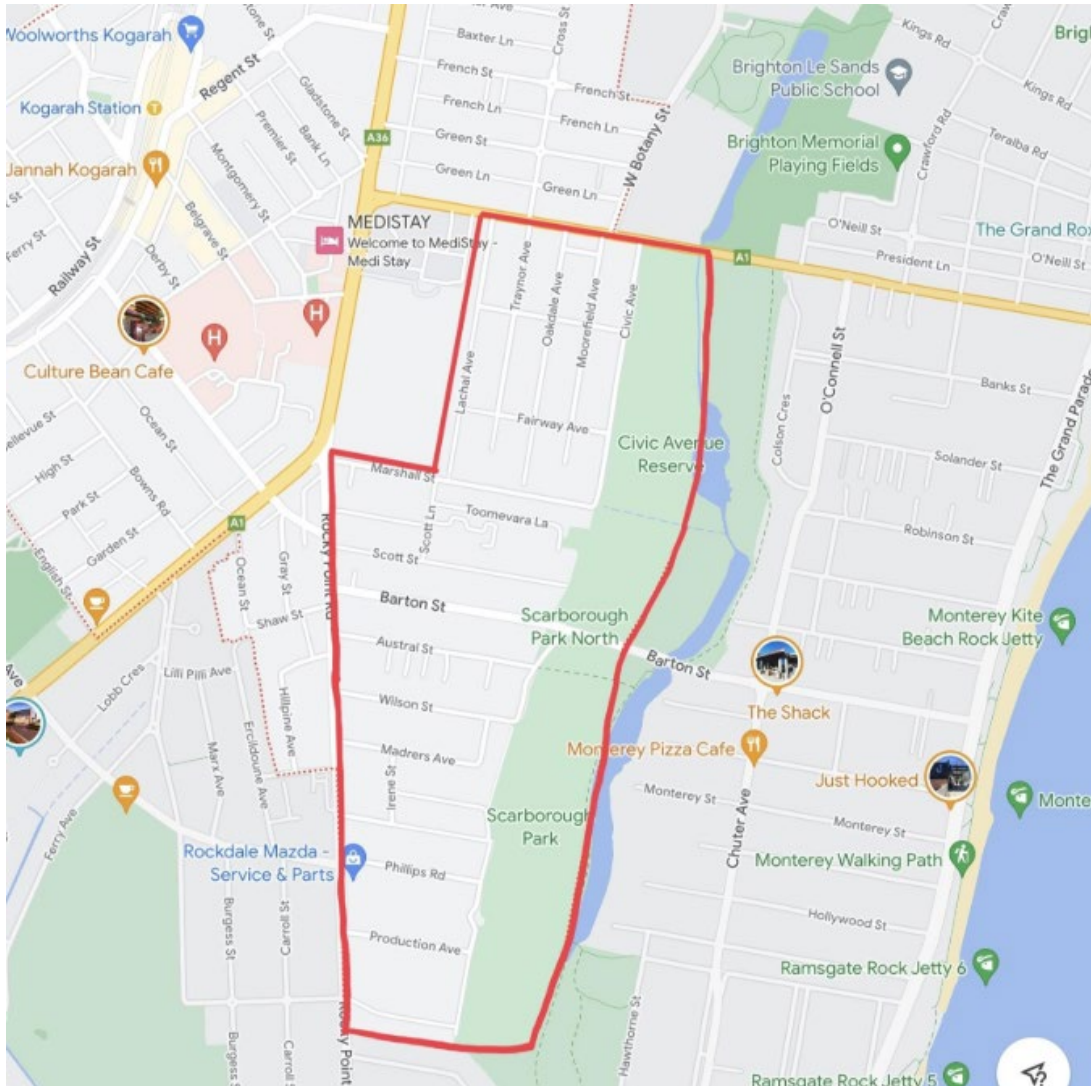


Figure 1. Proposed boundary of ‘Scarborough Park’

The proposal includes 19 streets, in addition to lanes and the boundary streets, as listed below:

- | | | |
|--------------------|-----------------------|--------------------|
| ▪ Civic Avenue | ▪ Austral Street | ▪ Rocky Point Road |
| ▪ Fairway Avenue | ▪ Wilson Street | ▪ President Avenue |
| ▪ Marshall Street | ▪ Madrers Avenue | ▪ Midjuburi Lane |
| ▪ Toomevara Street | ▪ Irene Street | ▪ Sunbeam Avenue |
| ▪ Toomevara Lane | ▪ Phillips Road | ▪ Margaret Street |
| ▪ Scott Street | ▪ Production Avenue | |
| ▪ Barton Street | ▪ Garrigarrang Avenue | |

It is not proposed that properties in the Georges River LGA, the TAFE and two schools fronting Princes Highway, properties north of President Avenue or properties south of Garrigarrang Avenue be affected by the proposed suburb name change.

The size of the proposed suburb ranges generally between 81 hectares to 93 hectares, dependant on precisely where and how the boundaries are drawn.

Proposed Name

The petition states that the name 'Scarborough Park' was chosen based on its historical significance and ties with the area, particularly to the existing Scarborough Park reserve, whose name was established by the Hon. Thomas Holt, an English-born Australian pastoralist, company director and politician. The streets that are existing within the new suburb boundary are intricately linked with the reserve itself.

The reason for the name change/new suburb stems from the ongoing need for residents in this area to constantly clarify their place of residence for visitors, which also leads to a lack of immediate association of their streets with the broader Kogarah area. They wish to embrace the name 'Scarborough Park' and create an identity that supports residents and resonates with both local residents and those from outside the community.

Assessment by Council

As part of investigations within Council, statistics were provided relating to the proposed size of the new suburb area, including how many properties would be included within the new boundary and their comparison to the existing Kogarah area. The proposed statistics generated the following:

Existing Kogarah Suburb

Size = 172.7 hectares
No. of properties = 4,792

New Scarborough Park Suburb

Size = 92.7 hectares
No. of properties = 1,703

The size of the suburb includes part of the reserve 'Scarborough Park,' and how much of the park is included changes the size of the proposed suburb. Based on the figures above, the proposal has an overall suburb size less than the minimum requirement of 100 hectares for a new suburb under the GNB's Addressing Policy, and its creation would also reduce the suburb of Kogarah to below the minimum.

An assessment has been undertaken against the *Principles of Address Locality Naming and Boundaries* within the GNB's Address Policy and User Manual. The responses to the principles are provided below:

Principles of Address Locality Naming and Boundaries	
Principles	Complies (Yes/No) and Reason
<p>6.8.1 - Uniqueness, Duplication</p> <p>No new name shall be duplicated within NSW or any other state or territory in Australia.</p>	<p>No.</p> <p>Existing suburb name Scarborough in the Illawarra region of NSW.</p> <p>As the name Scarborough is already a suburb name in another part of NSW, the Geographical Names Board will not support the suburb name Scarborough Park.</p> <p>Naming a suburb Scarborough Park will also cause confusion for people visiting or trying to locate the open space that has had the same name for a long period and is widely recognised.</p> <p>The 'Queens Park' renaming precedent referred to in the petition is not consistent with current Policies.</p>
<p>6.8.2 - Official Use</p> <p>Each address locality has one officially gazetted name. Alternative, promotional, or dual names are not accepted for addressing purposes. Urban and rural place names shall not be used in place of an official name.</p>	<p>Yes.</p> <p>Dual names are not part of this proposal.</p>
<p>6.8.3 - Acceptable Address Locality Names</p> <p>Address locality names shall conform with the general naming principles for roads and to the GNB Place Naming Policy.</p>	<p>No.</p> <p>The name Scarborough Park does not conform with general naming principles and the GNB Place Naming Policy.</p> <p>The following parts of the GNB Place Naming Policy would be relevant considerations in this proposal -</p> <p>9.2 - Changing long-established place names is to be avoided, except where necessary to avoid ambiguity or duplication.</p>

Principles of Address Locality Naming and Boundaries	
	<p>9.3 - Changes to a place name is discouraged unless the change has been deemed to be in the public interest or for safety reasons. Changing well established place names can lead to confusion, especially to electronic navigation devices.</p> <p>9.5 - When Council submits a place naming proposal, it should be supported by a Council resolution. Council should also supply evidence that they have sought community feedback on the proposal.</p>
<p>6.8.4 - Boundary Definition</p> <p>a. Address locality boundaries should be easy to identify and readily interpreted by the community. Address locality boundaries shall be determined based on good planning principles and define areas with common community interests.</p> <p>b. Address locality boundaries shall be of a reasonable size for practical purposes, such as including a shopping precinct or community school. Within urban areas an ideal size is around 500ha, with a preferred minimum area of 100ha.</p> <p>c. Address locality boundaries shall be contiguous and may not overlap another address locality boundary.</p> <p>d. An address locality cannot be an island within another locality. All address localities should have boundaries that run alongside two or more other localities, the seashore or state boundary.</p> <p>e. Address locality boundaries shall not extend beyond local government, state, or territory boundaries.</p>	<p>Yes.</p> <p>The boundary of the locality would comply with Part 6.8.4.a.</p> <p>No.</p> <p>The estimated size of the proposed suburb would be a maximum of 93 hectares (below the minimum area of 100 hectares)</p> <p>Yes.</p> <p>An overlap of locality boundaries is not part of this proposal.</p> <p>Yes.</p> <p>The proposed suburb boundary would adjoin two or more other suburbs.</p> <p>Yes.</p> <p>The locality boundary would not extend beyond local government, state, or territory boundaries.</p>

Principles of Address Locality Naming and Boundaries	
<p>6.8.5 - Boundary Determination</p> <p>a. Address locality boundaries should be determined as early in the planning process as possible.</p> <p>b. Address locality boundaries shall follow clear and easily distinguishable lines such as rivers, railways, major road centrelines.</p> <p>c. Address locality boundaries shall not bisect properties in common ownership and shall not bisect individual land parcels.</p> <p>d. Boundaries should be regularly reviewed, especially in areas subject to urban development. The review process should take into primary consideration impacts on community interests. Following this, consideration can be given to the likely impact on government and commercial interests.</p> <p>e. Address localities should be reflected in the address of any given site. A boundary adjustment may be required if the address locality of the access point to a site is not concurrent with the address locality for the site being addressed.</p>	<p>Yes.</p> <p>The proposed suburb boundary has been identified before extensive public consultation has commenced.</p> <p>Partial.</p> <p>The proposed suburb boundary follows clear and easily distinguishable streets for the most part, however, the boundary bisects areas of open space to the east, which is less clear.</p> <p>Partial.</p> <p>Although the proposed boundary does not bisect private property, it does bisect parks owned by Council and the Crown.</p> <p>Yes.</p> <p>Community interests will be considered as part of any future extensive public consultation should proposal meet all criteria.</p> <p>Yes.</p> <p>The proposal would comply with Part 6.8.5.e of the NSW Address Policy.</p>

It is evident from the table above that the proposal does not fully comply with all the GNB's requirements and principles.

Advice from the Geographical Names Board

Discussions commenced between Council and the GNB on the proposed suburb name and boundaries, with reference to Part 6.8.1 and 6.8.4.b of the GNB's NSW Address Policy. Council requested confirmation on two points:

- 1) Whether the suburb name of 'Scarborough Park' would be supported, and
- 2) Whether the proposed suburb boundary area less than 100 hectares would satisfy their preferred minimum suburb size of 100 hectares and greater.

In response to Point 1, the GNB have advised the following:

'The proposed name does not comply with the Addressing Policy and User Manual (Address Policy):

- *Section 6.8.1 'Creating an unambiguous address is critical to support service provision, particularly emergency services. This means avoiding duplicated suburb names (which includes similar sounding and spelt names) not just in NSW, but across Australia. Any names that are submitted will be checked with other states and territories.'*
2.
- *Section 6.8.3g 'For new address localities, it is not permissible to add a word to an existing NSW address locality'. This would preclude the use of Scarborough with an additional suffix or prefix.*

It is noted that there is also a Scarborough (suburb) in Western Australia and Queensland.'

The board confirmed that creating unambiguous addresses is the core foundation to any change to suburbs and that there is concern to the duplication of the proposed suburb name 'Scarborough Park'. They have advised that 'Scarborough Park' would most likely be rejected by the Board.

In response to Point 2, the GNB have advised the following:

'It is noted that the Address Policy advises a preferred minimum of 100 ha in a bid to avoid the creation of micro-suburbs. However, before size is specifically discussed, there is a need to understand the driver for creating a new suburb. By way of context, the Address Policy (Process AP3) states that the need to amend an address locality boundary will arise when there are difficulties with the efficient delivery of services to an area, problems assigning addresses or further land development and construction of new roads.'

It is not considered that there will be problems assigning addresses or further land development and construction of new roads under the current 'Kogarah' suburb name. As stated above, the residents have requested the new suburb name be considered as they experience external confusion and require additional explanation when conveying their place of residence. Council and the GNB must consider whether this is a strong enough reason to create a new suburb in that area, regardless of the name nominated.

Based on the above, the GNB recommended that Council not proceed with community consultation at this point as the suburb name will most likely be rejected.

Financial Implications

There would be a relatively small cost to conduct community consultation and to navigate the GNB process if the proposal proceeded further. If the name was successfully implemented, there would be a cost to changing various data bases (e.g. property and rating data) and changing physical signage. These costs are not included in any budget.

- | | |
|--------------------------------------|-------------------------------------|
| Not applicable | <input type="checkbox"/> |
| Included in existing approved budget | <input type="checkbox"/> |
| Additional funds required | <input checked="" type="checkbox"/> |

Community Strategic Plan

- | | |
|------------------------------------------------------------------------|-------------------------------------|
| Theme One – In 2032 Bayside will be a vibrant place | <input type="checkbox"/> |
| Theme Two – In 2032 Our people will be connected in a creative City | <input type="checkbox"/> |
| Theme Three – In 2032 Bayside will be green, resilient and sustainable | <input type="checkbox"/> |
| Theme Four – In 2032 Bayside will be a prosperous community | <input checked="" type="checkbox"/> |
-

Risk Management – Risk Level Rating

- | | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |
-

Community Engagement

Prior to the submission of the petition, local residents carried out letterbox drops of pamphlets to all residents in the proposed boundary area. This resulted in 203 signatures of support from the approximately 1700 properties within the proposed boundaries via an online petition.

Further community engagement and consultation has not been carried out due to the lack of in-principle support from the GNB and its recommendation not to proceed. No discussion with Council's Reconciliation Action Plan Working Group regarding an alternate First Nations Name, or Council's Historical Librarian has been undertaken for the same reason.

Attachments

Scarborough Park- Resident Petition Submission



Proposal to create a new suburb within Bayside Council - Scarborough Park

18.09.2023

Future Residents of Scarborough Park (FRSP) Community Group

Overview

This proposal by the Future Residents of Scarborough Park (FRSP) community group aims to rename an area of Kogarah, comprising of 19 streets to "Scarborough Park." This proposal stems from the genuine concern of residents on these streets, who have faced difficulties in conveying their link to Kogarah and have experienced a detachment from the larger Kogarah area.

We firmly believe that this proposed name change will not only foster a stronger sense of community but also provide a unique and cohesive identity for our neighborhood.

We are seeking the support of Bayside Council to gazette this proposal and aid us in getting its approval and implementation through the Office of Geographical Names Board.

History

The proposed name "Scarborough Park" carries a profound historical significance that ties directly to the area's past. It pays homage to the well-known Scarborough Park which was thoughtfully named by the Hon. Thomas Holt, an English-born Australian pastoralist, company director, and politician. Holt's contributions played a pivotal role in shaping the region's growth and identity.

Of particular note, the streets slated for renaming are intricately linked to Scarborough Park itself. These streets, which converge to the west of Scarborough Park, reflect a tangible connection that harks back to the area's historical roots. By embracing the name "Scarborough Park" for our suburb, we not only continue to pay tribute to Thomas Holt's enduring legacy but also evoke the cultural and historical wealth of our locale.

Reasons for the Name Change

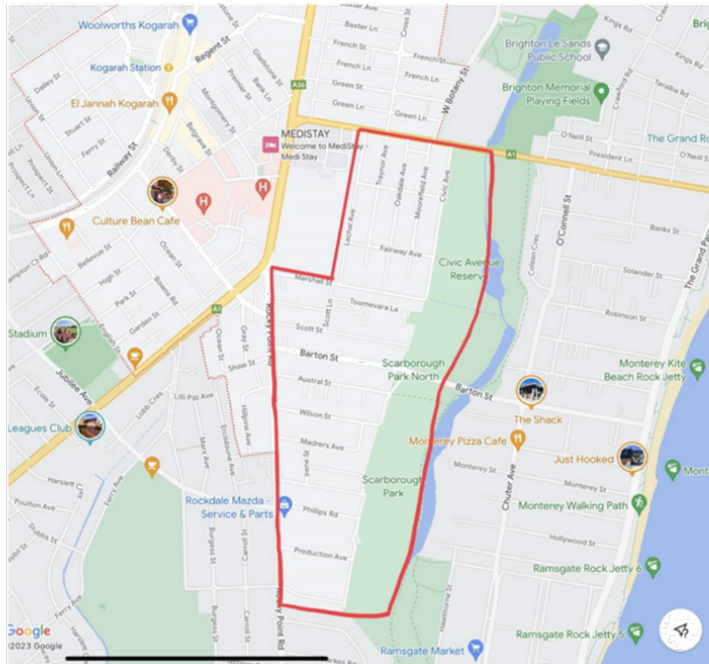
The primary motivation behind the proposed name change stems from the persistent need of residents in these Kogarah streets to continually clarify their place of residence. The eastward location, situated beyond Rocky Point Road, often leads to a lack of immediate association with the broader Kogarah area leading to confusion for both residents and visitors. By embracing the name "Scarborough Park," our intention is to establish an unequivocal and instantly identifiable identity that not only reassures residents but also resonates effectively with both local inhabitants and those from outside the community.

Strengthening Community Bonds

A unified identity under the name “Scarborough Park” will foster a greater sense of togetherness among residents. The shared name will naturally create a common thread that binds our community, promoting neighbourly connections and collaboration. By linking our streets through a single identity, we aspire to create an environment where residents feel a stronger sense of belonging.

Proposed Map of New Suburb - Scarborough Park

The FRSP community group would be guided by council and the relevant naming authority in regard to the final boundaries of the zone, however the group sees that the nature of the land and fixed boundaries (existing Scarborough Park boundary, Rocky Point Rd & Presidents Ave) forms a natural block around the zone.



Proposed map of Scarborough Park



Community Support

A pamphlet was dropped in the letterbox of all the future residents in the proposed boundary (Appendix A). The pamphlet asked for support from residents by way of signing an online petition using Jotforms and included a QR code to directly access the site. We received over 200 signatures in support of the name change with many comments reflecting the reason why we are seeking the name change (Appendix B).

Precedents

There are several precedents across the state for similar name change approvals, including “Queens Park” (Suburb) in Sydney which takes its name from the adjoining Queens Park (Reserve)

Conclusion

In conclusion, the renaming of these 19 streets to “Scarborough Park” serves as a step towards building a more cohesive community, enhancing our sense of identity, and honoring the historical essence of our neighborhood. We believe that this proposal aligns with the vision of the Bayside Council to create a thriving, united, and historically grounded environment for all residents. We kindly request the council's consideration and support for this meaningful initiative.



Contact & Links

A community poll was taken using an online petition:

[REDACTED] (Appendix B: Downloaded signatures & comments)

The community has a Facebook page for discussion:

https://www.facebook.com/groups/3490614364534121/?ref=share_group_link&exp=8ce3

Feedback and further consultation (Head Peitioners)

Emanuel Marinos

[REDACTED]
[REDACTED]

Michael Giannak

[REDACTED]
[REDACTED]

Submission to:

Council's General Manager
council@bayside.nsw.gov.au

IMPORTANT
Proposal of Suburb Name Change

**From Kogarah
 To Scarborough Park**



Let's work together
 Help us rename our streets from Kogarah to Scarborough Park and gain our own identity. Find out more on our Facebook group page and sign our petition to make it happen.

Scan to learn more



Streets within proposed Scarborough Park

Annette Ave	Margaret St	Scarborough Lane
Austral St	Marshall St	Scott Lane
Barton Lane	Midjubi Lane	Scott St
Barton Street (top part)	Moorfield Ave	Sunbeam Ave
Civic Ave	Oakdale Ave	Toomevara St
Fairway Ave	President Ave (South Side)	Traynor Ave
Garrigarrang Ave	Production Ave	Warren Ave
Irene St	Rocky Point Rd (East Side)	Wilson St
Lachal Ave		
Madrers Ave		

Appendix A: Pamphlet which was used in the letterbox drop

WEDNESDAY AUGUST 23, 2023

ST GEORGE & SUTHERLAND SHIRE

Leader

FREE

WIN \$15,190 VIKING CRUISE INCLUDES \$4000 FLIGHT CREDIT PER COUPLE

Scarborough Park

Residents who are petitioning to rename their part of Kogarah after adjacent Scarborough Park. Picture: John Yeager

Name change

BY JIM SAMPSON

RESIDENTS living in a small pocket of streets on the east side of Rocky Point Road want to change their suburb name from Kogarah to Scarborough Park and claim their own community identity.

A petition supporting the request has almost 300 signatures and organisers are aiming for 300 before presenting it to Ryedale Council.

Residents of the area bordered by Monterey, Ramsgate and Kogarah want the name change to end the confusion of where they live.

"The small pocket of Kogarah (18 streets) on the beach side of Rocky Point Road has long been associated with Monterey and Ramsgate and in the past was known as Moorfield Raceway and the associated 'Parklands', the petition states.

"The residents we would like to propose a name change to Scarborough Park which would create our own unique identity with reference to the surrounding parklands and create a closer sense of community within 'Parklands'."

The petition, Scarborough Park Petition (Stgc.org.au), was started by Emma-mae Martin, a resident of the area for 20 years, and his neighbour Michael Glensiek.

"There's always been a bit of confusion about our area," Emma-mae said.

"It's called Kogarah but it's not really there. I started a conversation with fellow residents and they also said they didn't feel they were part of Kogarah."

"We decided on the petition to try and gain our own identity," he said.

"It might make people's lives easier because of the absence of confusion of always explaining where they live."

"I know there is a procedure where other suburbs have been renamed, so long as the new name is not used anywhere else."

His neighbour, Michael Glensiek said while acknowledging they are getting a lot of positive feedback when they speak to residents.

▶ TURN TO PAGE 7

ALUMINIUM FRAME \$2499

Lakeshore 3 Piece Package - Setting consists of a 165 x 88cm rectangular and square dining table, a 2-seater sofa, two armchairs and a cushioned bench. Also available to order: 3-Piece Bar Setting \$3999 3-Piece Chair Setting \$999

Harvey Norman CARINGBAH HomeCo

61-69 Willalonge Rd, 2522 BIRRI

HarveyNorman.com.au

Link: [The Leader Petition to change suburb's name | St George & Sutherland Shire Leader | St George, NSW \(theleader.com.au\)](https://www.theleader.com.au/news/2023/08/23/petition-to-change-suburb-name-kogarah-to-scarborough-park/)

Appendix B: Downloaded Jotform Petition Signatures and Comments


Submission Date	No.	E-mail	Suburb	Comments	First Name	Last Name
Sep 3, 2023	203	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Sep 3, 2023	202	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Sep 1, 2023	201	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 31, 2023	200	[REDACTED]	Brighton le sands		[REDACTED]	[REDACTED]
Aug 30, 2023	199	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 29, 2023	198	[REDACTED]	Kogarah	I support the proposal to change the Suburb name to Scarborough Park	[REDACTED]	[REDACTED]
Aug 28, 2023	197	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 27, 2023	196	[REDACTED] au	Kogarah		[REDACTED]	[REDACTED]
Aug 26, 2023	195	[REDACTED]	Sans Souci	For at least 70 years I've minded Scarborough Park as inclusive of not only the park, but the area between Rocky Point Road Scarborough Creek. Often we referred to it as Scarborough. Having sailed model boats and played football on the park, we commonly referred to it as Scarborough Park. We regarded the bus stop on Rocky	[REDACTED]	[REDACTED]




				Point Rd as the Scarborough Park stop. It has become the descriptor that best locates the area sought to be re-suburbed.		
Aug 24, 2023	194	[REDACTED]	Kogarah	As a resident in the area impacted by this petition for over 20 years, I welcome this opportunity to better delineate this pocket of Kogarah, which has been a source of confusion for many years. We are not in the same LGA or have the same post code as the rest of Kogarah but yet we reside in Kogarah? I think Scarborough Park more accurately represents our area and would be welcomed by the residents.	■	■
Aug 24, 2023	193	[REDACTED]	Kogarah	I support a name change for the Bayside section of Kogarah to Scarborough Park This would save a lot of confusion explaining where I live	■	■
Aug 23, 2023	192	[REDACTED]	Kogarah	Great idea, for so long believe to be living between Monterey and Kogarah. Scarborough Park it must be.	■	■
Aug 23, 2023	191	[REDACTED]	Kogarah		■	■




Aug 22, 2023	190	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 22, 2023	189	[REDACTED]	Kogarah	Bring it on!!!	[REDACTED]	[REDACTED]
Aug 21, 2023	188	[REDACTED]	Gymea	The name change makes sense as the streets back up to Scarborough park and they are not really associated with Kogarah.	[REDACTED]	[REDACTED]
Aug 21, 2023	187	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 21, 2023	186	[REDACTED]	Kogarah	Definitely support the name change proposal	[REDACTED]	[REDACTED]
Aug 20, 2023	185	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 19, 2023	184	[REDACTED]	Kogarah	I like the proposed change to Scarborough park	[REDACTED]	[REDACTED]
Aug 19, 2023	183	[REDACTED] u	Kogarah	I would love a name change, I always tell people I live in West Monterey as I associate Kogarah with west of the train line	[REDACTED]	[REDACTED]
Aug 18, 2023	182	[REDACTED]	Arncliffe	Makes total sense!!	[REDACTED]	[REDACTED]
Aug 18, 2023	181	[REDACTED]	Arncliffe		[REDACTED]	[REDACTED]
Aug 18, 2023	180	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 17, 2023	179	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]




Aug 16, 2023	178	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 16, 2023	177	[REDACTED]	Kogarah	Great idea! We are disconnected from Kogarah	[REDACTED]	[REDACTED]
Aug 16, 2023	176	[REDACTED]	Kogarah	I believe we should have a different name run Kogarah (town center) we are in completely different location to that side of princess hwy	[REDACTED]	[REDACTED]
Aug 16, 2023	175	[REDACTED]	Kogarah	I believe we should have a different name run Kogarah (town center) we are in completely different location to that side of princess hwy	[REDACTED]	[REDACTED]
Aug 16, 2023	174	[REDACTED]	Kogarah	I agree to the name change to Scarborough Park , we should not be the same as Kogarah (town centre side) we are closer to beach & have different council .	[REDACTED]	[REDACTED]
Aug 16, 2023	173	[REDACTED]	Kogarah	The proposed change is making a lot of sense!	[REDACTED]	[REDACTED]
Aug 16, 2023	172	[REDACTED]	Kogarah	the name change is a great idea	[REDACTED]	[REDACTED]
Aug 16, 2023	171	[REDACTED]	Kogarah	Great initiative - I have been living on sunbeam avenue for the last 3 years and always have to explain where we are located! The discussion usually goes "we	[REDACTED]	[REDACTED]



				are in Kogarah but not really Kogarah"!!		
Aug 15, 2023	170	[REDACTED]	Kogarah	I wish to have the name changed from Kogarah to Scarborough Park	[REDACTED]	[REDACTED]
Aug 15, 2023	169	[REDACTED]	Kogarah	I live on Irene Street (Kogarah) and support this change of name. I agree that we don't belong to Kogarah and support the new name.	[REDACTED]	[REDACTED]
Aug 14, 2023	168	[REDACTED]	Kogarah	Love the name changes. Thank you for initiating this great idea Cheers Sharnelle	[REDACTED]	[REDACTED]
Aug 14, 2023	167	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 14, 2023	166	[REDACTED]	Scarborough park		[REDACTED]	[REDACTED]
Aug 14, 2023	165	[REDACTED]	Kogarah	I don't have an email address so I use my daughter's email.	[REDACTED]	[REDACTED]
Aug 14, 2023	164	[REDACTED]	Kogarah	I am very, very happy to sign the petition.	[REDACTED]	[REDACTED]
Aug 14, 2023	163	[REDACTED]	Kogarah	I think this is an excellent idea. We all live far away from Kogarah itself and I live closer to Ramsgate than to Kogarah. The people over the other side of the park changed the name of their little	[REDACTED]	[REDACTED]



				suburb to Monterey so why can't we change are suburb name to Scarborough Park?		
Aug 14, 2023	162	[REDACTED]	Kogarah	When people ask me where I live, I usually say "on the edge of Scarborough Park "	[REDACTED]	[REDACTED]
Aug 13, 2023	161	[REDACTED]	Kogarah	My wife and I leave right down the end of Margaret st Kogarah right next to Scarborough Park and we both support the name change to Scarborough Park as a fantastic proposal to the name	[REDACTED]	[REDACTED]
Aug 13, 2023	160	[REDACTED]	Kogarah	My husband and I leave in Margaret st Kogarah right next to Scarborough Park and we both support the proposed name to change to Scarborough Park	[REDACTED]	[REDACTED]
Aug 13, 2023	158	[REDACTED]	Kogarah	I've lived in kogarah nearly all my life on the other side of rockypoint road. When I moved to the Scarborough park side I could not believe that it was still called kogarah when the council is different, the phone prefix's are different and the location does not come inside the kogarah area. Changing the name to Scarborough Park would be a great idea and I am behind this 100%	[REDACTED]	[REDACTED]



Aug 13, 2023	158	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 13, 2023	157	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 13, 2023	156	[REDACTED]	Kogarah	What a great idea! Kogarah on the eastern side of the highway has always been confusing	[REDACTED]	[REDACTED]
Aug 12, 2023	155	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 3, 2023	154	[REDACTED]	kogarah		[REDACTED]	[REDACTED]
Aug 2, 2023	153	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Aug 2, 2023	152	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 31, 2023	151	[REDACTED]	Bexley		[REDACTED]	[REDACTED]
Jul 31, 2023	150	[REDACTED]	Bexley		[REDACTED]	[REDACTED]
Jul 31, 2023	149	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 31, 2023	148	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 31, 2023	147	[REDACTED]	Kogarah	Completely agree with the idea of the name change.	[REDACTED]	[REDACTED]
Jul 31, 2023	146	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 31, 2023	145	[REDACTED]	Kogarah	Agree with the proposal to change suburb name to Scarborough Park, when I explain to people where my street is	[REDACTED]	[REDACTED]




				they are surprised it is considered Kogarah. This area feels more connected to Monterey and Ramsgate rather than Kogarah.		
Jul 31, 2023	144	[REDACTED]	KOGARAH		[REDACTED]	[REDACTED]
Jul 31, 2023	143	[REDACTED]	Kogarah	Happy to disassociate from "Kogarah"	[REDACTED]	[REDACTED]
Jul 30, 2023	142	[REDACTED]	Kogarah	Long over due if you ask me 😊	[REDACTED]	[REDACTED]
Jul 30, 2023	141	[REDACTED]	Kogarah	The neighbourhoods East of the hospital, civic centre and Princess Hwy (eg moorefield estate, Barton street etc) have a very different feel to the west side of kogarah. This includes lakes, greenery, and later designed suburban style. When the M6 road works, nature reserve, walkway and cycle way are completed - this will be even more accentuated. I agree with this proposal to change the suburb name.	[REDACTED]	[REDACTED]
Jul 30, 2023	140	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]


Jul 30, 2023	139	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 30, 2023	138	[REDACTED]	Kogarah	Love our area to be Scarborough	[REDACTED]	[REDACTED]s
Jul 30, 2023	137	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 30, 2023	136	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 30, 2023	135	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 30, 2023	134	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 30, 2023	133	[REDACTED]	Matraville		[REDACTED]	[REDACTED]
Jul 30, 2023	132	[REDACTED]	Kogarah	This pocket is definitely not KOGARAH and should have its own identity.	[REDACTED]	[REDACTED]
Jul 30, 2023	131	[REDACTED] m.au	Kogarah		[REDACTED]	[REDACTED]
Jul 30, 2023	130	[REDACTED]	Kogarah	I support the change	[REDACTED]	[REDACTED]
Jul 29, 2023	129	[REDACTED] m	Kogarah	Agree with the petition the suburb name Kogarah is confusing for people due to our location close to Scarborough park	[REDACTED]	[REDACTED]
Jul 24, 2023	128	[REDACTED]	Kogarah	I support this initiative. Our villas in toomevara st are actually called Scarborough Village and I feel Scarborough Park is a better explanation	[REDACTED]	[REDACTED]

				of where we are.		
Jul 20, 2023	127	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jul 20, 2023	126	[REDACTED]	KOGARAH		[REDACTED]	[REDACTED]
Jul 3, 2023	125	[REDACTED]	Kogarah	Definitely support name change	[REDACTED]	[REDACTED]
Jun 27, 2023	124	[REDACTED]	Kogarah	A definite YES from me. I live in Wilson Street next door to Scarborough Park, and actually closer to Monterey than Kogarah, which causes major confusion with deliveries to my address. So YES YES YES, please change the suburb name from Kogarah to Scarborough Park.. Wilson Street is no where near Kogarah!!!!!! Thank you [REDACTED]	[REDACTED]	[REDACTED]
Jun 27, 2023	123	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 26, 2023	122	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 26, 2023	121	[REDACTED]	Kogarah		[REDACTED]	[REDACTED] a
Jun 26, 2023	120	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 26, 2023	119	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]

Jun 26, 2023	118	[REDACTED]	Kogarah	[REDACTED]
Jun 26, 2023	117	[REDACTED]	Kogarah	It would be amazing to be our own little community. We are not near Kogarah. My house is 2 houses away from Scarborough Park and therefore my suburb should be Scarborough park.
Jun 25, 2023	116	[REDACTED]	Kogarah	[REDACTED]
Jun 24, 2023	115	[REDACTED]	Kogarah	Fantastic 💡
Jun 23, 2023	114	[REDACTED]	Kogarah	[REDACTED]
Jun 23, 2023	113	[REDACTED]	Scarborough Park	Please change from kogarah to Scarborough Park
Jun 23, 2023	112	[REDACTED]	Kogarah Bay	[REDACTED]
Jun 23, 2023	111	[REDACTED]	Kogarah Bay	I think separating from Kogarah and having its own name as it is an individual little pocket of streets that are not really part of Kogarah.
Jun 22, 2023	110	[REDACTED]	Kogarah	Scarborough park is a much better identity for our suburb.
Jun 21, 2023	109	[REDACTED]	Madrers ave Kogarah	Long overdue. The old street directory books used to call our street in Ramsgate. The house was sold to us as ramsgate. Only to find we were South




				Kogarah until they closed the post office down at Barton street then we became just Kogarah		
Jun 21, 2023	108	[REDACTED]	Kogarah	I think a name change is well over due	[REDACTED]	[REDACTED]
Jun 21, 2023	107	[REDACTED]	Kogarah	It does not feel like Kogarah on this side near Scarborough park this name change makes sense.	[REDACTED]	[REDACTED]
Jun 21, 2023	106	[REDACTED]	kogarah		[REDACTED]	[REDACTED]
Jun 21, 2023	105	[REDACTED]	Kogarah	I fully support the proposal to change the suburb name as we live in Wilson street and when we tell people where we live so they can visit, they always think somewhere near Kogarah station.	[REDACTED]	[REDACTED]
Jun 20, 2023	104	[REDACTED]	Kogarah	Renaming the residential zone abutting Scarborough Park is sensible. It doesn't adversely affect anyone. The region is distinctly separate from greater Kogarah. A great idea to engender local community attachment!!	[REDACTED]	[REDACTED]
Jun 20, 2023	103	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 20, 2023	102	[REDACTED]	Kogarah	That would be great When I give my address as Kogarah a lot of people think of Kogarah station I	[REDACTED]	[REDACTED]




Date	Item No.	Name	Comments	Response 1	Response 2
			need to explain it is closer to Ramsgate		
Jun 20, 2023	101	[REDACTED]	Madrers Are Kogarah	Agree to name change to Scarborough Park	[REDACTED]
Jun 20, 2023	100	[REDACTED]	Kogarah		[REDACTED]
Jun 20, 2023	99	[REDACTED] com.au	Kogarah	In favour of the change	[REDACTED]
Jun 20, 2023	98	[REDACTED]	Kogarah	All for the change	[REDACTED]
Jun 20, 2023	97	[REDACTED]	Kogarah	A brilliant suburban ID to consolidate those streets with Monterey, thank you! I also like it named Monterey Bay.	[REDACTED]
Jun 20, 2023	96	[REDACTED]	Kogarah	A long overdue change!	[REDACTED]
Jun 20, 2023	95	[REDACTED]	Kogarah	Please change to Scarborough Park	[REDACTED]
Jun 20, 2023	94	[REDACTED]	Kogarah	It sounds good to change the suburbs name from Kogarah to Scarborough Park	[REDACTED]
Jun 20, 2023	93	[REDACTED]	Kogarah	We have long felt that this pocket of streets is slightly separate to the centre of Kogarah. The existing Scarborough Park, Rocky Point Rd and President Avenue make natural boundaries for the proposed suburb.	[REDACTED]

Jun 20, 2023	92	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 20, 2023	91	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 19, 2023	90	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 19, 2023	89	[REDACTED]	Kogarah	Would be great to have a suburb name. The location is much better suited to the area	[REDACTED]	[REDACTED]
Jun 19, 2023	88	[REDACTED]	Scarborough Park	I am closer to Ramsgate / Monterey than Kogarah	[REDACTED]	[REDACTED]
Jun 19, 2023	87	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 19, 2023	86	[REDACTED]	Kogarah	What an awesome idea. Good job	[REDACTED]	[REDACTED]
Jun 19, 2023	85	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 19, 2023	84	[REDACTED]	Kogarah	My wife and I have spoken about this for quite sometime - let's make this happen 👍	[REDACTED]	[REDACTED]
Jun 19, 2023	83	[REDACTED]	Scarborough Park	I agree	[REDACTED]	[REDACTED]
Jun 19, 2023	82	[REDACTED]	Kogarah	I support Scarborough Park	[REDACTED]	[REDACTED]
Jun 19, 2023	81	[REDACTED]	Kogarah	Such a great idea! Always being associated with the train station side of kogarah - we are more of the beach	[REDACTED]	[REDACTED]



Date	Item No.	Name	Address	Comments	Response 1	Response 2
Jun 19, 2023	80	[Redacted]	Kogarah	side!	[Redacted]	[Redacted]
Jun 19, 2023	79	[Redacted] m	Kogarah	Great idea thought of this 15 years ago it will also raise home values	[Redacted]	[Redacted]
Jun 19, 2023	78	[Redacted]	Kogarah		[Redacted]	[Redacted]
Jun 19, 2023	77	[Redacted]	Kogarah		[Redacted]	[Redacted]
Jun 19, 2023	76	[Redacted]	Kogarah	I live in Wilson St and yes we should be known as Scarborough Park when I say I live in Kogarah people think it's up by railway station and I always have to say Monterey side	[Redacted]	[Redacted]
Jun 19, 2023	75	[Redacted]	Kogarah	Yes this is a fantastic idea as I live in Wilson Street	[Redacted]	[Redacted]
Jun 17, 2023	74	[Redacted]	Kogarah		[Redacted]	[Redacted]
Jun 17, 2023	73	[Redacted]	Kogarah		[Redacted]	[Redacted]
Jun 17, 2023	72	[Redacted]	Kogarah Bay		[Redacted]	[Redacted]
Jun 17, 2023	71	[Redacted] m	Beverley Park		[Redacted]	[Redacted]
Jun 16, 2023	70	[Redacted]	Kogarah	What an amazing initiative.	[Redacted]	[Redacted]



Date	Item No.	Redacted Name	Suburb	Comment	Response 1	Response 2
				Would love this		
Jun 16, 2023	69	[Redacted]	Kogarah	Great idea.	[Redacted]	[Redacted]
				Please proceed with this		
Jun 16, 2023	67	[Redacted]	Sandringham	Great idea	[Redacted]	[Redacted]
Jun 16, 2023	67	[Redacted]	Kogarah	Please change our suburb to Scarborough Park!	[Redacted]	[Redacted]
Jun 16, 2023	66	[Redacted]	Kogarah	A big yes! We live in Margaret Street	[Redacted]	[Redacted]
Jun 16, 2023	65	[Redacted]	Kogarah		[Redacted]	[Redacted]
Jun 16, 2023	64	[Redacted]	Kogarah	Yes would be happy to be called scareborough park	[Redacted]	[Redacted]
Jun 16, 2023	63	[Redacted]	Kogarah	It would be lovely to change the suburb to represent it true location (Scarborough Park)	[Redacted]	[Redacted]
Jun 16, 2023	62	[Redacted]	Beverley Park		[Redacted]	[Redacted]
Jun 15, 2023	61	[Redacted]	Kogarah		[Redacted]	[Redacted]
Jun 15, 2023	60	[Redacted]	Kogarah	I support this change of name	[Redacted]	[Redacted]




Jun 15, 2023	59	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 15, 2023	58	[REDACTED]	Kogarah	I fully support this proposal.	[REDACTED]	[REDACTED]
Jun 15, 2023	57	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 15, 2023	56	[REDACTED]	Kogarah Bay	I think this is a fantastic idea which will benefit the area and it's residents in a positive way!	[REDACTED]	[REDACTED]
Jun 14, 2023	55	[REDACTED]	Kogarah	A great idea. As a resident of Morefield estate I always thought this pocket should have a different name to Kogarah, this way associating itself closer to Bayside Council.	[REDACTED]	[REDACTED]
Jun 14, 2023	54	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 14, 2023	53	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 13, 2023	52	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 13, 2023	51	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 13, 2023	50	[REDACTED]	Kogarah	I think this is a lovely reference back to the surrounding parklands and it's surrounding context.	[REDACTED]	[REDACTED]
Jun 13, 2023	49	[REDACTED]	Kogarah (Scarborough Park)	Great idea	[REDACTED]	[REDACTED]



Jun 13, 2023	48	[REDACTED]	Kogarah	<p>Scarborough Park is simply known for its sporting fields in both Monterey and Kogarah.</p> <p>Scarborough Park is also known for its smelly Storm Water ponds.</p> <p>Let's keep it simple, a number of people in the proposed name change area already prefer to say they live in Monterey not Kogarah.</p>	[REDACTED]	[REDACTED]
Jun 13, 2023	47	[REDACTED]	Kogarah	<p>We have lived in Barton Street Kogarah well over fifty years and I don't have a problem with the suburb name of Kogarah.</p> <p>If the suburb name was to be changed to separate it from Kogarah in the George's River Council area can I suggest it be changed to Monterey which is in the Bayside Council area. We already have references to Scarborough Park in the Monterey area.</p> <p>Let's keep it simple and less confusing.</p>	[REDACTED]	[REDACTED]
Jun 13, 2023	46	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 13, 2023	45	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 13, 2023	44	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]




Jun 13, 2023	43	[REDACTED]	Kogarah	Good luck, love the idea.	[REDACTED]	[REDACTED]
Jun 13, 2023	42	[REDACTED]	Kogarah	Great initiative, thanks.	[REDACTED]	[REDACTED]
Jun 13, 2023	41	[REDACTED]	Kogarah	Great initiative	[REDACTED]	[REDACTED]
Jun 13, 2023	40	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 13, 2023	39	[REDACTED]	Kogarah	I think this is a good suggestion as we really aren't part of kogarah, well, i don't feel like i am part of kogarah. I googled this and was taken to the defunct chsnge.org petition. I really hope the letterbox drop gets more traction..	[REDACTED]	[REDACTED]
Jun 13, 2023	38	[REDACTED]	Kogarah	I fully support a name change away from Kogarah.	[REDACTED]	[REDACTED] n
Jun 13, 2023	37	[REDACTED] m	Kogarah	Love it	[REDACTED]	[REDACTED]
Jun 13, 2023	36	[REDACTED] m	Kogarah	What a wonderful idea Scarborough Park is a great name for a suburb	[REDACTED]	[REDACTED]
Jun 12, 2023	35	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 12, 2023	34	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 12, 2023	33	[REDACTED]	Kogarah		[REDACTED]	[REDACTED] s



Jun 12, 2023	32	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 11, 2023	31	[REDACTED]	Kogarah	I support the proposal of renaming the subject area from Kogarah to Scarborough Park as the area is both geographically disconnected from Kogarah and has a distinct character separate to that of Kogarah	[REDACTED]	[REDACTED]
Jun 11, 2023	30	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 11, 2023	29	[REDACTED]	Kogarah	At one point in time, was this area was also known as kogarah south?	[REDACTED]	[REDACTED]
Jun 11, 2023	28	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 11, 2023	27	[REDACTED]	Kogarah	People are unsure where you live you have to explain where as they think Kogarah is only near railway Station.	[REDACTED]	[REDACTED]
Jun 11, 2023	26	[REDACTED]	Kogarah	Good idea, when telling anyone where you live, you say Kogarah then you have to say Rocky Pt Rd side near Scarborough Park.	[REDACTED]	[REDACTED]
Jun 11, 2023	25	[REDACTED]	Kogarah	Great idea, as we don't exist anywhere	[REDACTED]	[REDACTED]
Jun 11, 2023	24	[REDACTED]	KOGARAH	Fully approve this proposal!	[REDACTED]	[REDACTED]
Jun 9, 2023	23	[REDACTED]	Kogarah		[REDACTED]	B



Jun 9, 2023	22	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 9, 2023	21	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 8, 2023	20	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 8, 2023	19	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 7, 2023	18	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 7, 2023	17	[REDACTED]	Kogarah	A agree with proposal	[REDACTED]	[REDACTED]
Jun 6, 2023	16	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 5, 2023	15	[REDACTED].a u	20 Toomevara Street kogarah		[REDACTED]	[REDACTED]
Jun 5, 2023	14	[REDACTED]	Kogarah		[REDACTED]	[REDACTED]
Jun 5, 2023	13	[REDACTED]	Kogarah	Change kogarah to Scarborough Park East of rocky Point road	[REDACTED]	[REDACTED]
Jun 5, 2023	12	[REDACTED]	Kogarah	Lease change suburb from Kogarah to Scarborough park	[REDACTED]	[REDACTED]
Jun 5, 2023	11	[REDACTED]	Kogarah 2217		[REDACTED]	[REDACTED]
Jun 4, 2023	10	[REDACTED]	Kogarah	I live in Toomevara st Kogarah, i would love my suburb, to be called	[REDACTED]	[REDACTED]



Date	Count	Name	Address	Comments	Signature	Initials
Jun 4, 2023	9	[Redacted]	Kogarah	Scarborough park. I live in Toomevara st Kogarah, i would love my suburb, to be called Scarborough park.	[Redacted]	[Redacted]
May 28, 2023	8	[Redacted]	Kogarah		[Redacted]	[Redacted]
May 27, 2023	7	[Redacted]	Kogarah		[Redacted]	[Redacted]
May 27, 2023	6	[Redacted]	Kogarah	Absolutely support the name change!	[Redacted]	[Redacted]
May 26, 2023	5	[Redacted] com	Kogarah	The new name fits our sense of community towards the Bay side.	[Redacted]	[Redacted]
May 22, 2023	4	[Redacted]	Kogarah		[Redacted]	[Redacted]
May 19, 2023	3	[Redacted]	Kogarah		[Redacted]	[Redacted]
May 16, 2023	2	[Redacted]	Kogarah		[Redacted]	[Redacted]
May 16, 2023	1	[Redacted]	Kogarah	I would like to form a community associated with the parklands	[Redacted]	[Redacted]

City Planning & Environment Committee

12/06/2024

Item No	CPE24.020
Subject	Draft Mutch Park Masterplan
Report by	Peter Barber, Director City Futures
File	SF20/2383

Summary

Mutch Park is located at Heffron Road and Wentworth Avenue, Pagewood and comprises an area of approximately 12.69 hectares. Mutch Park currently includes several elements that are relatively new, some that require renewal, and presents future opportunities for embellishment to serve the active and passive recreation needs of the community. The Draft Mutch Park Masterplan has been developed to provide a coherent functional plan that will guide future work in Mutch Park in a coordinated and orderly way.

Officer Recommendation

- 1 That the draft Mutch Park Masterplan is publicly exhibited to seek feedback from the community.
 - 2 That the Draft Mutch Park Masterplan is forwarded to Sydney Water as landowner, seeking its support.
-

Background

Mutch Park is located at Heffron Road and Wentworth Avenue, Pagewood and comprises an area of approximately 12.69 hectares. The Draft Mutch Park Masterplan has been developed to provide a coherent landscape with diverse recreational and sporting opportunities to meet the increasing demands of the local community.

The land is zoned SP1 Recreation Facility (Outdoors) and is owned by Sydney Water. The lease agreement between Bayside Council and Sydney Water ends on 31 March 2036 and permits sublease of the space.

Context

Mutch Park is part of a regional open space network in the Mill Stream and Botany Wetland Corridor primarily dominated by golf courses, connecting Botany Bay with Centennial Park. There is an opportunity to link Mutch Park to Astrolabe Park and the rest of the corridor.

Mutch Park is adjacent to Bonnie Doon Golf Course to the north of Heffron Road. To the east there are residential areas, and the Kelloggs Head Office is located on the southwest boundary.

Mutch Park is in proximity to Eastgardens Town Centre and high-density residential development, which is delivering population growth and increasing demands for sports and

recreation. This parcel of open space presents an opportunity to service the growing community, within the site's inherent limitations.

Access to Mutch Park from Eastgardens Town Centre is limited due to continuous fencing of the southern section of Bonnie Doon Golf Course and high retaining wall along Banks Avenue.



Mutch Park shown shaded (Source: Nearmap)

Existing Conditions and Issues

Topography

The park consists of extensively grassed areas with hilly topography and established tree canopy along the western and eastern edges. The northern section is generally flatter with a 3m high mound in the middle of the park that divides the space into two.

High mounds reaching 18m dominate the southern section of the site providing scenic views to Bonnie Doon Golf Course and north to the Sydney CBD. There is a depression in the southern part of the park that holds water after periods of rain. The hilly topography has influenced the proposed pathway routes to ensure that pathways achieve standards suitable for disabled access.

Access

Carparks are accessed from Heffron Road and Wentworth Avenue with an additional maintenance service road off Heffron Road. The driveways are generally uncontrolled and there is potential for conflicts with park users.

There are four parking areas:

- Heffron Road entry – 1 x large carpark
- Wentworth Avenue – 3 x carparks (one services the skate park, another nearby that services the squash court building as well as an informal carpark that terminates near the centre of the park).

Existing uses

Existing uses include a squash centre and a skate park in the south. The park also contains a local level playground, shelters, seats, pergola, toilet block, sports amenity building, cricket net and 6 x tennis courts in the northern portion.

The playground and shelters have reached the end of their serviceable life. The small toilet block is not in use and placed on a platform, making it difficult to comply with current standards. The larger amenities building is structurally sound and has the potential to be upgraded to better serve the park.

Council recently opened the Domestic Violence reflection garden.

Flooding

This park provides an important detention function and the depression in the southern half of the park often ponds as it slowly filters flood waters.

Land Contamination

The site is contaminated with material including asbestos. It is safe for use as public open space, subject to being managed in a way that retains soil and grass coverage to avoid contaminants being exposed. The lease for the site from Sydney Water includes requirements for the management of the site regarding contamination.

Functional Arrangement

Formal pedestrian paths are absent throughout the park. There are two steep trails connecting the adjacent residential area with the central part of the park. The middle mound and the fenced tennis courts visually and spatially divide the park into two almost distinct sections. This division impacts the safety and user experience of the park.

There is a lack of lighting in the park. The tennis courts are over 180m from Heffron Road carpark and access at night is uncomfortable due to the lack of pathways and lighting.

Establishing the functions of the park will enable connecting and circulating paths and parking to be provided to support various activities, and inform the future upgrades and the

refurbishment of the existing buildings. The end state of Mutch Park described in the functional plan will be delivered through a range of individual projects over time, each subject to its own detailed design process.

Masterplan Development - Opportunities and Constraints

The plan accepts the fundamental spatial arrangement created by the landform and tennis court placement, resulting in two distinct landscape zones.

Improve safety and access

- Rationalise and improve functionality of the carpark off Heffron Road including providing an additional entrance off Heffron Road to provide a one-way circulation route and an increase in parking spaces.
- Construction of a new carpark accessed from Heffron Road to better service the existing tennis courts, amenities building, and off-leash dog area to increase safety (particularly at night) for the park users.
- Rationalise carparks off Wentworth Avenue by improving circulation and removing access into the centre of the park to provide safe pedestrian access and remove conflicts between vehicles and pedestrians.
- Ensure clear and open sight lines to ensure passive surveillance and visual connection across the park and enhance legibility of the space. All carparks to be gated and controlled to prevent anti-social behaviour.

Improve pedestrian routes

- Provide a major north/south route through the park where pedestrians are not in conflict with vehicles once within the park.
- Provide running, walking and children's bicycle loops in the park with lighting.
- The pedestrian loop uses the topography and links access, lookouts and programs. The paths to be designed to serve the broadest range of users.

Diversify programs to activate the park

To support women's sport, at its meeting of 24 April 2024 (Minute 11.1 CS24.009) Council resolved:

- *That Council endorses Mutch Park as the location for a future dedicated women's sport and recreation hub.*
- *That Council endorses a functional design be prepared for a women's sport hub in Mutch Park that includes a modified size grass sports field, new outdoor fitness station, renewal of existing cricket nets, children's playground and amenity building, and removal of the deteriorated rotunda.*

- *That a report, including a delivery program, time frames and cost, be provided to Council in line with budget timing for 2024/2025 Financial Year.*

The above report also noted that “there is growth in non-sport activities like walking, outdoor fitness and Pilates” all of which are supported by this draft Masterplan.

The draft Mutch Park Masterplan includes:

- Creation of a sports field (100x70m) that can accommodate a range of sports with fencing to protect park users near the goal mouths and the nearby Domestic Violence Reflection Garden.
- The removal and upgrade of old shelters, seating and other park infrastructure.
- Two playgrounds:
 - o Local size nature-play inspired playground in the general vicinity of the existing aging playground. This will need to be relocated away from large canopy trees and outside the root zones so that safety and soft-fall is not compromised. The footprint is constrained by the proposed playing field, car park and paths. The smaller playground is to support the Women’s Sports Hub and DV Garden functions, catering for children under 12 years old.
 - o District sized playground as part of a broader family precinct that caters for longer stay and more diverse recreational activities to form a youth and family-oriented hub with a district playground, half basketball court, rebound wall integrated into the hilly topography. This precinct would be supported by a pathway network and the existing skate park.
- Relocation of the existing cricket practice nets to be orientated and enclosed to protect adjacent park users.
- Opportunity for fitness circuits.
- The south-west corner of the site provides an opportunity for a future indoor hub to replace the squash court and integrate the carparking.
- Relocation and provision of a fenced off-leash dog to reduce conflicts and protect the broader community particularly as usage of the park can be expected to increase. The off-leash area will be easily accessed from the east or west of the site with the new carpark within a short distance.

Planting

- Mutch Park provides a significant and established tree canopy that is identified as supporting habitat in the area. The protection and enhancement of this tree canopy is a key objective and will be supported with additional planting, tree management and ongoing maintenance to ensure tree health is maintained over time.
- Ensure new plantings reinforce the endemic tree canopy.

- The open grassed areas also provide important recreational green space for the community, and this can host a range of flexible uses such as informal sports as well as the fenced off-leash dog area.

Lookouts

- Establish lookout facilities at the high points of mounds to overlook the scenic landscape and provide surveillance back into the park.

Financial Implications

A Staging and Funding Strategy will be developed and included in the Masterplan Report as part of the engagement material.

The cost to design and implement elements identified in the Masterplan will be funded from a range of sources including Developer Contributions, Planning Agreements and grants.

Having an adopted masterplan will position Council to apply for and deliver on grants for certain elements.

An endorsed masterplan will lead to detail design for the highest priorities that will be identified after input has been received from the community.

- | | | |
|--------------------------------------|-------------------------------------|-------------------------------------------------------------------------------------------|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input type="checkbox"/> | |
| Additional funds required | <input checked="" type="checkbox"/> | Funds for implementation of priorities will be required in a future City Projects Program |

Community Strategic Plan

- | | |
|------------------------------------------------------------------------|-------------------------------------|
| Theme One – In 2032 Bayside will be a vibrant place | <input type="checkbox"/> |
| Theme Two – In 2032 Our people will be connected in a creative City | <input type="checkbox"/> |
| Theme Three – In 2032 Bayside will be green, resilient and sustainable | <input checked="" type="checkbox"/> |
| Theme Four – In 2032 Bayside will be a prosperous community | <input type="checkbox"/> |

Risk Management – Risk Level Rating

- | | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |

Stakeholder Engagement

Community Engagement is proposed for the second half of 2024.

Sydney Water will also need to be engaged as the owner of the land, which is leased to Council. Sydney Water will need to give its approval to future works in Mutch Park and will be mindful of the constraint arising from land contamination.

Attachments

Draft Mutch Park Masterplan



City Planning & Environment Committee

12/06/2024

Item No	CPE24.021
Subject	Draft Scarborough Park Masterplan
Report by	Peter Barber, Director City Futures
File	SF21/4196

Summary

The draft Scarborough Park Masterplan is presented to Council for endorsement to proceed to community engagement in July 2024.

Officer Recommendation

- 1 That Council endorses the draft Scarborough Park Masterplan for public exhibition for a period of 28 days.
 - 2 That a future post exhibition report be presented to Council on the results of the Community Engagement process.
-

Background

The draft Scarborough Park Masterplan is presented to Council for endorsement to proceed to community engagement in July 2024.

This project was initiated to guide future works in Scarborough Park, partly funded via a Planning Agreement between Council and JQZ Nine Pty Ltd whereby:

- A \$70,000 monetary contribution to Council towards master planning for the purpose of resolving the location, concept design and scope of infrastructure for shared footpaths and cycleways in Scarborough Park South, Leo Smith Reserve, Hawthorn Street Reserve and Tonbridge Reserve.
- \$1,595,000 monetary contribution to Council to be applied towards the carrying out of works to create shared footpaths and cycleways in Scarborough Park South, Leo Smith Reserve, Hawthorn Street Reserve and Tonbridge Reserve with priority given to works on Scarborough Park South.

Council engaged consultants Group GSA to prepare this masterplan considering the heritage status of the park as well as the history of active sport and a broad range of recreation uses in the park.

The northern boundary of Scarborough Park has seen dramatic changes recently with the construction of the M6 Stage 1 project, resulting in extensive clearing and changes to levels, as well as the introduction of an overhead bridge and associated ramps and an active transport corridor that terminates at Tanner Reserve.

The brief for the Masterplan was to recognise and incorporate renewal and upgrade works completed by Council over recent years, rather than being a 'blank sheet' master planning exercise.

The masterplan has thoroughly investigated the historic and existing conditions and values of the park and considered relevant major projects like the M6 and the planning framework, including the Sydney Green Grid as well as relevant legislative requirements and government design guides, to identify opportunities for five (5) key aspects. These include:

- 1 Habitat
- 2 Connectivity
- 3 Sport & Activity
- 4 Sustainable drainage
- 5 Management.

The draft masterplan has now been finalised and is ready for exhibition. A fly-through video has also been created to facilitate community engagement. As part of the engagement the implementation of pathways and sports lighting will be included.

Design Principles and Strategies for Scarborough Park

Consistent with strategic documents and feedback from stakeholders received to date, the masterplan sets the framework and objectives which are:

- 1 Facilitate access and connectivity,
- 2 Protect natural environments,
- 3 Protect and enhance biodiversity,
- 4 Provide diversity in recreation.

Functional Zones

The Bayside Priority Green Grid Corridors Spatial Framework articulates overarching bio cultural and places for people objectives, and the masterplan will provide opportunities to provide for a range of ages, abilities and appropriate active, passive, cultural, heritage and environmental activities.

Scarborough Park has three main functional zones that are not proposed to change and include:

- Conservation and Biodiversity
- Organised Sport
- Passive Recreation

4.2.4 Combined Zoning

-  Conservation & biodiversity
-  Organised sport
-  Passive recreation



Precinct Circulation Plan

The key component of the draft Scarborough Park Masterplan is the planning for future connections to take advantage of the soon to be completed M6 Stage 1 active transport corridor and to plan for exercise routes/circuits and education trails as well as consider broader connectivity for the growing community.

The draft Masterplan will also link in with the Notice of Motion adopted at Council's May 2024 meeting regarding continuing the active transport connection further south through the open space corridor. This will vastly improve safety in the park by creating enhanced passive supervision across the site and increase safety for all users.

Enhancement of Blue Green Networks

Another overarching corridor objective articulated in the Bayside Priority Green Grid Corridors Spatial Framework is the enhancement of Blue Green Corridors:

- To ensure the rich variety of existing ecologies are connected.
- Enhance tree canopy by protecting stands of trees, enhance vegetated zones and habitat.
- Improve water quality and stormwater management.
- Promoting the natural assets of the area to residents and visitors and fostering stewardship.

Project Timeline

Community and stakeholder engagement will follow endorsement of the draft Masterplan by Council in July 2024.

Once the engagement process is complete, a report will be presented back to the City Planning and Environment Committee seeking Council adoption of the Scarborough Park Masterplan.

Following the adoption of the masterplan, the first stages of implementation will follow. This will include the planning agreement monetary contribution of \$1,595,000 for shared footpaths and cycleways in Scarborough Park South, Leo Smith Reserve, Hawthorn Street Reserve and Tonbridge Reserve, with priority given to works on Scarborough Park South. This will be the subject of a future report. Implementation of sports field lighting to Scarborough Central, Scarborough East and AS Tanner Reserve will also follow.

Financial Implications

A Staging and Funding Strategy is included in the Masterplan.

The cost to design and implement elements identified in the Masterplan will be funded from a range of sources including Development Contributions, Planning Agreements, Infrastructure Levy, Stormwater Levy and grants. Having an adopted masterplan will position Council to apply for and deliver on grants for certain elements.

An endorsed masterplan will lead to detail design for the highest priorities that will be identified after input has been received from the community.

Not applicable	<input type="checkbox"/>	
Included in existing approved budget	<input checked="" type="checkbox"/>	The masterplan design work is included in existing approved budget from Planning Agreement.
Additional funds required	<input checked="" type="checkbox"/>	Full implementation of the masterplan will be subject to future budgets with funding for pathways included in draft FY 24/25 City Projects Program.

Community Strategic Plan

- | | |
|------------------------------------------------------------------------|-------------------------------------|
| Theme One – In 2032 Bayside will be a vibrant place | <input type="checkbox"/> |
| Theme Two – In 2032 Our people will be connected in a creative City | <input type="checkbox"/> |
| Theme Three – In 2032 Bayside will be green, resilient and sustainable | <input checked="" type="checkbox"/> |
| Theme Four – In 2032 Bayside will be a prosperous community | <input type="checkbox"/> |
-

Risk Management – Risk Level Rating

- | | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |
-

Community Engagement

The draft Scarborough Park Masterplan will be publicly exhibited for a period of 28 days in July 2024.

Proposed Community Engagement activities include:

- “Have Your Say” survey on Council’s website seeking feedback
 - Meetings with sporting stakeholders and other user groups
 - Letter drop to immediately affected residents.
 - Notification boards on the site
 - Media release on Council communication sites
-

Attachments

Scarborough Park Masterplan (Under separate cover Attachments Part Two)

City Planning & Environment Committee

12/06/2024

Item No	CPE24.022
Subject	Muddy Creek Masterplan - Draft for Adoption
Report by	Peter Barber, Director City Futures
File	SF20/3202

Summary

At its meeting of 24 April 2024, Council resolved “that the draft Masterplan for Studdert Reserve be completed and reported to Council for consideration”. The plan has been updated to reflect Council’s recent review of activities adjacent Muddy Creek and is presented for endorsement. Finalisation of the plan will allow works to be undertaken in stages as funding opportunities arise.

Officer Recommendation

- 1 That the Muddy Creek (Studdert Reserve) Function Plan (Attachment 1) and Staging Plans (Attachments 2 and 3) are endorsed as the strategic framework for future decision making for Studdert Reserve.
 - 2 That the Implementation Actions as identified on the Staging Plan: Short Term (0-2 years) proceed for implementation within the next 2 years, subject to funding allocation.
 - 3 That a funding strategy be prepared to facilitate implementation of the masterplan, including seeking grants to progress implementation of medium term (2-5 years) and longer term (5+ years) works as identified in the function plan.
 - 4 That all participants in the most recent public engagement activities and community groups are thanked for their involvement, and advised of Council’s decision, and the Have Your Say project page be updated.
 - 5 That \$250,000 is allocated from the Asset Maintenance Reserve to make the waterfront area safe, to open a section of the foreshore to the public as soon as possible, and to control access to limit anti-social behaviour.
-

Background

At its meeting of 12 April 2023, Council considered the Post Exhibition Report for Muddy Creek (Studdert Reserve) Function and Staging Plan and resolved in part:

- 2 *That the Muddy Creek (Studdert Reserve) Function Plan (Attachment 1) and Staging Plans (Attachments 2 and 3) are deferred pending a further report as outlined in 10.*
- 3 *That the Implementation Actions as identified on the Staging Plan: Short Term (0-2 years) be considered for implementation within the next 2 years, subject to funding allocation and the outcome of the report outlined in 10.*

- 4 *That funding strategies be prepared to facilitate implementation of short-term actions.*
- 5 *That Council seeks grants to progress implementation of medium term (2-5 years) and longer term (5+ years) works as identified in the function plan.*
- 10 *That a further report be brought to the relevant Committee in August 2023 about the future use of the Bayside Community Recreation Club site after Council officers meet with representatives of the Bayside Community Recreation Club and Marine Rescue NSW.*

At its meeting of 27 September 2023, Council resolved to run an Expression of Interest to determine how foreshore space would be allocated to interested groups.

Subsequently, Council at its meeting of 24 April 2024 resolved to:

- 2 *That Council accepts, in principle, the proposal from Volunteer Marine Rescue NSW subject to negotiation of the terms and details, including the location and footprint of a building, assessment and regularisation of waterfront facilities, and maintenance arrangements for buildings and other assets, and operational costs.*
- 4 *That Council declines the proposals from the Bayside Community Recreation Club and the Bayside Boating Association thanks them for their submissions.*
- 5 *That the draft Masterplan for Studdert Reserve be completed and reported to Council for consideration.*
- 6 *That arrangements be made with the Bayside Community Recreation Club for the orderly vacation and make good of the waterfront area.*

The finalisation of the EOI process provides direction on the future use of the Reserve, which allows the Masterplan to be completed and implemented.

Existing Park Users

In addition to the broader community who use the park, playground and paths for general recreation, there are two established community groups who have approval to use Studdert Reserve. There is no intention in the Masterplan to change the current arrangements, which are outlined below:

The Bayside Men's Shed

The Bayside Men's Shed group currently occupy the former Scout Hall building on the foreshore. They have been in this building for several years and found the accommodation to be a good fit for their activities. Council recently entered into a new licence agreement with the Bayside Men's Shed for 5 years expiring in 2029.

The Bay Community Garden

The Bay Community Garden started operation at the northern corner of the Studdert Reserve in 2016 under an annual permit. The garden beds were inadvertently placed outside of the permitted area when the Garden was established. Since then, The Bay Community Garden has developed and expanded over the years, and the encroachment has remained.

The Bay Community Garden is a very successful group that adds value to the park and the broader community. The ongoing use of this space for the community garden can be accommodated within a Masterplan for the park without significant change.

Refined Draft Function Plan

With all other actions arising from Council resolutions resolved and the future of the foreshore confirmed, it is now possible to consider the future of the park. The refined Muddy Creek (Studdert Reserve) Function Plan and Staging Plans are presented to Council for endorsement. This will allow the commencement of detail design with short-term low-cost improvements to support the realisation of the longer-term vision.

The Draft Functional Plan is a high-level guiding document that seeks to describe the zones of use within the park, key lines for movement in and around the park, and the locations of buildings and infrastructure. Further design investigation will refine the plan into detailed projects for staged delivery.

Some of the key aspects shown in the Draft Functional Plan include:

- a) **Reconfigure existing carpark** while reusing existing entry/exit at Francis Ave. The carpark was designed and built to function in conjunction with the Fisherman's Club, which no longer exists. There is an opportunity to rationalise and improve its appearance so that it is fit for its future purpose, and to provide more green space.
- b) **Provision of formalised turning area** near existing Men's shed. This would allow access for park users and allow the large, unattractive dirt/gravel area north of the Men's Shed to be embellished and returned for passive recreational use.
- c) **Public access to the existing boat ramp** for launching small boats to access moored boats and for paddle craft such as kayaks. The ramp would be controlled by way of a fixed chicane that would prevent the launching of larger boats from trailers. Muddy Creek is not an appropriate environment for the launching of jet skis or large power boats, due to the sensitive mangrove environment and presence of closely moored boats. Small watercraft may be carried or wheeled into the water, reducing/eliminating the need for extensive trailer parking. This will include an access pontoon and handrails for safe entry for a range of users.
- d) **Review compliance of structures in the waterway** both in terms of valid development consent, structural condition, and waterway occupation approvals working with landowners.
- e) **New half basketball court** near the existing playground. This was a common request from the broader community consultation previously undertaken for Muddy Creek.
- f) **New outdoor fitness area(s)**. This was a common request from the broader community consultation previously undertaken for Muddy Creek.

- g) **Realign the shared path** to the eastern side of the park to limit conflicts between passive park users and faster moving cyclists.
- h) **New internal park pathway network** to accommodate younger children on scooters and small bikes, and 'circuit walkers.'
- i) **Improvement to lighting within the park** for safety and to discourage anti-social behaviour.
- j) **Retain existing building (utilised by Men's Shed)**, its outdoor area and consider provision for future community building /facilities at its location (and/or adjacent area and north of the boat ramp).
- k) **Retain community garden** and storage shed at current location and update the permit area to include the existing area as the final extent of area for this purpose.
- l) **Investigate options for adaptive reuse of remaining slab** of the former building for purposes such as a small-scale performance stage, small event space (e.g. markets), seating or BBQ area.
- m) **Investigate cost effective opportunities for foreshore treatments** including potential naturalisation of lower sections of the building slab. This will include opportunities for environmentally friendly seawalls and maintain views and access to the water.
- n) **Investigate options for removal of all or part of remaining slab** of the former building. Initial geotechnical testing found that the material under the slab and adjoining ramp is not as unfavourable as first anticipated, and there is scope to remove some or all the concrete to improve visual and physical access to the creek frontage.
- o) **Provision for pop up facilities** e.g. coffee cart, food van.

Staging Plan – Short Term, Medium and Longer Term

Staging Plan – Short Term (within 2 years) - Attachment 2

The draft City Projects Program for financial year 2024/2025 proposes \$100,000 for the commencement of detail design to progress this project. This report also recommends that \$250,000 be added to the City Projects Program for FY2024/2025 from Asset Maintenance Reserve to facilitate the opening of the foreshore to the community as soon as possible.

The Infrastructure Levy can be used to fund renewal works, and new works will need to be funded from grants or other sources. New capital investment will be included in the future contribution plan schedule of works. Grants will also be sought as opportunities arise.

The staging and timeframes outlined below provide an indication of a realistic delivery timeline if funding is made available.

- 1 Reconfigure existing carpark while reusing existing entry/exit at Francis Ave and reduce hard paved areas.
- 2 Provision of turning area near the building currently utilised by Men's shed, install bollards and controlled gate to allow maintenance access.
- 3 Restore lawn on the gravel area.

- 4 Retention and adaption of existing boat ramp for public small boat and kayak launching.
- 5 Improvement to lighting within the park for carpark and open space.
- 6 Retain existing building (utilised by Men's Shed) and its outdoor area.
- 7 Facilitate the establishment of the Marine Rescue NSW.
- 8 Retain community garden and storage shed at current location - permit to be amended to reflect and limit to current extent of the garden.
- 9 Adaptive reuse of remaining slab of the former building – use part of the slab for a viewing platform and hardstand for pop up facilities e.g. coffee cart. Remove fence from building slab where possible to make safe for public use. Retain the fence where required to protect the community.

Staging Plan – Medium Term (2-5 years) - Attachment 3

- 1 Half basketball court near existing playground.
- 2 Outdoor fitness area(s).
- 3 Provide internal pathway network.
- 4 Enhance park amenities including toilets, picnic tables, shelters, barbeques and bins.
- 5 Realign the shared path to the eastern side of the park to limit conflicts with passive park users and provide lighting along the pathway.
- 6 Investigate design for future community building(s)

Staging Plan – Long Term (more than 5 years)

- 1 Implementation of major adaptive re-use of the slab areas if identified as feasible, including foreshore rejuvenation works to include environmentally friendly seawall design, high quality waterfront treatments, and/or potentially remove slab.
- 2 Replacement of other buildings for community use.

Financial Implications

A detailed funding strategy will be determined as the scope of works and cost is confirmed. A provision of \$100,000 has been made in the draft 2024/5 budget to move into the detailed design phase, and this report requests that a further \$250,000 toward immediate measures to improve the Reserve following the vacation of the waterfront area.

Grants

To date Council has sought grants to support this project including kayak and paddling facilities and public amenities, however, to date these grant applications have not been successful. With an endorsed Masterplan, the chances of success will improve. Examples of potential grants opportunities for this project include:

- Metropolitan Greenspace Program
- Get Active TfNSW Program

- Environmental and Foreshore grants
- Everyone Can Swim Program
- Crown Lands Grants

Decisions on grants that are related include submissions for improvements to the surrounding active transport network for better crossings and pathway improvements along Bestic Street. The outcomes of those grants are pending and expected in the second half of this year.

- | | | |
|--------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Not applicable | <input type="checkbox"/> | |
| Included in existing approved budget | <input type="checkbox"/> | |
| Additional funds required | <input checked="" type="checkbox"/> | \$100,000 is listed in the draft City Projects Program FY 24/25 for commencement of detail design.
\$250,000 from Asset Maintenance Reserve for implementation of short-term items in a quarterly review in FY 24/25. |

Community Strategic Plan

- | | |
|------------------------------------------------------------------------|-------------------------------------|
| Theme One – In 2032 Bayside will be a vibrant place | <input type="checkbox"/> |
| Theme Two – In 2032 Our people will be connected in a creative City | <input checked="" type="checkbox"/> |
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| Theme Four – In 2032 Bayside will be a prosperous community | <input type="checkbox"/> |

Risk Management – Risk Level Rating

- | | |
|----------------|-------------------------------------|
| No risk | <input type="checkbox"/> |
| Low risk | <input checked="" type="checkbox"/> |
| Medium risk | <input type="checkbox"/> |
| High risk | <input type="checkbox"/> |
| Very High risk | <input type="checkbox"/> |
| Extreme risk | <input type="checkbox"/> |

Community Engagement

There has been extensive community engagement for this project over many years. As the final draft of the Masterplan is not significantly different to the version last exhibited, no further community engagement is proposed.

The Have Your Say page for this project will be updated and all participants registered for this project will be provided an update on the decisions of Council for this project.

Notification will be provided on site for short term implementation items when they occur.

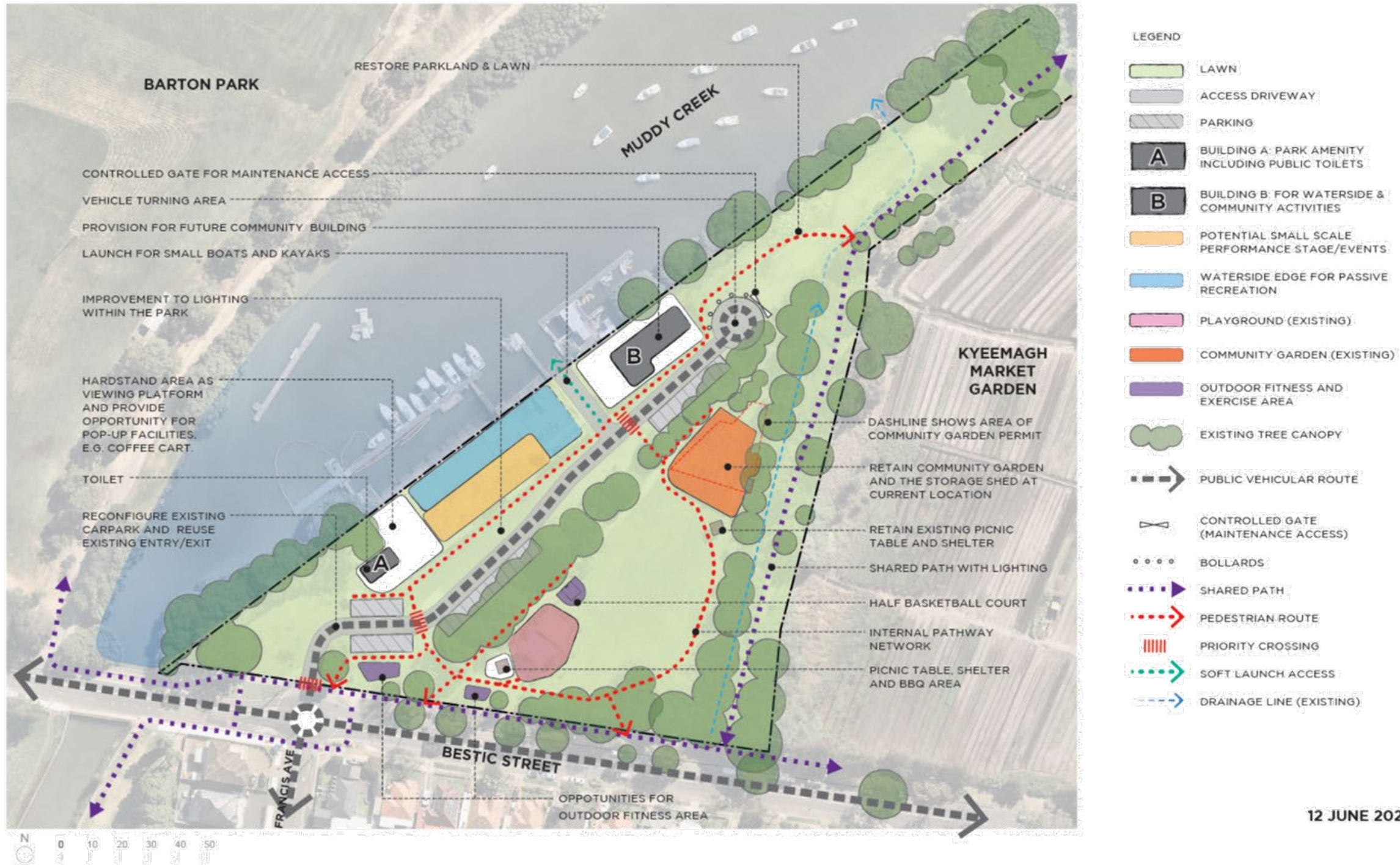
The projects arising from detail design for longer term items will be presented to Council at a future date with a community engagement strategy to communicate those projects when they are further developed.

Attachments

Muddy Creek Masterplan - Overall Function and staging Plan 2024 For adoption

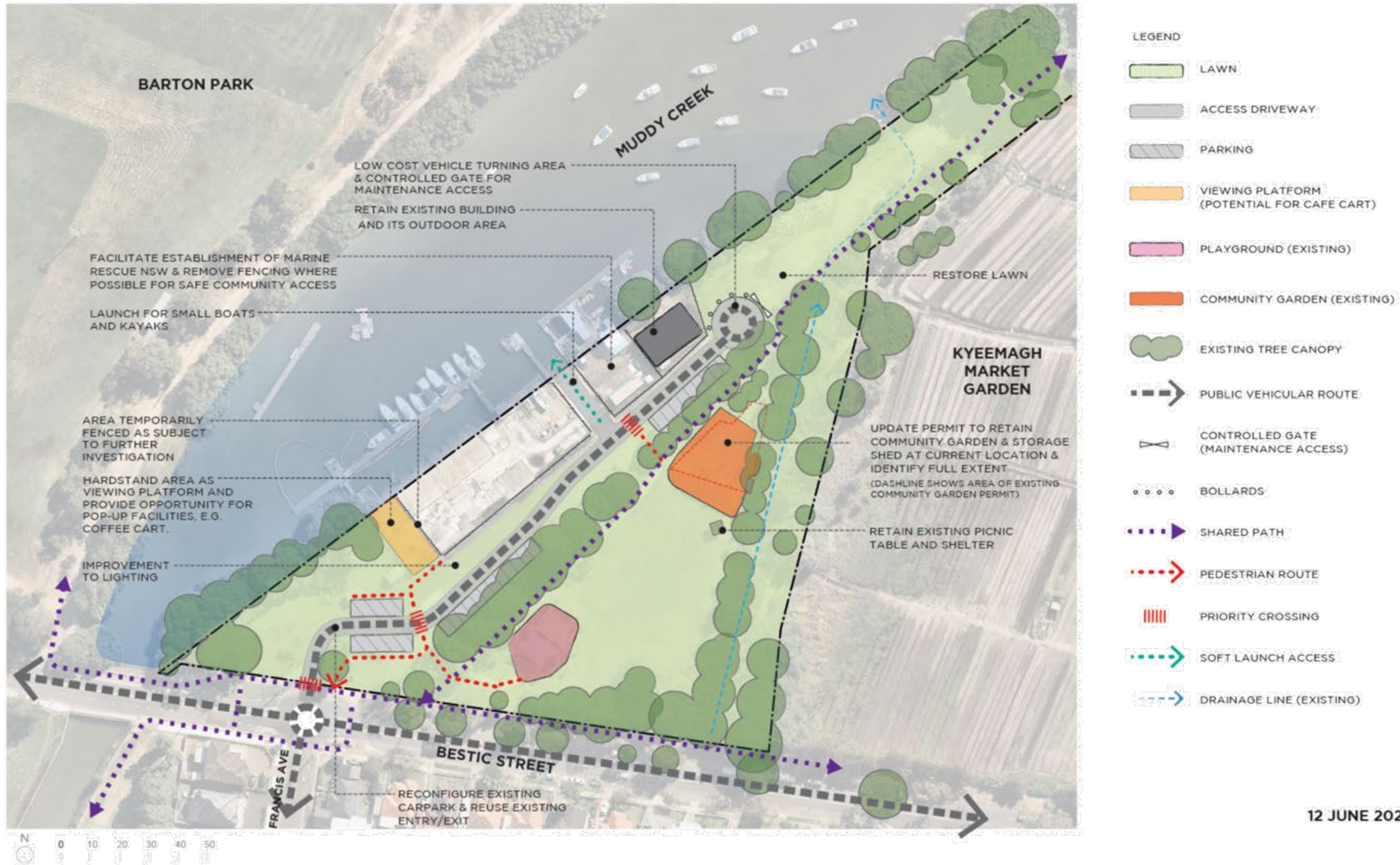
MUDDY CREEK MASTERPLAN

FUNCTION PLAN



MUDDY CREEK MASTERPLAN

STAGING PLAN: SHORT TERM (0-2 YEARS)



MUDDY CREEK MASTERPLAN

STAGING PLAN: MEDIUM TERM (2-5 YEARS)

