COUNCIL AGENDA

ORDINARY COUNCIL MEETING

5 February 2020

LIVERPOOL CITY COUNCIL

LIVERPOOL THE GREAT SOUTH WEST

FRANCIS GREENWAY CENTRE

170 GEORGE STREET LIVERPOOL

LIVERPOOL CITY COUNCIL

You are hereby notified that an **Ordinary Council Meeting** of Liverpool City Council will be held at the **FRANCIS GREENWAY CENTRE, 170 GEORGE STREET, LIVERPOOL** on **Wednesday, 5 February 2020** commencing at 6.00pm. Doors to the Francis Greenway Centre will open at 5.50pm.

Liverpool City Council Meetings are livestreamed onto Council's website and remain on Council's website for a period of 12 months. If you have any enquiries, please contact Council and Executive Services on 8711 7584.



Kiersten Fishburn
CHIEF EXECUTIVE OFFICER

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ORDER OF BUSINESS

Council in Closed Session

The following items are listed for consideration by Council in Closed Session with the public excluded, in accordance with the provisions of the Local Government Act 1993 as listed below:

CONF 01 EOI2910 Lurnea Affordable Housing Project

Reason: Item CONF 01 is confidential pursuant to the provisions of s10A(2)(d i) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

CONF 02 WT2805 - Whitlam Leisure Centre Indoor Pool Concourse Refurbishment

Reason: Item CONF 02 is confidential pursuant to the provisions of s10A(2)(d ii) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council.

CONF 03 WT2864 - Design and Construction of external lift at 3 Hoxton Park Road, Liverpool

Reason: Item CONF 03 is confidential pursuant to the provisions of s10A(2)(d i) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.

CONF 04 Legal Affairs Report

Reason: Item CONF 04 is confidential pursuant to the provisions of s10A(2)(g) of the Local Government Act because it contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

CONF 05 Proposed Acquisition of Lot 19 DP 17134, 36 Rickard Road, Chipping Norton under the Moorebank Floodway Voluntary Acquisition Scheme

Reason: Item CONF 05 is confidential pursuant to the provisions of s10A(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 06 Question with Notice - Clr Hadchiti - 35 Scott Street, Liverpool

Reason: Item CONF 06 is confidential pursuant to the provisions of s10A(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 07 Question with Notice - Clr Harle - Leasing of 33 Moore Street, Liverpool

Reason: Item CONF 07 is confidential pursuant to the provisions of s10A(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Close

LIVERPOOL CITY COUNCIL

MINUTES OF THE ORDINARY MEETING HELD ON 11 DECEMBER 2019

PRESENT:

Mayor Wendy Waller
Councillor Ayyad
Councillor Balloot
Councillor Hadchiti
Councillor Hadid
Councillor Hagarty
Councillor Harle
Councillor Kaliyanda (arrived at 6.05pm)
Councillor Karnib
Councillor Rhodes
Councillor Shelton
Ms Kiersten Fishburn, Chief Executive Officer
Mr Tim Moore, Director City Economy and Growth / Deputy CEO
Mr Chris White, Director City Corporate
Dr Eddie Jackson, Director City Community and Culture
Mr Peter Patterson, Director City Presentation
Mr Raj Autar, Director City Infrastructure and Environment
Mr Andrew Stevenson, Chief Strategy and Engagement Officer
Ms Tina Sangiuliano, Strategic Organisational Change Manager
Mr John Milicic, Manager, Property
Mr David Smith, Manager Planning & Transport Strategy
Mr George Georgakis, Manager Council and Executive Services
Ms Susan Ranieri, Coordinator Council and Executive Services (minutes)

The meeting commenced at 6.00pm

STATEMENT REGARDING WEBCASTING OF MEETING

The Mayor reminded everyone that in accordance with Council's Code of Meeting Practice (other than the Public Forum Section), the meeting is being livestreamed.

.....

Chairperson

ACKNOWLEDGMENT OF COUNTRY, PRAYER OF COUNCIL AND AFFIRMATION TO BE READ BY

The prayer of the Council was read by Reverend Paul Mosiejczuk from Liverpool Baptist Church.

NATIONAL ANTHEM

The National Anthem performed by Rebekah Ferro was played at the meeting.

APOLOGIES

Nil.

Clr Kaliyanda arrived at the meeting at 6.05pm.

CONDOLENCES

Aunty Mae Robinson (read by Mayor Waller)

Aunty Mae Robinson, a descendant of the Yuin and Kamilaroi people and long-time resident of Mount Pritchard, passed away on 26 November 2019.

As a student, she was an outstanding performer, winning a Commonwealth scholarship. She then became the first Aboriginal person to graduate from the School of Education at Milperra College of Advanced Education (now Western Sydney University).

Aunty Mae continued to pursue education, working as a teacher and educator across western Sydney and she later became a national educational consultant.

Aunty Mae was part of the team that developed the first Aboriginal Studies syllabus in Australia and she is listed as a Life Member of the Aboriginal Education Consultative Group.

She received numerous awards from local and state government bodies, became an Elder on Campus at Western Sydney University and in 2011, was awarded an honorary doctorate by the University. Last year, Aunty Mae was honoured by the University through the naming of the ‘Aunty Mae Foyer’ in the Ngara Ngura building, the University’s Liverpool CBD Campus.

Aunty Mae was also an active and long-serving member of Gandangara Local Aboriginal Land Council. She will be remembered for her passionate activism and determination to rise up in life.

On behalf of Liverpool City Council, I humbly express my deepest condolences to her family and friends during this difficult time.

May she rest in peace.

Moved: **Mayor Waller** **Seconded Clr Hadchiti**

That Council writes to the family of Aunty Mae Robinson expressing our condolences for their loss.

On being put to the meeting the motion was declared CARRIED.

CONFIRMATION OF MINUTES

Motion: **Moved: Clr Rhodes** **Seconded: Clr Shelton**

That the minutes of the Ordinary Meeting held on 20 November 2019 be confirmed as a true record of that meeting.

On being put to the meeting the motion was declared CARRIED.

BUSINESS ARISING FROM NOVEMBER MINUTES

Information relating to NOM 02 from the November meeting:

- Following a briefing from WSROC and a review of the proposal in question, staff offered an apology to Clr Rhodes in relation to the CEO Comment relating to NOM 02. It is not "legally impossible" to enter into the WSROC agreement, as the WSROC proposal is an investment offer (rather than a power supply arrangement).

DECLARATIONS OF INTEREST

Clr Hadchiti declared a non-pecuniary, less than significant interest in the following item:

Item EGROW 07: Draft Liverpool Contributions Plan 2019 - Austral and Leppington North.

Reason: A family member has deposited on a piece of property in that precinct.

Clr Hadchiti left the Chambers for the duration of this item.

Clr Rhodes declared a non-pecuniary, less than significant interest in the following items:

Item CORP 01: Single Source Software Solution for Council - Proposed Procurement Process.

Reason: Clr Rhodes is a Board member of the Executive of WSROC who is working on a single source software.

Should Clr Rhodes give advice on this item, she declares her interest.

Item CORP 05: Investment Report November 2019.

Reason: Clr Rhodes is a Board member of the Executive of WSROC and will make a presentation on behalf of WSROC.

Should Clr Rhodes give advice on this item, she declares her interest.

Clr Rhodes remained in the Chambers for the duration of the above two items.

Clr Ayyad declared a non-pecuniary, less than significant interest in the following item:

Item CORP 04: Response to NOM 04 from 31 July 2019 - Opportunities for the Repurposing of Council Owned or Controlled Land for Affordable Housing.

Reason: Clr Ayyad used to live on Box Road, however no longer does.

Clr Ayyad remained in the Chambers for the duration of the item.

Clr Harle declared a non-pecuniary, less than significant interest in the following items:

Item EGROW 02: Warwick Farm Precinct; and

Item EGROW 09: Planning proposal request to rezone land and amend development standards at 240 Governor Macquarie Drive, Warwick Farm.

Reason: Clr Harle has family members that live in the area.

Clr Harle remained in the Chambers for the duration of the above two items.

Clr Kaliyanda declared a non-pecuniary, less than significant interest in the following item:

Item CONF 01: Proposed Granting of an Easement to Drain Water over Council's Public Reserve known as Discovery Park, 40 Atkinson Street, Liverpool - Lot 77 DP 27242.

Reason: Clr Kaliyanda owns property next door to the subject site.

Clr Kaliyanda remained in the Chambers for the duration of the item.

PUBLIC FORUM

Presentation – items not on agenda

1. **Ms Fiona Macnaught** addressed Council on the following item:

   Lack of progress for multiple riverfront projects.

2. **Mr Stephen Matheson** addressed Council on the following item:

   The Need to Declare a Climate Emergency.

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Hagarty**

That a three minute extension of time be given to the speaker.

On being put to the meeting the motion was declared CARRIED.

Representation – items on agenda

1. **Mr Erik Rakowsk**i addressed Council on the following item:

   QWN 13 – Questions with Notice – Clr Rhodes – RMS Modelling.

Motion: **Moved: Clr Rhodes** **Seconded: Clr Harle**

That a three minute extension of time be given to the speaker.

On being put to the meeting the motion was declared CARRIED.

2. **Mr Mauro Polett**i addressed Council on the following item:

   EGROW 02 – Warwick Farm Precinct.

Motion: **Moved: Clr Hagarty** **Seconded: Clr Shelton**

That a three minute extension of time be given to the speaker.

On being put to the meeting the motion was declared CARRIED.

3. **Mr Bob Chambers** addressed Council on the following item:

   EGROW 02 – Warwick Farm Precinct.

4. **Mr Bob Chambers** addressed Council on the following item:

   EGROW 09 – Planning Proposal Request to Rezone Land and Amend Development Standards at 240 Governor Macquarie Drive, Warwick Farm.

Motion: **Moved: Clr Rhodes** **Seconded: Clr Shelton**

That a three minute extension of time be given to the speaker.

On being put to the meeting the motion was declared CARRIED.

MAYORAL MINUTE

Nil.

MOTION OF URGENCY

ITEM NO: MOU 01
SUBJECT: Rural Fire Service

In accordance with Clause 8.3 of Council's Code of Meeting practice, the chairperson, Mayor Waller ruled the following matter (from Clr Karnib) as urgent, and as such, it was dealt with at this meeting.

Rural Fire Service is doing an amazing job across the country during this difficult time we are facing. In this time of real need we should be providing assistance where we can.

Motion: **Moved: Clr Karnib** **Seconded: Clr Hagarty**

That Council:

1. Donate $20,000 to the local Rural Fire Service to assist in providing essential services that may be needed;

2. Consider being a drop off point for the community to drop off donations of snack foods for sustenance for front line firefighters which will be distributed to the nearest Rural Fire Service;

3. Encourage other members of the community to donate to the Rural Fire Service; and

4. Send a letter to the Rural Fire Service Commissioner to express our appreciation for their work and also acknowledge some of the community groups such as Turbans for Australia for their work.

On being put to the meeting the motion was declared CARRIED.

CITY ECONOMY AND GROWTH REPORT

ITEM NO: EGROW 01
FILE NO: 142025.2019
SUBJECT: Draft Liverpool City Centre Public Domain Master Plan

RECOMMENDATION

That Council:

1. Endorse the Draft Liverpool City Centre Public Domain Master Plan for public exhibition for a minimum period of 60 days; and

2. Delegates to the CEO the finalisation of the Draft Liverpool City Centre Public Domain Master Plan if no submissions are received; or receive a further report outlining details of the submissions received, and outline proposed further action.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Shelton**

That Council:

1. Place the Draft Liverpool City Centre Public Domain Master Plan on public exhibition immediately until the 28th February 2020;

2. Notify relevant stakeholders that the plan is on exhibition;

3. Delegates to the CEO the finalisation of the Draft Liverpool City Centre Public Domain Master Plan if no submissions are received; or receive a further report outlining details of the submissions received, and outline proposed further action; and

4. Congratulate the relevant staff who were involved in the preparation of the comprehensive report.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

ITEM NO: EGROW 02
FILE NO: 275196.2019
SUBJECT: Warwick Farm Precinct

RECOMMENDATION

That Council:

1. Notes the Sydney Western City Planning Panel's decision on the planning proposal to rezone 240 Governor Macquarie Drive, Warwick Farm;

2. Notes that the Local Strategic Planning Statement (LSPS) confirms Council's commitment that the Warwick Farm precinct should be investigated for a mix of uses, including residential development in the short term;

3. Notes that Council's vision for the Warwick Farm precinct is inconsistent with the Greater Sydney Commission's (GSC) adopted Liverpool Collaboration Area Place Strategy and that this position has been communicated to the GSC on multiple occasions, including through the LSPS assurance process;

4. Notes that a request has been made to the Department of Planning, Industry and Environment for LEP Review funding to be reallocated for the development of a structure plan for the Warwick Farm precinct to implement actions of the Local Strategic Planning Statement.

5. Notes that if the LEP funding reallocation request is unsuccessful, Council will need to consider appropriate funding in the 2020/21 budget to develop a structure plan for the Warwick Farm precinct;

6. Directs the CEO to prepare a structure plan for the Warwick Farm precinct noting that the structure plan will determine:
    - the appropriate density of development in the precinct, including built form and building typologies including height and floor space ratio development standards;
    - open space, community and recreation facilities to support urban renewal;
    - likely traffic and transport upgrades;
    - amenity issues;
    - flooding considerations; and
    - development contributions.

COUNCIL DECISION

Motion: **Moved: Clr Rhodes** **Seconded: Clr Hadchiti**

That Council

1. Notes the Sydney Western City Planning Panel's decision on the planning proposal to rezone 240 Governor Macquarie Drive, Warwick Farm;

2. Notes that the Local Strategic Planning Statement (LSPS) confirms Council's commitment that the Warwick Farm precinct should be investigated for a mix of uses, including residential development in the short term;

3. Notes that Council's vision for the Warwick Farm precinct is inconsistent with the Greater Sydney Commission's (GSC) adopted Liverpool Collaboration Area Place Strategy and that this position has been communicated to the GSC on multiple occasions, including through the LSPS assurance process;

4. Notes that a request has been made to the Department of Planning, Industry and Environment for LEP Review funding to be reallocated for the development of a structure plan for the Warwick Farm precinct to implement actions of the Local Strategic Planning Statement.

5. Notes that if the LEP funding reallocation request is unsuccessful, refer to point 6 below to develop a structure plan that address:

    - the appropriate density of development in the precinct, including built form; and
    - building typologies including height and floor space ratio development standards for:
        i. the open space, community and recreation facilities to support urban renewal;
        ii. likely traffic and transport upgrades;
        iii. amenity issues;
        iv. flooding considerations; and
        v. development contributions.

6. Directs the CEO to allocate funding from the general funds and to prepare a structure plan for the Warwick Farm Racing precinct and a planning proposal to support a rezoning of the Warwick Farm Precinct from Scrivener Street to Hume Highway to Governor Macquarie Drive relevant to B4 with mixed business noting that zoning is consistent with the State Governments planning advice to maximise densities close to rail stations and this precinct is immediate to the Warwick Farm Railway station and.

a) notes the AEC Report June 2017 specifically 27.3
"27.3 should the horse training stabling functions of Munday Street Precinct be viably relocated to the racecourse, opportunities arise for Munday Street Precinct and Lot 1 to collectively deliver a masterplanned outcome that incorporates a range of housing types, required urban and retail amenity as well as meet social/community infrastructure need". and

b) noting that there is a local Warwick Farm School and 5 other Schools already within the Liverpool CBD that are all within walking distance of this precinct and

c) that the precinct has the most expensive recreational park in the LGA that could be made open to the public and that this Precinct is also within walking distance to the open space surrounding the Georges River, and

d) that existing jobs in this precinct will be supported by B4 zoning as training facilities will be relocated on track, and work force will still live in the area close to their employment through the B4 zoning, and

e) that the area below Shrivener Street to Georges river is already zoned Industrial and is best situated to be renewed as a Hi-tec education hospital and technology park, which will also provide job opportunities to support the increase in density in the B4 zoning and

f) that there is already employment opportunities in the hospital universities race track and the Inglis hotel and function precinct. and in the industrial site, and also at a shopping centre less than 100 metres from the Warwick Farm Racing Precinct

g) that Moore Point and Hargrave Park will be also be identified on the structure Plan as the River Precinct separate from the Warwick Farm Racing Precinct, and

h) as the River Precinct plans for Moore Point and Hargrave Park already exist there is no need to allocate funding for new plans.

7. Advise the Greater Sydney Commission of Council's decision.

8. That Council grant an exemption to the tender process under Section 55(3) of the Local Government Act to permit the direct appointment of a planning consultant from Council's planning consultant panel, on account of the urgency of this matter.

9. The report to be submitted to the May Council meeting.

RECESS

Mayor Waller called a 5 minute recess at 7.02pm.

The meeting resumed at 7.07pm with all Councillors present.

Clr Balloot left the Chambers at 7:21pm.

On being put to the meeting the motion was declared CARRIED.

Vote for: Mayor Waller
Clr Ayyad
Clr Hadchiti
Clr Hadid
Clr Hagarty
Clr Harle
Clr Kaliyanda
Clr Karnib
Clr Rhodes

Vote against: Clr Shelton

Note: Clr Balloot was not in the Council Chambers when this item was voted on.

Clr Balloot returned to the Chambers at 7:27pm.

ITEM NO: EGROW 03
FILE NO: 280199.2019
SUBJECT: Liverpool City Centre Car Parking Strategy

RECOMMENDATION

That Council adopts the Liverpool City Centre Car Parking Strategy 2019-2029.

COUNCIL DECISION

Motion: **Moved: Clr Ayyad** **Seconded: Clr Hadchiti**

That Council

1. Defer the matter to the 26 February 2020 Council meeting and the following matters be addressed in the report:

    a. Note that the preferred option in line with council plans for over 20 years now is the extension of Bathurst Street and the closure of Pirie Street, which would be suitable but not limited to a carpark.

    b. Should there be constraints on Pirie Street, identify a location within 100m of Liverpool train station, which Council owns or can acquire for a carpark.

    c. RMS traffic material as provided to date, be provided to Councillors.

2. As soon as practicable increase the 15 minute free parking to 30 minutes.

On being put to the meeting the motion was declared CARRIED.

Following a motion (from Clr Hadchiti and Clr Hadid) the motion was formally recalled, to record the votes and the voting was as shown below:

Councillors voted unanimously for this motion.

ITEM NO: EGROW 04
FILE NO: 292542.2019
SUBJECT: Liverpool Local Strategic Planning Statement

RECOMMENDATION

That Council:

1. Endorses the Liverpool Local Strategy Planning Statement (LSPS) and forwards it to the Greater Sydney Commission for formal assurance review with the following typographical errors corrected:
   a. Change the icon wording from “retail centre” to “retail” on page 14
   b. Change the icon wording from “bulky goods retail” to “bulky goods and retail” on page 14.
   c. Change the wording from “bulky goods retail” to “bulky goods and retail” on page 22;

2. Delegates to the CEO to make any other minor typographical or editing amendments to the LSPS if required;

3. Subject to receiving a formal letter of support from the Greater Sydney Commission (GSC), delegates to the CEO to adopt the LSPS, in accordance with Section 3.9(3A) of the Environmental Planning & Assessment Act 1979; and

4. Notes that if changes, other than minor changes arise from the GSC assurance process, the LSPS will be reported back to Council.

Clr Hagarty left the Chambers at 7:48pm.
Clr Hagarty returned to the Chambers at 7:51pm.

Clr Hagarty left the Chambers at 7:54pm.
Clr Hagarty returned to the Chambers at 7:56pm.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Hadid**

That Council:

1. Endorses the Liverpool Local Strategy Planning Statement (LSPS) and forwards it to the Greater Sydney Commission for formal assurance review with the following typographical errors corrected:
   a. Change the icon wording from “retail centre” to “retail” on page 14
   b. Change the icon wording from “bulky goods retail” to “bulky goods and retail” on page 14; and
   c. Change the wording from “bulky goods retail” to “bulky goods and retail” on page 22.

2. The following additional changes also be made:

   a. Action 7.2 on page 430 of the Council Agenda papers be amended to read: *“Consider an Affordable Housing Contributions Scheme in line with Greater Sydney Commission’s requirement for 5-10% affordable housing, and amend LEP to give effect”.*

   b. Action 10.2 on page 438 of the Council Agenda papers be amended to reflect the Council resolution relating to EGROW 02 Warwick Farm from this meeting and

   c. Action 16.2 on page 453 of the Council Agenda be amended to read: *“Investigate placemaking opportunities in Wallacia and Luddenham, including addressing transition of development controls from Liverpool LGA to Penrith and Camden LGAs”.*

3. Delegates to the CEO to make any other minor typographical or editing amendments to the LSPS if required;

4. Report back to Council when and if a formal letter of support is received from the Greater Sydney Commission (GSC); and

5. Notes that if changes, other than minor changes arise from the GSC assurance process, the LSPS will be reported back to Council.

On being put to the meeting the motion was declared CARRIED.

Vote for: Mayor Waller
Clr Ayyad
Clr Balloot
Clr Hadchiti
Clr Hadid
Clr Hagarty
Clr Harle
Clr Kaliyanda
Clr Karnib
Clr Rhodes

Vote against: Clr Shelton

ITEM NO: EGROW 05
FILE NO: 296676.2019
SUBJECT: Review of parking restrictions on major access roads in the Liverpool City Centre

RECOMMENDATION

That Council endorses the recommended changes to parking restrictions identified in this report for further consideration and advice of the Liverpool Pedestrian, Active Transport and Traffic Committee.

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Hadchiti**

That Council:

1. Endorses the recommended changes to parking restrictions identified in this report for further consideration and advice of the Liverpool Pedestrian, Active Transport and Traffic Committee; and

2. Implement the changes with the same process as the parking meter changes with an education campaign for 30 days.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: EGROW 06
FILE NO: 296878.2019
SUBJECT: Guidelines for the assessment of on-street parking along narrow streets

RECOMMENDATION

That Council:

1. Adopts the *Guidelines for the Assessment and Prioritisation of Parking along Narrow Streets*; and

2. Notes that funding allocation for the provision of on-street parking along narrow streets can be considered in the 2020/21 and future years budgets.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Ayyad**

That Council:

1. Adopts the *Guidelines for the Assessment and Prioritisation of Parking along Narrow Streets*;

2. Notes that funding allocation for the provision of on-street parking along narrow streets can be considered in the 2020/21 and future years budgets; and

3. Provides an education plan until the end of February 2020 to residents parking on verges.

On being put to the meeting the motion was declared CARRIED.

Clr Hadchiti left the Chambers at 8:07pm.

ITEM NO: EGROW 07
FILE NO: 299687.2019
SUBJECT: Draft Liverpool Contributions Plan 2019 - Austral and Leppington North

RECOMMENDATION

1. Re-exhibit the draft Liverpool Contributions Plan 2019 - Austral and Leppington North in accordance with the provisions of the Environmental Planning and Assessment Act, 1979 and Environmental Planning and Assessment Regulation 2000;

2. Delegate authority to the CEO to make any typographical or other editing amendments to the draft Liverpool Contributions Plan 2019 - Austral and Leppington North prior to exhibition if required; and

3. Delegate authority to the CEO to finalise Liverpool Contributions Plan 2019 -Austral and Leppington North following its public exhibition if no submissions are received or report back to Council the results of any submissions received and how the plan addresses those submissions.

COUNCIL DECISION

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Shelton**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

Note: Clr Hadchiti was not in the Council Chambers when this item was voted on.

Clr Hadchiti returned to the Chambers at 8:11pm.
Clr Balloot left the Chambers at 8:13pm.

ITEM NO: EGROW 08
FILE NO: 302127.2019
SUBJECT: Proposed planning proposal - amendment to dwelling density map in the Liverpool Local Environmental Plan 2008 for certain lands in Pleasure Point

RECOMMENDATION

That Council:

1. Directs the CEO to prepare a planning proposal to amend the dwelling density map in the Liverpool Local Environmental Plan (LLEP) 2008 that increases the permitted number of lots on certain sites along Pleasure Point Road, Pleasure Point from four lots to five lots; and

2. Notes that, once drafted, the planning proposal will be reported to the Liverpool Local Planning Panel for advice and to a future Council meeting for a decision on whether to seek a Gateway determination from the Department of Planning, Industry and Environment.

COUNCIL DECISION

Motion: **Moved: Clr Hadid** **Seconded: Clr Harle**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

Note: Clr Balloot was absent from the Council Chambers when this item was voted on.

Clr Balloot returned to the Chambers at 8:15pm.

CITY COMMUNITY AND CULTURE REPORT

ITEM NO: COM 01
FILE NO: 271830.2019
SUBJECT: Request for Exemption for Bellbird Bar and Dining Catering Supplies

RECOMMENDATION

That Council exempt the purchase of meat, seafood, fruit and vegetables, dry goods, dairy products and bakery goods from the tender and formal quotation process, and delegate authority to the CEO or her delegate to negotiate directly with the below suppliers to continue their engagement with Council to provide supplies to Bellbird Bar and Dining for up to five years (to January 2025) pursuant to 55(3)(i) of the *Local Government Act 1993,* for the following reasons:

a) These suppliers have a proven record of providing highest quality fresh and dry good supplies at competitive prices; and

Category	Suppliers
Meat Products	• City Meats • Andrews Meat Industries • Vic Meats • Campisi Continental Butchery • Haverick Meats Pty Ltd • Pendle Hill Meat Market
Seafood Products	• Foodlink Australia Pty Ltd • Fishboyz Pty Ltd • Bidbest Australia • De Costi • M & G Seafoods • Poulos Bros Seafoods
Fruit and Vegetables	• Sydney Direct Fresh Produce • Tom & Franks Wholesale Fruit & Vegetables • Simon George & Sons • Premier Fruit & Vegetables • Harvest Fresh Australia • Samson's Fruit and Vegetables

Category	Suppliers
Dry Goods	• Foodlink Australia Pty Ltd • Fishboyz Pty Ltd • Bidbest Australia • PFD Food Services • Plateau Food Distribution
Dairy Products	• Xu Family Group • Simotas Food Distributors • Parmalat • Food & Dairy Co • Nicks Food • Dairy Solutions
Bakery Goods	• Sabroso Bread n More • VSE International

b) A competitive market-testing process has been undertaken, and the response is considered unsatisfactory to meet the needs of Council.

COUNCIL DECISION

Motion: **Moved: Clr Rhodes** **Seconded: Clr Shelton**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Councillors voted unanimously for this motion.

ITEM NO: COM 02
FILE NO: 285392.2019
SUBJECT: Response to QWN 05 from 28 August 2019 - consultation with Liverpool's ageing community

RECOMMENDATION

That Council receives and notes this report.

COUNCIL DECISION

Motion: **Moved: Clr Rhodes** **Seconded: Clr Shelton**

That Council provide a briefing meeting where Local Government NSW be invited to present on their integrated Age Friendly toolkit and / or the University of NSW can address on the changing needs for Local Government in providing for the Aged.

On being put to the meeting the motion was declared CARRIED.

CITY CORPORATE REPORT

ITEM NO: CORP 01
FILE NO: 287415.2019
SUBJECT: Single Source Software Solution for Council - Proposed Procurement Process

RECOMMENDATION

That Council:

1. Endorse the strategic direction proposed by the report of staff, and progress the process to engage with a provider of an enterprise-level software solution from a single provider with established products and experience in the NSW local government sector ("Single Source Software Solution");

2. Exempt the proposed purchase of a Single Source Software Solution for Council from the Expression-Of-Interest component of the selective tender process, pursuant to s.55(3)(i) of the *Local Government Act 1993*, on the following basis, and for the following reasons:

    a) Council are seeking to engage with a current, established provider of comprehensive, local-government-focused software systems that offer broad functionality across the most critical areas of local government operations;

    b) Following a careful review by staff, there are only three known providers with systems that may potentially meet Council's needs, namely:

        i) Technology One Ltd (and its associated entities);
        ii) Infor Global Solutions Pty Ltd (and its associated entities); and
        iii) Civica Pty Ltd (and its associated entities);

    c) Staff will undertake a comprehensive selective tender in relation to the product offerings of the above entities, under the guidance of both Local Government Procurement, and external probity advisors; and

    d) Staff will report the outcomes of this market testing process to Council for a final decision on the provider to be selected for the Single Source Software Solution.

COUNCIL DECISION

Motion: **Moved: Clr Rhodes** **Seconded: Clr Harle**

That Council:

1. Endorse the strategic direction proposed by the report of staff, and progress the process to engage with a provider of an enterprise-level software solution from a single provider with established products and experience in the NSW local government sector ("Single Source Software Solution");

2. Exempt the proposed purchase of a Single Source Software Solution for Council from the Expression-Of-Interest component of the selective tender process, pursuant to s.55(3)(i) of the *Local Government Act 1993*, on the following basis, and for the following reasons:

   a) Council are seeking to engage with a current, established provider of comprehensive, local-government-focused software systems that offer broad functionality across the most critical areas of local government operations;

   b) Following a careful review by staff, there are only three known providers with systems that may potentially meet Council's needs, namely:

      i) Technology One Ltd (and its associated entities);
      ii) Infor Global Solutions Pty Ltd (and its associated entities); and
      iii) Civica Pty Ltd (and its associated entities);

   c) Staff will undertake a comprehensive selective tender in relation to the product offerings of the above entities, under the guidance of both Local Government Procurement, and external probity advisors; and

   d) Staff will report the outcomes of this market testing process to Council for a final decision on the provider to be selected for the Single Source Software Solution.

3. Advocate with Local Government NSW and relevant bodies and the software providers to develop a single data standard.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CORP 02
FILE NO: 298594.2019
SUBJECT: Reducing Red Tape - Development of Policies, Standards, Charters, Procedures and Strategies

RECOMMENDATION

That Council:

1. Rescind the following policies:
   a) Development Engineering Bonds Policy;
   b) Hoardings Policy; and
   c) Erosion and Sediment Control Policy.

2. Note that the following proposed Standards are intended for adoption by the CEO under the Development of Policies Standards Charters Procedures and Strategies framework:

   a) Development Engineering Bonds Standard (included as **Attachment 1** to the report of staff); and
   b) Hoardings Standard (included as **Attachment 2** to the report of staff).

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Balloot**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CORP 03
FILE NO: 300463.2019
SUBJECT: Woodward Place Public Engagement

RECOMMENDATION

That Council:

1. Approves the endorsed Woodward Place blueprint to be the 'public facing document' to inform the community engagement process;

2. Direct the Chief Executive Officer to commence community, on-site stakeholders, and agency consultation to inform and support the development of the draft final masterplan; and

3. Note that the design schemes will remain confidential until a draft masterplan is finalised and briefed to Council.

COUNCIL DECISION

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Hadchiti**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CORP 04
FILE NO: 300553.2019
SUBJECT: Response to NOM 04 from 31 July 2019 - Opportunities for the Repurposing of Council Owned or Controlled Land for Affordable Housing

RECOMMENDATION

That Council receives and notes this report.

COUNCIL DECISION

Motion: **Moved: Clr Ayyad** **Seconded: Clr Kaliyanda**

That Council:

1. Note that in the previous term of Council, it was resolved to keep the vacant block of land on 22 Box Road Casula, in order for it to be turned into a park;

2. Prepare a report outlining options for community use of the land including consultation of local residents. The report also consider only unused and underutilised land;

3. Be provided with funding options to implement above or alternate options;

4. Note that 22 Box Road, Casula (this block is approximately 550 sqm) is currently zoned RE1 public recreation and is surrounded by R2 low density residential;

5. Receives and notes the report and has a further briefing in March 2020 and makes available all reports regarding land usage that is underutilised. Councillors be provided with any other relevant reports given to the previous term of Council.

On being put to the meeting the motion was declared CARRIED.

CITY INFRASTRUCTURE AND ENVIRONMENT REPORT

ITEM NO: INF 01
FILE NO: 292635.2019
SUBJECT: Koala Habitat Corridors

RECOMMENDATION

That Council receives and notes the report.

COUNCIL DECISION

Motion: **Moved: Clr Shelton** **Seconded: Clr Kaliyanda**

That the recommendation be adopted.

Foreshadowed motion: **Moved: Clr Rhodes** **Seconded: Clr Hadchiti**

That Council:

1. Receives and notes the report;

2. Directs the CEO to write to Sutherland Council and thank them for their letter of support and invite them to join Liverpool Council to continue to lobby the Department of Defence on the protection of Koalas in our areas;

3. Engage with Featherdale Wildlife Park and other interested similar providers and the Western Sydney Parklands to initiate discussions that could deliver a tourist attraction into the Liverpool LGA and that could also provide a koala hospital and sanctuary; and

4. Report back to the March 2020 Council meeting on the results of engagement to deliver a koala sanctuary into the Liverpool LGA.

On being put to the meeting the motion (moved by Clr Shelton) was declared LOST.

The Foreshadowed motion (moved by Clr Rhodes) then became the motion and on being put to the meeting was declared CARRIED.

ITEM NO: INF 02
FILE NO: 288580.2019
SUBJECT: Peer review of Clean Air for New South Wales: 2018 Update (Doctors for the Environment Australia, 2019)

RECOMMENDATION

That Council:

1. Receives and note this report; and

2. Notes that a range of actions have already been identified, which will over time assist to improve air quality in the LGA.

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Kaliyanda**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

COMMITTEE REPORTS

ITEM NO: CTTE 01
FILE NO: 288925.2019
SUBJECT: Minutes of the Liverpool Youth Council Meeting held on 6 November 2019

RECOMMENDATION

That Council receives and notes the Minutes of the Liverpool Youth Council Meeting held on 6 November 2019.

COUNCIL DECISION

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Rhodes**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Note: All CTTE reports were considered and adopted concurrently with the exception CTTE 03 which was dealt with separately as shown below after CTTE 05.

ITEM NO: CTTE 02
FILE NO: 292846.2019
SUBJECT: Minutes of the Aboriginal Consultative Committee Meeting held on 7 November 2019

RECOMMENDATION

That Council receives and notes the Minutes of the Aboriginal Consultative Committee meeting held on 7 November 2019.

COUNCIL DECISION

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Rhodes**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CTTE 04
FILE NO: 301141.2019
SUBJECT: Minutes of the Strategic Panel Meeting held on 12 November 2019

RECOMMENDATION

That Council receives and notes the Minutes of the Strategic Panel Meeting held on 12 November 2019.

COUNCIL DECISION

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Rhodes**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CTTE 05
FILE NO: 301545.2019
SUBJECT: Minutes of Budget Review Panel 14 November 2019

RECOMMENDATION

That Council adopts the minutes of the Budget Review Panel meeting held on 14 November 2019

COUNCIL DECISION

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Rhodes**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

Clr Kaliyanda left the Chambers at 8:46pm.

ITEM NO: CTTE 03
FILE NO: 296105.2019
SUBJECT: Minutes of the Liverpool Pedestrian, Active Transport and Traffic Committee meeting held on 13 November 2019

RECOMMENDATION

That Council adopts the following recommendations of the Committee:

i) Item 1: Pacific Palm Circuit, Hoxton Park - Proposed combined crossing

- Approves the proposed pedestrian crossing facility and associated signs and linemarking scheme in front of the Malek Fahd Islamic School at 210 Pacific Palms Circuit, Hoxton Park.

ii) Item 2: Huckstepp Serviceway – Request for additional loading zone

- Approves the proposed loading zone.

iii) Item 3: 85 Sixteenth Avenue, Austral - Signage and Linemarking Scheme

- Approves the proposed signs and linemarking scheme.

iv) Item 4: Reilly Street, Liverpool – Request for a raised Pedestrian Crossing

- Approves the existing marked pedestrian crossing to a raised pedestrian crossing across the section of Reilly Street between Rowe and Macdonald Avenues, Liverpool.

v) Item 5: North Liverpool Road and Montgomery Road intersection, Green Valley – Proposed Roundabout Upgrade

- Approves the intersection upgrade with the associated signs and linemarking scheme.

vi) Item 6: Cartwright Avenue, Miller – Proposed raised threshold

- Approves the proposed raised threshold and associated signs and linemarking scheme.

vii) Item 7: Nuwarra Road, Moorebank – Decommissioning of bus stops

- Approves decommissioning redundant bus stops with the exception of the two bus stops for school services.

viii) Item 8: Parking arrangement for GoGet Vehicles

- Approves the signposting with RMS sign number R5-447 “No Parking Authorised Car Share Vehicles Excepted” at the 10 locations with GoGet to negotiate with shopping centres for additional parking locations.

ix) Item 9: Junction road, Moorebank – Proposed roundabout

- Approves installation of a roundabout.

x) Item 10: Items Approved Under Delegated Authority.

- Notes the traffic facilities approved under Delegated Authority between 19 September 2019 and 10 November 2019.

xi) Item 11: Proposed PATT committee meeting dates for 2020

- Council approves the following meeting dates and for inclusion in the corporate calendar:

Meeting Number	Date
1	Wednesday 29 January 2020
2	Wednesday 18 March 2020
3	Wednesday 20 May 2020
4	Wednesday 22 July 2020
5	Wednesday 23 September 2020
6	Wednesday 18 November 2020

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Karnib**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

RECESS

Mayor Waller called a recess at 8.48pm.
The meeting resumed at 8.52pm with the following Councillors present:

Mayor Waller and Clrs Rhodes, Shelton, Ayyad, Karnib, Balloot and Harle.

Clrs Hadchiti, Hadid and Hagarty returned to the meeting at 8.53pm.

Clr Kaliyanda returned to the meeting at 8.55pm.

QUESTIONS WITH NOTICE

ITEM NO: QWN 12
FILE NO: 309728.2019
SUBJECT: Question with Notice - Clr Rhodes - External Reports Commissioned by Council

Please address the following:

1. Can Council provide a report on all external reports commissioned by Council from September 2016 to November 2019?

2. Can all reports be made available to all Councillors on the Council Intranet?

COUNCIL DECISION:

Motion: **Moved: Clr Rhodes** **Seconded: Clr Harle**

That Council:

1. Identifies and lists all the external reports identified as a Council expense in the annual budget since 2015;

2. Maintain the list on an ongoing basis as external reports are received by Council; and

3. Upload all reports that have been paid for under the consultant's budget line and are not confidential to the Intranet or reports that relate to matters that are to be determined by Council.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: QWN 01
FILE NO: 301899.2019
SUBJECT: Question with Notice - Clr Hagarty - Granny Flats

Background

Granny flats, as the name suggests, are often used as housing for our older residents. Many older residents have limited financial means and downsize to a granny flat in order to live within those means.

Council recently introduced a contributions plan for the construction of granny flats. At present, there is no mechanism to enable payment of these contributions via instalments.

Please address the following:

1. What legal or other impediments are there to allowing the payment of contributions in instalments for those who can exhibit limited financial means?

Response

A granny flat, or secondary dwelling as it is now called, is a self-contained dwelling located on the same lot as a principal dwelling and located either within, attached to or detached from the principal dwelling.

Secondary dwellings are a traditional form of residential accommodation and an increasingly common form of housing. They are often developed as accommodation for family members and people on a low income and therefore make an important contribution to housing choice and affordability.

However, many secondary dwellings also represent a commercial decision by property owners. The population that occupy a growing number of secondary dwellings add to the demand for local infrastructure and services. Council should therefore have a consistent approach to payment of local infrastructure contributions for all new housing, including secondary dwellings.

Payment of local infrastructure contributions for secondary dwellings is required under:

- *Liverpool Contributions Plan 2018 - Established Areas* (see Figure 1); and
- *Liverpool Contributions Plan 2008 – Austral and Leppington North* (see Figure 2).

The above contribution plans require payment of the relevant contribution prior to the issue of a Construction Certificate or, in the case of a Complying Development Certificate (CDC), prior to commencement of work. These payments are prescribed by a condition of consent applied to development consents or CDCs. The majority of secondary dwellings are developed with a CDC.

At present, neither of the above contribution plans provide a mechanism for payment of contributions in instalments. The *Environmental Planning and Assessment Act, 1979* and associated regulations do not address how payments are to be made. It is therefore up to the relevant contribution plan to determine these administrative arrangements. Any change to the timing of payments or to enable payment by instalment would require an amendment to the relevant contribution plans.

While there are no legislative impediments to Council enabling payments by instalment, Council are strongly advised against this course of action for the following reasons:

- Extending a form of credit for secondary dwelling developments could set a precedent for a similar approach with other development types;
- Following occupation of a secondary dwelling, Council would have limited means to ensure full recovery of payment instalments;
- Recovery of outstanding payment instalments would require Council to initiate often lengthy and expensive debt recovery processes; and
- Unrecovered debts would leave Council to cover the cost of infrastructure otherwise funded by contributions.

Council could consider amending the relevant contribution plan to allow the payment of contributions for secondary dwellings (approved with a development application) until a later point in the development/construction cycle, i.e. prior to the Occupation Certificate. Such a change would risk a loss of some contributions, in situations where a secondary dwelling development does not proceed to obtain an Occupation Certificate. The precedence of such an approach may also add pressure for this delayed payment to apply to other types of developments, with impact on the timely delivery of local infrastructure from delayed cash flows.

It is recommended the Council do not make any changes to the existing arrangements for payment of local infrastructure contributions for secondary dwellings.

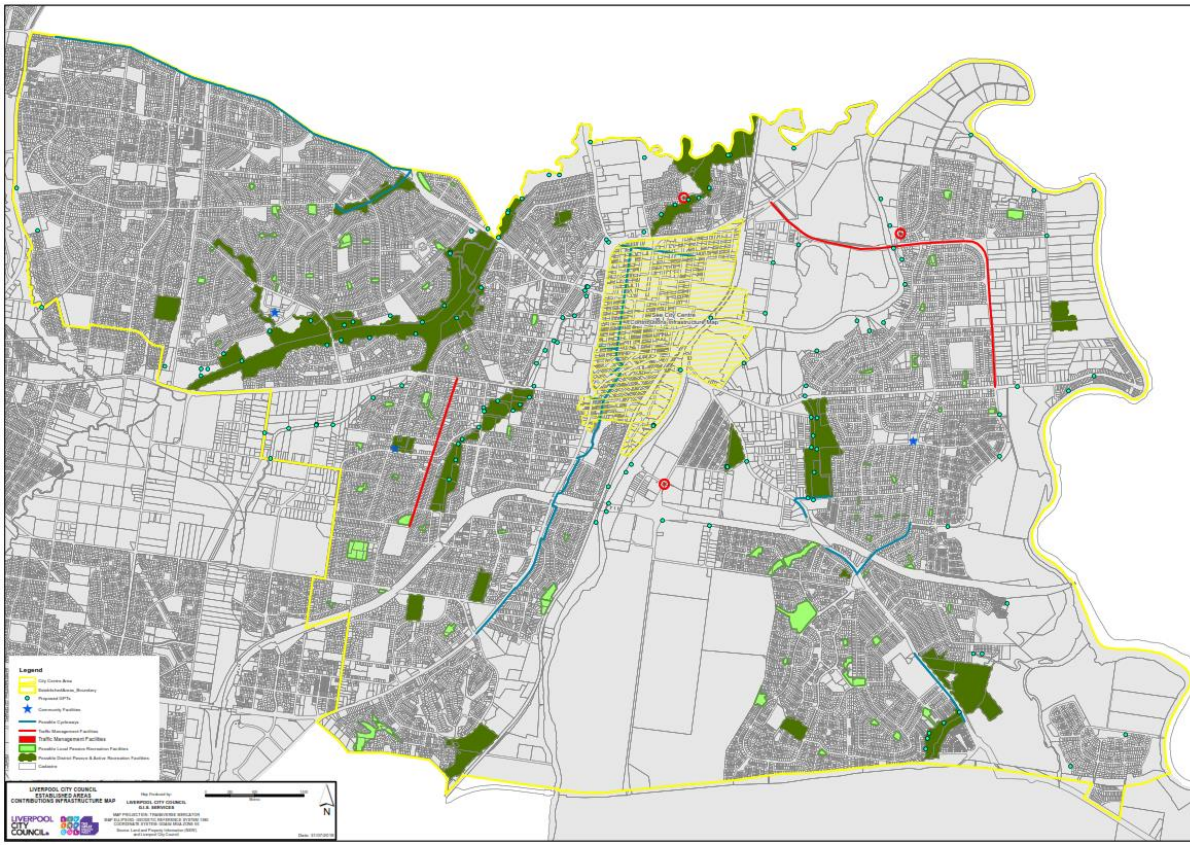

Figure 1: Area within yellow boundary subject to contributions for secondary dwellings



Figure 2: Area within red boundary subject to contributions for secondary dwellings

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Hadchiti**

That Council develops a policy that allows 7.11 payments on secondary dwellings to be paid in instalments with instalment 1, 50% on the issue of a Construction Certificate and instalment 2 being 50% prior to any Occupation Certificate (OC) being issued (interim and final).

On being put to the meeting the motion was declared CARRIED.

Vote for: Mayor Waller
Clr Ayyad
Clr Hadchiti
Clr Hadid
Clr Hagarty
Clr Kaliyanda
Clr Karnib

Vote against: Clr Balloot
Clr Harle
Clr Rhodes
Clr Shelton

ITEM NO: QWN 02
FILE NO: 301912.2019
SUBJECT: Question with Notice - Clr Hagarty - Edmondson Park Commuter Car Park

Please address the following:

1. **Has a Development Application for the construction of a multi-storey car park at Edmondson Park been lodged with Council by the State Government?**

   The State government have not lodged a development application for a multi-storey car park with Council. The capital cost of such a multi storey carpark would likely exceed $30 million and therefore would be classified as State Significant Development. The Department of Planning Infrastructure and Environment would be the assessment authority for any such proposal.

   Alternatively if the capital cost is less than this threshold, the State government, as a public authority, could and would likely prepare a Review of Environmental Factors (REF) to assess and determine the proposal under Part 5 of the *Environmental Planning and Assessment Act 1979.*

   A search of DPIE's website confirms that there is not a multi storey car park development at Edmondson Park currently under assessment.

2. **Are there any other delays or impediments Council could cause to the timely completion of this project?**

   No, for the reasons mentioned above. Any referrals to Council in relation to the above approval processes would be responded to quickly.

ITEM NO: QWN 03
FILE NO: 301915.2019
SUBJECT: Question with Notice - Clr Hagarty - Feral Cats

Background

A vast majority of cat owners are responsible, caring and compassionate. They ensure their pets are easily identified through a collar or micro-chipping, are desexed and do not impose a danger to other animals. Council also does it part by offering free micro-chipping days and discounts for desexing.

Feral cats on the other hand kill native wildlife, damage property, rummage through residents bins and infect and attack domestic animals. They are a major problem no level of government appears willing or able to solve.

According to Council staff, feral cats fall under the responsibility of the Federal Department of the Environment and Energy. According to correspondence from the Federal Department of the Environment and Energy, the Australian Government is not responsible for the management of feral animals. The State Government advises Local Council enforces the relevant legislation, the Companion Animals Act 1998.

The Companion Animals Act 1998 states "any person may lawfully seize a cat if that action is reasonable and necessary for the protection of any person or animal (other than vermin) from injury or death". The Act is not entirely clear what can then be done with the caged feral cat once it is captured.

Please address the following:

1. **Who is responsible for feral cats?**

   The Federal Department of the Environment and Energy is responsible for the implementation of the threat abatement plan which includes feral cats (refer to email from Julie Quinn – Assistant Director, Environmental Biosecurity Section). It would seem from her email that the Federal Government does not have a dedicated program for implementation.

   State and Federal Governments have agreed to coordinate and expand national efforts to curb feral cats. On 8 November 2019 following a meeting of Environment Ministers it was agreed to form a working group aimed at extending control methods and developing new techniques to control feral cats.

   Control methods used to capture feral cats include trapping and shooting. It is not an area that Council is experienced or resourced in.

2. What is Council's current policy for dealing with feral cats?

There is no policy for dealing with feral cats.

3. What legislative impediments currently exist that restrict residents and Council in dealing with feral cats?

Methods used for the management of wild animals in order to reduce adverse impacts on the environment must be humane, target specific and effective.

Codes of practice and standard operating procedures for the humane control of pest animals in Australia have been developed by the NSW Department of Primary Industries. These provide general information on best practice management for different animal species, including feral cats.

There are also standard operating procedures that describe specific control techniques and their application.

While there is no legislative impediments it is not recommended that residents deal with feral cats as their management is complex.

4. What penalties exist for residents who feed and otherwise allow feral cats to prosper?

There are no penalties.

5. What potential changes to the law could be made to allow residents and Council to better deal with feral cats?

Dogs can be declared "dangerous" or "menacing", would treating feral cats in a similar manner be useful?

Management of feral cats should be left with the State and Federal governments to deal with as specific management strategies need to be followed and applied.

Advice received from NSW Department of Primary Industries and in particular from the Invasive Species Officer, recommends that the Greater Sydney Local Land Services should be contacted regarding specific colonies of feral cats.

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Rhodes**

That a briefing be arranged with the RSPCA or Cats Society on effective means to deal with feral cats.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: QWN 04
FILE NO: 301934.2019
SUBJECT: Question with Notice - Clr Kaliyanda - CBD Shopfront Activation Project

Please address the following:

1. **What is the current timeline of the project?**

   The program is ongoing and has an annual budget of $80,000.

2. **Which impacts has the project had – both quantitative and qualitative?**

   Below are figures outlining expenditure of the SFUP since it began:

2017/18	
Shop 1	$8,000
Shop 2	$32,000
Shop 3	$16,000
Shop 4	$8,000
Total	*$64,000*
2018/19	
Shop 1	$16,000
Shop 2	$8,000
Shop 3	$7,837.50
Total	*$31,837.50*
2019/20 (to date)	
Shop 1	$8,000
Shop 2	$16,000
Total	*$24,000*

Surveys were sent to the five businesses who participated in the SFUP in 2018/19 and 2019/20. Three businesses responded, with results below:

(i) Would you go through the process again?
Yes – 3

(ii) Would you recommend it to others?
Yes – 3

(iii) Do you have any suggestions on what could be done differently?
- No – happy with how it was done and the process
- No – quick and easy
- No – simple and straight forward

(iv) Have you noticed any improvements to your business as a result of the upgrade?
- Yes – perception is good, now modern and clean, plus more traffic
- Too soon to tell, but feels more secure and easier for clients to see in
- This is a completely new business.

(v) Do you have any processes in place to measure the results of the upgrade?
Yes – 3

(vi) If no, would you like some assistance from an external business advisor?
Yes – 2
No – 1

3. Is there capacity to continue the project following the commencement of the Civic Place Project?

Yes – funds will continue to be available for the SFUP.

4. If not, what options are available to ensure that community benefits are not lost?

Funds will continue to be available for the SFUP.

Pop-Up Program

1. What is the current timeline of the project?

The PUP in Northumberland Arcade will be wound up on Friday 13 December 2019. Council's property team will be taking over the premises to procure commercial leases. Whilst the property team will seek commercial rents to assist with the operational costs of the arcade and the carpark, offers from local and innovative operators who will help to activate the arcade, paying less than the commercial rent, will also be considered.

2. Which impacts has the project had – both quantitative and qualitative?

The PUP was instigated in 2017 in order to assist artisans and emerging retail business operators to test their concepts and conduct local, low-level research in a low-risk and low rent space. It also gave them the opportunity to test their own management skills required to run a business. Tenants were chosen through an expression of interest process.
During this period, a total of five tenants have leased the spaces for a period of between 6-12 months. Two of the businesses that used the space had the opportunity to test their ideas and conclude that it was not viable in a commercial setting. Feedback from these businesses indicates that the program was valuable

in enabling them to test their business idea in a low-risk setting that did not have huge financial impact on them. Before being advised of the program's cessation, a few applicants were placed on a waiting list for the next round of EOIs.

Due to the program being wound up and Council being unable to go out for EOI, one of the spaces has been occupied by the Centre for Civic Innovation (CCI) since October and will continue until 12 December. The CCI is an Australian-first in Liverpool. It is a proof-of-concept trial, fulfilling actions in the Liverpool Innovation Strategy to:

- facilitate opportunities for community members to engage in innovation projects; and
- investigate and embrace opportunities for community-led innovation.

The CCI began opening on Fridays only, but has expanded to four days a week with the help of volunteers from Settlement Services International. The CCI now gets 3-4 people per day coming in to discuss their ideas.

Anecdotally, there has been a strong appetite for the CCI concept. It has provided a place where community members can go if they have an idea that will make a difference in their community. The advice they receive at the CCI provides a pathway to turn their ideas into an initiative, a not-for-profit, or a business.

3. Is there capacity to continue the project following the commencement of the Civic Place Project?

There may be an opportunity for this program to re-commence in the new Civic Place development, if retail space can be made available at an appropriate lease rate.

4. If not, what options are available to ensure that community benefits are not lost?

Relocation of the Liverpool city library to Civic Place may provide an option for the program to operate within the current library site, if retail space can be made available at an appropriate lease rate.

The library and Civic Place options can be further investigated by Council staff.

Motion: **Moved: Clr Kaliyanda** **Seconded: Clr Hagarty**

That Council develop a strategy for a pop up program in the CBD and come back to Council with a strategy and funding source.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: QWN 05
FILE NO: 307565.2019
SUBJECT: Question with Notice - Clr Hadchiti - Warwick Farm

I thank the CEO for her response provided to Councillors under confidential cover to my question last month.

Please address the following:

Can the CEO provide any further updates?

Response

This question concerns a staff matter subject to investigation under the Code of Conduct. As such, Council cannot comment further on the matter.

ITEM NO: QWN 06
FILE NO: 307566.2019
SUBJECT: Question with Notice - Clr Hadchiti - Civic Place

Please address the following:

Given the importance of this project and the cost to the rate payer, has an external audit been undertaken on the process so far from its inception to where we currently stand?

If not does the CEO thinks it's worth doing?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 07
FILE NO: 307567.2019
SUBJECT: Question with Notice - Clr Hadchiti - Contamination Reports

Please address the following:

1. What stage contamination reports does Council require with the submission of a DA?

2. How do our requirements compare to other Councils or industry standards?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 08
FILE NO: 307568.2019
SUBJECT: Question with Notice - Clr Hadchiti - Middleton Grange

Please address the following:

1. How much has been collected in 7/11's for Middleton Grange?

2. What projects are yet to be completed under Sect 7/11?

3. What is the projected 7/11 still to come in?

4. Who owns the sections of roads that run through the Parklands, for example Flynn and Twenty Seventh Ave?

5. Are there any plans to close off any existing roads referred to in point 4.

6. If the road under the M7 has all its approvals in place does Council have the funds to actually build it?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 09
FILE NO: 307569.2019
SUBJECT: Question with Notice - Clr Hadchiti - DA's and Planning Proposals

Please address the following:

1. Based on what has been seen so far, is it fair to say that if the above are assessed externally they are turned around quicker?

A response to this question will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 10
FILE NO: 307570.2019
SUBJECT: Question with Notice - Clr Hadchiti - Flooding

Please address the following:

1. In the history of Liverpool has there ever been a time where a development has been required to be built above the PMF?

A response to this question will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 11
FILE NO: 307571.2019
SUBJECT: Question with Notice - Clr Hadchiti - Professional Development

Please address the following:

1. Does the CEO think it would be worthwhile to engage an expert to run a session for Councillors on the costs of developments and on impacts policies may have in being able to deliver affordable housing?

Response

The CEO confirmed that this would be worthwhile and would be carried out.

The session to also include innovative initiatives that Councils (such as Waverley Council) are doing in the area for affordable housing.

Clr Hadchiti left the Chambers at 9:28pm.
Clr Hadchiti returned to the Chambers at 9.30pm.

ITEM NO: QWN 13
FILE NO: 309741.2019
SUBJECT: Question with Notice - Clr Rhodes - RMS Traffic Modelling

On June 25th 2019 Liverpool City Council advised the Independent Planning Commission the RMS Modelling is being withheld and Liverpool City Council has not been supplied with the traffic modelling.

Only a week later on July 2nd 2019 the Road and Maritime Services advised the Independent Planning Commission it had supplied the traffic modelling to Liverpool City Council.

Please address the following:

1. Can Council confirm that the $3.4 million dollar traffic and transport study of the Moorebank / Liverpool region and the Terminals, performed by the NSW State Agency Road and Maritime Services has in fact been supplied to Liverpool City Council?
    a. If so, when it was supplied?
    b. Was the underpinning data set also supplied?
    c. What internal review process has been undertaken by Liverpool City Council since it was supplied?
    d. What if any external peer review has been sought by Liverpool City Council since it was supplied?
    e. Can Council obtain the underpinning data set for the mesoscopic modelling, if it was not supplied by Road and Maritime Services?
    f. Can Council provide a copy of the RMS Traffic report to all Councillors via email before, or at the December Council Meeting 2019?

Motion: **Moved: Clr Rhodes** **Seconded: Clr Harle**

That Council:

1. Provides the entire RMS Traffic Modelling for the Liverpool LGA on the Council Intranet, if available;

2. Provides the RMS Traffic Modelling to the members of the Intermodal Committee;

3. Delegate to the CEO to urgently allocate all funds necessary, and operational steps required, to have the RMS Modelling Independently Peer Reviewed on an expedited time frame;

4. Lodge a Merits and or Judicial appeal against the current determinations for the Moorebank Intermodal, prior to the relevant cut off dates;

5. Promote and educate residents through a media campaign alerting residents on the opportunity for people to make submissions on Council website and through Liverpool Listens; and

6. Notes that the cost of implementing the above may be over $1 million.

On being put to the meeting the motion was declared LOST.

ITEM NO: QWN 14
FILE NO: 309813.2019
SUBJECT: Question with Notice - Clr Harle - Access to GIPA Information Referred to in the Confidential Section at Council Meeting 20 November 2019

Please address the following:

1. Council recently received numerous GIPA request for relevant documents relating to the Warwick Farm Racing Precinct that is now subject to an independent inquiry.

    a) What steps are necessary for Councillors to have a copy of those documents?

A response to this question will be provided in the 5 February 2020 Council meeting business papers.

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ITEM NO: QWN 15
FILE NO: 309855.2019
SUBJECT: Question with Notice - Clr Harle - Leasing of 33 Moore Street, Liverpool

Please address the following:

1. What is the annual leasing income from space within 33 Moore Street?

2. What were the overall costs of moving Council staff from 33 Moore Street to the refurbished buildings at the Hoxton Park Road complex?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 16
FILE NO: 309860.2019
SUBJECT: Question with Notice - Clr Harle - Refurbishment Costs of Council Buildings at Hoxton Park Road Complex

Please address the following:

1. What were the total costs of refurbishing the Council buildings at Hoxton Park Road complex?

2. What were the costs associated with moving the SES Unit from the Rose Street Depot to the Hoxton Park complex?

3. What are the overall costs of accommodating the Men's Shed in the previous SES accommodation at the Rose Street Depot?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 17
FILE NO: 309877.2019
SUBJECT: Question with Notice - Clr Harle - Parkbridge Estate

Please address the following:

1. Did Council Staff attend the Movie Night function held on 30 November 2019?
2. What was the function of Council Staff's attendance?
3. How and by whom was Council invited?
4. Who authorised Council Staff to attend?
5. How much did it cost Council?
6. Could Council's attendance be misinterpreted as supporting people opposed to the Town Centre proposal by attending and giving them additional information, support, and convenience to make a submission that Council does not offer to the broader residence in Middleton Grange?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 18
FILE NO: 309888.2019
SUBJECT: Question with Notice - Clr Hadid - Briefing Session on the City Deal

Please address the following:

A couple of Council meetings ago, the CEO advised that the briefing session on the City Deal that was cancelled will be rescheduled.

1. Has it been?

2. Why was the initial one cancelled?

A response to this question will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 19
FILE NO: 309901.2019
SUBJECT: Question with Notice - Clr Ayyad - Civic Place

Please address the following:

1. In relation to the proposed Civic Place, are there any updates on how the submission that Council Officers made to the UOW are going?

2. Once a resolution is carried by Council, what does the Local Government Act state should happen?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 20
FILE NO: 309922.2019
SUBJECT: Question with Notice - Clr Balloot - Warwick Farm Precinct Economic Study

Please address the following:

Council commissioned a report regarding Warwick Farm Precinct Economic Study that Council Management had possession of in 2017:

1. What were the findings of that report?

2. Was this report ever shown to Councillors?

3. And if not, can Councillors have a copy of that report?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 21
FILE NO: 309930.2019
SUBJECT: Question with Notice - Clr Hadchiti - 35 Scott Street, Liverpool

Please address the following:

Council is currently leasing floor space at 35 Scott Street, Liverpool.

1. To date what is the overall cost of leasing that space?
2. When did the lease start?
3. What is the ongoing monthly leasing cost?
4. Is the whole leased area being occupied?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: QWN 22
FILE NO: 309938.2019
SUBJECT: Question with Notice - Clr Hagarty - Edmondson Park Commuter Car Parking

Background

In July this year Council passed the following motion in regards to the Commuter Car Parking Crisis in Liverpool:

That Council write to the relevant Minister as well as the Premier reminding them of their commitment of providing commuter parking at Edmondson Park Train Station and request a firm timeframe of the delivery of such parking provisions.

Please address the following:

1. Has a letter been sent to the Minister?
2. Has a response been received by the Minister?
3. If so, what was the response?

A response to these questions will be provided in the 5 February 2020 Council meeting business papers.

ITEM NO: EGROW 09
FILE NO: 315222.2019
SUBJECT: Planning proposal request to rezone land and amend development standards at 240 Governor Macquarie Drive, Warwick Farm

RECOMMENDATION

That Council:

1. Note the advice provided by the *Liverpool Local Planning Panel*;

2. Endorses in principle the planning proposal request for 240 Governor Macquarie Drive, Warwick Farm, subject to the applicant submitting a modified request with a maximum floor space ratio (FSR) of 2:1 equating to approximately 58,600m^2 GFA or 500 dwellings with access to the bonus FSR provisions contained within Clause 4.4 (2B) of the Liverpool Local Environmental Plan (LEP) (up to 3:1), a maximum height of buildings of 45m and the preparation of a site specific Development Control Plan;

3. Delegate to the CEO authority to negotiate a revised VPA offer with the proponent, agree the terms of the offer with the proponent and report back to Council the details of the VPA prior to exhibition of the planning proposal, consistent with Council's Planning Agreements Policy;

4. Endorses in principle the potential public benefit contributions of the VPA, to be further negotiated, including:
    - Monetary contributions towards the cost of local road improvements;
    - Funding appropriate road works including a 2.5m wide shared path, public domain improvements including street trees and landscaping along Governor Macquarie Drive between Hume Highway and Munday Street in accordance with Council's design plan for the Hume Highway/Governor Macquarie Drive intersection upgrade and Warwick Street between the Hume Highway and Manning Street;
    - Improved pedestrian and bicycle access to and from the site and Warwick Farm railway station and north and south of the Hume Highway;
    - Provision of 5% of the dwelling yield as affordable housing (to be dedicated to Council) to be managed as affordable rental housing by a community housing provider; and

- Providing a retail/commercial space in the development for a period of 5 years at a reduced commercial rent for a community organisation/s to be agreed between the proponent and Council; and

5. Delegate authority to the CEO to finalise the above amendments to the planning proposal request and submit a planning proposal to the Department of Planning, Industry and Environment for a Gateway determination with a recommendation that detailed traffic modelling, an economic impact assessment, a noise mitigation strategy and a site specific DCP be included as Gateway conditions to be satisfied prior to public exhibition.

COUNCIL DECISION

Motion: **Moved: Clr Ayyad** **Seconded: Clr Hadchiti**

That Council:

1. Note the advice provided by the *Liverpool Local Planning Panel*;

2. Endorses in principle the planning proposal request for 240 Governor Macquarie Drive, Warwick Farm, subject to the applicant submitting a modified request with a maximum floor space ratio (FSR) of 2:1 equating to approximately 58,600m^2 GFA or 500 dwellings with access to the bonus FSR provisions contained within Clause 4.4 (2B) of the Liverpool Local Environmental Plan (LEP) (up to 3:1), a maximum height of buildings of 50m and the preparation of a site specific Development Control Plan;

3. Delegate to the CEO authority to negotiate a revised VPA offer with the proponent, agree the terms of the offer with the proponent and report back to Council the details of the VPA prior to exhibition of the planning proposal, consistent with Council's Planning Agreements Policy;

4. Endorses in principle the potential public benefit contributions of the VPA, to be further negotiated, including:

   - Monetary contributions towards the cost of local road improvements to include the bypass road which is a priority of Council;

   - Funding appropriate road works including a 2.5m wide shared path, public domain improvements including street trees and landscaping along Governor Macquarie Drive between Hume Highway and Munday Street in accordance with Council's design plan for the Hume Highway/Governor Macquarie Drive intersection upgrade and Warwick Street between the Hume Highway and Manning Street;

   - Improved pedestrian and bicycle access to and from the site and Warwick Farm railway station and north and south of the Hume Highway;

- Provision of 5% of the dwelling yield as affordable housing to be managed as affordable rental housing by a community housing provider; and

- Providing a retail/commercial space in the development for a period of 5 years at a reduced commercial rent for a community organisation/s to be agreed between the proponent and Council; and

5. Delegate authority to the CEO to finalise the above amendments to the planning proposal request and submit a planning proposal to the Department of Planning, Industry and Environment for a Gateway determination with a recommendation that detailed traffic modelling, an economic impact assessment, a noise mitigation strategy and a site specific DCP be included as Gateway conditions to be satisfied prior to public exhibition.

6. Note the legal advice provided to Councillors

On being put to the meeting the motion was declared CARRIED.

Vote for Mayor Waller
Clr Ayyad
Clr Balloot
Clr Hadchiti
Clr Hadid
Clr Hagarty
Clr Harle
Clr Karnib
Clr Rhodes

Vote against: Clr Kaliyanda
Clr Shelton

ITEM NO: CORP 05
FILE NO: 299775.2019
SUBJECT: Investment Report November 2019

RECOMMENDATION

That Council receives and notes this report.

COUNCIL DECISION

Motion: **Moved: Mayor Waller** **Seconded: Clr Rhodes**

That CORP 05 be moved into confidential session and dealt with later at this meeting as it contains commercial information of a confidential nature (Section 10A(2)(d) of the Local Government Act 1993).

On being put to the meeting the motion was declared CARRIED.

PRESENTATIONS BY COUNCILLORS

Nil.

CONFIDENTIAL ITEMS

ITEM NO: CONF 01
FILE NO: 287016.2019
SUBJECT: Proposed Granting of an Easement to Drain Water over Council's Public Reserve known as Discovery Park, 40 Atkinson Street, Liverpool - Lot 77 DP 27242

RECOMMENDATION

That Council:

1. Approves the grant of an easement to drain water into an existing stormwater pit located within Lot 77 in DP 27242, located at 40 Atkinson Street, Liverpool on the terms outlined in this report;

2. Keeps this report confidential pursuant to the provisions of Section 10A(2)(c) of the *Local Government Act* 1993 as this information would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business;

3. Approves the transfer of the compensation amount into the General Property Reserve; and

4. Authorises its Delegated Officer to execute any document, under Power of Attorney, necessary to give effect to this decision.

COUNCIL DECISION

Motion: **Moved: Clr Harle** **Seconded: Clr Ayyad**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CONF 02
FILE NO: 283023.2019
SUBJECT: Acquisition of Lot 297 DP 752060 being Lot 297 Illaroo Road, Hoxton Park for drainage and open space purposes

RECOMMENDATION

That Council:

1. Approves the acquisition of Lot 297 DP 752060, being Lot 297 Illaroo Road, Hoxton Park, on the terms outlined in this confidential report;

2. Authorises the CEO or her delegated officer to execute any document, under Power of Attorney, necessary to give effect to this decision;

3. Classify the land as “operational’ in accordance with section 31(2) of the Local Government Act 1993; and

4. Keeps confidential this report pursuant to the provisions of section 10A(2)(c) of the *Local Government Act 1993* as this information would, if disclosed, confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

COUNCIL DECISION

Motion: **Moved: Clr Rhodes** **Seconded: Clr Shelton**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CONF 03
FILE NO: 279713.2019
SUBJECT: Relocation of Liverpool District Men's Shed to Pearce Street Liverpool

RECOMMENDATION

That Council:

1. Provide guidance on whether to proceed with upgrade of the old SES premises; and

2. If supported, direct the question of required funding for the proposed upgrades to a future budget review process; and

3. If supported, direct and delegate authority to the CEO to negotiate a suitable Licence agreement with the Liverpool District Men's Shed.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Ayyad**

That Council:

1. Proceed with the upgrade of the old SES premises;
2. Direct the CEO to provide funding from the general funds for the upgrade;
3. Direct the CEO to offer the Liverpool District Men's Shed (LDMS) a 5 year licence agreement at a nominal fee of $1,000 per annum, with a demolition clause after 3 years; and
4. Offer the LDMS the opportunity to do any works that they are capable of doing and are qualified to do as part of the upgrade in order to reduce the cost to Council.

On being put to the meeting the motion was declared CARRIED.

ITEM NO: CONF 04
FILE NO: 296924.2019
SUBJECT: Update on Bathurst Street extension project and plans for a multi-level car park at 362 Macquarie Street, Liverpool

RECOMMENDATION

That Council receives and notes this report.

COUNCIL DECISION

Motion: **Moved: Clr Hadchiti** **Seconded: Clr Rhodes**

That the recommendation be adopted.

On being put to the meeting the motion was declared CARRIED.

CLOSED SESSION

Mayor Waller advised that Council would now move into Closed Session to deal with CORP 05 and CONF 04

Council moved into Closed Session at 10.14pm with all Councillors present.

ITEM NO: CORP 05
FILE NO: 299775.2019
SUBJECT: Investment Report November 2019

RECOMMENDATION

That Council receives and notes this report.

COUNCIL DECISION

Motion: **Moved: Clr Shelton** **Seconded: Clr Hagarty**

Receive and note the report.

Foreshadowed motion: **Moved: Clr Rhodes** **Seconded: Clr Harle**

That:

1. Council receives and notes this report;

2. Due to extenuating circumstances, approve an exemption to Tender under s.55 (3)(i) of the Local Government Act 1993, as due to the unavailability of competitive or reliable tenderers, a satisfactory result would not be achieved by inviting tenders, noting that Western Sydney Regional Organisation of Councils (WSROC) have already undertaken an extensive EOI and evaluation process;

3. Subject to a satisfactory legal review and favourable due diligence outcome, enter into the 10-year Power Purchase Agreement on offer from renewable energy developer Genex Power (ABN:18 152 098 854) through WSROC, and

4. Delegate authority to the General Manager to negotiate and execute a Power Purchase Agreement through WSROC Ltd, and enter a Council Buyers' Membership Agreement for the Power Purchase Agreement for up to 20,000 MWh.

On being put to the meeting the motion (moved by Clr Shelton) was declared CARRIED and the Foreshadowed motion (moved by Clr Rhodes) therefore lapsed.

Division called (for the motion moved by Clr Shelton):

Vote for: Mayor Waller
Clr Balloot
Clr Hagarty
Clr Kaliyanda
Clr Karnib
Clr Shelton

Vote against: Clr Ayyad
Clr Hadchiti
Clr Hadid
Clr Harle
Clr Rhodes

ITEM NO: CONF 05
FILE NO: 287110.2019
SUBJECT: Request to Renew Contract - Chief Executive Officer

RECOMMENDATION

That Council receive and note this report.

COUNCIL DECISION

Motion: **Moved: Clr Hagarty** **Seconded: Clr Shelton**

That Council renew the CEO's contract for 5 years.

On being put to the meeting the motion was declared LOST.

OPEN COUNCIL

Council moved back into Open Council at 10.49pm.

Mayor Waller read the lost motion that was moved in Closed Session.

THE MEETING CLOSED AT 10.50pm.

<Signature>

Name: Wendy Waller

Title: Mayor

Date: 5 February 2020

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 11 December 2019. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.

CEO 01	2020 Australian Local Government Women's Association NSW Branch Conference

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	010444.2020
Report By	George Georgakis - Manager Council and Executive Services
Approved By	Andrew Stevenson - Chief Strategy and Engagement Officer

EXECUTIVE SUMMARY

The Australian Local Government Women's Association (ALGWA) NSW Branch Annual Conference will be held in Shellharbour from Thursday 26 March – Saturday 28 March 2020.

RECOMMENDATION

That Council nominates councillor delegates to attend the Australian Local Government Women's NSW Conference to be held in Shellharbour from 28 to 30 March 2020.

REPORT

The ALGWA is the peak body for women in local government. ALGWA NSW Branch is a voluntary-run organisation that supports both employees and elected representatives and with the 2020 local government elections coming up is committed to providing information and support to women candidates.

The ALGWA's objectives are to:

1. Promote women in Local Government by furthering women's knowledge and understanding of the function of Local Government;
2. Foster the interests and rights of women in Local Government;
3. Take action in relation to any subject or activity affecting Local Government and Local Government legislation;
4. Act in an advisory capacity to intending women candidates for Local Government election; and
5. Arranges conferences on matters relating to Local Government.

The ALGWA conference provides a fantastic opportunity for delegates to exchange ideas, network, debate and engage in cross-council collaboration on issues affecting women in local government.

Correspondence from the President of the ALGWA NSW is attached which includes:

- Draft Conference Program;
- Annual General Meeting Notice 2020;
- Annual General Meeting Notice of Motion 2020;
- Nomination form for the executive and officer bearers of ALGWA 2020/21;
- Annual General Meeting Minutes 2019; and
- Draft Agenda Annual General Meeting 2020.

In order to nominate for the executive and/or vote at the March Annual General Meeting, members must be financial members as at 1/1/2020.

The CEO will determine staff attendance requests via an Expression of Interest process.

CONSIDERATIONS

Economic	The costs associated with attending the 2020 ALGWA NSW Conference are included in the 2019/20 budget and the costs per delegate are: - Registration: $980 per person which includes the gala dinner; and - Accommodation: Approximately $270 per night.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	Raise awareness in the community about the available services and facilities.

Civic Leadership	Act as an environmental leader in the community. Undertake communication practices with the community and stakeholders across a range of media. Facilitate the development of community leaders. Provide information about Council's services, roles and decision making processes. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct. Actively advocate for federal and state government support, funding and services.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. Correspondence from President of ALGWA NSW

AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION NEW SOUTH WALES BRANCH

17 December 2019

Dear ALGWA Member

The ALGWA NSW Annual General Meeting (AGM) will be held at 2:00pm, 28 March 2020 at Shellharbour NSW.

The ALGWA NSW State Conference will be hosted by Shellharbour City Council at the Shellharbour Civic Centre, 76 Cygnet Avenue Shellharbour NSW from Thursday 26 March to Saturday 28 March 2020.

Conference registration and program will be available on the below website:
https://www.shellharbour.nsw.gov.au/council/nsw-algwa-conference-2020

Please find attached the:

- AGM Notice 2020
- AGM Notice of Motion 2020
- Nomination from for the executive and officer bearers of ALGWA 2020/21
- AGM Minutes 2019
- Draft Agenda AGM 2020

In order to nominate for the executive and/or vote at the March AGM members are reminded that they must be financial members as at 1 January 2020.

If you have any questions or if we may be of assistance please contact us on the following email address algwansw@gmail.com.

Yours sincerely



Councillor Cassandra Coleman
President ALGWA NSW



Home / Council / NSW ALGWA Conference 2020

NSW ALGWA Conference 2020



Speakers



JEAN KITTSON

Jean Kittson is one of Australia's most popular speakers, celebrated for stellar performances in film, television and theatre.

She takes a keen interest in local government, as a professional rate-payer, and firmly believes that local government can provide the answer to many of today's most urgent social needs, including literacy, pet care, outdoor cafes where you can get a decent coffee, tree maintenance, climate change and nuclear disamament.

Jean believes that local government is the cornerstone of our democracy, and she knows where her local councillor lives.

KEMI NEKVAPIL



Kemi Nekvapil is an executive and personal coach, speaker and author who has worked in the wellness industry for more than 20 years.

Having studied leadership and purpose at The Gross National Happiness Centre in Bhutan, trained as a yoga teacher in India with a 23-year yoga and meditation practice, Kemi understands there is a process for meaningful, connection to ourselves, our work, our families and communities.

As a corporate speaker and facilitator Kemi is passionate about working with organisations that are willing to invest in their female leaders. Earlier this year Kemi trained with Dr Brene Brown as a certified Dare To Lead facilitator and is passionate about supporting daring leaders and courageous cultures.

DR NERYL EAST



Dr Neryl East is a communication and credibility expert who shows current and future leaders how to be heard, stand out and command influence.

Neryl has been a professional communicator for more than three decades, including a career in television and radio. Her long track record in local government includes senior communication roles at Wollongong and Shellharbour City Councils and training and consultancy work with councils around Australia.

Neryl is a Certified Speaking Professional and has a PhD in Journalism. She is the author of five books including an Amazon best-selling author on media and reputation.

NICHOLE SULLIVAN



Nichole Sullivan is a psychologist with expertise in Human Performance, Culture, Wellbeing and Operational Excellence.

She applies psychology and neuroscience to performance, influencing how individuals, teams, and organisations think, feel and work.

Nichole has extensive experience in workshop facilitation, change management, coaching and large scale wellbeing, safety and leadership programs, with the aim of helping people achieve their pinnacle.

CAITLIN FOORD



Caitlin Foord is a professional football player for Sydney F C in the Australian W-League and Portland Thorns in the NWSL (American professional soccer league). She was the youngest Australian ever to play at a World Cup, representing Australia at the 2011 FIFA Womwne's World Cup aged 16.

When she debuted for the Matildas in 2011 she was awarded the FIFA Women's World Cup Best Young Player for her efforts that year, and continues to contribute to the Matildas success in the lead-up to the 2020 Summer Olympics in Tokyo.

Off field hobbies enjoys cooking, having coffee and spending time with her boxer dog Peach at the beach.

Draft Program

Please note the program below is subject to change. The final program will be confirmed in early 2020. You can register online now.

Day 1 - Friday 27 March, 2020	
7.00-8.00am	Yoga
9.00-9.30am	Welcome, Mayor's Welcome, ALGWA NSW President's Welcome
9.30 -10.40am	Keynote: *Kemi Nekvapil*, 'The Gift of Asking'
10.40-11.10am	*Shannon Platt*, 'Intellectual Property'
11.10-11.30am	Morning tea
11.30am-12.15pm	*Ruth McGowan*, 'How to boost your political savvy as an influential networker'
12.15-1.00pm	To be confirmed
1.00-2.00pm	Lunch
2.00-3.00pm	Concurrent workshops • *Nichole Sullivan*, 'The psychology of critical conversations' • *Neryl East*, 'Communicating boldly in a noisy world'
3.00-3.15pm	Coffee break
3.15-4.15pm	Discussion panel
4.15-4.30pm	*Sandie Morthen*, 'USU helping women grow'
4.30pm	Close

REGISTER NOW!

Day 2 - Saturday 28 March, 2020	
7.00-8.00am	Beach walk
9.00-9.05am	Welcome
9.05-10.00am	*Caitlin Foord*, 'Playing in a male-dominated field'
10.00-11.30am	Voting
10.00-11.00am	*Professor Alison Jones, MD*, 'Women's health and looking after yourself'
11.00-11.30am	Morning tea
11.30am-12.00pm	*Macinley Butson*
12.00-12.30pm	Conference bids and voting
12.30-1.30pm	ALGWA Hotspots & Wrap Up
1.30-2.00pm	Lunch
2.00-3.00pm	AGLWA NSW General Meeting
3.00pm	Close / Executive Meeting
7.00-11.00pm	Gala Dinner

REGISTER NOW!

AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION
NEW SOUTH WALES BRANCH

To All ALGWA NSW Members

Notice of Annual General Meeting

The 2020 Annual General Meeting will be held at the
ALGWA NSW Branch Annual Conference
Shellharbour City Council

Saturday 28 March 2020 at 2pm
Shellharbour Civic Centre
76 Cygnet Avenue Shellharbour NSW

Please note: you must be a financial member by 1 January 2020 in order to vote at the Annual General Meeting
If you are unsure of your membership status please email our treasurer at treasurer@algwa.org.au

AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION
NEW SOUTH WALES BRANCH

ALGWA (NSW BRANCH)

ANNUAL GENERAL MEETING

SATURDAY 28 MARCH 2020

NOTICE OF MOTION - AGM

Please Print Clearly:

Motion Title: _____

_____

Motion/Amendment (*please delete one*)

_____

_____

_____

_____

_____

Moved: Please print Name: _____

Signature: _____

Organisation: _____

Seconded: Please print Name: _____

Signature: _____

Organisation: _____

All motions to be submitted to ALGWA NSW Branch Secretary
in writing and emailed by Friday 28 February 2020
email: algwansw@gmail.com

AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION
NEW SOUTH WALES BRANCH

Nomination Form

2020/21 Executive Committee

I …….……..…….……. hereby nominate for the following position/s
(print name)

Signature: …….……..…… Date …….……2020

Proposed by: …….…… Seconded by: …….……

Signature: …….…….…… Signature: …….……

Please tick one or more as desired:

	Country Vice President
	Secretary
	Treasurer
	Executive Committee Member (9 to be elected)

It is the responsibility of the nominee to ensure that this form is correctly signed by financial members of ALGWA

Relevant Extracts from Constitution

5. Membership

5.1 Class of Membership

Members shall be classed as General Members, Financial Members, Branch Members, Associate Members of the Branch, Life Members or Council Members.

a) General and Financial Membership of the Association shall be open to women who are elected, employed or interested in Local Government. A General Member is considered to be a Financial Member when their annual subscription fees have been received by the Membership officer or the Secretary by the due date of 1 January or as outlined in 6c) and 6 d) below.

b) Associate membership is open to men, Councils, and Shires who meet the categories are elected, employed or interested in Local Government. Associate Members are not defined as either General or Financial Members.

c) Life Membership is open to Members who have given outstanding service to the Branch, but not including Associate Members.

Life Membership will be awarded through the following process:

i. Names of persons to be considered for this honour shall be:

1) Proposed by at least five (5) members
2) in writing
3) supported by written statements
4) submitted to the Executive at least 2 months prior to the next Annual General Meeting
5) referred to the next Annual General Meeting if considered appropriate by the Executive Committee

ii. The appointment shall be by resolution of the next Annual General Meeting.

iii. Life Members shall be given the same rights as Financial Members.

5.2 Application for Membership

A person may apply for membership by completing and submitting the appropriate application form and fees to the Membership officer or Secretary.

A person becomes a member upon receipt of the form and a Financial Member on receipt of fees by the Membership officer or Secretary. The receipt of the form and fees will be acknowledged in writing to the applicant by the Treasurer.

6. Membership Fees

a) There shall be an annual subscription, as determined by the Executive and presented to the Annual General Meeting for ratification.

b) The subscriptions for the financial year of the Branch shall become due and payable on 1 January each year, subject to clause 6(c) below.

c) Under extenuating circumstances the Executive have delegated authority to nominate when the date of the subscriptions of the Branch shall become due and payable.

7. Election of Executive Committee

7.1 Composition

a) The Executive Committee shall consist of fourteen (14) members comprising five (5) Office Bearers and nine (9) General Committee Members.

b) The Office Bearers shall be:

i. President
ii. One (1) Metro Vice President
iii. One (1) Rural Vice President
iv. Secretary
v. Treasurer

c) Any other positions deemed necessary by the Executive may be created by resolution of the Executive from their number. The holder of such a position may be granted delegated authority to undertake given tasks and responsibilities.

d) Should the National President of ALGWA be a member of the Branch she will be considered to be an ex-officio (non-voting) member of the Executive Committee. However to have a vote on the Executive Committee the National President must nominate to the Executive Committee and be duly elected.

7.2 Time and Venue of Election and Terms of Tenure

a) The Election of the Office Bearers and General Committee Members will be held at the time of the Annual Conference.

b) Terms of Appointment for President, Vice President Metro and Vice President Rural will usually be for two (2) years in length. The two year term for Vice Presidents will be elected on an alternate years.

c) The positions of President, Metro Vice President, Rural Vice President shall be limited to no more than one (1) two year term Eligibility for

re-election will be after a lapse of one year.

d) Terms of appointment for Secretary, Treasurer and nine (9) General Committee Members will be one (1) year in length.

7.3 Appointment of Returning Officer

a) A Returning Officer shall be appointed by resolution of the Annual General Meeting to collect nominations, rule on their validity, and conduct the election.

b) The Returning Officer shall be an employee of the Host Council and should be nominated in advance by the Executive meeting held prior to the Conference.

c) The Returning Officer, who should not be eligible for election, may appoint such persons he/she deems appropriate to assist in the conduct of the election.

7.4 Nominations

a) Financial and Life Members are eligible to nominate for a position on the Executive. Financial Members are those members who have paid their membership fees by 1 January of the same year that the AGM is held, except in the situation of cl. 6 d) above).

b) Nominations shall be accepted in writing and signed by a mover and seconder, who shall also be Financial Members or Life Members and signed and dated in writing by the nominee.

c) Nominations shall open and close during the Annual Conference at a time and place nominated by the Executive. These details are to be announced at the beginning of the Annual Conference by the Returning Officer or President if Returning Officer is not available.

d) Only valid nominations will be accepted. At the close of nominations all nominations will be collected by the Returning Officer, who will declare validity.

e) After the close of nominations, and before the commencement of the election, the list of nominees will be announced to the Annual Conference and will also be displayed at the registration desk and throughout the venue.

f) Space will be provided near the registration desk for nominees to display no more than one A4 sheet of election material pertaining to their nomination. Individuals' election material shall not be placed on delegates seats.

g) All nomination forms shall include reference to the clause prescribed above in Section 7.4(f).

h) A list of all positions open for election, along with details describing the method of nomination as outlined by this Constitution, shall be circulated to

all members at least twenty eight (28) days prior to the Annual General Meeting. This information will also be clearly displayed at the registration desk at Annual Conference for the duration of that conference.

7.5 Eligibility to Vote

Financial Members (are those members who have paid their membership fees by 1 January of the same year that the AGM is held except in the situation of cl. 6 d) above) and Life Members are eligible to vote in the election of the Executive Committee.

7.6 Method of Election

a) At the close of nominations, the Returning Officer will announce to the Annual Conference

   i. If a ballot is necessary for any position, and if so
   ii. the time and place of voting
   iii. This information will also be clearly displayed at the registration desk from the time of that announcement until the close of the ballot.

b) Office Bearers

   i. A ballot will be conducted for each Office Bearer's position if more than one (1) nomination is received for that position.
   ii. Election to this position will be by preferential voting.
   iii. If only one nomination is received for an Office Bearer's position that nominee will be considered to be elected.

c) General Committee Members

   i. A ballot will be conducted for the nine (9) General Committee positions if more than nine (9) nominations are received.
   ii. Election of the General Committee Members will be by preferential voting.
   iii. If only nine (9) nominations are received for General Committee Membership, all nine (9) nominees shall be considered to be elected.

d) Where a person is elected to one position, she is automatically excluded from any further ballots in which she is a nominee.

e) All nominees subject to a ballot can nominate another member to act as a scrutineer on their behalf during the count of that ballot. The appointment of such a scrutineer must be made in writing to the Returning Officer prior to the beginning of the count.

f) At the conclusion of the count, the Returning Officer shall hand a written report to the Presiding Chairperson, and then announce the results to the Annual Conference. The written report will include a notional distribution of preferences for all positions until all but one candidate is eliminated, and shall be retained by the Secretary. This report shall be used to fill casual vacancies

for positions of General Committee Members between Annual General Meetings, as determined in section 7.7.e).

7.7 Casual Vacancies

a) A vacancy on the Executive Committee shall occur if the holder resigns her office in writing, delivered or sent to the President. If the President wishes to resign she shall do so in writing, delivered or sent to the Secretary.

b) In the event of a casual vacancy in any office referred to in section 7.1.b) (Office Bearers) the Executive Committee may appoint one of its members to the vacant office, the member appointed may continue in office up to and including the conclusion of the Annual General Meeting

next following the date of the appointment. The process to fill that vacancy will be as per 7.7. e).

c) The Executive Committee is empowered to grant leave of absence upon request. If a member of the Executive fails to attend three (3) consecutive Executive Committee meetings without being granted leave of absence then the position will be declared vacant. The process to fill that vacancy will be as per 7.7. e).

d) In the event of a motion of No Confidence being passed in a member of the Executive Committee by the members at the Annual General Meeting or at a special meeting, that member will vacate the position immediately. The process to fill that vacancy will be as per 7.7. e).

e) Vacancies on the Executive Committee shall be filled in order of the majority votes received by the candidates, if any, at the previous Annual General Meeting. Should there not be sufficient number of such candidates, the Executive Committee may appoint an eligible member at the next Executive Committee meeting. The member appointed may continue in office up to and including the conclusion of the Annual General Meeting next following the date of the appointment.

AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION
NEW SOUTH WALES BRANCH

ANNUAL GENERAL MEETING
Unconfirmed minutes
6 April 2019
Liverpool

1 WELCOME AND INTRODUCTION 2:05pm

The past President, Cr Marianne Saliba, declared the meeting open and welcomed all in attendance

2 APOLOGIES

J Hannan, M Hamilton, S Mohamed

Moved: S Yilmaz **Seconded:** D Baker **CARRIED**

3 ADOPTION OF STANDING ORDERS

3.1 Adoption of Standing Orders
Motion: As printed in the Association's Constitution
Moved: D Baker **Seconded:** K Dight **CARRIED**

3.2 Ratification of Appointment of Returning Officer
Motion: Julie Smith as the Returning Officer
Moved: L Buckley **Seconded:** A Napoli **CARRIED**

3.3 Appointment of time keeper
Motion: Karen McKeown is appointed Time Keeper
Moved: D Baker **Seconded:** B Spearpoint **CARRIED**

4 CONFIRMATION OF MINUTES – Cootamundra-Gundagai 17 March 2018

Moved: S Yilmaz **Seconded:** D Baker **CARRIED**

5 BUSINESS ARISING FROM MINUTES

Nil

6 REPORTS

6.1 Returning Officers Report

The Returning Officer reported results of the election:
President: Cassandra Coleman – elected unopposed
Secretary: Allyson Bradford – elected unopposed
Treasurer: Jennifer Lecky – elected unopposed

City Vice President: Polly Makin – elected unopposed
Executive Committee
1. Dianna Baker
2. Karen McKeown
3. Soraya Mahomed
4. Lisa Matthews
5. Anne Napoli
6. Beverley Spearpoint
7. Wendy Waller
8. Sera Yilmaz
9. Vacant
Moved: J Griffiths **Seconded:** A Martin **CARRIED**

6.2 Presidents Report
The past President Marianne Saliba distributed the President's Report in the Business Paper. The past President thanked the outgoing Committee members for their hard work during the term of her Presidency and acknowledged their contributions of the longevity of our long members; Julie and welcomed the new executive.
The executive committee vacancy will be raised in the next executive meeting. Also like to thank Liverpool Council, Mayor Wendy Waller for this wonderful ALGWA conference.
Moved: A Dench **Seconded:** D Baker **CARRIED**

6.3 Auditor's Report
The Auditors report and Treasurer's report were circulated in the business paper
Moved: J Lecky **Seconded:** B Spearpoint **CARRIED**

Motion: That the Auditor remain as Bosco Accounting
Moved: J Lecky **Seconded:** B Spearpoint **CARRIED**

6.4 ALGWA National Board Report - Presented in Business paper
The ALGWA National Board Report be received
Moved: S Yilmaz **Seconded:** K McKeown **CARRIED**

7 NOTICES OF MOTION of which due notice has been received for:

7.1 Constitutional and by-laws amendment
Motion: That this AGM of the ALGWA NSW branch amend its Constitution and By-Laws as per the draft document as previously circulated
Moved: P Makim **Seconded:** D Baker **CARRIED**
K McKeown mentioned require the track changes for page numbers of constitution by-laws policy

7.2 Payment of expenses policy amendment
Motion: That this AGM of the ALGWA NSW branch amend its Payment of Expenses policy as per the draft document as previously circulated
Moved: P Makim **Seconded:** D Baker **NOT CARRIED**

See Motion 1. In general business

8 GENERAL BUSINESS

Motion 1:

Title: Expenses Policy

Motion: That the ATO standard for schedule of travel be adopted in the policy. The rest of the policy stays the same.

Endorse the changes for expenses as per previous motion: 9

Against: 10

Declared

Moved: L Matthews **Seconded:** A Dench **CARRIED**

Note: 22 financial ALGWA members attended and 1 visitor

Motion 2:

Title: Women on Boards and Forums/Panels particularly State Government.

Motion: We request that ALGWA NSW continue to promote women on boards and information panels/forums instigated by the State Government and Federal Government.

Moved: B Spearpoint **Seconded:** J Griffiths **CARRIED**

The President welcomed all new members and thanked all the delegates for supporting this year's successful conference

9 CLOSE

Meeting closed 2:55pm

10 RE-OPENED MEETING 3:01PM

The ALGWA executive recommends the following life memberships:

Colleen Fuller
Bev Spearpoint
Vicki Scott

Moved: K McKeown **Seconded:** W Waller **CARRIED**

11 CLOSE

Meeting closed 3:08pm

I certify that these pages are the Confirmed Minutes of the Annual General Meeting of the Australian Local Government Women's Association (NSW) held on 6 April at Liverpool

_____ _____

Chairperson Date

AUSTRALIAN LOCAL GOVERNMENT WOMEN'S ASSOCIATION NEW SOUTH WALES BRANCH

ANNUAL GENERAL MEETING

Host – Shellharbour City Council
Saturday 28 March 2020

DRAFT AGENDA

1. Welcome and introduction
2. Apologies
3. Adoption of standing orders
    i. Adoption of standing orders – motion
    ii. Ratification of appointment of returning officer – motion
    iii. Appointment of time keeper - motion
4. Confirmation of minutes from previous AGM meeting 2019
5. Business arising from the minutes
6. Reports
    i. Returning officers report
    ii. Presidents report
    iii. Auditors report
    iv. National board report
7. Notices of motion
8. General business
9. Close of meeting

DRAFT

CEO 02	2020 National General Assembly of Local Government

Strategic Direction	Generating Opportunity Meet the challenges of Liverpool's growing population
File Ref	010866.2020
Report By	George Georgakis - Manager Council and Executive Services
Approved By	Andrew Stevenson - Chief Strategy and Engagement Officer

EXECUTIVE SUMMARY

The 2020 National General Assembly of Local Government (NGA) will be held in Canberra from Sunday 14 June – Wednesday 17 June 2020.

RECOMMENDATION

That Council:

1. Nominates delegates to attend the 2020 National General Assembly of Local Government to be held in Canberra from Sunday 14 June – Wednesday 17 June 2020; and

2. Determine whether to submit any motions, concerning the theme of *"Working Together for our Communities",* for debate at the National General Assembly.

REPORT

The National General Assembly of Local Government (NGA) is a key event on the local government calendar. It is convened by the Australian Local Government Association (ALGA) for local Councils across Australia.

The NGA provides a platform for Local Government to address national issues and advocate to the federal government on critical issues facing the sector.

The 2020 NGA will be held on Canberra from Sunday 14 June to Wednesday 17 June 2020. A copy of the program is being finalised and will be provided to Councillors upon receipt. Registration, accommodation, meals and travel costs will be incurred. Council is entitled to

one vote at the NGA, but is not limited to the number of Councillors who can attend. The Mayor is Council's voting delegate.

The ALGA is calling for motions for the 2020 NGA under the theme of "*Working Together for our Communities*". This theme acknowledges the need to come together and with other partners, including the Federal Government, to deliver for our communities.

To assist Councils to identify motions that address the theme of the NGA, the ALGA Secretariat has prepared a discussion paper. The NGA call for motions Discussion Paper is attached to this report. Motions can address one or more of the issues identified in the discussion paper.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. Be relevant to the work of local government nationally;

2. Be consistent with the themes of the NGA;

3. Complement or build on the policy objectives of your state and territory local government association;

4. Be from a Council which is a financial member of their state or territory local government association;

5. Propose a clear action and outcome; and

6. Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

The deadline for motions is Friday 27 March 2020 and all motions must be adopted by Council. A further report will be prepared for Council should further research be required for any proposed motions.

CONSIDERATIONS

Economic	The costs associated with attending the 2020 NGA are included in the 2019/20 budget and the costs per delegate are: Registration: $989 per person; Accommodation: $325 per night; Meals: $265 (Networking dinner on 15 June and conference dinner on 16 June); and Travel: Via Council vehicle (or reimbursed mileage allowance if using private vehicle).
Environment	Raise community awareness and support action in relation to environmental issues. Promote an integrated and user friendly public transport service. Support the delivery of a range of transport options.
Social	Raise awareness in the community about the available services and facilities.
Civic Leadership	Act as an environmental leader in the community. Facilitate the development of community leaders. Provide information about Council's services, roles and decision making processes. Deliver services that are customer focused. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct. Actively advocate for federal and state government support, funding and services.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. Correspondence from ALGA which includes Call for Motions Discussion Paper

AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION

4 December 2019

9 DEC 2019

Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Dear Mayor, Councillors and CEO (please distribute accordingly)

The Australian Local Government Association (ALGA) is now calling for Notices of Motions for National General Assembly 2020 (NGA).

The NGA provides a platform for Local Government to address national issues and advocate to the federal government on critical issues facing our sector.

The theme for the 2020 NGA is *'Working Together for our Communities'*. This theme acknowledges the need to come together and with other partners, including the Federal Government, to deliver for our communities.

ALGA received significant feedback on the motions process and topics from the 2018 and 2019 NGA. In response to the feedback received, ALGA has prepared a discussion paper that explores data that identifies critical areas local government needs to consider now and into the future.

To inform the submission of motions, please read the discussion paper (included with this letter) and ensure motions meet the identified criteria.

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally;
2. be consistent with the themes of the NGA;
3. complement or build on the policy objectives of your state and territory local government association;
4. be from a council which is a financial member of their state or territory local government association;
5. propose a clear action and outcome; and
6. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. Motions should be lodged online at **alga.asn.au** no later than 11:59pm on Friday 27 March 2020.

Any administrative inquiries can be directed to ALGA by calling 02 6122 9400.

Adrian Beresford-Wylie
ALGA CEO

8 Geils Court Deakin ACT 2600 PHONE 02 6122 9400 FAX 02 6122 9401 EMAIL alga@alga.asn.au WEB www.alga.asn.au ABN: 31 008 613 876


WORKING
TOGETHER
FOR
OUR
COMMUNITIES
NGA20
Call for Motions
Discussion Paper 2020
14-17 June 2020
National Convention Centre Caberra
nga20.com.au
AUSTRALIAN
LOCAL GOVERNMENT
ASSOCIATION

KEY DATES

18 November 2019
Opening of Call for Motions

27 March 2020
Acceptance of motions close

14 - 17 June 2020
National General Assembly

To submit your motion go to:
alga.asn.au/nga20-motions/

SUBMITTING MOTIONS

The National General Assembly of Local Government (NGA) is an important opportunity for you and your council to influence the national policy agenda.

To assist you to identify motions that address the theme of the 2020 NGA – Working Together for Our Communities, the Australian Local Government Association (ALGA) Secretariat has prepared this short discussion paper. You are encouraged to read all the sections of the paper but are not expected to respond to every question. Your motion/s can address one or more of the issues identified in the discussion paper.

Remember that the focus of the NGA is on partnerships and working together so your questions could focus on how Local Governments can work in partnership with the Australian Government to address the challenges our communities face, or the opportunities that are arising as we approach the crossroads before us.

Criteria for motions

To be eligible for inclusion in the NGA Business Papers, and subsequent debate on the floor of the NGA, motions must meet the following criteria:

1. be relevant to the work of local government nationally
2. not be focussed on a specific location or region – unless the project has national implications. You will be asked to justify why your motion has strategic importance and should be discussed at a national conference
3. be consistent with the themes of the NGA
4. complement or build on the policy objectives of your state and territory local government association
5. be submitted by a council which is a financial member of their state or territory local government association
6. propose a clear action and outcome i.e. call on the Australian Government to do something
7. not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government.

OTHER THINGS TO CONSIDER

Motions should generally be in a form that seeks the NGA's support for a particular action or policy change at the Federal level which will assist local governments to meet local community needs. Motions should commence as follows - This National General Assembly calls on the Australian Government to .....

e.g. This National General Assembly calls on the Australian Government to restore funding for local government Financial Assistance Grants to a level equal to at least 1% of Commonwealth taxation revenue.

In order to ensure efficient and effective debate where there are numerous motions on a similar issue, the ALGA Board NGA Subcommittee will group the motions together under an overarching strategic motion. The strategic motions have either been drafted by ALGA or are based on a motion submitted by a council which best summarises the subject matter. Debate will focus on the strategic motions. Associated sub-motions will be debated by exception only.

Motions should be lodged electronically using the online form available on the NGA website at: www.alga.asn.au. All motions require, among other things, a contact officer, a clear national objective, a summary of the key arguments in support of the motion, and endorsement of your council. **Motions should be received no later than 11:59pm AEST on Friday 27 March 2020.**

Please note that for every motion it is important to complete the background section on the form. Submitters of motions should not assume knowledge. The background section helps all delegates, including those with no previous knowledge of the issue, in their consideration of the motion.

All motions submitted will be reviewed by the ALGA Board's NGA Sub-Committee, as well as by state and territory local government associations to determine their eligibility for inclusion in the NGA Business Papers. When reviewing motions, the Sub-Committee considers the importance and relevance of the issue to local government.

Please note that motions should not be prescriptive in directing how the matter should be pursued. With the agreement of the relevant council, motions may be edited before inclusion in the NGA Business Papers to ensure consistency. If there are any questions about the substance or intent of a motion, ALGA will raise these with the nominated contact officer.

Any motion deemed to be primarily concerned with local or state issues will be referred to the relevant state or territory local government association and will not be included in the NGA Business Papers.

There is an expectation that any Council that submits a motion will be present at the National General Assembly to move and speak to the motion.

INTRODUCTION

The purpose of this discussion paper is to provide guidance to councils developing Motions for Debate at the 2020 National General Assembly (NGA). This NGA will focus on working together for our communities and how local governments can achieve success through partnerships. It will consider how strategic partnerships can assist councils to address the challenges and opportunities we are facing today and tomorrow.

Some of the challenges and opportunities facing Australia were outlined in the CSIRO's Australian National Outlook 2019. Many of the challenges have direct implications for local governments and the communities they represent and provide services for. These challenges can also be opportunities that, if seized and managed appropriately, can ensure that our councils and communities thrive. This will require long-term planning, significant effort, and a cultural shift that will rebuild trust in institutions and all tiers of government, encourage healthy risk taking, and incorporate environmental and social outcomes in decision-making.

Collaboration and partnerships across sectors and with a diverse range of organisations will be vital to develop and implement solutions to the challenges ahead and to seizing the opportunities that emerge.

The National Outlook

The Australia National Outlook 2019 released by the CSIRO[1] revealed that Australia is at a crossroads. The research highlighted that we need to think and act differently if we are to ensure a bright future where GDP per capita could be as much as 36% higher in 2060 and growth is environmentally sustainable and inclusive. Failure to adequately address the significant economic, environmental and social challenges identified would result in a slow decline.

The CSIRO identified six important challenges that are already taking hold or on the horizon:

- **The rise of Asia** – The development boom in China that fuelled strong demand for Australian commodities (particularly resource and energy exports) is tapering off as China transitions to a new phase of growth fuelled by domestic consumption and services. However, growth in Asia could also create significant opportunities for Australia. By 2030, the Asia-Pacific region is set to consume more that half of the world's food, 40% of its energy, and be home to an estimated 65% of the world's middle class, resulting in increased demand for Australia's quality produce and service exports including tourism, education, health and aged care services, entertainment and financial and professional services.

How can local government position its communities to reap the benefits of the rise of the Asian middle class and manage any impacts? What partnerships are important?

- **Technological change** – New disruptive technologies are transforming industries and the way people live, work, and interact with each other. They are also changing the skills that will be needed in the workforce of the future. In the face of declining academic results Australia faces difficulties in ensuring that the workforce is prepared for the jobs of the future. With adaptation strategies in place embracing technology can have a net positive outlook for jobs.

What are the pre-requisites for commitments to take advantage of technological change?

What adaptation strategies are required at a local level to ensure councils and local communities are ready for the jobs of the future? What partnerships may be required?

- **Climate change and environment** – a broad range of impacts will be experienced in Australia as a result of global climate change, the severity of which will depend on the effectiveness of global emission reductions and local adaptation. The impacts include more extremely high temperatures and few extremely low temperatures, less rainfall and more droughts in southern Australia, less snow, more intense rainfall and fire weather, and fewer but stronger cyclones, and sea level rise. These changes will increase stress on Australia's ecosystems that are already threatened, and significantly affect agriculture, forestry, fisheries, transport, health, tourism, finance and disaster risk management. It is possible to strive towards zero emissions through a range of actions that target key sectors including energy, land use, urban infrastructure and industrial systems.

How do we work together to ensure that there is local adaptation to climate change and climate extremes? What partnerships are available to achieve zero emissions?

- **Demographics** – Australia's population is estimated to reach 41 million by 2060. This increase will be accompanied by an ageing of the population resulting in a reduction in the proportion of working age people from 66% in 2018 to an estimated 60% in 2060. This will impact economic output and infrastructure requirements and place pressure on government budgets. The impacts of population growth are likely to be felt most strongly in urban environments, with Sydney and Melbourne projected to be home to 8-9 million people and Brisbane and Perth increasing to 4-5 million people. If density does not increase, more and more people will be distanced from jobs, higher education, health services and transport.

What partnerships and forward planning are required to manage the impact of population growth in urban areas? How do regional and rural areas work in partnership to realise the benefit of population growth?

- **Trust** – Trust in institutions including governments, businesses, non-government organisations and the media has declined significantly since 1993 when 42% trusted government compared with just 26% in 2016. The loss of trust threatens the social licence to operate for Australia's institutions, restricting their ability to enact long term strategies.

How can local governments utilise partnerships to strengthen our social licence to operate?

- **Social cohesion** – like trust, social cohesion has declined falling from a baseline of 100 in 2007 to 88.5 in 2017, according to the Scanlon Foundation Index. This index considers survey respondents' sense of belonging and worth, social justice and equity, political participation and attitudes towards minorities and newcomers. The drivers of social cohesion are not fully understood but the following factors may all play a role: issues related to trust; financial stress, slow wage growth; poor housing affordability and its disproportionate affect on low income earners; and the rise of inequity.

How can local governments work in partnership with their communities and others to build and maintain social cohesion?

If Australia tackles these six challenges head on using a collaborative approach, we can achieve a bright future as a nation. However, there are five major shifts or changes that must occur. Each of these shifts have several "levers" that support their attainment. Local government has a role in some of the levers.

- An industry shift to enable a productive, inclusive and resilient economy with new strengths in both the domestic and export sectors
  - Increase the adoption of technology to boost productivity in existing industries that have historically supported Australia's growth, as well as new industries.
  - Invest in skills to ensure a globally competitive workforce that is prepared for technology-enabled jobs of the future.
  - Develop export-facing growth industries that draw on Australia's strengths and build competitive advantage in global markets and value chains.

What can be achieved through partnerships that can address the gap between regions that are struggling and those that are well-off?

- An urban shift to enable well-connected, affordable cities that offer more equal access to quality jobs, lifestyle amenities, education and other services.
  - Plan for higher-density, multicentre and well-connected capital cities to reduce urban sprawl and congestion.
  - Create mixed land use zones with diverse high-quality housing options to bring people closer to jobs, services and amenities.
  - Invest in transportation infrastructure, including mass-transit, autonomous vehicles and active transit, such as walking and cycling.

Rural communities are essential to Australia's wellbeing. What is required to ensure equitable access to quality jobs, lifestyle amenities, education and other services? What role do partnerships have to play in this?

Local governments are vital partners in achieving the urban shift? What needs to be brought to the partnerships by other parties? What policies need to be developed or changed?

- An ENERGY shift to manage Australia's transition to a reliable, affordable, low-emissions energy economy that builds on Australia's existing sources of comparative advantage.
  - Manage the transition to renewable sources of electricity, which will be driven by declining technology costs for generation, storage and grid support.
  - Improve energy productivity using available technologies to reduce household and industrial energy use.
  - Develop new low-emissions energy exports, such as hydrogen and high-voltage direct current power.

What role do local governments play in the energy shift? How will local governments and communities benefit?

- A LAND shift to create a profitable and sustainable mosaic of food, fibre and fuel production, carbon sequestration and biodiversity.
  - Invest in food and fibre productivity by harnessing digital and genomic technology, as well as using natural assets more efficiently.
  - Participate in new agricultural and environmental markets, such as carbon forestry, to capitalise on Australia's unique opportunities in global carbon markets.
  - Maintain, restore and invest in biodiversity and ecosystem health, which will be necessary to achieve increased productivity.

How can rural and regional communities' benefit from the land shift? What partnerships are required to achieve this shift?

- A CULTURE shift to encourage more engagement, curiosity, collaboration and solutions, and should be supported by inclusive civic and political institutions.
  - Rebuild trust and respect in Australia's political, business and social institutions.
  - Encourage a healthy culture of risk taking, curiosity and an acceptance of fear of failure to support entrepreneurship and innovation.
  - Recognise and include social and environmental outcomes in decision-making processes.

How can local governments build partnerships with their local communities that also benefit the nation as a whole?

How can local governments work in partnership with the Australian Government and other key stakeholders to achieve these shifts and other significant policy challenges?

Can a partnership approach address the current infrastructure backlog and ensure that infrastructure (including transport infrastructure) is available and fit for the future?

Trust

To effectively implement the scale of change and reform that will be required for the growing Australian population, government needs to focus on rebuilding trust. According to the *Edelman Trust Barometer* [2], trust in government around the world fell to record lows in 2018. While modest increases were reported in the 2019 study including in Australia, citizens around the world are struggling to trust that their governments are working in their best interest.

The 2018 report *Trust and Democracy in Australia: Democratic decline and renewal* [3] revealed that Members of the Australian Parliament (MPs) in general are distrusted by nearly half the population (48 per cent) with only one in five (21 per cent) are willing to express that they trust them "a little bit". For State MPs and local councillors, the figure is slightly better with 31 % and 29 % respectively indicating they "trust them a little bit". Table 1 details the level of trust in different generations.

	Generation Z (1995-present)	Millennials (1980-94)	Generation X (1965-79)	Baby Boomers (1946-64)	Builders (1925-45)
State/Territory Government	38.5%	40.0%	26.7%	35.7%	44.1%
Federal Government	39.5%	31.5%	21.5%	30.8%	39.2%
Political parties	26.9%	15.6%	12.2%	16.7%	15.7%
Local Government	66.5%	47.1%	33.6%	47.5%	54.9%
Government ministers	27.5%	24.5%	15.7%	24.3%	31.1%
MPs in general	26.9%	23.2%	16.1%	20.2%	22.3%
Local Councillors	33.8%	31.7%	24.7%	27.2%	33.3%
Public Servants	45.4%	40.4%	34.4%	39.4%	35.9%
Your local MP	29.2%	30.5%	27.5%	31.2%	39.8%

Table 1: Levels of political trust in different generations (source: Stoker et al 2018)

The report revealed that one thing that appears to unite most Australians is complaining about their politicians with the three biggest grievances being:

- politicians are not accountable for broken promises;
- that they don't deal with the issues that really matter; and
- that big business/trade unions have too much power.

Professor Ken Smith, the Dean and CEO of the Australia and New Zealand School of Government (ANZSOG), is intent on understanding the factors that drive distrust in government and developing innovative ways to counter some of these trends. He has highlighted[4] that people look at central government and see bureaucrats far removed from their own local circumstances. In Australia, where people live in very varied conditions, it is crucial for policymaking to be based in local realities. Yet locally-based solutions have not been the method of choice so far in Australian politics. The answer, according to Professor Smith, is devolved government, or subsidiarity where "policies are driven by and tailored to the needs of the local community – to avoid the problem of service provision that completely misses the mark".

Some commentary suggests that declining trust and confidence is driven by a perceived failure of our institutions to uphold promises and deliver outcomes. Research undertaken for *Trust and Democracy in Australia: Democratic decline and renewal* [5] revealed a significant appetite for reform including the co-design of policies with ordinary Australians, citizen juries, to solve complex problems that parliament can't fix, and reforms aimed at creating a stronger community or local focus to decision-making.

The Review into the Australian Public Service (APS) had a focus on delivering local solutions[6] not only in terms of place-based policy making but also by paying attention to communities (often specific communities determined by interest or identity). The review found that there is currently no guiding set of administrative principles or coordinated holistic architecture either within the APS or across the APS and other levels of government to fully support and enable local delivery solutions.

The report[7] went on "evidence suggest the need for increasing localised solutions in genuine partnership with communities to achieve best social, economic and environmental outcomes. Top down policy making is no longer sufficient alone to deal with community expectations or the complexity of challenges faced in community settings. Communities themselves need to be part of the solutions, right from problem conception to design, implementation and evaluation". "There are opportunities for the APS to get closer to the communities it services directly and indirectly (through effective partnerships with other levels of government and civil society".

How can local governments address the trust deficit with their local communities and assist the Australian Government to do the same?

How can the Australian Government and local governments maximise the strengths and abilities of the public service (including council staff) and deliver in partnership for our communities?

How can we draw on the strengths and resourcefulness of local governments and local communities to work in partnership with the Australian Government to tackle issues of national significance and lift key economic and social indicators?

What do local governments bring to the table to tackle issues of national significance?

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AUSTRALIAN
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EGROW 01	Innovation Strategy - first year review

Strategic Direction	Generating Opportunity Create an attractive environment for investment
File Ref	330736.2019
Report By	Emily Tinson - Senior Officer, City Innovation
Approved By	Julie Scott - Acting Director City Economy and Growth / Deputy CEO

EXECUTIVE SUMMARY

The Liverpool Innovation Strategy was adopted by Liverpool City Council in February 2019. This report provides a summary of the activities undertaken in relation to the strategy over the past 12 months.

Highlights include:

- Centre for Civic Innovation pilot
- Reduction in single-use plastic within Council
- The development of the City Deal Digital Action Plan
- The facilitation of a carshare trial for 2020
- Investigation of open data platforms
- Engagement with local and other Sydney universities

The recommendation is to note the report. Further actions and activities will roll out in 2020 with a similar report provided in February 2021.

RECOMMENDATION

That Council receive and note the report.

REPORT

The Liverpool Innovation Strategy was adopted by Liverpool City Council in February 2019. The strategy is designed to enable Liverpool City Council to implement elements of its Community Strategic Plan in new ways. The strategy focuses on three thematic areas: Council as an innovation leader; Liverpool as a city of innovation; and Innovation through collaboration.

This report provides a review of the activities undertaken in relation to the strategy over the past 12 months.

Activities have covered a range of areas from innovative means of stimulating small business ideas to the big-picture projects to create a digital Western Parkland City.

Centre for Civic Innovation

An action in the Strategy is to investigate and embrace opportunities for community-led innovation. Between October and December 2019, Council facilitated a pilot of the Centre for Civic Innovation (CCI) which aligned with this action. The mission of the centre is to provide a place where community members who have an idea to improve their community can turn that idea into an initiative, a not-for-profit or a business.

The centre was housed in one of Council's Northumberland Arcade pop-up shops and was open for 18 days over the period. More than 50 people came into the centre and 14 people shared their ideas for potential innovation activities or projects. Two ideas were incubated and one was developed into a viable business.

The pilot showed there was a strong interest and demand from the community. The entrepreneurs developing the Centre for Civic Innovation concept learnt how the idea worked from concept to delivery. CCIs are now being developed in Sydney and Parramatta. Ongoing discussions between Council and CCI will determine if there are any future long-term prospects for a presence in Liverpool.

Environmental Sustainability group

An outcome of the Innovation Strategy is to divert waste from landfill and an action is to reduce single-use items within Council and at Council events. The Senior Officer City Innovation (SOCI) chaired a group of interested staff across Council to undertake this action. This has included:

- Implementing BYO crockery and cutlery at staff barbecues to reduce waste of single use items;
- This led to the Depot and library purchasing crockery and cutlery so kitchens were resourced for staff and visitors for events and meetings;
- Trialling food scraps and take-home composting buckets at Scott Street to reduce waste going to landfill;
- The City Economy Team is working with WSROC on the Green Caffeen project. Local businesses are being invited to participate in a reusable cup exchange; and
- Supporting and promoting Plastic-Free July.

City Deal digital commitments

The SOCI represents Council on the digital commitments of the City Deal. During 2019:

- A Digital Action Plan (DAP) was developed in partnership with Federal and State government, and seven other City Deal councils. This is now being finalised for endorsement in early 2020. The DAP sets out the vision, actions and desired outcomes to deliver Australia's first digital enabled city. The plan will guide all levels of government and industry to deliver:

    - Better connectivity for the region;
    - Seamless government touch points and engagement for citizens;
    - Data driven solutions and services for people in the region;
    - Inclusive planning and place-making, with community involvement.

    Timelines, budgets and responsibility for actions have yet to be determined. The Digital Action Plan will come to a council meeting to review this year.

- A 5G strategy and trial is being developed to provide the opportunity for the Western Parkland City to be one of the early adopters of 5G technology. 5G is expected to unlock new ways to improve how places function, and in time, will deliver benefits across a variety of sectors including healthcare, manufacturing and transport. The efficient delivery of 5G as part of the communications infrastructure mix is essential to achieving connectivity outcomes and for Western Sydney to become a global innovation hub and first-class smart region. The Western Parkland City will provide a testbed to trial 5G use cases and technology in an urban environment. It is anticipated that Liverpool City Council will be involved in facilitating a trial within the local government area.

- Open data. A workshop has been held to develop a plan to upload and share data from the eight councils using the NSW Digital Twin. The Twin is a digital representation of the real world and is a platform that incorporates static data such as landform and buildings along with live data such as public transport movements. Workshops are continuing in 2020.

Partnership projects

LCC has worked with a number of partners during 2018/2019 and 2019/2020 including:

- GovHack - An action of the strategy is to run one hackathon a year. In September 2019 Council participated in the largest open data hackathon in the southern hemisphere, GovHack. Council partnered on a local event held at the University of Wollongong's South Western Sydney Campus, hosted by a local entrepreneur. Council submitted a challenge related to data generated by the Smart Pedestrian project. Across Australia, 15 teams responded to Council's challenge. The winning team's idea used the data to

assist local businesses with strategic decision making. Council was awarded the 'Best Local Government Participation' Award from GovHack for providing letters from the Mayor as encouragement to the challenge winners. The event was a valuable exercise for Council to understand opportunities that arise when data is made open.

- Spark Festival Health and Innovation Showcase - An action of the strategy is the development of incubator and collaborative workspaces leading to career development opportunities with Innovation Precinct partners. Council partnered with the Liverpool Innovation Precinct to hold an event for Spark Festival, Australia's largest event for startups, investors, entrepreneurs and innovators. The event was sold out with more than 50 people in attendance from institutions including the MARCS Institute, Enterprise Singapore and Ramsay Healthcare. Attendees were introduced to the Innovation Precinct Manager, Lance Chia, toured the MRI-Linac and were given demonstrations of health monitoring technology by researchers from Western Sydney University. Follow up meetings were arranged with several attendees in order to build further business engagement with the Precinct including the co-creation of an Innovation Hub.

- Western Sydney Sensor Project - One of the actions in the Innovation Strategy is to 'work with university partners to monitor heat islands and the impact of heat mitigation interventions'. For the second round of the federally funded Smart Cities and Suburbs Grants, Council has partnered with the seven other City Deal councils to develop a Western Sydney sensor network. Liverpool City Council is working with Campbelltown City Council, University of NSW and University of Wollongong on a project to understand the effect of thermal comfort on people in the city centre. This will be rolled out shortly with two thermal cameras in the city centre – Macquarie Mall and Bigge Park. The cameras measure temperature of surfaces (e.g. playgrounds, grass, concrete) and overlay it with people movement to determine the effect of temperature on activity.

- Carshare trial - An action in the strategy is to explore how emerging and existing transport options can meet the needs of citizens. The SOCI has facilitated the development of a carshare trial with GoGet for 12 months in the city centre. The GoGet connection was made through the Open Cities Service Alliance and the SOCI worked with Council's traffic team to secure the trial.

Open data and data sharing

An action in the strategy is to leverage the Smart Pedestrian Project and ensure that data from the project is used to inform decision-making. The SOCI is working with Council's GIS team and the Project Lead Fifteenth Avenue Smart Transit Corridor to make the people and vehicle data simpler to use within and outside of Council.

An action in the strategy is to develop a platform and protocols for open data. The platform is being investigated through the exploration of several options including:

- The NSW Digital Twin - The SOCI organised a presentation of the NSW Digital Twin for LCC staff and continues to liaise with state government staff about LCC's involvement

- Investigating the capacity of existing programs for developing a channel for open data for LCC

- Data sharing guidelines were developed through the Western Sydney Sensor Project

Representation and university engagement

One of the outcomes of the strategy is to see Liverpool recognised as an innovation leader locally, nationally and internationally.

The SOCI represented Council on the Committee for Sydney Smart City Taskforce and the Open Cities Service Alliance, a group of council and industry partners focused on Circular Economy.

The SOCI presented to: an Economic Development Australia webinar; a Catalyst West break-out panel; and, a developer and business industry breakfast.

The SOCI facilitated in-depth university engagements in 2019 including:

- Common Purpose Global Leadership Experience in partnership with Western Sydney University and the Greater Sydney Commission;

- Developing a city way-finding project with MBA students from the University of Sydney Business School.

The Innovation Strategy continues Liverpool City Council's leadership in building partnerships with tertiary institutions and industry, and exploring new opportunities stimulated by the City Deal. It has enabled Liverpool to lead in cutting edge opportunities for community innovation and building internal capacity for sustainability. Further actions and activities will roll out in 2020.

CONSIDERATIONS

Economic	Utilise the Western Sydney City Deal Agreement to create Jobs for the Future. Utilise the Western Sydney City Deal agreement to provide opportunities for residents in the LGA to enhance skills and education. Further develop a commercial centre that accommodates a variety of employment opportunities. Provide efficient parking for the City Centre. Facilitate economic development.
Environment	Minimise household and commercial waste. Manage air, water, noise and chemical pollution. Enhance the environmental performance of buildings and homes. Support the delivery of a range of transport options.
Social	Support opportunities for community innovation
Civic Leadership	Foster neighbourhood pride and a sense of responsibility. Encourage the community to engage in Council initiatives and actions. Actively advocate for federal and state government support, funding and services.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

Nil

COM 01	Grants, Donations and Corporate Sponsorship

Strategic Direction	Creating Connection Implement access and equity for all members of the community
File Ref	317493.2019
Report By	Galavizh Ahmadi Nia - Manager Community Development and Planning
Approved By	Tina Sangiuliano - Acting Director City Community and Culture

EXECUTIVE SUMMARY

Council is committed to building strong and resilient communities in the Liverpool Local Government Area (LGA) and to maximising social wellbeing. Council helps achieve these goals by providing financial support through grants and sponsorships to develop leadership skills, increase participation in community activities and address identified social issues.

This report provides funding recommendations under the Corporate Sponsorship Program for Council's consideration.

RECOMMENDATION

That Council approves the recommendation of **$20,000** (GST exclusive) under the **Corporate Sponsorship Program** for the following projects:

Applicant	Project	Recommended
Vedic Festival Incorporated	Festival of Chariots 2020	$10,000
Bonnie Support Services Ltd.	South Western Sydney International Women's Day Leadership Forum	$10,000

That Council approves the recommendation of **$10,000** (GST exclusive) under the **Community Grants Program** for the following projects:

Applicant	Project	Recommended
The City of Liverpool and District Historical Society	Liverpool Library Exhibition Space	$5,000
Liverpool Neighbourhood Connections	Learn To Earn II	$5,000

That Council approves the recommendation of **$30,000** (GST exclusive) under the **Matching Grants Program** for the following projects:

Applicant	Project	Recommended
Moorebank Liverpool District Hockey Club	Spectator Shelter	$15,000
Playgroup Queensland Ltd (trading as Sing & Grow)	Sing & Grow for Liverpool Community Hubs	$15,000

That Council approves the recommendation of **$10,000** (GST exclusive) under the **Sustainable Environment Grants Program** for the following projects:

Applicant	Project	Recommended
SCRAP	Integrating the Process at Holsworthy Community Garden	$5,000
Civic Disability Services	Civic Seedling Start Up	$5,000

REPORT

Corporate Sponsorship

The Corporate Sponsorship Program received two applications which met the eligibility criteria and are recommended for funding as follows:

Applicant	Vedic Festival Incorporated
Project	**Festival of Chariots** 27 June 2020, 10:00am to 4:00pm, Bigge Park, Liverpool
Description	**Objective:** A festival consisting of a street parade and a carnival fair in Bigge Park. The event is free and open to all the communities to celebrate and respect the art, cultural heritage, unity among diverse communities, and diversity within the Liverpool LGA. **Outcomes:** • Community strengthening, bringing the many cultures of Liverpool area together; • Showcase the art, culture and history of the Indian community; and • Promote tolerance and peace within the many cultures in Liverpool.
Beneficiaries	• 5,000 + residents
Assessment	**Recommended for Funding - $10,000**

	The event aligns with the Community Strategic Plan *Direction 1 Creating Connections* and meets the Corporate Sponsorship Program's funding outcomes. The project delivers a community event, implementing access and equity for all members of the community and by celebrating diversity. • **Economic benefit: 7.7** – 1. a), b), and d). • **Community, cultural, and social benefits 7.7** – 2. a), and b). • **Expected program outcomes 7.7.1** - a), b), d), and e).

Applicant	Bonnie Support Services Ltd.
Project	**South Western Sydney International Women's Day Leadership Forum** 8 March 2020, 9:30am to 3:00pm, Liverpool Catholic Club, Prestons
Description	**Objective:** A forum hosted for International Women's Day championing local female leaders working toward the elimination of violence against women. These leaders will promote empowerment and safety for women impacted by domestic and family violence. Leaders include individuals who work in local women's and family services, religious leaders, cultural leaders and other community members who strive toward reducing violence. **Outcomes:** • Promote community safety; • Focus on prevention of domestic and family violence; • Bring together active and aspiring female community leaders; and • Build capacity and support collaboration of community leaders, equipping them to take positive bystander intervention when they witness violence against women.
Beneficiaries	• 40 – 70 participants
Assessment	**Recommended for Funding - $10,000** The applicant's event aligns with the Community Strategic Plan *Direction 4 Leading Through Collaboration* and meets the Corporate Sponsorship Program's funding outcomes. The project provides an opportunity to highlight strong female leaders representing Aboriginal and CALD communities within South Western Sydney and host an internationally celebrated event in Liverpool LGA. • **Community, cultural, and social benefits 7.7** – 2. a), b), c), and e). • **Expected program outcomes 7.7.1** - a), b), d), and e).

Community Grants

The Community Grants Program received two applications which met the eligibility criteria and are recommended for funding as follows:

Applicant	The City of Liverpool & District Historical Society
Project	**Liverpool Library Exhibition Space**
Description	**Objective:** Establish an exhibition displaying historical objects belonging to the Liverpool and District Historical Society which will tell the social history of Liverpool. The displays will engage and educate community members and visitors of Liverpool's long and significant history. **Outcomes:** • Stimulate an interest in Liverpool history; • Encourage members of the community to actively support the historical society; • Promote interest and properly display the exhibition collection; • Display assets to allow ongoing capacity to connect with greater Liverpool community; and • Attract visitors to Liverpool City Library.
Beneficiaries	• 1,000 + visitors; and • Members of the wider community with an interest in Liverpool's history.
Assessment	**Recommended for Funding - $5,000** The project aligns with the Community Strategic Plan *Direction 1 Creating Connections* and meets the Community Grant Program's funding outcomes. The project delivers an important service to residents of Liverpool LGA by preserving and promoting access to historical information, resources, and memorabilia. • **Funding priorities: 7.4** – a), b), and d). • **Expected program outcomes 7.4.1** – a), and b).

Applicant	Liverpool Neighbourhood Connections (LNC)
Project	**Learn To Earn II**
Description	**Objective:** Run a Safe Food Handling Course to support disadvantaged women who want to work in hospitality towards gaining extra qualifications. This course will qualify participants as Food Safety Supervisors, which will enable them to supervise other workers in the hospitality industry on safe food handling procedures. **Outcomes:** • Participants will earn a recognised qualification, with an opportunity to work voluntarily or in paid capacity through LNC's Place Based Project; • Provide access to higher education, training and employment; and • Provide solutions to unemployment and confidence building.
Beneficiaries	• 30 participants
Assessment	**Recommended for Funding - $5,000** The project aligns with the Community Strategic Plan *Direction 1 Creating Connections* and *Direction 3 Generating Opportunity,* and meets the Community Grant Program's funding outcomes. The project supports all members of the Liverpool LGA interested in beginning or improving their qualifications in hospitality and café skills, promoting access to recognised qualifications and potential employment. • **Funding priorities: 7.4** – a), b), c), d), and f). • **Expected program outcomes 7.4.1** – a), b), d), e), and f).

Matching Grants

The Matching Grants Program received two applications which met the eligibility criteria and are recommended for funding as follows:

Applicant	Moorebank Liverpool District Hockey Club
Project	**Spectator Shelter**
Description	**Objective:** The Liverpool City Hockey Complex is comprised of three Olympic class synthetic hockey fields and three support grass fields. Spectators are currently subjected to all weather conditions. The project involves the construction of a tiered concrete slab with a Central Column Cantilever Skillion Shelter located centrally on the spectator hill between Cathy Flack and Kevin Flack Fields. **Outcomes:** • Provide shelter and seating for over 500 spectators, protecting them from the harsh elements of sun and rain;

	• Encourage participation by enhancing spectator facilities; • Alignment with the proposed outcomes of the Ernie Smith Reserve Masterplan; and • Honour the Last Will and Testament of a recently passed Life Member of Moorebank Liverpool District Club in the construction of a shelter for all to enjoy.
Beneficiaries	• 500+ spectators
Assessment	**Recommended for Funding - $15,000** The project aligns with the Community Strategic Plan *Direction 1 Creating Connections* and *Direction 3 Generating Opportunity* and meets the Matching Grant Program's funding priorities of community capacity building, youth engagement, accessibility, community safety/public space activation, and sports development. The project delivers an effective means of shelter and safety to a diverse range of community members accessing the hockey fields. The Liverpool City Hockey Complex and the Moorebank Liverpool District Hockey Club is now a highly sought after venue to host Sydney, NSW and Australian Championships and spectator comfort is now a priority in the granting of hosting rights for such prestigious events. **Expected program outcomes 7.6.1** – a), b), d), e), and f).

Applicant	Playgroup Queensland Ltd (trading as Sing & Grow Australia)
Project	**Sing & Grow for Liverpool Community Hubs**
Description	**Objective:** Sing & Grow has a long history of providing quality, evidenced based music therapy services nationally to families experiencing disadvantage. Sing & Grow, through collaboration with the Community Hub Leaders, will provide tailored programs that work to the strengths and needs of the local community. Providing a space for mothers and children to develop English language, literacy and numeracy skills and feel a sense of social connectedness and belonging. Over six months, Sing & Grow will deliver three community engagement events, eight group therapy programs, and three professional development workshops for community and staff. **Outcomes:** • Improved quality of parent-child interactions; • An increase in parent confidence and knowledge; • An increase in parents undertaking activities with their children at home; • Improved child development outcomes and school readiness skills; and • Increased social connectedness.
Beneficiaries	• Up to 100 families; and • 20 community workers/volunteers.

Assessment	**Recommended for Funding - $15,000** The project aligns with the Community Strategic Plan *Direction 1 Creating Connections* and meets the Matching Grant Program's funding priorities of community capacity building, youth engagement, accessibility. The project offers comprehensive learning opportunities for families to work and grow in safe environments through evidence based music therapy. **Expected program outcomes 7.6.1** – a), b), c), and d).

Sustainable Environment Grants

The Sustainable Environment Grants Program received two applications which met the eligibility criteria and are recommended for funding as follows:

Applicant	SCRAP Ltd
Project	**Integrating Processes at Holsworthy Community Garden**
Description	**Objective:** Utilising the community garden to provide a wider range of educational content for the community with a range of initiatives and experiences. The project will deliver Community Garden sessions in both relaxed atmospheres and formal workshop environments to develop a stronger connection between schools and garden processes. The sessions will provide management and organisation programs to consolidate garden maintenance, expanding skillsets of community gardeners, and new ways to engage and integrate visitors into the garden. These can ensure sustainable practices become embedded in both formal student education and community practices, generating both continuity and progress. **Outcomes:** • Create a sustainable learning environment that promotes wellbeing; • Increase school and community connections; • Enhancement of Aboriginal perspectives and importance of acknowledging the Cabrogal Clan of the Darug Nation; and • Providing a safe and positive outdoor learning environment for students and community members.
Beneficiaries	• 230 students from Holsworthy High School; • 400 community gardeners; and • Community members accessing the community garden.
Assessment	**Recommended for Funding - $5,000** The project aligns with the Community Strategic Plan *Direction 2 Strengthening and Protecting Our Environment* and meets the Sustainable Environment Grant Program's funding priorities of environment improvement and sustainable living. The project builds on SCRAP's longstanding relationship with Liverpool City Council for developing and implementing educational resources that promote sustainable practices in schools and local communities. In addition, this project works in direct

	partnership with other school community groups seeking to introduce environmental awareness into their curriculum. **Expected program outcomes 7.5.1** – a), b), c), e), and f).

Applicant	Civic Disability Services
Project	**Civic Seedling Start Up**
Description	**Objective:** Civic Community Hub in Liverpool has initiated a Seedling Start-up Program. Participants in the Hub's social activities have been engaged in planting seedlings, propagating cuttings, and tending the plants in order to promote education and awareness around sustainability and reduce impact on the environment. Participants are growing indigenous trees and shrubs, which will be replanted on site, or distributed to the local community, together with fruit and vegetable plants intended for use in the Hub's cooking classes. A water tank is needed to collect rainwater for growing plants, together with a greenhouse to protect the seedlings from the elements and create optimal growing conditions. **Outcomes:** • Provide opportunities for learning sustainable living practices and life skills in a meaningful and inclusive way; • Establishing a water efficient, sheltered space for growing and distributing plants, fruits, and vegetables to the community; and • Access to water refilling station to replace single use bottles sold through the canteen, reducing plastic waste across the school campus.
Beneficiaries	• 46 clients with disability; and • Over 750 people accessing Civic Disability Services across Liverpool LGA.
Assessment	**Recommended for Funding - $5,000** The project aligns with the Community Strategic Plan *Direction 2 Strengthening and Protecting Our Environment* and meets the Sustainable Environment Grant Program's funding priorities of sustainable water use and sustainable living. The project delivers effective water conservation and sheltering practices to safely and efficiently build ongoing capacity for a native seedling garden. **Expected program outcomes 7.5.1** – a), b), c), e), and f).

The Sustainable Environment Grants Program received one application which failed to meet the required priorities. The unsuccessful applicant will be invited to meet with the Community Development team to discuss strengthening future applications when applying for Council funds.

Applicant	Holy Spirit Catholic Primary School Carnes Hill
Project	**Holy Spirit Carnes Hill Sustainable Garden**
Description	**Objective:** Revitalise and improve school gardens to become more accessible, sustainable and efficient for the school stakeholders.
Assessment	**Not Recommended for Funding** The applicant does not demonstrate or clearly describe how the proposed project meets the assessment criteria and general eligibility and exclusions or meet the Program's funding priorities and outcomes in the Grants, Donation and Corporate Sponsorship Policy. **Applications that are ineligible for funding include: 5.2** c). **The applicant did not:** • Demonstrate how the project meets the assessment criteria. The applicant's expected outcomes focus on beautification rather than sustainability; • Identify a focus on the Sustainable Environment Grants funding priorities; • Clearly demonstrate a reliable maintenance strategy to ensure the ongoing protection and growth of the project upon completion; and • Supply supporting documentation to identify a realistic expenditure of the project.

CONSIDERATIONS

Economic

CORPORATE SPONSORSHIP			
Budget	Balance	*Recommended funding in this report*	**Remaining**
$100,000	$22,500	*$20,000*	**$2,500**

COMMUNITY GRANTS				
Budget	Balance	*Recommended funding in this report*	*CEO approved small grants*	**Remaining**
$102,000	$101,000	*$10,000*	*$9,440*	**$81,560**

MATCHING GRANTS			
Budget	Current balance	*Recommended funding in this report*	**Remaining**
$200,000	$185,000	*$30,000*	**$155,000**

SUSTAINABLE ENVIRONMENT GRANTS*			
Budget	Balance	*Recommended funding in this report*	**Remaining**
$75,000	$75,000	*$10,000*	**$65,000**

COMBINED FUNDING BALANCE			
Combined Budget	Combined Balance	*Total recommended funding in this report*	**Remaining**
$477,000	$383,500	*$70,000*	**$304,060**

* Sustainable Environment Grants funding is via a rate levy and is only eligible to be used for the Sustainable Environment Grants Program.

Environment	Support schools and community groups to play an active role in reducing their impact on the environment and implementing environmentally sustainable actions.
Social	Support community organisations and groups to deliver services.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	Local Government Act 1993 - s356.

ATTACHMENTS

1. Grants, Donations, and Corporate Sponsorship Policy

LIVERPOOL CITY COUNCIL

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

Adopted: 29 May 2019

TRIM: 2016/2682, 091748.2019

LIVERPOOL THE GREAT SOUTH WEST

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

1. LEGISLATIVE REQUIREMENTS

Local Government Act 1993, Section 356

2. OBJECTIVE

Council is committed to building strong and resilient communities within the Liverpool Local Government Area (LGA) and to increase social wellbeing for all residents. One way of achieving these goals is to provide financial assistance in the form of grants, donations, and sponsorships to individuals and groups to develop leadership skills, increase participation in community life and address identified social issues. Council seeks to support programs that can build or enhance the reputation and brand of Liverpool City in accordance with Council's Community Strategic Plan.

3. DEFINITIONS

Acquittal	Reporting on the activities of a project as set out in the funding agreement. This could take the form of providing financial reports, written reports, evidence of activity performance and where funding was spent
Auspice	An agreement where an incorporated organisation agrees to apply for funding or resources on behalf of an applicant that is not incorporated. If the application is successful, the auspicing organisation then administers the resources on behalf of the applicant, and is legally responsible for ensuring that the terms of the agreement are met
Charity	Listed on the Australian Charities and Not-for-profit Commission (ACNC) website as a registered charity
Community Capacity Building	Involves the provision of community activities that contribute to people developing their own capacity and resilience to maintain and build on their own resources and to manage future challenges
Incorporated Association	A legal entity (organisation) that provides legal protection to its members in legal transactions

4. GRANTS OVERVIEW

Council seeks to enhance the use of public funds through effective and efficient grant processes. Clear grant program objectives are linked to the organisation's strategic goals, outlined in Council's Community Strategic Plan. Council's grant programs provide a coordinated and integrated approach to growing Liverpool socially, culturally, economically and environmentally. Grants may be provided to individuals who reside in the LGA, or to community-based groups, organisations and services that operate within the Liverpool LGA and/or for the benefit of Liverpool residents. Council administers nine programs for the allocation of grants:

1. Kick-Starter Grants
2. Small Grants
3. Liverpool Young Achievers Awards
4. Community Grants
5. Sustainable Environment Grants
6. Matching Grants
7. Corporate Sponsorship
8. Sporting Grants
9. Sporting Donations

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4.1 Our philosophies of grant making

- **Community Strategic Plan**. Grants programs align with Council's Community Strategic Plan, and other social, economic and environmental policies and plans.
- **Partnerships and collaboration**. Develop and maintain partnerships between Council and the community to achieve Council's strategic directions.
- **Capacity building**. Support community groups and organisations to function positively, develop skills and increase participation.
- **Social inclusion**. Liverpool is a diverse community and our grant programs encourage directing resources to the needs of disadvantaged groups.
- **Leveraging value**. Leverage community expertise, capacity, networks and resources to provide the best suite of grant programs.
- **Good governance**. Demonstrate integrity, professionalism and transparency in our decision making and have strong governance structures in place to support this. Council will ensure that grant processes are transparent and fair.
- **Reflection and learning**. Commitment to continuous improvement, Council will ensure there are evaluation mechanisms in place and opportunities for feedback on grant processes.

5. GENERAL CONDITIONS

5.1 General Eligibility

To be eligible for funding an applicant must:

a) Acquit previous Council grants, donations or sponsorship and have no outstanding debts to Council;
b) Be a resident of the LGA, or an organisation located in the LGA and/or principally providing services to the residents of Liverpool; and
c) Include all required supporting documentation with an application.

5.2 Applications that are ineligible for funding include:

a) Projects that duplicate existing Council services or programs or identical projects previously funded by Council.
b) Projects that do not meet the identified priority needs of Liverpool in Council's Community Strategic Plan.
c) Applications from government departments, political parties, or commercial/profit-making/private organisations (excluding Corporate Sponsorship which accepts applications from private organisations).
d) Applications from charities for general donations.
e) Applications for general fundraising activities, general operational expenditure (e.g. administration, insurance, office equipment, car parking, IT costs/equipment), shortfalls in funding by government departments, or completed/retrospective projects.
f) For employee salaries/wages or any direct employment costs.
g) Projects that will rely on recurrent funding from Council.
h) Projects or programs that charge people for participation, including charges to participants through an individual's NDIS funding plan.

5.3 Further Conditions

5.3.1 Council will not:

a) Provide in-house design, printing and distribution services.
b) Provide cleansing and waste services for events.
c) Support political activities or activities that could be perceived as benefiting a political party or political campaign.
d) Support religious activities that could be perceived as divisive within the community.

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e) Support activities that deliberately exclude any individuals or groups from participating or attending.

5.3.2 For specific eligibility requirements and exclusions for each program, refer to Section 7 of this policy.

5.4 Ethics Framework

Council will not support any activities or entities that:
a) Pollute land, air or water, or destroy or waste non-recurring resources.
b) Market or promote products/services in a misleading or deceitful manner.
c) Produce, promote or distribute products/services likely to be harmful to the community.
d) Acquire land or commodities primarily for speculative gain.
e) Create or encourage militarism or engage in the manufacture of armaments.
f) Entice people into financial over-commitment
g) Exploit people through the payment of below award wages or poor working conditions.
h) Discriminate by way of race, religion, or sex in employment, marketing or advertising.
i) Contribute to the inhibition of human rights generally.

5.5 Conflicts of Interest

5.5.1 Council staff assessing and determining applications should identify and manage any potential conflicts of interest in accordance with Council's Code of Conduct and Ethical Governance: Conflicts of Interest Policy.

5.5.2 Members of Council staff and Councillors must ensure that any affiliation between them and the applicant is appropriately managed when assessing and determining applications for grants and donations.

6. GRANTS MANAGEMENT PROCESS

6.1 Applications

All applicants must register with Council's online grants management system before applying. Applications must be submitted using the approved online application form on Council's online grants management system. Council will not accept any hard copy or emailed submissions, or any submissions after any applicable closing date or time.

6.2 Assessment and Recommendations

6.2.1 All applications received by Council will be assessed by relevant Council staff members. Sporting Grants and Donations will be sent to the Sports Committee for review. Recommendations for funding of $1,000 or less may be approved by the CEO or their delegate, provided the funding is in accordance with sections 356(3), 377(1A), and 378 of the Local Government Act 1993. Council will be notified of funded projects by Council report as soon as appropriately possible. Recommendations for funding over $1,000 will be made to Council for endorsement in accordance with Section 356 of the Local Government Act 1993.

6.2.2 For grant programs that are open for applications all year, recommendations will be made to the next available Council Meeting. For grant programs with specific funding rounds, recommendations will be made within three months of the closing date.

6.2.3 Unsuccessful applicants are encouraged to seek feedback from relevant Council staff on their application. Programs are highly competitive and even though an application may meet the program criteria it may not be competitive against other applications.

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6.2.4 Council uses the Australian Business Register (ABN) as its sole source of truth to confirm an applicant's operating status as an incorporated not-for-profit or charitable organisation http://www.abr.business.gov.au/.

6.2.5 Council values and recognises the importance of applicant financial and in-kind contributions. Applicants that demonstrate a commitment to the project through either financial or volunteer support are considered favourably.

6.2.6 For all applications, council will consider the criteria of: sustainability, value for money, appropriate project and evaluation process, evidence of a need for the project, the number of individuals participating in or benefiting from, and that the organisation has the capacity to deliver the project.

6.3 Approval

6.3.1 The elected Council has authority to approve grants, donations, and sponsorship. In some circumstances, specific delegation for this purpose is given to the CEO.

6.3.2 Approval of a grant, donation or sponsorship does not imply that Council has given any other consent. Applicants should note that events or any capital works require approvals and consents from Council, NSW Police and other state government agencies.

6.4 Funding Agreements

6.4.1 All successful applicants are required to enter into a funding agreement before funds are released and before a project can commence.

6.4.2 Council's support must be acknowledged on all promotional material. The Council logo should be used with the text "proudly supported by Liverpool City Council". All promotional material must be approved by Council prior to publication. Council also reserves the right to receive the following: joint media release opportunities, opportunity for Mayor to speak at the event or occasion, space at the event (table/stall), and tickets to attend the event or occasion.

6.5 Reporting

All grant recipients are required to acquit their project as detailed in their funding agreement. Reports are to be submitted using the approved online grants management system. Reports provide feedback on the success of the project in terms of the agreed outputs and outcomes, relevant data, and any lessons learnt. Funding recipients are required to submit detailed financial reports and may be requested to provide further documentation and evidence of expenditure. Council may audit recipients at any time. Previously funded applicants must receive an acknowledgement of a successful acquittal prior to applying for further funding. No further funding will be granted to any organisation who has failed to submit an acquittal report for previous funding from Council.

6.6 Minor changes to this policy

Council authorises the CEO to make minor changes to this policy to reflect changes in legislation, expiry of or changes to grant programs, and changes in Council structure.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

7. FUNDING PROGRAMS

7.1 KICK-STARTER GRANTS | UP TO $500 | OPEN ALL YEAR

This program supports individuals or unincorporated community groups to establish a social enterprise aimed at addressing priorities in Council's Community Strategic Plan or a project which promotes social inclusion and increased community participation. Applications can be made for funding of up to $500 per financial year. Repeated applications of the same project in subsequent years will not be accepted.

7.1.1 Project outcomes must meet at least one of the below priorities:

a) Improve connections and social networks within the community.
b) Increase participation in community activities, including by those experiencing social disadvantage.
c) Facilitate access to education, training, or employment opportunities.
d) Improve collaboration and coordination of community support and services.
e) Improve social and physical wellbeing through prevention and early intervention approaches.

7.1.2 Program timeframe

Applications can be made all year. Grants must be spent within 12 months of receiving them.

7.1.3 Eligibility

To be eligible for funding applicants must:

a) Be an individual resident or unincorporated community group based within the Liverpool LGA.
b) Be 100% volunteer run or operate as a not-for-profit.
c) Must update Council's Community Development Worker (Funding and Support) during the delivery of the project or initiative.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

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7.2 SMALL GRANTS | UP TO $1,000 | OPEN ALL YEAR

This program supports a range of small-scale community initiatives and is for community groups who may not have experience with grants programs. It aims to provide more intensive support and build the capacity of less established groups to familiarise themselves with grants programs and Council processes.

7.2.1 Initiatives and projects can contribute to one or more of the following outcomes:

a) Develop trial community capacity building programs or facilitate small-scale community awareness events.
b) Increase engagement of individuals in academic, cultural, and environmental fields.
c) Improve relative equality, resilience and adaptive capacity of Liverpool's diverse communities.
d) Enhance positive social, cultural, or sustainability outcomes for local communities related to Council's strategic priorities.

7.2.2 Available funding

Applications can be made for funding of up to $1,000 per project. Repeated applications of the same project or initiative in subsequent years will not be accepted.

7.2.3 Program timeframe

Applications can be made all year. Grants must be spent within 12 months of receiving them.

7.2.4 Eligibility

To be eligible for funding applicants must:
a) Be incorporated or auspiced by an incorporated organisation;
b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool; and
c) Supply a copy of their most recent financial statements.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

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7.3 LIVERPOOL YOUNG ACHIEVERS AWARDS | OPEN ALL YEAR

The Liverpool Young Achiever Awards are given as a prize to a student who has excelled in citizenship, academic studies, artistic endeavors, or sporting proficiency.

7.3.1 Available funding
Under each applicable category there will be two prizes as follows:

Citizenship: 1x $1,000 for a high school student 1x $500 for a primary school student	**Artistic Endeavours:** 1x $1,000 for a high school student 1x $500 for a primary school student
Academic Studies: 1x $1,000 for a high school student 1x $500 for a primary school student	**Sporting Proficiency:** 1x $1,000 for a high school student 1x $500 for a primary school student

7.3.2 Highly Commended
All eligible nominees who are not selected for the major prize will be awarded a $200 student donation.

7.3.3 Program timeframe
Applications will be accepted from the beginning of school Term 1 until the end of Term 3. A presentation ceremony will be held during Term 4.

7.3.4 Eligibility
To be eligible for this award applicants must:

a) Be a high school or primary school based in the Liverpool Local Government Area (LGA);
b) Be nominating a student attending either a high school or primary school based in the Liverpool LGA; and
c) Supply a letter of support from the principal of the applying school for the nominated student.

7.3.5 Each high school and primary school are only eligible to submit one student nomination per year. For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

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7.4 COMMUNITY GRANTS | UP TO $5,000 | TWO ROUNDS PER YEAR

This program provides financial assistance to community groups, organisations and services for projects that foster partnerships and collaboration, build capacity, promote social inclusion and increase community participation. The program assists in developing pilot or trialling innovative services or programs that address the needs of residents, workers and visitors. The program will support projects that:

a) Improve connections and build social networks within the community.
b) Increase participation of people in community activities and programs, including members of the community who are experiencing social disadvantage.
c) Facilitate access to education, training and employment opportunities.
d) Improve opportunities for people to build confidence and develop their skills.
e) Facilitate inclusion and access to facilities, services, open spaces and activities.
f) Improve collaboration and coordination of community support and services.
g) Improve social or physical wellbeing through prevention and early intervention.
h) Strengthen governance and accountability in community organisations.

7.4.1 Expected program outcomes

Initiatives and projects can contribute to one or more of the following outcomes:

a) Increased involvement and engagement by communities in social activities.
b) Increased number of people feeling a strong sense of social wellbeing.
c) Strengthened maintenance, management or improvement of physical and mental health and wellbeing.
d) Improved access to information and development of new skills.
e) Increased numbers of people undertaking educational courses and gaining sustainable employment.
f) Reduced financial hardship and social disadvantage, including food insecurity and homelessness.

7.4.2 Available funding

Applications can be made for funding of up to $5,000 per round. Grants must be spent within 12 months of receiving them.

7.4.3 Program timeframe

This grant program has two rounds per year.

7.4.4 Program eligibility and exclusions

To be eligible for funding through the Community Grants Program applicants must:

a) Be incorporated or auspiced by an incorporated organisation.
b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool.
c) Have public liability insurance of at least $10 million (must be active during the period of funding).
d) Supply a copy of their most recent annual report and/or financial statements.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Conditions.

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7.5 SUSTAINABLE ENVIRONMENT GRANTS | UP TO $5,000 | TWO ROUNDS PER YEAR

The Sustainable Environment Grants program provides financial assistance to support schools and community groups to play an active role in reducing their impact on the environment and implementing environmentally sustainable actions. The program seeks projects focused on environmental improvement, sustainability education, awareness-raising and the promotion of sustainable living as a way of life that provide benefit to the natural environment and local community. Projects can include:

- **Waste Minimisation** – including reuse, recycling, litter reduction, composting and worm farming, waste education projects.
- **Sustainable Water Use** – including water efficiency, stormwater harvesting and water reuse, rain gardens and water quality improvements, and sustainable water use education programs.
- **Environmental Improvement** – including protection and enhancement of natural areas, habitat creation for native fauna, and natural environment education programs.
- **Sustainable Living** – including establishment of vegetable or native display gardens, bush tucker or community gardens, and the keeping of chickens or native bees.

7.5.1 Expected program outcomes

Grants from this program can contribute to one or more of the following outcomes:

a) Build the capacity of schools and community groups to promote efficient resource use and improve the quality of the local environment.
b) Encourage community members to become involved and take initiative in improving their behaviours for a more sustainable future.
c) Encourage schools and community groups to identify and implement innovative approaches and positive solutions that protect and enhance Liverpool's unique natural environment.
d) Improve the health of vegetation, water quality and healthy ecosystems contributing to cleaner waterways, air and healthier native vegetation.
e) Raise awareness and promote sustainable living as a way of life, including actively participating in Council's environmental programs and activities.
f) Generate positive community engagement (e.g. involvement of local businesses, environmental education centres or botanic gardens).

7.5.2 Available funding

Applications can be made for funding of up to $5,000 per year by a school or an incorporated community group. Grants must be spent within 12 months of receiving them.

7.5.3 Program timeframe

This grants program has two rounds per year.

7.5.4 Program eligibility and exclusions

To be eligible for the Sustainable Environment Grants program applicants must have not received funding under this or another program for the same project (separate and additional stages of a previous project are eligible), operate in the Liverpool LGA and:

a) Be a registered NSW school, not-for profit pre-school or child care centre; or
b) An incorporated, non-profit, community service, welfare or charitable organisation or group providing programs or services to the residents of Liverpool; or
c) Community group auspiced by an incorporated organisation.

Applications will not be accepted for:

a) For profit organisations

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b) Overall project coordination
c) Capital works for major infrastructure or construction of buildings
d) Work being completed on land not owned by the applicant without evidence of approval from the landowner.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Conditions.

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7.6 MATCHING GRANTS | UP TO $15,000 | TWO ROUNDS PER YEAR

This program is designed to provide financial support to projects and activities that build or strengthen communities within Liverpool. These projects will focus on supporting the development and implementation of community capacity building activities and providing opportunities for a broader cross section of the community to be involved in community and recreational activities.

7.6.1 Funding will support projects that address one of the following categories:

- **Arts** - Contribute community art to a neighbourhood or work to increase the participation of residents within art-based programs/projects.
- **Capacity Building** - Bring residents together and enhance participation in the community, including those who are experiencing social disadvantage, or provide benefits to address an identified community need. This could be a community event or community-based capacity building project.
- **Youth Engagement** - Focus on increasing the ability of young people to obtain skills and qualifications or increase their active participation within the community.
- **Accessibility** - Enhance and improve access options for the community, either through education, transport, disability access or connectivity.
- **Environmental** - Address environmental issues and concerns or contribute to environmental education and awareness.
- **Community Safety/Public Space Activation** - Address community safety and security issues such as activities that activate or diversify the night time economy including pop up entertainment and night time performances in public spaces. These projects can also include addressing perceptions of community safety.
- **Sports Development** - Contribute to the development of sporting groups or enhance participation in sporting and recreational activities.

7.6.2 Expected program outcomes

Grants from this program can contribute to one or more of the following outcomes:

a) Develop social connections and partnerships within communities, or reinforcement of those that already exist.
b) Increased participation in community activities and organisations by improving collaboration and coordination of community support and services.
c) Strengthened opportunities for community members and others to build personal creativity and self-expression.
d) Increased opportunities for community members to acquire or develop new skills and/or employment.
e) Create, renew or revitalise places and spaces within the community.
f) Strengthened community members' feelings of safety and sense of belonging within public spaces.

7.6.3 Available funding

The matching grants program recognises community contribution towards a project and can offer up to $15,000 support to match this contribution. The program supports projects that involve genuine community participation. By 'matching' what the community contributes, Council is building a sense of community and strengthening partnerships as people work together on the project. Contributions from the community or Council can be made in cash or value-in-kind. Recognised in-kind community contributions include:

a) Design services, professional services, trade services (such as plumbing), provision of trucks and plant, concreting and painting, donated supplies, materials or venues.

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b) Volunteer time such as labour, set up and pack down, and meeting time to identify, plan and implement projects. The rate of volunteer time is calculated as $20 per hour. For professional or contracted services, the rate is $75 per hour.
c) Direct cash input to the project through donations or income generated.

The value of in-kind contributions should be verified by an independent quote, and where the value is in question, Council's assessment of the value of in-kind contributions will take precedence in the assessment of the matching grant given. The costs of Council and other approvals required by government agencies/authorities must also be considered when applying under this grants program.

7.6.4 Program timeframe

This program accepts applications twice per year. Grants must be spent within 12 months of receiving them.

7.6.5 Program eligibility and conditions

To be eligible for the Matching Grants program applicants must:

a) Be incorporated or auspiced by an incorporated organisation.
b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool.
c) Have public liability insurance of at least $20 million (must be active during the period of funding).
d) Supply a copy of their most recent annual report and/or financial statements.

Council reserves the right to defer consideration of a Matching Grant application where planning, leasing or ownership, statutory approvals, or appropriate development issues are raised by a project.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

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7.7 CORPORATE SPONSORSHIP | UP TO $10,000 | OPEN ALL YEAR

Council may provide financial contributions of up to $10,000 through its Corporate Sponsorship Program to organisations, groups, or individuals for programs that can build or enhance Council's reputation. These include but are not limited to providing appropriate branding benefits and opportunities for Council, and/or providing cross-promotional opportunities for Council's services or facilities.

Applications to Council for sponsorship must address at least one of the following:

1. **Economic benefit**
   a) Delivers significant economic benefit to the Liverpool LGA.
   b) Delivers benefit to tourism, hospitality and retail sectors through the attendance of regional, national, or international delegates at events.
   c) Provides a platform for research, trade, and/or investment opportunities.
   d) Attracts national or international attention to Liverpool as a place to reside, visit, work and/or invest.
   e) Creates employment opportunities within the Liverpool LGA.

2. **Community, cultural, and social benefit**
   a) Provides an innovative opportunity to meet community needs and promote Liverpool's cultural diversity and celebrate our City's uniqueness.
   b) Enhances Liverpool's profile and reputation as an outward looking, creative and connected city.
   c) Creates opportunities for education and information exchange between Council, the community and the sector.
   d) To support the organisation and activation of a charity event with the Liverpool LGA. Sponsorship funds are not to be used for direct fundraising, including but not limited to the purchase of tickets or tables at a fundraising event.
   e) Attracts a major program to Liverpool that has South West-Sydney region, state or national significance.

3. **Environmental benefit**
   a) Enhances Liverpool's reputation as a sustainable city through leadership in waste and environment management.

7.7.1 Expected program outcomes

Projects must contribute to one or more of the following outcomes:

a) Provide an opportunity for measurable economic, social, environmental and/or cultural benefits to Council and the Liverpool LGA.
b) Provide opportunities for the community to participate and contribute in activities/events in the Liverpool LGA.
c) Create a valuable strategic alliance for Council.
d) Provide extensive coverage and promotional/publicity opportunities across a range of media outlets.
e) Promote Liverpool's reputation as a great place to live, visit, work, and invest.

7.7.2 Program timeframe

- This program accepts applications all year.
- Applications must be submitted at least three months prior to an event taking place. Applications submitted with less than three months lead time will be deemed ineligible.

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- Activities should take place within 12 months of successful sponsorship funding being received.

7.7.3 Program eligibility and conditions:

To be eligible for the Corporate Sponsorship program applicants must:

a) Be incorporated or auspiced by an incorporated organisation and hold a current ABN.
b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool.
c) Have public liability insurance of at least $10 million (must be current during the period of funding).
d) Supply a copy of their most recent annual report and/or financial statements.
e) Must apply for sponsorship towards an event or activity in the Liverpool LGA that attracts a significantly high level of attendance from the community and provides direct benefits for Liverpool based organisations and/ or Liverpool residents.
f) Must ensure that attendance and participation is free where sponsorship is sought for a community event.
g) Must be registered with the Australian Charities and Not-for-profits Commission if an application is for a local charity event.

7.7.4 Funding will not be provided to:

a) Projects that do not address the identified directions of the Liverpool LGA as set out in Council's Community Strategic Plan.
b) Charities for general donations including the purchase of tickets or fundraising tables at an event.
c) Projects that will rely on recurrent funding from Council.
d) More than one event within the Liverpool area in a two-month period that celebrates or marks a specific occasion or activity.
e) Organisations whose activities are not aligned with the City's ethical framework.
f) Previous recipients who have not fulfilled the conditions of a sponsorship.
g) Organisations that are not registered in Australia.
h) Activities or events that do not benefit the Liverpool LGA or its residents.
i) Underwrite events, programs or projects.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

7.7.5 Council's current standing sponsorship resolution:

Sponsorship Activity	Amount	Council Resolution
Police Officer of the Year	$1,000	27/06/2011

7.7.6 Approval of sponsorship does not imply that Council has given any other consent. Applicants should note that many festivals and events require approvals and consents from Council, NSW Police and other NSW Government agencies. For guidelines on applying to host an event in Liverpool, visit www.liverpool.nsw.gov.au/whats-on/events/event-organisers-information-kit-guidelines

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7.8 SPORTING GRANTS | UP TO $5,000 | ONE ROUND PER YEAR

This program offers funding to sporting clubs and junior disability sporting clubs to assist with the development of young people and encourage participation of the broader community in local sporting and recreational activities. Grants can also be used towards the purchase or maintenance of sporting equipment.

Funding will support applications by recreation and sporting organisations/clubs under one of six categories:

a) **Sports development** – Coaching clinics, sports camps, or training/development
b) **Ground development** – Minor capital improvements
c) **Maintenance Equipment** – Line marking equipment or ground maintenance equipment (to be eligible, equipment must remain the property of the club)
d) **Sporting Equipment** – Kits, bags, first aid supplies, safety equipment (to be eligible, equipment must remain the property of the club)
e) **Education** – First aid training, coaching programs or safe play
f) **Club diversity** – Introduction of additional sports or expansion of club to encourage greater community involvement

7.8.1 Expected program outcomes
Projects must contribute to one or more of the following outcomes:

a) Increased opportunities for participation of the broader community in sporting and recreational activities.
b) Improved condition and functionality of sporting equipment.
c) Enhanced awareness of emerging trends in sports development and demonstrated best practice.
d) Strengthened maintenance, management or improvement of physical and mental health and wellbeing by improving opportunities for physical activity.

7.8.2 Available funding
Grants of up to $5,000 per sporting club are available. Clubs may submit applications for more than one project. Within the funding pool, $5,000 is reserved to fund applications that support participants with a disability. Where eligible applications that support participants with a disability are less than $5,000 the remaining funds are returned to the main pool of funding for distribution.

7.8.3 Program timeframe
This program accepts applications once per year. Grants must be spent within 12 months of receiving them.

7.8.4 Program eligibility and exclusions
To be eligible for the Sporting Grants Program applicants must:

a) Be incorporated or auspiced, a non-profit recreation or sporting organisation/club, providing programs/services to the residents of Liverpool.
b) Have public liability insurance of up to $10 million.
c) Supply a copy of most recent annual report and/or financial statements.
d) Have not received funds from the Sporting Grants program in the previous year.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

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7.9 SPORTING DONATIONS | UP TO $500 | OPEN ALL YEAR

This program enables Council to provide small amounts of funding to assist community members in their efforts to achieve excellence in sport at a regional, state or national representative level. Individuals and teams based in the Liverpool LGA are eligible to apply for donations towards the cost of participating in representative sporting events for which they have qualified. Donations are based on the level of representation achieved and where events will be held. Participation at school sport events is also eligible for consideration.

7.9.1 Expected program outcomes

Donations from this program can contribute to one or more of the following outcomes:

a) Increased participation of individuals/teams in representative sporting events.
b) Improved accessibility to participation in representative sporting events.
c) Improved confidence and capacity of local individuals and teams by acknowledging and supporting participation at a representative level.
d) Enhanced positive social outcomes and opportunities for local communities.

7.9.2 Available funding

Donations are available for the following amounts:

a) $100 for regional representation (competitor only), or for coach/referee/umpire/official representation at a regional, state or national event more than 100km from Liverpool.
b) $200 for state representation (competitor only).
c) $300 for Australian national representation at an event within New South Wales, Australian Capital Territory, Queensland and Victoria (competitor only).
d) $400 for Australian national representation at an event within Tasmania, South Australia, Northern Territory and Western Australia (competitor only).
e) $500 for Australian national representation at an overseas event (competitor only).
f) $500 for team representation.

7.9.3 Program timeframe

This program accepts applications all year and applicants are required to submit their application prior to the event taking place. Activities must take place within 12 months from when the application was submitted. Information must be provided on the costs associated with participating in the representative events.

7.9.4 Program eligibility and exclusions

To be eligible for funding through the Sporting Donations Program the following criteria applies:

a) Individual applicants must be a resident of the Liverpool LGA.
b) Applicants must provide proof of selection for the event.
c) Applications from students at state, private or independent schools or for participation at school sport events, are eligible for consideration.
d) Team applications – must have a minimum of 75% of the team residing in the Liverpool LGA, club must be based in the Liverpool LGA, and a maximum of three teams per club can be funded in a financial year.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

AUTHORISED BY
Council Resolution

EFFECTIVE FROM
29 May 2019

DEPARTMENT RESPONSIBLE
City Community and Culture (Community Development and Planning)

REVIEW DATE
The policy will be reviewed every two years.

VERSION	AMENDED BY	DATE	TRIM NUMBER
1	Council Resolution	18 October 2010	158320.2014
2	Council Resolution	29 May 2013	097264.2013
3	Council Resolution	31 July 2013	150967.2014
4	Council Resolution	25 February 2014	026269.2014
5	Council Resolution	28 May 2014	126057.2014
6	Council Resolution	30 September 2015	227843.2015
7	Minor changes approved by CEO	12 July 2016	185151.2016
8	Council Resolution	26 April 2017	026648.2017
9	Council Resolution	29 May 2019	022779.2019

THIS POLICY WAS DEVELOPED AFTER CONSULTATION WITH
City Community and Culture, Governance, Legal and Procurement, and Infrastructure and Environment.

REFERENCES
Australian Institute of Grants Management: Grant making Manifesto (2011)
Liverpool City Council: Council's Community Strategic Plan
Liverpool City Council: Code of Conduct Procedures
Liverpool City Council: Social Justice Policy and Ethical Governance, Conflicts of Interest Policy

COM 02	Council delegation to Toda City for the Tokyo Olympics in July 2020

Strategic Direction	Creating Connection Celebrate diversity, promote inclusion and recognise heritage
File Ref	017944.2020
Report By	Dany Ngov - Policy and Projects Officer
Approved By	Tina Sangiuliano - Acting Director City Community and Culture

EXECUTIVE SUMMARY

Council has had a sister city relationship with Toda since 1992 hosting a delegation from Toda to celebrate the 25th anniversary of the Sister City relationship between the two cities; in 2017. Since the relationship was formalised, it has been fostered through the student exchange program, visits from dignitaries from Toda to Liverpool and delegations from Council visiting Toda.

The Mayor has received an invitation from the Mayor of Toda for Councillors and the Mayor to visit the city to support the Australian Kayak team competing at the Tokyo Olympics in July 2020. The basis for this invitation is the recent Memorandum of Understanding signed between Council, Toda and Paddle Australia on 3 December 2019.

Should Council wish to accept this invitation, Council must determine which Councillors will attend as members of the delegation and direct the CEO to allocate sufficient funding for this visit with a funding source to be considered as part of the budget review process.

RECOMMENDATION

That Council:

1. Determine if Council wish to send a delegation from Liverpool to visit Toda in July 2020 with a report to come back to Council on the outcomes of the visit;

2. Determine which Councillors will attend as members of the delegation; and

3. If sending a delegation, direct the CEO to allocate sufficient funding for this visit, with a funding source to be considered as part of the budget review process.

REPORT

Council has had a long-standing relationship with Toda and for the last 28 years have hosted reciprocal delegations to and from Toda. Council remains committed to maintaining this relationship with Toda and recently reinstated the student exchange program with Liverpool students visiting Toda in September 2019.

Council signed a tripartite Memorandum of Understanding (MOU) with Paddle Australia and Toda City on 3 December 2019. The Australian Kayak team will be competing at the Tokyo Olympics in July 2020 and the Mayor of Toda has invited Mayor Waller and Councillors to send a delegation to visit the city to support the Australian Kayak team.

Council must determine how it wishes to respond to Mayor Sugawara's invitation in light of the recent MOU signing, and commitment to the sister city relationship. Should Council wish to accept the invitation to send a delegation to Toda in July 2020, Council must determine which Councillors will attend as members of the delegation, direct the CEO to allocate sufficient funding for this visit and consider a suitable funding source as part of the budget review process.

Arrangements will then be made in accordance with Council's Civic Expenses and Facilities Policy, which provides guidance on who may attend and how expenditure will be covered. It should be noted that the expenditure for previous delegations to Toda cost approximately $25,000.

CONSIDERATIONS

Economic	A maximum of $25,000 will be used from the Sister City Program budget to cover the expenditure related to this delegation.
Environment	There are no environmental and sustainability considerations.
Social	Foster the Sister City Relationship with Toda and commitment to the MOU signed between Council, Toda and Paddle Australia.
Civic Leadership	Operate in accordance with the Civic Expenses and Facilities Policy to facilitate arrangements for the delegation to Toda.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. Invitation from Mayor of Toda City Fumihito Sugawara to support Paddle Australia at the Tokyo 2020 Olympics

リバプール市長

ウェンディ　ウォラー　様

拝啓

貴職におかれましては益々ご清栄のこととお慶び申し上げます。

また、貴国での大規模な森林火災の知らせには、大変心を痛めております。

昨年の９月からの長きに渡り火災が続き、尊い人命や貴重な自然が失われている状況は、皆様の心中を察するには余りあり、戸田市を代表して心よりお見舞い申し上げます。

リバプール市の皆様のご無事と一刻も早い火災の鎮静化、そしてこの逆境を克服され、再び安心な暮らしを取り戻せますよう切にお祈りいたします。

さて、２０１９年１２月３日に執り行われました、リバプール市、パドルオーストラリア、戸田市との東京２０２０オリンピックにおける事前トレーニング実施に係る覚書調印式にご多用のところ、ご参加いただき誠にありがとうございました。

また、９年ぶりに実施された、リバプール市青少年代表団のご来訪につきましても多大なる、ご理解・ご協力を賜り重ねて御礼申し上げます。

さて、いよいよ２０２０年７月に東京２０２０オリンピックが開幕します。

この４年に一度の祭典を機に、ぜひ、ウォラー市長をはじめリバプール市友好代表団の皆様に本市にご来訪されることを切望いたしますとともに、オリンピック会場でご一緒にパドルオーストラリアのご活躍を応援いたしたいと考えております。

公務ご多用とは存じますが、ご検討いただき、２０２０年１月末までにご回答いただければ幸いです。

よいお返事をお待ちしております。

結びに貴市の益々のご繁栄と貴職ならびに市民の皆様のご多幸をお祈り申し上げます。

敬具

２０２０年１月１０日

戸田市長　菅原文仁

10, January, 2020

Mayor of Liverpool City
Dear Mayor Wendy Waller,

I hope this letter will find you well.
First of all, I've been very worried about the news of a large-scale bushfires in Australia. We are very sorry that there are so many victims and lost precious natures by the fires occurred in September 2019 and have been still spreading to lots of areas. I would like to express my sincere sympathy on behalf of Toda City.
I sincerely hope that all of you are safe and the fires will be extinguished completely soon. Also I pray for all the people in Liverpool City to get back peaceful lives overcoming these situations.

I appreciate you participated in the memorandum signing ceremony for the Paddle Australia pre-training camp of Tokyo 2020 Olympics at Toda on December 3rd, 2019 , despite the busiest time of your city administration.

I would also like to thank for your understanding and cooperation regarding the Liverpool Student Delegation Visit Toda Program for the first time in nine years.

The Tokyo 2020 Olympics will finally begin in July 2020.
At this opportunity, I cordially invite Mayor Waller and Councillors to visit Toda City and to support and cheer Paddle Australia together.
I'd appreciate if you could come to support the Kayak Team of Paddle Australia with us.

Would you please let us advise a response if possible by the end of January in 2020. I expect to hear from you soon.

Finally I wish all the best of Liverpool City and the great happiness of you, Mayor and the citizens.

Yours sincerely,

Fumihito Sugawara
Mayor of Toda City

リバプール市友好代表団日程（案）

【滞在期間】　２０２０年７月３１日（水）～８月５日（水）　６日間

	月　日	行　　程	宿泊先
1	2020年 7月31日 （金）	AM　空港着 PM　オーストラリア・カヌーチーム激励 戸田市長・戸田市議会議長表敬訪問 歓迎夕食会	県内又は都内
2	8月1日 （土）	終日　市内・東京都内視察等	県内又は都内
3	8月2日 （日）	終日　市内・東京都内視察等	県内又は都内
4	8月3日 （月）	終日　東京オリンピックカヌースプリント競技観戦	県内又は都内
5	8月4日 （火）	終日　東京オリンピックカヌースプリント競技観戦	県内又は都内
6	8月5日 （水）	帰国	

Draft itinerary of Liverpool City Council Delegation

Visit : 31st July to 5th Augustin 2020

【Duration】 for 6 days from 31st July(Wed) to 5th August(Wed),2020

	DATE 2020	PLAN		Accommodation
Day 1	Friday 31st July	AM PM	Arrival at the airport (Haneda or Narita) Encourage Australian Kayak Team Meet Mayor of Toda City and Councillors Welcome Party for Liverpool Delegation	Hotel in Saitama or Tokyo
Day 2	Saturday 1st August		Tour of Toda City and Tokyo, etc.	Hotel in Saitama or Tokyo
Day 3	Sunday 2nd August		Tour of Toda City and Tokyo, etc.	Hotel in Saitama or Tokyo
Day 4	Monday 3rd August		Watching canoe sprint matches	Hotel in Saitama or Tokyo
Day 5	Tuesday 4th August		Watching canoe sprint matches	Hotel in Saitama or Tokyo
Day 6	Wednesday 5th August		Departure Tokyo for Sydney	

COM 03	Carnes Hill Recreation Precinct Stage 2 Master Plan - Progress Report

Strategic Direction	Creating Connection Provide community facilities which are accessible to all
File Ref	019145.2020
Report By	Galavizh Ahmadi Nia - Manager Community Development and Planning
Approved By	Tina Sangiuliano - Acting Director City Community and Culture

EXECUTIVE SUMMARY

At its meeting on 31 July 2019, Council received an options paper for the redevelopment of the site known as Carnes Hill Recreation Precinct Stage 2; and endorsed the commencement of a masterplan exercise.

The Carnes Hill Recreation Precinct Stage 2 Masterplan is being delivered in three stages:

- Stage 1 – Project specification
- Stage 2 – Tender process: Engagement of consultant
- Stage 3 – Draft masterplan

This report provides an update on the progress of the Carnes Hill Recreation Precinct Stage 2 Masterplan, which commenced in August 2019 with a tender process to engage a suitably qualified consultant.

The masterplan process will be informed by a review of key Council strategic documents, developing concept designs, undertaking community and stakeholder consultation and feasibility analysis of the proposed facilities.

A detailed program has been developed that outlines the program for completion of the masterplan by May 2020 and be presented for Council's consideration in June 2020.

RECOMMENDATION

That Council receives and notes the Carnes Hill Recreation Precinct Stage 2 Master Plan Progress Report.

REPORT

Background

This report responds to the Council resolution to prepare a masterplan for the site known as Carnes Hill Recreation Precinct Stage 2. At its meeting on 21 November 2018 Council resolved to investigate a suitable use for the site. On 31 July 2019, Council received an options paper for the redevelopment of the mentioned site at Carnes Hill. The paper presented two options informed by examining key Council recreation and aquatic facilities strategies, identifying other proposed facilities near the site, undertaking community consultation, and analysing the potential, social, financial and environmental impacts of each option.

Following consideration of the presented options Council resolved to endorse the exploration of Option 1 through a masterplan process.



Fig 1: Location of Carnes Hill Recreation Precinct Stage Two – Option 1

The Carnes Hill Recreation Precinct Stage 2 Masterplan is being delivered in three stages as follows:

Stage 1 – Project specification
In August 2019 Council officers commenced the preparation of a Project Specification document for the tender process. The project specification outlines the project's purpose and objectives and scope of works to be delivered.

The scope of works for this project include:

- Review of relevant policy and strategy documents;
- SWOT analysis of current facility provision (on site and surroundings) and potential limitations in light of projected demographic changes and site constraints;
- Review existing data on community need from previous community engagement;
- Site analysis and feasibility of proposed facilities:
    - 50m indoor swimming pool
    - Program pool with learn to swim and gymnastics
    - Outdoor water play/splash park
    - Inclusive children's play area
    - 2 x multi-use sporting fields
    - 2 x multi-use basketball courts
    - On-site parking
- Development of concept/preliminary design;
- Stakeholder consultation plan addressing the following:
    - Internal stakeholder consultation and feedback
    - Community consultation and feedback
    - Public exhibition
- Development of draft masterplan inclusive of consultation feedback.



Fig 2: example 1 concept design

Building on the work undertaken for the options paper, further exploration of the feasibility of the proposed functions and facilities in Option 1 considered the following:

- Recreation, Open Space and Sports Strategy;
- Aquatic and Leisure Centres Strategy;
- Liverpool Housing, Population and Social Infrastructure Study 2016 and 2019;
- Liverpool Crime Prevention and Safety Strategy 2018;
- Local Strategic Planning Statement and draft Local Environmental Plan; and
- Urban design principles.

Stage 2 – Tender process: Engagement of consultant

The Request for Tender (RFT) process to engage a suitability qualified consultant for this project began in August 2019 with the preparation of the tender documentation, promotional plan and allocation of project budget. The RFT was advertised between November and December 2019 on Council's Tenderlink site, in the Sydney Morning Herald and Liverpool Leader resulting in Council receiving 10 submissions in response.

A Tender Evaluation Panel assessed each submission against the following criteria:

- Price;
- Company experience on similar works;
- Professional expertise;
- Project methodology; and
- Project program.

The evaluation process was completed in December 2019 and the Panel have put forward recommendations to award the contract to the successful tenderer. The successful consultant is expected to be engaged in the first week of February 2020.

Stage 3 – Draft masterplan

A detailed project program has been developed for the delivery of the draft masterplan. The key activities and deliverables for stage three are as follows:

- Undertaking feasibility studies and site analysis;
- Developing draft concept plans and design options;
- Conducting community and other stakeholder consultations for the draft concept design and masterplan; and
- Preparing a final draft Masterplan for Council's consideration.

The program for delivery is outlined in the table below:

Program Activity	**Key Tasks**	**Timeline in 2020**	**Deliverables**
Commencement of consultant services	Inception meeting with Council	February	• Confirmation of project delivery with the consultant • Collated document containing all relevant project information • Community and internal and external stakeholders list for consultation
Project research and consultation	• Investigate site conditions • Review key strategies, policies and studies • Demographic analysis • Initial stakeholder consultation	Feb - March	• Site conditions and risk analysis summary • General summary of findings • Stakeholder summary report • Facility brief
Draft concept plans and costs	• Preparation of concept layout/ masterplan options • Key stakeholder review and inputs as concepts develop	March - April	• Concept design • Meeting to discuss preliminary options • Design Review meeting to discuss refined options

Feasibility assessment	• Final facility expansion brief • Feasibility analysis, incorporating demand analysis, and concept review for Council sign-off	April	• Design Review meeting to present feasibility and progress update on the draft Masterplan • Cost analysis and scoping for development options
Consultation	• Community and key stakeholders review and feedback on the draft Masterplan • Develop approved preliminary design	April - May	• Final concept package • Finalises draft masterplan • Finalises feasibility analysis
Final (draft) Masterplan	• Draft Masterplan for Council's consideration	May	Final draft masterplan

Stage three of the draft Master Plan is expected for completion by May 2020 and will be presented for Council's consideration in June 2020.



Fig 3: example 2 concept design



Fig 4: example 3 concept design

Budget and funding options

The cost of developing the masterplan was determined based on projects with similar scope and funds allocated from existing Council funds.

The construction cost of aquatic and leisure facilities has significantly increased in recent years, therefore diverse funding options will need to be explored during and following the masterplan stage. The Masterplan will provide a feasibility cost analysis including costs associated with delivery of functions and facilities identified in Option 1.

The construction of facilities is likely to be delivered in stages, depending on the availability of funding resources. One potential funding source is the Greater Sydney Sports Facility Fund that provides grants between $500,000 and $5 million. Council officers applied to this program seeking funds for the construction of an above-ground fully accessible 18-metre learn-to-swim and hydrotherapy pool to establish grass root swimming and wellness programs at Michael Clarke Recreation Centre. Council's application was unsuccessful in this round of funding. Council officers will continue to explore alternative funding options through state and federal government grants to commence Stage 4, the detailed design process following Council's adoption of the draft masterplan.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	Raise awareness in the community about the available services and facilities. Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	Encourage the community to engage in Council initiatives and actions.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

Nil

CORP 01	Investment Report December 2019

Strategic Direction	Leading through Collaboration Seek efficient and innovative methods to manage our resources
File Ref	003742.2020
Report By	John Singh - Accountant - Investments & Treasury Management
Approved By	Vishwa Nadan - Chief Financial Officer

EXECUTIVE SUMMARY

This report details Council's investment portfolio.

As at 31 December 2019, Council held investments with a market value of $299 million.

The portfolio yield to the end of December 2019 is 126 basis points above the AusBond Bank Bill index.

	AusBond Bank Bill Index (BBI)
Benchmark	1.50%
Portfolio yield	2.76%
Performance above benchmarks	1.26%

Return on investment for December 2019 was $551k lower than the budget.

Council's investments and reporting obligations fully comply with the requirements of section 625 of the *Local Government Act 1993* and clause 212 of the *Local Government (General) Regulation 2005*.

Council's portfolio also fully complies with limits set out in its Investment Policy.

NSW TCorp Credit Committee requires that Council commits to its balanced investment framework as a condition to any loan. This means that Council will have to progressively decrease its investment in lower-rated ADI's.

RECOMMENDATION

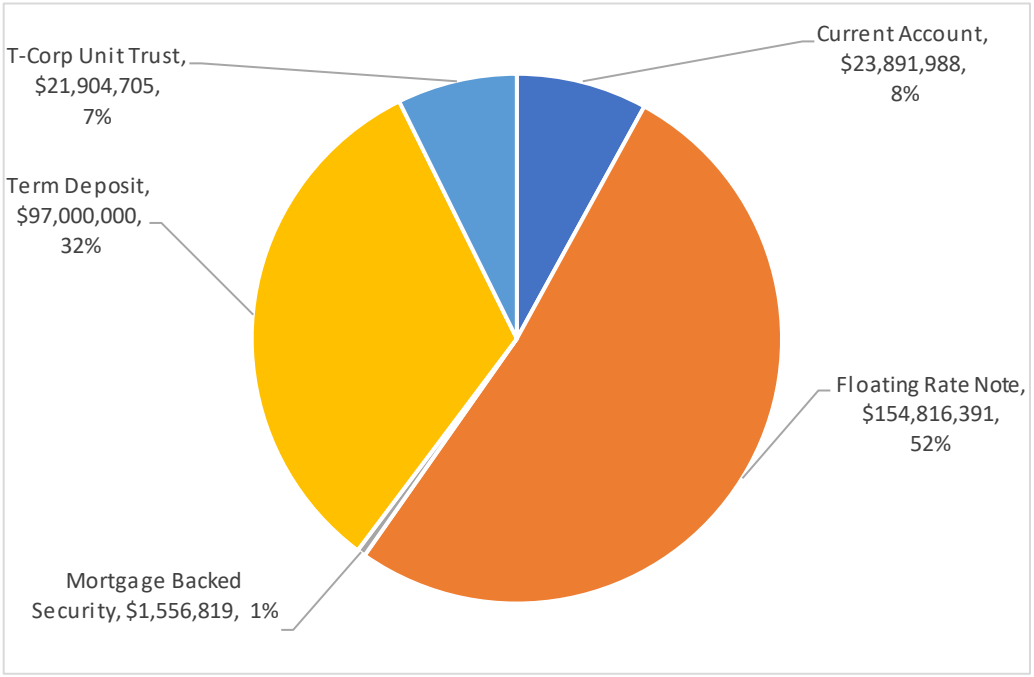
That Council receives and notes this report.

REPORT

Clause 212 of the *Local Government (General) Regulation 2005* requires that the Responsible Accounting Officer must provide Council with a written report setting out details of all money that Council has invested under section 625 of the *Local Government Act 1993*.

Council's Portfolio

At 31 December 2019, Council held investments with a market value of $299 million. Council's investment register detailing all its investments is provided as an attachment to this report. In summary, Council's portfolio consisted of investments in:



The ratio of market value compared to face value of various debt securities is shown in the table below.

Asset Class	Dec-19	Jun-19
Senior Debts (FRN's ,TCD's & FRB)*	100.73%	100.76%
MBS (Reverse Mortgage Backed Securities)	59.33%	59.48%
T-Corp Unit Trusts	104.31%	103.65%

***Definition of terms**

- *Transferrable Certificate of Deposit (TCD) - security issued with the same characteristics as a Term Deposit however it can be sold back (transferred) in to the market prior to maturity. A floating TCD pays a coupon linked to a variable benchmark (90 days BBSW).*
- *Fixed Rate Bond (FRB) – returns Fixed Coupon (interest) Rate and is tradeable before maturity.*

Council is fully compliant with the requirements of the Ministerial Investment Order including the grandfathering provisions. The grandfathering provisions state that Council may continue to hold to maturity, redeem or sell investments that comply with previous Ministerial Investment Orders. Any new investments must comply with the most recent Order. Council continues to closely monitor the investments in its portfolio to ensure continued compliance and minimal exposure to risk.

NSW TCorp Credit Committee requires that Council commits to its balanced investment framework as a condition to any loan. This means that Council will have to progressively decrease its investment in lower-rated ADI's. Council staff will monitor and work with investment advisors to meet this requirement.

Portfolio Maturity Profile

The table below shows the percentage of funds invested at different durations to maturity.

Term to Maturity	Total	%Holdings	Term to Maturity Policy Limit Minimum	Term to Maturity Policy Limit Maximum	Complies to Investment Policy' "Yes/No"
Current Account	23,891,988	7.99%			
Term Deposits < 1 Yr	78,000,000	26.07%			
T-Corp Unit Trust	21,904,705	7.32%			
Tradeable securities	154,816,391	51.75%			
Portfolio %< 1 Yr - (Short term liquidity)	**$278,613,084**	93.13%	**40%**	**100%**	Yes
Term Deposit > 1 Yr < 3Yrs	19,000,000	6.35%	0%	60%	Yes
Grand Fathered Securities	1,556,819	0.52%	N/A	N/A	Yes
Portfolio % Medium term liquidity)	**$20,556,819**	6.87%			Yes
Total Portfolio	**$299,169,903**	**100.00%**			

Market Value by Issuer and Institution Policy limit as per Investment Policy

Issuer	Security Rating	Market Value	%Total Value	Maximum Institutional Policy Limit % holdings	Complies to Investment Policy' "Yes/No"
AMP Bank Ltd	BBB	**13,651,053**	4.56%	25%	Yes
ANZ Banking Group Ltd	AA-	**15,137,450**	5.06%	25%	Yes
Auswide Bank Ltd	BBB	**12,006,000**	4.01%	15%	Yes
Bank Australia Ltd	BBB	**3,508,730**	1.17%	15%	Yes
Bank of China/Sydney	A	**2,008,460**	0.67%	25%	Yes
Bank of Communications Co. Ltd/Sydney	A-	**3,000,030**	1.00%	25%	Yes
Bank of Nova Scotia	A+	**5,540,020**	1.85%	25%	Yes
Bank of Queensland Ltd	BBB+	**9,518,320**	3.18%	15%	Yes
Bendigo & Adelaide Bank Ltd	BBB+	**502,840**	0.17%	15%	Yes
Citibank Australia Ltd	A	**1,001,440**	0.33%	25%	Yes
Commonwealth Bank of Australia Ltd	AA-	**43,556,690**	14.56%	35%	Yes
Credit Union Australia Ltd	BBB	**4,517,480**	1.51%	15%	Yes
Emerald Reverse Mortgage Trust (Class A)	AA	**831,819**	0.28%	35%	Yes
Emerald Reverse Mortgage Trust (Class C)	Fitch A	**725,000**	0.24%	2%	Yes
G&C Mutual Bank Limited	BBB	**1,000,000**	0.33%	15%	Yes
Heritage Bank Ltd	BBB+	**3,520,685**	1.18%	15%	Yes
HSBC Sydney Branch	A+	**8,005,400**	2.68%	25%	Yes
Macquarie Bank	A+	**18,994,860**	6.35%	25%	Yes
Members Banking Group Ltd t/a RACQ Bank	BBB+	**2,502,865**	0.84%	15%	Yes
Members Equity Bank Ltd	BBB	**5,608,576**	1.87%	15%	Yes
National Australia Bank Ltd	AA-	**38,237,040**	12.78%	35%	Yes
Newcastle Permanent Building Society Ltd	BBB	**3,543,490**	1.18%	15%	Yes
NSW Treasury Corporation	AA	**21,904,705**	7.32%	35%	Yes
P&N Bank Ltd	BBB	**5,000,000**	1.67%	15%	Yes
Police Credit Union	Not Rated	**2,000,000**	0.67%	2%	Yes
Qbank	BBB	**4,526,805**	1.51%	15%	Yes
Rabobank Australia Ltd	A+	**2,000,000**	0.67%	25%	Yes
Rabobank Nederland Australia Branch	A+	**2,022,140**	0.68%	25%	Yes
Suncorp Bank	A+	**13,010,060**	4.35%	25%	Yes
Teachers Mutual Bank Ltd	BBB	**2,120,895**	0.71%	15%	Yes
Westpac Banking Corporation Ltd	AA-	**49,667,050**	16.60%	35%	Yes
Portfolio Total		**$299,169,903**	100.00%		

Overall Portfolio Credit Framework compliance to Investment Policy

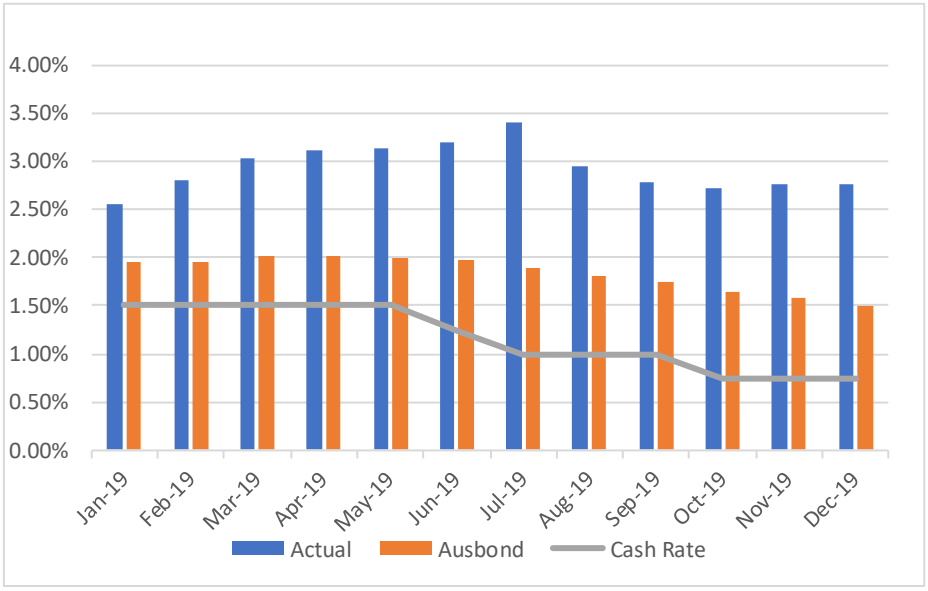
Credit Rating	Market Value	% Portfolio	Maximum Policy Limit	Complies to Investment Policy' "Yes/No"
AA Category -T Corp	21,904,705	7.32%	100%	Yes
AA Category	147,430,049	49.28%	100%	Yes
A Category or Below	56,307,410	18.82%	60%	Yes
BBB Category	71,527,739	23.91%	40% - 45%	Yes
Unrated	2,000,000	0.67%	5% - 10%	Yes
Total Portfolio	**$299,169,903**	**100.00%**		

Portfolio performance against relevant market benchmark.

Council's Investment Policy prescribes the AusBond Bank Bill Index (ABBI) as a benchmark to measure return on cash and fixed interest securities. The ABBI represents the average daily yield of a parcel of bank bills. Historically there has been a positive correlation between changes in the cash rate and the resulting impact on the ABBI benchmark.

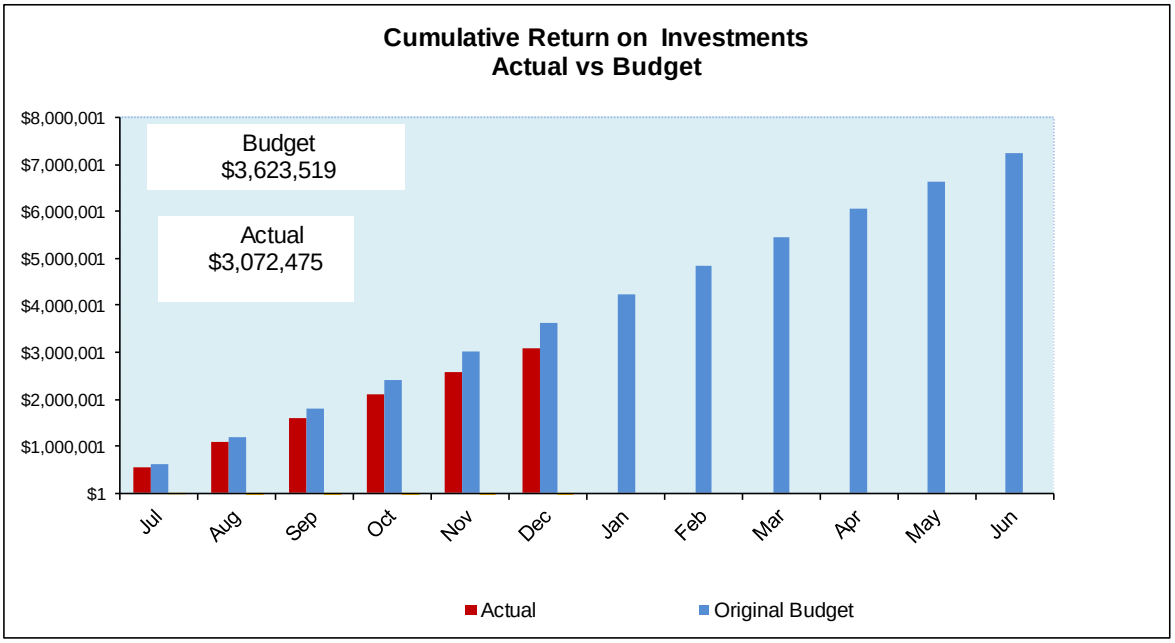
The portfolio yield to 31 December 2019 exceeded the AusBond Bank Bill index by 126 basis points (2.76% against 1.50 %).

Council portfolio continues to performance at above benchmark rates despite ongoing margin contraction and significantly lower market term deposit yields. Comparative yields for the previous months are charted below:



Performance of Portfolio Returns against Budget

Council's investment income for December 2019 is lower than the budget by $551k.



Investment Portfolio at a Glance

Portfolio Performance	✓	The portfolio yield to 31 December 2019 exceeded the AusBond Bank Bill index by 126 basis points (2.76% against 1.50%).
Annual Income vs. Budget	✓	Council's investment interest income is lower than the budget by $551k as at 31 December 2019 and will be closely monitored.

Investment Policy Compliance

Legislative Requirements	✓	Fully Compliant
Portfolio Credit Rating Limit	✓	Fully Compliant
Institutional Exposure Limits	✓	Fully Compliant
Overall Portfolio Credit Limits	✓	Fully Compliant
Term to Maturity Limits	✓	Fully Compliant

Economic Outlook – Reserve Bank of Australia

The Reserve Bank has left the official cash rate on hold at 0.75 per cent in its meeting on 3 December 2019.The current 0.75 per cent cash rate is at a historically low level and impacts returns on investment.

Certificate of Responsible Accounting Officer

The Chief Financial Officer, as Responsible Accounting Officer, certifies that the investments listed in the attached report have been made in accordance with section 625 of the *Local Government Act 1993*, clause 212 of the *Local Government (General) Regulation 2005* and Council's Investment Policy at the time of their placement. The previous investments are covered by the grandfathering clauses of the current investment guidelines issued by the Minister for Local Government.

Independent verification by Head of Audit, Risk and Improvement (HARI)

Council has requested an on-going independent review of its investment portfolio by the Audit Risk and Improvement Committee (ARIC) or its representative under delegated authority. The ARIC has agreed for its Chairperson to provide a certificate on a quarterly basis – the next certificate will be presented to Council on 26 February 2020.

CONSIDERATIONS

Economic	Council's investment interest income is lower than the budget by $551k as at 31 December 2019 and will be closely monitored.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	Council is fully compliant with the requirements of the *Local Government Act 1993* – Investment Order (authorized investments) and with reporting requirements under clause 212 of the *Local Government (General) Regulation 2005*.

ATTACHMENTS

1. Investment Portfolio - December 2019

LIVERPOOL CITY COUNCIL

THE GREAT SOUTH WEST

Portfolio Valuation As At 31 December 2019

Fixed Interest Security	Security Rating	Face Value Current	Market Value	% Total Value	Running Yield
AMP Notice Account	S&P ST A2	274,645.37	274,645.37	0.09%	1.55%
AMP Business Saver	S&P ST A2	321,857.34	321,857.34	0.11%	1.05%
CBA Business Saver	S&P ST A1+	18,404,306.87	18,404,306.87	6.15%	1.20%
CBA General Account	S&P ST A1+	4,891,178.37	4,891,178.37	1.63%	0.75%
		23,891,987.95	23,891,987.95	7.99%	
Fixed Rate Bond					
AMP 2.99 07 Dec 2020 Fixed	S&P BBB+	5,000,000.00	5,065,500.00	1.69%	2.99%
		5,000,000.00	5,065,500.00	1.69%	
Floating Rate Deposit					
Westpac 1.05 18 Aug 2022 1826DAY FRD	S&P AA-	6,000,000.00	6,000,000.00	2.01%	1.95%
		6,000,000.00	6,000,000.00	2.01%	
Floating Rate Note					
AMP 1.08 10 Sep 2021 FRN	S&P BBB+	5,000,000.00	4,989,050.00	1.67%	1.97%
ANZ 0.9 09 May 2023 FRN	S&P AA-	3,000,000.00	3,026,610.00	1.01%	1.83%
ANZ 1.03 06 Dec 2023 FRN	S&P AA-	7,000,000.00	7,095,340.00	2.37%	1.92%
ANZ 0.77 29 Aug 2024 FRN	S&P AA-	5,000,000.00	5,015,500.00	1.68%	1.66%
Auswide 1.15 13 Jul 2020 FRN	Moodys Baa2	2,000,000.00	2,003,100.00	0.67%	2.01%
Auswide 1.1 06 Nov 2020 FRN	Moodys Baa2	2,000,000.00	2,002,900.00	0.67%	2.04%
BAL 1.3 30 Aug 2021 FRN	S&P BBB	1,500,000.00	1,508,790.00	0.50%	2.19%
BAL 0.9 02 Dec 2022 FRN	S&P BBB	2,000,000.00	1,999,940.00	0.67%	1.79%
BOC 1.03 17 Apr 2021 FRN	S&P A	2,000,000.00	2,008,460.00	0.67%	1.89%
BNS 0.92 08 Sep 2022 FRN	S&P A+	3,000,000.00	3,019,620.00	1.01%	1.81%
BONA 0.98 07 Sep 2023 FRN	S&P A+	2,500,000.00	2,520,400.00	0.84%	1.87%
BOQ 1.17 26 Oct 2020 FRN	Fitch A-	1,500,000.00	1,507,650.00	0.50%	2.06%
BOQ 1.48 18 May 2021 FRN	Fitch A-	1,000,000.00	1,010,670.00	0.34%	2.38%
BENAU 1.05 25 Jan 2023 FRN	Moodys A3	500,000.00	502,840.00	0.17%	1.93%
Citibank 0.88 14 Nov 2024 FRN	S&P A+	1,000,000.00	1,001,440.00	0.33%	1.81%
CBA 0.8 25 Apr 2023 FRN	S&P AA-	3,000,000.00	3,017,490.00	1.01%	1.68%
CBA 0.93 16 Aug 2023 FRN	S&P AA-	7,500,000.00	7,573,950.00	2.53%	1.83%
CBA 1.13 11 Jan 2024 FRN	S&P AA-	9,500,000.00	9,669,765.00	3.23%	1.97%
CUA 1.25 06 Sep 2021 FRN	S&P BBB	2,000,000.00	2,015,180.00	0.67%	2.14%
CUA 1.12 24 Oct 2024 FRN	Moodys Baa1	2,500,000.00	2,502,300.00	0.84%	2.00%
HBS 1.23 29 Mar 2021 FRN	Moodys Baa1	3,500,000.00	3,520,685.00	1.18%	2.15%
HSBCSyd 0.8 07 Dec 2022 FRN	S&P AA-	3,000,000.00	3,007,650.00	1.01%	1.69%
HSBCSyd 0.83 27 Sep 2024 FRN	S&P AA-	5,000,000.00	4,997,750.00	1.67%	1.75%
MACQ 0.75 21 Jun 2022 FRN	S&P A+	2,000,000.00	2,003,420.00	0.67%	1.67%
MACQ 0.8 07 Aug 2024 FRN	S&P A+	4,000,000.00	3,991,440.00	1.33%	1.73%
RACB 1.1 11 May 2020 FRN	Moodys Baa1	1,000,000.00	1,001,140.00	0.33%	2.03%
RACB 1.05 23 May 2022 FRN	Moodys Baa1	1,500,000.00	1,501,725.00	0.50%	1.93%
ME Bank 1.27 16 Apr 2021 FRN	S&P BBB	1,600,000.00	1,608,576.00	0.54%	2.12%
NAB 0.9 16 May 2023 FRN	S&P AA-	2,000,000.00	2,017,120.00	0.67%	1.80%
NAB 0.93 26 Sep 2023 FRN	S&P AA-	12,000,000.00	12,112,680.00	4.05%	1.85%
NAB 1.04 26 Feb 2024 FRN	S&P AA-	5,000,000.00	5,069,800.00	1.69%	1.92%
NAB 0.92 19 Jun 2024 FRN	S&P AA-	4,000,000.00	4,037,440.00	1.35%	1.81%

Fixed Interest Security	Security Rating	Face Value Current	Market Value	% Total Value	Running Yield
NPBS 1.65 24 Jan 2022 FRN	S&P BBB	2,000,000.00	2,030,380.00	0.68%	2.53%
NPBS 1.4 06 Feb 2023 FRN	S&P BBB	1,500,000.00	1,513,110.00	0.51%	2.34%
Qld Police 1.5 14 Dec 2021 FRN	S&P BBB-	1,000,000.00	1,011,110.00	0.34%	2.40%
Qld Police 1.4 25 Mar 2022 FRN	S&P BBB-	1,500,000.00	1,515,735.00	0.51%	2.32%
Qld Police 1.15 06 Dec 2022 FRN	S&P BBB-	2,000,000.00	1,999,960.00	0.67%	2.04%
RABOBK 1.08 03 Mar 2022 FRN	S&P A+	2,000,000.00	2,022,140.00	0.68%	1.97%
SunBank 1.38 12 Apr 2021 FRN	S&P A+	2,000,000.00	2,022,140.00	0.68%	2.24%
SunBank 0.97 16 Aug 2022 FRN	S&P A+	1,000,000.00	1,007,470.00	0.34%	1.87%
SunBank 0.78 30 Jul 2024 FRN	S&P A+	5,000,000.00	4,980,450.00	1.66%	1.69%
TMB 1.37 02 Jul 2021 FRN	S&P BBB	2,100,000.00	2,120,895.00	0.71%	2.23%
Westpac 0.83 06 Mar 2023 FRN	S&P AA-	5,000,000.00	5,026,200.00	1.68%	1.72%
Westpac 0.95 16 Nov 2023 FRN	S&P AA-	6,000,000.00	6,056,280.00	2.02%	1.85%
Westpac 1.14 24 Apr 2024 FRN	S&P AA-	4,000,000.00	4,067,920.00	1.36%	2.02%
Westpac 0.88 16 Aug 2024 FRN	S&P AA-	2,500,000.00	2,516,650.00	0.84%	1.78%
		145,700,000.00	146,750,861.00	49.05%	
Floating Rate TCD					
BCOM 0.89 28 Oct 2022 FloatTCD	S&P A-	3,000,000.00	3,000,030.00	1.00%	1.78%
		3,000,000.00	3,000,030.00	1.00%	
Mortgage Backed Security					
ERM 0.45 21 Aug 2051 2006-1 A MBS	S&P AAA	1,124,080.57	831,819.62	0.28%	1.34%
ERM 1.2 21 Aug 2056 2006-1 C MBS	S&P A	1,000,000.00	455,000.00	0.15%	2.09%
ERM 0.95 21 Jul 2057 2007-1 C MBS	Fitch A	500,000.00	270,000.00	0.09%	1.85%
		2,624,080.57	1,556,819.62	0.52%	
Term Deposit					
AMP 1.75 26 Apr 2020 180DAY TD	S&P ST A2	3,000,000.00	3,000,000.00	1.00%	1.75%
Auswide 1.95 24 Feb 2020 187DAY TD	Moodys ST P-2	5,000,000.00	5,000,000.00	1.67%	1.95%
Auswide 1.8 06 Sep 2021 732DAY TD	Moodys Baa2	3,000,000.00	3,000,000.00	1.00%	1.80%
BOQ 3.05 19 Aug 2020 1461DAY TD	Moodys ST P-2	1,000,000.00	1,000,000.00	0.33%	3.05%
BOQ 3 07 Sep 2020 1462DAY TD	Moodys ST P-2	1,000,000.00	1,000,000.00	0.33%	3.00%
BOQ 3 07 Sep 2020 1463DAY TD	Moodys ST P-2	1,000,000.00	1,000,000.00	0.33%	3.00%
BOQ 3.6 08 Feb 2021 1462DAY TD	Moodys A3	2,000,000.00	2,000,000.00	0.67%	3.60%
BOQ 3.75 07 Feb 2022 1826DAY TD	Moodys A3	2,000,000.00	2,000,000.00	0.67%	3.75%
G&C MB 3.6 30 Mar 2020 1827DAY TD	S&P ST A3	1,000,000.00	1,000,000.00	0.33%	3.60%
MACQ 1.8 02 Mar 2020 182DAY TD	Moodys ST P-1	5,000,000.00	5,000,000.00	1.67%	1.80%
MACQ 1.8 03 Mar 2020 195DAY TD	Moodys ST P-1	5,000,000.00	5,000,000.00	1.67%	1.80%
MACQ 1.6 21 May 2020 182DAY TD	Moodys ST P-1	3,000,000.00	3,000,000.00	1.00%	1.60%
ME Bank 1.76 17 Feb 2020 182DAY TD	S&P ST A2	4,000,000.00	4,000,000.00	1.34%	1.76%
NAB 1.2 07 Jan 2020 42DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	1.67%	1.20%
NAB 1.8 18 Feb 2020 188DAY TD	S&P ST A1+	2,000,000.00	2,000,000.00	0.67%	1.80%
NAB 1.58 01 Jul 2020 273DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	1.67%	1.58%
NAB 1.6 30 Sep 2020 365DAY TD	S&P ST A1+	3,000,000.00	3,000,000.00	1.00%	1.60%
P&NB 3.7 12 Feb 2020 1827DAY TD	S&P ST A2	3,000,000.00	3,000,000.00	1.00%	3.70%
P&NB 3 14 Aug 2020 1460DAY TD	S&P ST A2	2,000,000.00	2,000,000.00	0.67%	3.00%
PCUSA 3.2 16 Aug 2021 1463DAY TD	Unrated UR	2,000,000.00	2,000,000.00	0.67%	3.20%
RABO 3.38 29 Aug 2022 1826DAY TD	Moodys Aa3	2,000,000.00	2,000,000.00	0.67%	3.38%
SunBank 1.6 02 Apr 2020 183DAY TD	S&P ST A1	5,000,000.00	5,000,000.00	1.67%	1.60%
Westpac 1.59 02 Sep 2020 369DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	1.67%	1.59%
Westpac 1.62 08 Sep 2020 369DAY TD	S&P ST A1+	5,000,000.00	5,000,000.00	1.67%	1.62%
Westpac 3.05 28 Sep 2020 1095DAY TD	S&P ST A1+	4,000,000.00	4,000,000.00	1.34%	3.05%
Westpac 3.05 28 Sep 2020 1096DAY TD	S&P ST A1+	4,000,000.00	4,000,000.00	1.34%	3.05%
Westpac 2.88 14 Dec 2020 1096DAY TD	S&P ST A1+	3,000,000.00	3,000,000.00	1.00%	2.88%
Westpac 3 21 Dec 2020 1097DAY TD	S&P ST A1+	3,000,000.00	3,000,000.00	1.00%	3.00%

Fixed Interest Security	Security Rating	Face Value Current	Market Value	% Total Value	Running Yield
Westpac 3.32 31 Aug 2022 1826DAY TD	S&P AA-	2,000,000.00	2,000,000.00	0.67%	3.32%
		91,000,000.00	91,000,000.00	30.42%	
F1 Total		277,216,068.52	277,265,198.57	92.68%	

Security Type	Face Value Current	Market Value	
Unit Trust			
NSWTC IM Cash Fund UT	20,000,000.00	20,818,292.17	6.96%
NSWTC IM Short Term Income Fund UT	1,000,000.00	1,086,412.75	0.36%
Security Type Total	21,000,000.00	21,904,704.92	7.32%
F1 Total	277,216,068.52	277,265,198.57	92.68%
Portfolio Total	**298,216,068.52**	**299,169,903.49**	100.00%

CTTE 01	**Minutes of the Heritage Advisory Committee on 5 November 2019.**

Strategic Direction	Creating Connection Celebrate diversity, promote inclusion and recognise heritage
File Ref	000059.2020
Report By	Thomas Wheeler - Heritage Officer
Approved By	Julie Scott - Acting Director City Economy and Growth / Deputy CEO

EXECUTIVE SUMMARY

This report is tabled to present the Minutes of the Liverpool Heritage Advisory Committee Meeting held on 5 November 2019.

RECOMMENDATION

That Council:

1. Receive and note the Minutes of the Liverpool Heritage Advisory Committee Meeting held on 5 November 2019; and

2. Endorse the recommendations in the Minutes.

REPORT

The minutes of the Liverpool Heritage Advisory Committee held on 5 November 2019 are attached for the information of Council.

The minutes identify a number of actions that require Council staff to undertake, none of which will have any financial impact on Council.

These actions have been outlined below.

Action: Heritage Officer to engage with Council's Communications team and determine whether it is possible to improve access to the Liverpool Pioneers Memorial Park webpage from Council's website.

Discussions undertaken with Council's Communications team have identified already existing improvements within the upgraded website including access to the Liverpool Pioneers Memorial Park webpage. For example: the Council website now contains a link to the Liverpool Pioneers Memorial Park webpage located at the bottom of the page under the "Visit our other sites".

No further changes are currently recommended and data regarding access and downloads of the website has been requested to monitor use.

Action: Heritage Officer to liaise with the Communications team and investigate whether the heritage and historical information previously featuring on the Council website can be returned, and report back to the Committee in February 2020.

Council's Heritage Officer has consulted with the Communications team to improve the heritage and history offering on Council's website. A number of opportunities have been identified which aims to:

- Better educate the community on the history and heritage of Liverpool;
- Provide detailed information and advice to heritage property owners and developers; and
- Improve public access to heritage strategies and management plans to the community.

Further work will be undertaken with the Communications team to develop content and structure.

ACTION: Due to continual concerns being raised on the maintenance and conservation of Council's heritage assets, Director Infrastructure & Environment, Manager Operational Facilities and Manager Property should be invited to address the concerns of the committee and respond to any questions of the committee.

The Liverpool Heritage Advisory Community raised concerns with the maintenance and conservation practices of Councils heritage assets. It is recommended that at the next Heritage Advisory Committee, relevant Council staff be invited to address the concerns and outline Council's strategies to ensure heritage objects are protected.

Action: Heritage Officer to investigate the possibility of amending the description of the Bigge Park listing to include the brick change room / pump house and the tennis court building, in order to establish clarity on its significance.

Council's Heritage Officer is investigating options available to Council to best establish clarity on the significance of the brick change room / pump house and tennis court building located in Bigge Park.

Action: Heritage Officer to engage with Council's Property Team to gather information as to whether the café will be reinstated at the Bigge Park former Dressing Shed/Pump House.

Council's Heritage Officer is engaging with Council's Property team on the status of the building and its future use.

Action: Heritage Officer to liaise with Building Maintenance regarding the response to graffiti on the former Liverpool Courthouse.

Consultation will be undertaken with Council's Building Maintenance Team through Council's Heritage Building Assets Working Group in February 2020. The working group will aim to consider appropriate response measures to the continuous graffiti to the building and what can be implemented to potentially minimise or deter ongoing graffiti.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. Heritage Advisory Committee Meeting Minutes

LIVERPOOL CITY COUNCIL

This meeting was recorded for minute taking purposes

MINUTES FROM HERITAGE ADVISORY MEETING
5 November 2019

COUNCILLORS:

Peter Harle	**Chairperson**
Geoff Shelton	

COMMUNITY MEMBERS:

Dr Jennifer French	Community Representative
Alison Cukic	Community Representative
Ruth Grimson	Community Representative
David Key	Heritage Expert - Community Representative
Josh Madden	Heritage Expert - Community Representative
Robert Brown	Heritage Expert - Community Representative
Gary Estcourt	Heritage Expert - Community Representative

COUNCIL STAFF:

Thomas Wheeler	Heritage Officer
Rose Koch	Committees Officer **(Minutes)**

APOLOGIES:

Mazar Hadid	Councillor
Karress Rhodes	Councillor
Vicki Andrews	Community Representative

LIVERPOOL CITY COUNCIL

OPEN

Meeting opened at 6:00 pm

1. WELCOME, ATTENDANCE AND APOLOGIES

Clr Harle opened the meeting and acknowledged the traditional custodians of the land. Apologies were noted.

2. DECLARATIONS OF INTEREST

Nil

3. CONFIRMATION OF PREVIOUS MINUTES

The minutes from the previous meeting held on 17 September 2019, was received and noted at the Council meeting held on 28 October, 2019.

4. HERITAGE PROJECT UPDATE

The Heritage Officer provided the below updates to the Committee.

4.1 Collingwood House Conservation Management Plan

The Conservation Management Plan (CMP) for Collingwood House has reached 60% completion. A recent walkthrough was made with various stakeholders from Gandangara and other Aboriginal groups.

It was advised that these groups are of the view that the area in front of Collingwood House is significant, but they do not believe the valley leading to Discovery Park is significant due to heavy alterations from earthworks. Council will continue to acquire further input from these stakeholders.

4.2 Former Liverpool Courthouse Conservation Management Plan

The draft CMP for the former Liverpool Court House has reached 75% completion, which is inclusive of a maintenance plan and conservation works.

Council is seeking expert engineering advice from a structural engineer experienced in heritage buildings to inspect the building and conduct a peer review with information provided by University of Wollongong.

4.3 CPAC Conservation Management Plan

Council had recently engaged with Tanner Kibble Denton Architects to initiate the CMP for the Casula Powerhouse Arts Centre (CPAC).

4.4 Aboriginal Cultural Heritage Values Project

The expressions of interest (EOI) process has been completed and 14 submissions have been received from consultants to undertake the Aboriginal Cultural Heritage Values Project.

The project seeks to work with the Aboriginal community to document their history, develop an understanding of cultural values which will be mapped and to development heritage education and interpretation opportunities.

Council is investigating potential partnerships with Western Sydney University and the University of New South Wales on the delivery of the project.

LIVERPOOL CITY COUNCIL

Queries & Discussion

i. Gary Estcourt queried whether Council had considered using this project as a means to upskill members of the Aboriginal community via training programs in taking oral histories.

The Heritage Officer advised that he had initial discussions with Gandangarra, however these discussions will need to continue to determine opportunities for skills development.

ii. Jennifer French expressed concerns of histories being reappropriated with the university's involvement in the project and queried whether Aboriginal members can write their own histories.

The Heritage Officer advised the project about developing resources which will assist the Aboriginal community as well as Council in understanding the history of the area, the values and how best these can be interpreted and presented through educational opportunities.

iii. Ms French added that Aboriginal consultants should be paid for their efforts in retelling their stories.

The Heritage Officer advised that it is standard practice in New South Wales to pay Aboriginal groups for their involvement in projects. If the project proceeds this would be negotiated with the Aboriginal stakeholders prior to commencement of the oral history processes.

Ms French praised this.

4.5 Liverpool Pioneers Memorial Park draft CMP

Two submissions (one from a community member and another from a member of the Heritage Committee) were received through the exhibition of the Draft Liverpool Pioneers Memorial Park. The draft CMP has been finalised and is being submitted to the 20 November, 2019 Council meeting for endorsement.

4.6 Questions put forward by Clr Shelton

Clr Shelton put forward the following queries to the Heritage Officer:

i. **With respect to the 60% completion of the Collingwood CMP, how is this tracking in relation to the budget?**

The project is currently tracking in accordance with the approved contract. However this quote did not include Aboriginal stakeholders, as it is difficult to ascertain the number of representatives to be involved within the early stages.

CORRECTION: The original budget was $90,000 excluding GST. The project is currently tracking on budget.

ii. **Is the Committee able to have access to the report by UWOW in relation to the Former Liverpool Courthouse?**

It was advised that this document is confidential.

Advice: Once Council has finalised the requirement for conservation works. The Heritage Committee will be briefed.

LIVERPOOL CITY COUNCIL

iii. **Are there any urgency or safety concerns in relation to the Former Liverpool Courthouse?**

No, the building is experiencing movement, however this is not of the same degree as previously experienced with Collingwood House.

iv. **Will the structural issues and other conservation requirements impact on the use of the building by UOW?**

No, the works should not be as extensive as what is required at Collingwood and could be managed within the timeframes of the agreement with UOW.

v. **Can a ground radar penetration survey be done around the curtilage of the Former Liverpool Courthouse?**

It was advised that the radar may not reach below the asphalt surface and that there may be reinforcements below the surface, thus proving difficult for the radar to penetrate. Archaeological investigations will need to be undertaken as a part of the approval processes, however this is likely to be physical excavation.

vi. **The Liverpool Pioneers Memorial Park website with heritage information was available years ago, that assisted school students to identify graves at the park. Are there any metrics that illustrate the number of site visitations?**

It was advised that this website is not prominent in Google and there is currently not a connection to Councils website.

Action: Heritage Officer to engage with Council's Communications Team to determine whether it is possible to make the Liverpool Pioneers Memorial Park website accessible from Council's website.

It was advised that in the rollout of the new Council website, an array of heritage and historical information was removed, relating to the concise history of Liverpool, a list of previous Mayors and the Liverpool Crest.

Action: Heritage Officer to liaise with the Communications team and investigate whether the heritage and historical information previously featuring on the Council website can be returned, and report back to the Committee in February 2020.

4.7 Further items of discussion on heritage update

i. Robert Brown advised that from an education perspective, graveyard studies are a big feature of overseas anthropology and archaeological studies, however this is not the case in Australia.

It was added that local knowledge of residents over generations living in Liverpool is slowly disappearing, and the idea of studying our local heritage and history has not diminished, yet no mechanism of promotion is being made.

Heritage Officer advised that Council is exploring opportunities to improve the public education and interpretation of Liverpool's History and Heritage. The concept of a community archaeology project, bringing together the community and high schools, focusing on Liverpool Pioneers Memorial Park is being investigated.

ACTION: Due to continual concerns being raised on the maintenance and conservation of Council's heritage assets, Director Infrastructure & Environment, Manager Operational Facilities and Manager Property should be invited to address the concerns of the committee and respond to any questions of the committee.

LIVERPOOL CITY COUNCIL

ii. Alison Cukic expressed concern with the lack of maintenance and care for Collingwood House and the surrounding carpark. Ms Cukic noted that the significant levels of garbage in the carpark area has not been attended to for at least 6 months.

The Heritage Officer acknowledged that previously challenges have been prevalent in maintaining heritage buildings within the Liverpool LGA, and for this reason, Council had developed a Property Assets Strategy in 2016. It was further advised that work is currently progressing on improving the management of Council's heritage assets and to provide greater opportunities for public access.

Ms French also reiterated Ms Cukic's concerns in relation to maintenance and care of Collingwood House and also the likelihood of a small café on the site.

The Heritage Officer advised that as the house is not active full time, there is insufficient visitation numbers to support the provision of a café or coffee cart on site.

Mr Key advised that based on his experience at Sydney Living Museums a café contractor would like to see visitation numbers prior to making a commitment on a site.

iii. Clr Shelton advised that the Committee ought to thoroughly support the efforts of the Heritage Officer in formulating future plans for Collingwood House.

5. POTENTIAL HERITAGE ITEMS

The Heritage Officer advised the Committee to submit any potential items that may be of significance in the Liverpool area, in order to build a database, which then may be investigated in the future.

The intention is not to undertake any listings in the immediate future, but to develop a database to support in future studies or investigations.

Mr Brown made reference to the discussion made at the previous meeting in relation to the following motion:

Motion: This Committee recommends that a heritage assessment be made for the farmhouse located at the corner of Cowpasture and Bringelly Roads, while consulting with the owners of the dwelling to engage in a value assessment.

The Heritage Officer advised that this is building is heritage listed and owned by the State Government.

6. BIGGE PARK UPGRADES: BRICK CHANGE ROOM / PUMP HOUSE

Ms French advised that the brick change room / pump house at Bigge Park, should be heritage listed. Additionally, the room was recently turned into a café and Council had ceased its operations, and it was not reinstated. Concerns were expressed that the building will not be kept in its historic state.

The Heritage Officer stated that while the room itself is not specifically listed, it is part of the Bigge Park heritage listing.

Action: Heritage Officer to investigate the possibility of amending the description of the Bigge Park listing to include the brick change room / pump house and the tennis court building, in order to establish clarity on its significance.

Action: Heritage Officer to engage with Council's Property team to gather information as to whether the café will be reinstated at Bigge Park.

LIVERPOOL CITY COUNCIL

The Heritage Officer assured that Council has no plans to demolish this building.

7. STATE HERITAGE REGULAR UPDATE

No changes were reported on this item.

8. GENERAL BUSINESS

8.1 Update from Alison Cukic

Mrs Cukic provided the following information relating to the St Luke's Anglican Church, to the Committee:

- Designed by Francis Greenway, the Church celebrated 200 years of continuous Anglican Ministry, since the first services held in 1819 by the Reverend Robert Cartwright; and
- On Sunday, 20th October, 2019, the event was attended by Her Excellency, the Honourable Margaret Beazley AO QC, Governor of New South Wales, the Most Reverend Dr Glenn Davies, Anglican Archbishop of Sydney, Mayor Wendy Waller and Councillors and Rector, The Reverend Stuart Pearson and a congregation of at least 300.

8.2 Graffiti and Maintenance

i. Clr Harle advised that the Former Liverpool Courthouse has graffiti on the property that likely occurred during the school holidays, cleaning priorities should be given as a heritage listed building.

Action: Heritage Officer to liaise with Building Maintenance regarding the response to graffiti on the former Liverpool Courthouse.

ii. Clr Harle also raised the issue of the mound not being maintained at Liverpool Pioneers Memorial Park due to claims of asbestos present, and requested that evidence be provided. It was added that it is a gateway into Liverpool, therefore this should be rectified.

The Heritage Officer advised that the mound was created through the rubble from the restoration works at Liverpool Pioneers Memorial Park. There is no expectation of contamination or grave goods. The mound was originally designed with ramp access to the top to allow public viewing, however this has not been maintained and now access for maintenance is difficult.

It was advised with the new team restructure, there is enthusiasm to improve the maintenance of Liverpool Pioneers Memorial Park and Council's Heritage Officer continues to work with the parks team.

CLOSE

Meeting closed at 7:19 pm.

CTTE 02	**Minutes of the Environment Advisory Committee held on 2 December 2019**

Strategic Direction	Strengthening and Protecting our Environment Develop, and advocate for, plans that support safe and friendly communities
File Ref	001471.2020
Report By	Michael Zengovski - Manager City Environment
Approved By	Raj Autar - Director City Infrastructure and Environment

EXECUTIVE SUMMARY

This report is tabled in order to present the Minutes of the Environment Advisory Committee Meeting held on 2 December 2019.

RECOMMENDATION

That Council receives and notes the Minutes of the Environment Advisory Committee Meeting held on 2 December 2019.

REPORT

The Minutes of the Environment Advisory Committee held on 2 December 2019 are attached for the information of Council.

The Minutes identify a number of actions that require Council staff to undertake, none of which will have any financial impact on Council.

CONSIDERATIONS

Economic	Enhance the environmental performance of buildings and homes.

Environment	Minimise household and commercial waste. Manage the environmental health of waterways. Manage air, water, noise and chemical pollution. Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses. Raise community awareness and support action in relation to environmental issues.
Social	Raise awareness in the community about the available services and facilities. Preserve and maintain heritage, both landscape and cultural as urban development takes place. Support community organisations, groups and volunteers to deliver coordinated services to the community.
Civic Leadership	Act as an environmental leader in the community. Foster neighbourhood pride and a sense of responsibility. Facilitate the development of community leaders. Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision making processes.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. EAC Minutes - 2 December 2019

LIVERPOOL CITY COUNCIL

This meeting was recorded for minute taking purposes

MINUTES FROM ENVIRONMENTAL ADVISORY COMMITTEE MEETING

2 December 2019

COUNCILLORS:

Geoff Shelton	**Chairperson**
Peter Harle	
Karress Rhodes	

COMMITTEE MEMBERS:

Robert Dixon	Industry Representative
Stephen Dobell-Brown	Community Representative
Rosalyn Faddy	Community Representative
Patricia Glossup	Community Representative
Ellie Robertson	Community Representative
Robert Storey	Community Representative

COUNCIL ATTENDEES:

Raj Autar	Director City Infrastructure & Environment
Michael Zengovski	Manager City Environment
Madhu Pudasaini	Manager Technical Support
Alexi Gilchrist	A/Coordinator Environment Restoration Plan
Raffaele Catanzariti	Environmental Restoration Plan Project Officer
Roshan Khadka	Senior Floodplain Engineer
Rose Koch	Committees Officer **(Minutes)**

APOLOGIES:

Ian Bailey	Community Representative
Dr Floret Meredith	Community Representative
Michael Streatfield	Environment Group Representative
Maruf Hossain	Coordinator Floodplain and Water Management

LIVERPOOL CITY COUNCIL

OPEN

Meeting opened at 5:37pm

1. WELCOME, ATTENDANCE AND APOLOGIES

Clr Shelton welcomed the meeting. The Committee acknowledged all apologies.

2. DECLARATIONS OF INTEREST

Nil

3. MINUTES FROM THE PREVIOUS MEETING

Clr Shelton made reference to the following on page 4 of the minutes from the previous EAC meeting held on 9 October, 2019:

"Clr Shelton sought to ascertain if any adverse funding impacts are anticipated on surrounding land."

This was corrected to replace the word "funding" with "flooding".

Motion: That the minutes from the previous EAC meeting on 9 October, 2019, be endorsed by the Committee.

Moved: Stephen Dobell-Brown **Seconded:** Robert Storey

On being put to the meeting, the motion was declared carried.

4. PRESENTATION

4.1 Georges River Activation Update

Manager Technical Support provided an overview of actions and investigative work being undertaken to identify and address challenges in the activation of the Georges River.

It was noted that a report presented to Council on 26 June 2019 outlined methods to activate the river and the associated parklands to transform them into vibrant public spaces. Council resolved to pursue the activation strategy outlined in the report.

It was also noted that the Swim Site Activation Framework developed for the Parramatta River Catchment Group was recommended and adopted for this project. A consultant has been engaged for investigations on water quality, site accessibility and site safety at Lighthorse Park, Casula Parkland and Casula Powerhouse Arts Centre (CPAC).

A draft report from the consultant is forthcoming and these results will be tabled to a future EAC meeting.

Manager Technical Support also presented the quarterly Waterway Health Report Card which provides a snapshot of the waterway health of Liverpool's rivers and creeks.

This information can be found via this link.

Queries & Discussion

i. Mr Dobell-Brown queried the trends of the first quarter results.

Manager Technical Support advised that the results for the Liverpool Weir were positive for July and August 2019, with the water suitable for both primary (swimming) and secondary

(boat, canoeing) contact. However due to changes in September, primary contact was not desirable.

It was added that results are subject to change based on the time of the year, other nearby pollutants and rainfall levels.

ii. Clr Harle was of the view that the Glenfield treatment works did not impact on the Georges River and sought to ascertain whether this was accurate.

Manager Technical Support advised that the sewer pumping systems are designed in a manner that can lead to discharge of diluted solution during wet weather, therefore the impact to the environment is low. If the system fails in dry weather, there is potential for significant environmental impact.

iii. Patricia Glossup expressed concerns on the challenges in accessing Casula Parklands, with access solely via Shepard Street.

Director City Infrastructure & Environment advised that Council has been negotiating with Transport for NSW for the opening of Woodbrook Road underpass, therefore improving access to the Parkland and Georges River.

Action: Update to be provided to the Committee on the above, along with these minutes.

Update: Council has been in liaison with Sydney Trains and Transport for NSW for the required approvals to allow the underpass to be reopened. Should approval be granted and funding secured, it is anticipated the underpass will be re-opened in 2021.

iv. Clr Rhodes queried whether it was possible for Council to consider activating downstream of the Liverpool Weir, specifically Chipping Norton Lake, for river accessibility. It was also suggested that the tidal forces downstream of the weir would flush pollutants making the site more likely to be accessible.

Director Infrastructure & Environment advised that these sites were prioritised because they are currently in the process of activation. It was also noted that sites in the Chipping Norton Lake precinct would be considered during the master planning of that area.

Robert Dixon advised that Chipping Norton Lake does not allow for meaningful tidal flushing.

v. Clr Shelton queried whether further information on trend data in relation to water quality is available including the details on heavy metals and nutrients present in the river.

Manager Technical Support advised that the detailed report from the consultant is not available on Council's website. Director City Infrastructure & Environment added that these reports have been provided to Councillors in the CEO Update and that public access can be considered.

Action: Report from consultant on the Georges River water quality investigation to be placed on the Councillors Intranet.

Action: Council staff to consider the pros and cons of publishing the above report to Council website.

vi. Rosalyn Faddy queried whether Councils are working collaboratively on water quality for the Georges River

Clr Shelton advised that there are 8 Councils that are members of the Georges Riverkeeper, who have a collective responsibility for catchment management. It does not have regulatory powers for enforcement, however it is a body for Councils with a shared vision to address the issues raised by the EAC.

LIVERPOOL CITY COUNCIL

vii. Mr Dobell-Brown queried whether the old Railway Bridge was to be rebuilt near Lighthorse Park, as part of the activation project for Georges River.

Manager Technical Support confirmed that a pedestrian bridge will be built. In order to connect this area with Lighthorse Park, lift access to the railway overpass will be installed, in consultation with Transport for NSW. This project is currently at design phase.

Clr Shelton added that the Lighthorse Park Masterplan contains further information on this project.

viii. Ellie Robertson queried whether investigations are forthcoming for impact on wildlife habitat amongst the bushland during the activation process.

Manager Technical Support assured that this project will assess preservation options for wildlife. The site investigations are essential to identify what activities are ultimately viable for further consideration. It was noted that work has commenced for the preservation of riverbanks as part of the Shepherd Street precinct development.

Director City Infrastructure & Environment added that an important part of the activation project is to conduct an environmental assessment. This process will identify all significant flora and fauna that requires preservation.

ix. **Action:** Manager Technical Support to provide a timeline to the Committee for when public consultation will occur for the proposed pedestrian bridge at the vicinity of Lighthorse Park.

x. Clr Shelton requested for clarification in the design, as to whether the new bridge will be referred to as a "pathway" or a "boardwalk" to prevent confusion. It was noted the old Railway Bridge was previously known as a "boardwalk".

xi. Manager Technical Support clarified that the proposed pedestrian/cycleway being constructed along the Georges River as part of the Shepherd Street precinct development was initially called "boardwalk" because the original plan was to construct a boardwalk close to the river. Subsequent consultation with NSW Fisheries suggested to move the "boardwalk" away from the water to minimise impacts to the aquatic lives. Further feasibility assessment confirmed that the proposed "boardwalk" will have to be constructed at grade to minimise the impact. The final walkway will now be the pedestrian/cycleway pathway.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Stephen Dobell-Brown raised items from the previous minutes for discussion.

5.1 Cumberland Plain Conservation Plan

An update was requested on whether a presentation will be made on this item. Manager City Environment advised that this is forthcoming.

Ms Robertson and Ms Faddy queried about the vegetation protection measures for these portions of land belonging to the Cumberland Plain, under the Biodiversity Conservation Act 2016.

Action: An update on the Cumberland Plain Conservation Plan to be provided at a future meeting.

5.2 Stray Cats Management

Mr Dobell-Brown advised that this matter should be submitted to Council for consideration.

Clr Shelton advised that as stated at the previous EAC meeting, it was stated that stray cat management falls within the jurisdiction of the State Government. Council does not have the powers to handle cats, however discussions will be raised at the December Council meeting on this matter.

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Action: Update to be provided at the next EAC meeting on the outcome of discussions made at the 2019 December Council meeting in relation to the management of stray cats.

6. REPORTS

6.1 01/19: ERP Project Sites 2020 - 2022

Environmental Restoration Plan Project Officer provided an update on the progress of the ecological restoration project. Expressions of interest (EOI) will be submitted in late January 2020 for the project. It is expected that the project will commence in March 2020. A panel will assess each of the contractors that put through a submission and each site will have a separate focus. The appropriate contractor will be awarded according to best practice.

Queries & Discussion

i. Clr Shelton noted that members of the EAC have expressed criticisms in the past in relation to the manner in which tenders have been assessed. It was queried whether any comments could be provided on the current process.

   A/Coordinator Environment Restoration Plan advised that technical specifications have not been provided to the Committee. This is currently confidential and any disclosure would compromise the tender process. Considerable effort has been invested in improving these specifications.

ii. Mr Dobell-Brown was of the view that the criteria for the works proposed at the Rossmore Grange is out of sight and it is unknown whether the area is in satisfactory condition. The public benefit of the proposed works was questioned.

   A/Coordinator Environment Restoration Plan advised that the selection criteria was nominated and site selection was endorsed by the EAC. A Review of Environmental Factors (REF) was undertaken for the site and it was identified that works in that area would present little constraints without affecting recreational outcomes. It was noted, that there is significant colonial and Indigenous heritage present on the remainder of the site.

   It was stated that in the District Plan, Rossmore Grange has been identified as a regional park and one of the only areas in the region that is currently dedicated for recreation, albeit passive.

   South Creek, which forms the western border of Rossmore Grange and where restoration works are scheduled, has been identified as the backbone of the Western Parkland City. There is a strong focus on conservational outcomes for South Creek. Therefore it is beneficial for Council to invest in resources to manage this area, as a riparian corridor.

   Motion: That this Committee note the report.

   Moved: Stephen Dobell-Brown **Seconded:** Roslyn Faddy

   On being put to the meeting, the motion was declared carried.

7. GENERAL UPDATES

7.1 Environmental Levy Financial Snapshot

A/Coordinator Environment Restoration Plan provided a financial overview on the Environmental Levy from 1 July – 31 October, 2019.

LIVERPOOL CITY COUNCIL

Queries & Discussion

i. Clr Shelton noted a discrepancy between value levied and the transfer to the reserve.

A/Coordinator Environment Restoration Plan advised that the amount levied and collected differ. This would depend on property values and the time of collection. Over the course of the financial year this levels out.

ii. Mr Dobell-Brown queried whether portions of the balance in reserve will be allocated for the proposed Environment Education Centre to be built in the vicinity of CPAC.

Director City Infrastructure & Environment advised that once the designs are ready for this project, Council will investigate additional funding sources to the levy, such as loans and contributions. The Committee will be informed on this.

A/Coordinator Environment Restoration Plan added that Council has budgeted for the design of the centre which was presented in the previous meetings expenditure breakdown. The construction costs will be sourced from the reserve.

8. GENERAL BUSINESS

8.1 Tree Planting opposite Liverpool Pioneers' Memorial Park

Clr Harle recommended that shade trees be planted in the storm water drainage area bound by the Cumberland and Hume Highways, opposite Liverpool Pioneers' Memorial Park. The area is currently not being used.

Mr Dobell-Brown objected to this as he was of the view that the area serves as an emergency overflow to prevent the surrounding factories and residential flats from flooding.

Manager Technical Support advised that Council's Coordinator Floodplain & Water Management is seeking to activate this space. Additionally, Council's City Design & Public Domain team have been developing their Masterplan, where feedback has been provided to the team for consideration to activate this space by planting trees and creating a passive recreational area.

Action: An update will be provided at a future EAC meeting in relation to the above.

8.2 Reeds at Anzac Creek

Clr Harle raised the issue of overgrown reeds at Anzac Creek and the need for maintenance to prevent the risk of fire. It was noted that the creek falls under the property of the Department of Defence and a request for maintenance will be sent to the Department.

8.3 Gum Tree damage at Ireland Park

On behalf of Peter Fraser, Clr Harle raised the issue of a large gum tree in Ireland Park that fell onto his property and damaged the fence. This was raised with the intention of Council to adopt proactive measures to protect residents and their properties from hazardous trees.

There was general consensus among Community members on the unsuitability of certain native trees for roadside planting.

A/Coordinator Environment Restoration Plan noted that Manager City Design and Public Domain had presented on the studies undertaken to select appropriate tree species for particular locations in the LGA as part of the Public Domain Masterplan process.

8.4 Alternatives to fireworks

Ms Robertson raised concern as to use of fireworks at events in the Liverpool LGA as they add significant stress and can be potentially fatal to domestic animals and wildlife. It was recommended

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that Council consider alternatives to fireworks for all events, such as lantern parades and laser displays.

A/Coordinator Environment Restoration Plan advised that, given this impacts Council and external events, it would be appropriate to refer the matter to the Tourism and CBD Committee for consideration.

Motion: That the consideration for Council's use of alternatives to fireworks be referred to the Tourism & CBD Committee, with the outcome reported back to a future EAC.

Moved: Ellie Robertson **Seconded:** Rosalyn Faddy

On being put to the meeting, the motion was declared carried.

8.5 Proposed 2020 meeting dates

The proposed meeting dates are as follows:

- Monday, 10 Feb 5:30pm – 8:30pm
- Monday, 20 April 5:30pm – 8:30pm
- Monday, 22 June 5:30pm – 8:30pm (Note: this date has been changed since the meeting due to a clash in the corporate calendar)
- Monday, 17 August 5:30pm – 8:30pm
- Monday, 19 October 5:30pm – 8:30pm
- Monday, 14 December 5:30pm – 8:30pm

Motion: That the above mentioned meeting dates be adopted by the EAC.

Moved: Roslyn Faddy **Seconded:** Stephen Dobell-Brown

On being put to the meeting, the motion was declared carried.

CLOSE

Meeting closed at 8:01 pm.

CTTE 03	Minutes of the Tourism and CBD Committee meeting held on 3 December 2019

Strategic Direction	Generating Opportunity Create an attractive environment for investment
File Ref	001952.2020
Report By	Vi Girgis - Senior Officer City Precinct
Approved By	Julie Scott - Acting Director City Economy and Growth / Deputy CEO

EXECUTIVE SUMMARY

This report is tabled in order to present the Minutes of the Tourism and CBD Committee Meeting held on 3 December 2019.

RECOMMENDATION

That Council receives and notes the Minutes of the Tourism and CBD Committee Meeting held on 3 December 2019, noting that quorum was lost in the second half of the meeting, and there were no recommendations.

REPORT

The Minutes of the Tourism and CBD Committee held on 3 December 2019 are attached for the information of Council. Quorum was lost in the second half of the meeting, and there were no recommendations or actions from the meeting.

CONSIDERATIONS

Economic	Further develop a commercial centre that accommodates a variety of employment opportunities. Encourage and promote businesses to develop in the hospital health and medical precinct (of the City Centre). Facilitate economic development. Facilitate the development of new tourism based on local attractions.
Environment	There are no environmental and sustainability considerations.
Social	Raise awareness in the community about the available services and facilities. Provide cultural centres and activities for the enjoyment of the arts. Preserve and maintain heritage, both landscape and cultural as urban development takes place. Deliver high quality services for children and their families.
Civic Leadership	Foster neighbourhood pride and a sense of responsibility. Deliver services that are customer focused.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. Tourism CBD Committee Minutes - 3 December 2019

LIVERPOOL CITY COUNCIL

This meeting was recorded for minute taking purposes

MINUTES FROM TOURISM & CBD MEETING
3 December 2019

COUNCILLORS:

Nathan Hagarty	Acting Chairperson
Geoff Shelton	Councillor, Committee Member
Mazhar Hadid	Councillor, Committee Member
Karress Rhodes	Councillor, Observer

COMMITTEE REPRESENTATION:

Ian Bailey	Winedge
Marc Edwards	Club Liverpool
Carol Christine North-Samardzic	Radio 2GLF
Tom Wang	Quest Liverpool
June Young	Community Representative

COUNCIL ATTENDEES:

Julie Scott	Manager City Economy
Vi Girgis	Senior Officer City Precinct
Clara McGuirk	Strategic Events Lead
David Petrie	Manager City Design & Public Domain
Rose Koch	Committees Officer **(Minutes)**

GUEST SPEAKER:

Fazila Farhad	South West Sydney Tourism Taskforce

APOLOGIES:

Wendy Waller	Mayor
Tony Hadchiti	Councillor
Susana Freitas	Tourism Development Officer
Michelle Caruso	IAP2
Chris Donovan	Liverpool Catholic Club

LIVERPOOL CITY COUNCIL

OPEN

Meeting opened at 10:11 am

1. WELCOME, ATTENDANCE AND APOLOGIES

Clr Hagarty opened the meeting and acknowledged the traditional custodians of the land. Clr Rhodes was appointed as a voting member in order to reach quorum for this meeting.

2. DECLARATIONS OF INTEREST

Nil

3. REVIEW OF PREVIOUS MINUTES

Motion: That the previous minutes of the Tourism & CBD Committee meeting held on 1 October, 2019 be adopted by the Committee.

Moved: Clr Shelton **Seconded:** Clr Hadid

On being put to the meeting, the motion was declared carried.

4. PRESENTATION

4.1 South West Sydney Tourism Taskforce (SWSTT)

Fazila Farhad delivered a presentation to the Committee on tourism in South West Sydney. The highlights were as follows:

- SWSTT is a not-for-profit organisation that engages with federal and local governments, with a vision to increase tourism dollar spend in south west Sydney, while ensuring that businesses in the region are geared for future changes with the upcoming Western Sydney Airport (WSA);
- The 5 LGAs represented include Liverpool, Fairfield, Camden, Campbelltown and Wollondilly;
- Tourism maps have been created for Fairfield, Liverpool and Camden local government areas to display tourism assets in the area;
- International tourists visiting South West Sydney include the Chinese, Koreans, Vietnamese and Indians as well as domestic tourists including health and education;
- South West Sydney is a central hub for accommodation due to the convenience of travelling to Canberra, Sydney CBD, Wollongong and the Blue Mountains; and
- It is estimated that the number of international tourism will double or triple in South West Sydney due to the upcoming WSA, therefore local tourist attractions will need to be ready for these changes.

Queries & Discussion

i. Ian Bailey queried the important factors that bring tourists to Liverpool.

   Ms Farhad noted the benefit of emphasising Liverpool's historical significance as demand exists for tourists to visit these sites and learn about Liverpool's history. There is an abundance of accommodation, food options and shopping districts, however the tourism assets overall can be improved through better accessibility and direct communication, such as pamphlets.

ii. Clr Shelton queried the number of members that SWSTT currently has. Ms Farhad advised there are 50 members and this has been increasing over the years.

iii. Clr Rhodes queried whether it would be beneficial for information to be given to SWSTT, to then forward to hotels, on Council's events such as Liverpool on a Roll and Australia Day.

Ms Farhad agreed that this can be done, provided that Council act proactively in order for SWSTT to provide the local hotels this information.

Council's Strategic Events Lead added that a visitor guide will be created that includes all major events for the Casula Powerhouse Arts Centre (CPAC), and that collating all events for Liverpool into a single source like this will be helpful.

iv. Clr Hagarty queried how Liverpool City Council can support SWSTT.

Ms Farhad advised that statistical information and guidance on how to hold events would be beneficial for SWSTT to then inform their stakeholders, as there is an existing drive in the area to host new events and functions.

Additionally, it was noted that Liverpool City Council is not a member of SWSTT. As a large Council, Liverpool's membership would assist greatly in collaborative efforts to grow tourism in South West Sydney.

Clr Hagarty advised the Committee that membership is open to all stakeholders and encouraged promotion to their networks.

4.2 Public Domain Masterplan

Manager City Design and Public Domain provided an update on the progress of the Liverpool City Centre Public Domain Masterplan and the next steps involved in bringing the plan to fruition. The highlights were as follows:

- The draft Masterplan will be submitted to the 11 December, 2019 Council meeting for review, with the intention to place the document on public exhibition;
- Incorporating works completed by the Greater Sydney Commission, the Masterplan document is a ten year plan that provides higher level guiding on improved built changes, pavements, tree planting and street scape upgrades in Liverpool; and
- The Committee was encouraged to familiarise themselves with the Masterplan once on public exhibition and to circulate to their networks, in order to provide feedback during the consultation process.

Queries & Discussion

i. Clr Rhodes commended Manager City Design and Public Domain and his team for the progress made from the beginning stages of the Masterplan.

ii. Clr Shelton queried whether Telstra and other utility service providers are stakeholders of this Master Plan.

Manager City Design and Public Domain confirmed that the location of priority projects will be identified and therefore the affected providers will be consulted with during the public exhibition period.

Ian Bailey left the meeting at 11:00am. It was noted that quorum was lost for the remainder of the meeting.

iii. Clr Shelton noted that he had heard discussion of the potential increase in the number of malls at Railway and Moore Streets and sought to ascertain whether the Masterplan has mention of

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street conversions into malls, in the event these conversions occur after works from the Master Plan are implemented.

Manager City Design and Public Domain confirmed that Railway Street will not be converted into a mall and that Council is heavily engaged with works from the Masterplan at this location.

It was explained the Masterplan proposes to remove private vehicle usage from Moore Street between George and Northumberland, while improving public transport connections. There are proposals to relocate the existing bus stops at shop fronts on Moore Street, with the intention to draw people into the south end of Macquarie Street and the mall.

iv. Clr Hadid expressed concerns of previous works and monetary investments made to beautify the city centre, only to have flowerbeds and plantations neglected, thus leading to poor city presentation. The need for proactive maintenance was highlighted.

Manager City Design and Public Domain assured that this issue was discussed with the maintenance team in the early stages of the Masterplan process, in order to communicate the requirements of the plan and identifying the gaps as to why maintenance had failed. Lack of finance and resources were the reasons stated. The Masterplan aims to address these gaps for ongoing maintenance and additional staff have been appointed in the City Presentation team.

4.3 Update by Senior Officer City Precinct

Senior Officer City Precinct provided a tourism and CBD update. The highlights were as follows:

- There are proposals to activate Railway Street and Railway Serviceway by modifying road alignments to encourage a slow speed traffic environment and creating a pedestrian friendly area with a high quality public domain;
- The two road configurations being considered for Railway Street include the "Chicane" which involves maintaining a two way street direction and "Slow Street" which involves a partial one way direction at the centre of Railway Street;
- The Christmas in the Mall event was held on 30 November with approximately 2,500 people in attendance and was a success;
- Results from the Community Satisfaction Survey highlighted that 93% of residents would like to see Liverpool become the third CBD of Sydney;
- Upcoming events include Roller Rink until 22nd December, Love Livo Nights, News Year's Eve Light Up the Lake, Australia Day; and
- Council was awarded the 2019 Small Scale Place Project Award for the 2019 Eat Your Heart Out Event.

Queries & Discussion

i. Clr Rhodes queried whether the "Slow Street" configuration may lead to an increase in traffic at Railway Serviceway.

Manager City Design and Public Domain advised that this is a possibility and that both options will be assessed in terms of pros and cons with community consultation. The risk of drivers entering into Railway Serviceway in error was also noted.

Clr Hagarty advised that speed calming devices would serve as a deterrence for drivers to use Railway Serviceway as a means to avoid Railway Street.

ii. A committee member queried whether engagement was made with Liverpool Public School for potential redevelopments.

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Manager City Design and Public Domain advised that the school was consulted with and no proposals or plans currently exist, therefore discussions are continuing.

iii. Clr Rhodes expressed concern on the pending commercial development with Macky Corp that was approved by Council. It was stated that a Voluntary Planning Agreement (VPA) should be in place to assist Council, and concerns were expressed that Council may miss this opportunity if the development does not proceed at the time of implementation of the Master Plan.

Clr Hagarty noted that the development was approved prior to the development of the Master Plan.

Clr Hadid was of the view that Council can liaise with the developer.

iv. Clr Hagarty praised Senior Officer City Precinct and other Council staff involved in the preparation of the 2019 Eat Your Heart Out event.

5. GENERAL BUSINESS

Clr Rhodes recommended the use of smart bins to be considered for the Liverpool CBD. Senior Officer City Precinct advised that this would be useful for locations outside the CBD as it is not as regularly maintained as the city centre.

CLOSE

Meeting closed at 11:51 am.

CTTE 04	**Minutes of the Liverpool Access Committee Meeting held on 12 December 2019**

Strategic Direction	Creating Connection Implement access and equity for all members of the community
File Ref	007951.2020
Report By	Galavizh Ahmadi Nia - Manager Community Development and Planning
Approved By	Tina Sangiuliano - Acting Director City Community and Culture

EXECUTIVE SUMMARY

This report is tabled in order to present the Minutes of the Liverpool Access Committee meeting held on 12 December 2019.

RECOMMENDATION

That Council receives and notes the Minutes of the Liverpool Access Committee meeting held on 12 December 2019.

REPORT

The Minutes of the Liverpool Access Committee meeting held on 12 December 2019 are attached for the information of Council.

The Minutes identify a number of actions for Council staff to undertake, none of which will have any financial impact on Council.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	Support access and services for people with a disability.
Civic Leadership	Encourage the community to engage in Council initiatives and actions.

Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

1. Minutes of the Liverpool Access Committee meeting held 12 December 2019

LIVERPOOL CITY COUNCIL

This meeting was recorded for minute taking purposes

MINUTES FROM LIVERPOOL ACCESS COMMITTEE MEETING

12 December 2019

COUNCILLORS:

Mayor Wendy Waller	Liverpool City Council (Chairperson)

COMMITTEE MEMBERS:

Ellie Robertson	Community Representative
Jim Simpson	Community Representative
Ollie Lassen	Community Representative
Peter Fraser	Community Representative
Christine O'Neill	Northcott

COUNCIL ATTENDEES:

Jacqueline Newsome	Coordinator Community Development
Craig Donarski	Director Casula Powerhouse Arts Centre (CPAC)
David Petrie	Manager City Design and Public Domain
Rose Koch	Committees Officer (Minutes)

APOLOGIES:

Jessica Cameron	Disability South West

LIVERPOOL CITY COUNCIL

OPEN

Meeting opened at 1:03 pm

1. WELCOME, ATTENDANCE AND APOLOGIES

Mayor Wendy Waller opened the meeting and welcomed all in attendance to the Committee meeting.

2. DECLARATIONS OF INTEREST

Nil

3. CONFIRMATION OF PREVIOUS MINUTES

The Minutes of the meeting held on 10 October 2019 were confirmed as a true record of that meeting.

Moved: Ellie Robertson **Seconded:** Ollie Lassen

4. GUEST SPEAKERS

4.1 David Petrie – Manager City Design and Public Domain

Manager City Design and Public Domain provided an overview of the City Design and Public Domain Masterplan which is currently on public exhibition until 28 February 2020.

The City Design and Public Domain Masterplan will:

- Incorporate the work of the Greater Sydney Commission to deliver on the current regional district planning documents, including detailing plans for Liverpool's streetscape and public spaces;
- Provide the opportunity for community consultation to ensure public spaces are inclusive and meet community requirements; and
- Assess and detail the use of appropriate street trees, the quality of street lighting, the location of bike racks and bollards and types of paving. The plan incorporates managing trip hazards, signage and parking provisions, as well as considering underground services such as sewerage and water.

The State Government has provided guidelines for access and inclusion for consideration in the development of the Masterplan. Council's Disability Inclusion Action Plan (DIAP) has been utilised in the development of the Masterplan.

The Masterplan will be listed on the Liverpool Listens website for community consultation. Committee members are encouraged to share the plan with their networks for feedback.

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Jim Simpson queried whether rolled gutters have been considered in the Masterplan to provide better access for wheelchairs, mobility aids and parents with prams.

ACTION: Manager City Design and Public Domain took this feedback on notice.

Ellie Robertson queried whether compatible lighting will be used to accommodate wildlife within trees.

Committee members were advised that street lighting is necessary to enable the safe movement of pedestrians during the evening. However, the use of up-lighting will be avoided where possible as this would illuminate the habitat of birds and bats. Council's Environment and Sustainability team has been consulted to ensure the selected lighting treatments will not cause excessive light spill onto wildlife and their habitats.

Mr Simpson queried about the route for the proposed trackless trams. Committee members were advised that the route is yet to be finalised.

Ollie Lassen raised concerns regarding shops, cafes and restaurants blocking footpaths on Macquarie Street. This creates challenges in safely navigating the footpath for individuals using mobility aids.

Committee members were advised that Council specifies the portion of the footpath businesses are able to use. If this allocation is breached, offenders can be fined.

Mr Fraser added that the fruit shop on Macquarie Street has blocked the footpath on several occasions.

Ms Robertson noted that there are insufficient street signs in the CBD.

ACTION: The feedback regarding insufficient street signage in the CBD was taken on notice to be considered in the Masterplan. Manager City Design and Public Domain to investigate businesses in the Liverpool CBD impeding the footpath and report back to the Committee.

4.2 Craig Donarski – Director Casula Powerhouse Arts Centre (CPAC)

Director CPAC advised that following the recent "Liverpool on a Roll" event, Council received a complaint from a resident who was unable to attend the event due to limited accessibility.

This complaint highlighted the need for a greater focus on accessibility at Council events. The Committee was encouraged to provide feedback on methods to improve accessibility to community events.

The Mayor noted that no solid pathways exist for wheelchair access at community events. Committee members were advised that this can be addressed by renting temporary pathways and interlocking panels for future events.

Christine O'Neill noted that the challenges with accessibility to CPAC had been raised previously by the Committee, particularly the lack of bus routes to the museum. It was reported Casula Railway Station contains a large gap between the train and the platform, due to issues with the alignment.

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Committee members were advised that the entire station needs to be rebuilt, which is the responsibility of Sydney Trains. Ms O'Neill suggested that CPAC pursue advocacy in this space.

Ms O'Neill advised that no access pathway exists between Casula Railway Station and CPAC. Committee members were advised that this issue had been raised with relevant Council departments to be addressed as part of the Capital Works program.

Ms O'Neill informed that bus access was previously available to CPAC until the closure of the underpass at Woodbrook Road, Casula. Committee members were advised that Council is currently in negotiation with Sydney Trains to reopen the underpass before June 2020.

The Mayor noted that there is apprehension from Sydney Trains of potential damage to the rail line over the underpass due to large vehicles passing through, as it is a main train line connecting Sydney and Brisbane.

Director CPAC requested the Committee provide any further feedback they have regarding accessibility at events directly. He is willing to attend future Access Committee meetings for further discussion.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

5.1 Accessibility at Liverpool Growers and Foodies Market

Coordinator Community Development undertook a site visit with Council's Maintenance Planning and Reporting team to the site at Central Avenue Chipping Norton to assess the footpaths. Council will be widening the footpath that joins the carpark and the netball courts where the markets operate. There will also be a gradual curve to the footpath to improve access to the netball courts.

5.2 Bus Stop at Sutton Road, Ashcroft

Committee members were advised that the bench seat at the bus stop has been shortened to allow space for prams and mobility aids under the awning.

Mr Lassen reported that the footpath is narrow and steep at Sutton Road, Ashcroft.

ACTION: Council staff to investigate improving accessibility of the footpath at Sutton Road, Ashcroft.

5.3 Footpath on 76 Flowerdale Road, Liverpool

Mr Fraser expressed concerns regarding the works completed on the footpath at 76 Flowerdale Road, Liverpool. The concrete slabs are on an angle and have lifted away from the ground, which causes difficulty for individuals using mobility aids.

ACTION: Council staff to investigate improving accessibility of the footpath at 76 Flowerdale Road, Liverpool.

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5.4 Footpath Repairs at Moore Street, Liverpool

Coordinator Community Development reported that Council staff have investigated the footpaths at this location. Due to asbestos found at the site, an asbestos certified contractor is required to continue the repair works.

5.5 Accessible Parking Space at Hearing Centre at Moore Street, Liverpool

Coordinator Community Development advised that this item will need to be put forward to the Pedestrian Active Transport and Traffic Committee (PATT) for consideration. In order to make the requested changes to this ramp the bus zone will need to be reduced, which requires discussion at the PATT Committee.

Relevant Council staff have been consulting with the local bus company and will present the outcome to a future PATT Committee meeting in early 2020.

5.6 Mobility Map Update

Coordinator Community Development advised that the content for the Mobility Map is currently being reviewed and updated to ensure currency of information. The new map will be made available in early 2020.

6. ACCESS NOTIFICATIONS

6.1 86 Flowerdale Road

Mr Fraser raised the issue of broken beer bottles on the footpath at this location and requested that this be cleaned up.

ACTION: Council to investigate the rubbish at 86 Flowerdale Road and clean up as required.

6.2 Cars parked on footpath

Mr Lassen queried whether vehicles parked on the footpath is a Council issue.

The Mayor advised that Council Rangers can investigate and provide a letter of warning to offenders, and provided the behaviour continues, the offender will receive a fine. Community education is necessary to change behaviour. Parking of cars on footpaths is against the law.

Committee members were advised to report these issues to Council's Customer Service team so they can be addressed by Council Rangers.

6.3 Additional ramp from Castlereagh to Lachlan Street

Mr Simpson requested an additional ramp be placed on the footpath at Castlereagh Street, towards the western end of Lachlan Street, as it is difficult for wheelchair navigation.

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ACTION: Council to investigate the footpath ramp at Castlereagh and Lachlan Street and provide feedback to the next meeting.

6.4 Gaps on Driveway at Wattle Grove Shopping Centre

Ms Robertson reported that the drainage grate on the driveway at Wattle Grove Shopping Centre has large gaps, which makes it difficult to navigate when using a wheelchair.

Committee members were advised that this centre is privately owned, and any repair works would be the responsibility of the owners.

ACTION: Council to send a letter to the Centre Manager of Wattle Grove Shopping Centre requesting the upgrade of the drainage grate to have smaller gaps.

6.5 Toilets for People with Disability at the upgraded Liverpool Westfield

Ms Robertson requested an update on options for the installation of toilets for people with disability at the upgraded Liverpool Westfield.

Coordinator Community Development advised that no further correspondence has been received following the previous Access Committee meeting, where a representative from Liverpool Westfield was in attendance.

ACTION: Coordinator Community Development to follow up with Liverpool Westfield on any updates to this development.

7. GENERAL BUSINESS

Committee members were advised that Patricia Pous has moved to a new role at SSI and is no longer based in the Liverpool area. Committee members agreed to appoint, Reinaldo Armijo, as the new member of the Access Committee for 2020.

CLOSE

Meeting closed at 2:20 pm.

QWN 01	Question with Notice - Clr Hadchiti - Civic Place

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331507.2019

QUESTION WITH NOTICE

Please address the following:

Given the importance of this project and the cost to the rate payer, has an external audit been undertaken on the process so far from its inception to where we currently stand?

If not does the CEO thinks it's worth doing?

Response

The project has been subject to repeated and ongoing review by Council's Audit, Risk and Improvement Committee (ARIC), as well as close oversight by Audit NSW (as part of Council's annual external audit program). No dedicated external audit has been conducted. In the absence of any concerns having been raised by either ARIC or Audit NSW, staff do not see the need for a separate audit of the project at this time. However, if Council were minded to submit the project to further audit, staff would be more than happy to facilitate that process.

ATTACHMENTS

Nil

QWN 02	Question with Notice - Clr Hadchiti - Contamination Reports

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331536.2019

QUESTION WITH NOTICE

Please address the following:

1. What stage contamination reports does Council require with the submission of a DA?

2. How do our requirements compare to other Councils or industry standards?

Response

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP No. 55) contains statutory provisions that compel Liverpool City Council to consider contamination and the need for remediation when determining a Development Application. Clause 7(1) of *SEPP No. 55* stipulates that a consent authority must not consent to the carrying out of any development on land unless:

a) It has considered whether the land is contaminated, and

b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable after remediation) for the purpose for which the development is proposed to be carried out, and

c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose

Risk of exposure to underlying contamination is likely to increase where a proposed development involves a transition to a more sensitive use. Therefore, Clause 7(2) of *SEPP No. 55* requires the consent authority to consider a report specifying the findings of a preliminary investigation of land if the proposed development involves a change of use on any land specified in sub clause 4 of the Policy. This includes land within an investigation area and land where potentially contaminating activities identified in Table 1 of the contaminated land planning guidelines have been undertaken.

The requirement for a preliminary investigation of the land extends to a proposed development involving a transition to a more sensitive land use (residential, educational, recreational, child care and hospital land) where there is no knowledge or incomplete knowledge of the site's history and it would have been lawful to carry out potentially contaminating activities on-site during this time.

Table 1 of the contaminated land planning guidelines identify some activities that may cause contamination including:

• acid/alkali plant and formulation
• agricultural/horticultural activities
• airports
• asbestos production and disposal
• chemicals manufacture and formulation
• defence works
• drum re-conditioning works
• dry cleaning establishments
• electrical manufacturing (transformers)
• electroplating and heat treatment premises
• engine works
• explosives industry
• gas works
• iron and steel works
• landfill sites
• metal treatment
• mining and extractive industries
• oil production and storage
• paint formulation and manufacture
• pesticide manufacture and formulation
• power stations
• railway yards
• scrap yards
• service stations
• sheep and cattle dips
• smelting and refining
• tanning and associated trades
• waste storage and treatment
• wood preservation

This is not an exhaustive list and other potentially contaminating uses can be considered at the discretion of the determining authority. It is the Applicant's responsibility to provide Council with the information to address *SEPP No. 55.*

In addition to *SEPP No. 55,* Clause 1, Section 2.3.7 Site Contamination of the Liverpool City Council Growth Centre Precincts Development Control Plan dated November 2016 stipulates that 'all subdivision Development Applications, and applications proposing a change of use to

a more sensitive land use (e.g. residential, education, public recreation facility etc.), shall be accompanied by a Stage 1 Preliminary Site Investigation prepared in accordance with the NSW EPA Contaminated Sites Guidelines, State Environmental Planning Policy 55 – Remediation of Land and the *Contaminated Land Management Act, 1995 (sic)* and relevant Council Policies. Liverpool City Council Growth Centre Precincts Development Control Plan covers development in Austral, East Leppington and a portion of Denham Court.

Clause 2 Section 2.3.7 Site Contamination of the Liverpool City Council Growth Centre Precincts Development Control Plan dated November 2016 specifies that 'where the Stage 1 Investigation identifies potential or actual site contamination a Stage 2 Detailed Site Investigation must be prepared in accordance with the NSW EPA Contaminated Sites Guidelines, *State Environmental Planning Policy (SEPP) No. 55 – Remediation of Land* and the *Contaminated Land Management Act, 1995* (sic) and any relevant Council Policies. A Remediation Action Plan (RAP) will be required to be submitted and approved by Council prior to development consent being granted for areas identified as contaminated land in the Stage 2 Site Investigation.

In accordance with these requirements, the Applicant would be required to engage the services of a suitably qualified contaminated land consultant to prepare a Stage 1 Preliminary Site Investigation for the Land. The Preliminary Site Investigation shall comply with applicable guidelines made or approved by the NSW EPA under the *Contaminated Land Management Act 1997* and identify all past and present potentially contaminating activities; identify potential contamination types; discuss the site condition; provide a preliminary assessment of site contamination; and assess the need for further investigations.
Where contaminating activities are suspected or known to have occurred, or if site history is incomplete, the Application may need to be supported by a Stage 2 Detailed Site Investigation. This investigation would need to give regard to the potential effects of any contaminants on public health, the environment and building structures and shall meet the sampling density outlined in the NSW EPA Contaminated Sites Sampling Design Guidelines (1995).

If the Stage 2 Detailed Site Investigation indicates that the site poses unacceptable risks to human health or the environment, a Remedial Action Plan (RAP) would need to be prepared by a suitably qualified contaminated land consultant in accordance with applicable guidelines made or approved by the NSW EPA under the *Contaminated Land Management Act 1997*. In these circumstances, the Remedial Action Plan shall be referred to Liverpool City Council for review prior to determination of the Application.

The contaminated land planning guidelines state that accredited site auditors can assist a planning authority by commenting on or verifying information provided by a proponent in relation to site assessment. Engaging a site auditor can provide greater certainty about the information on which the planning authority is basing its decision, particularly where sensitive uses are proposed on land that may be contaminated and a statement about the suitability of the site is required.

A Site Audit may be necessary when the planning authority:

- believes on reasonable grounds that the information provided by the proponent is incorrect or incomplete;
- wishes to verify the information provided by the proponent adheres to appropriate standards, procedures and guidelines; and
- does not have the internal resources to conduct its own technical review.

SEPP No. 55 is a statewide approach to the assessment, management and remediation of contaminated land in NSW. Consent Authorities within NSW are required to address the requirements of *SEPP No. 55* and other Local Government Authorities including but not limited to Parramatta, Cumberland, Camden and Bayside have implemented lodgement requirements and assessment approaches similar to Liverpool.

Submission of the aforementioned documentation when lodging the Development Application enables Council to complete the planning assessment in a timely manner. To improve environmental health outcomes and efficiency during the development assessment process, Council also requires Development Applications to be supported by technical reports prepared by suitably qualified and industry certified environmental consultants.

In this regard, contaminated site reports shall be prepared by a suitably qualified contaminated land consultant who is certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.

It is highly recommended that if clarification as to the extent of technical reporting required to be submitted with a Development Application is required that applicants utilise Council's services prior to lodgment of a DA including a Pre-DA application meeting, lodgment of a planning enquiry or seeking advice from Council's Planning Advisory team.

ATTACHMENTS

Nil

QWN 03	Question with Notice - Clr Hadchiti - Middleton Grange

Strategic Direction	Leading through Collaboration Seek efficient and innovative methods to manage our resources
File Ref	331512.2019

QUESTION WITH NOTICE

Please address the following:

1. How much has been collected in 7/11's for Middleton Grange?
2. What projects are yet to be completed under Sect 7/11?
3. What is the projected 7/11 still to come in?
4. Who owns the sections of roads that run through the Parklands, for example Flynn and Twenty Seventh Ave?
5. Are there any plans to close off any existing roads referred to in point 4?
6. If the road under the M7 has all its approvals in place does Council have the funds to actually build it?

Response

1. **How much has been collected in 7.11's for Middleton Grange?**

   As of 30 November 2019, Council has collected $53,914,690 in s7.11 contributions in Middleton Grange. Council has provided works in accordance with the Contributions Plan to the value of $51,688,101.

2. **What projects are yet to be completed under Sect 7.11?**

   There is a range of projects encompassing roads/transport, drainage, community facility and recreational. The full list of projects that are identified for delivery within Middleton Grange as a part of *Liverpool Developer Contributions Plan 2009* is included in Appendix A. This list also includes projects funded in the 2019/20 budget.

3. **What is the projected 7.11 still to come in?**

   There are two main elements to future contributions in Middleton Grange – development of the remaining residential land and development of the town centre.

   Estimated contributions for the town centre is around $23,000,000. This will be confirmed once a DA is lodged with final yields.

   It is expected that the remaining residential land will provide an additional $3,277,500. This may change depending on the specific densities delivered, as the contribution is based on a per dwelling rate.

4. **Who owns the sections of roads that run through the Parklands, for example Flynn and Twenty Seventh Ave?**

   Council is the owner and roads authority for all roads that run through the western Sydney Parklands.

5. **Are there any plans to close of any existing roads referred to in point 4?**

   There are currently no plans to close any roads that run through the Parklands area.

6. **If the road under the M7 has all its approvals in place does Council have the funds to actually build it?**

   Council currently has half of the estimated $6m budget for the works as a part of Section 7.11 contributions for Middleton Grange. The additional funds will need to be allocated by Council as a part of a future budget update.

Appendix A – Outstanding Infrastructure Items (funded by section 7.11)

Type	Project
Transport	Collector Centre Street Park frontage (one side) (Qantas Boulevard)
Transport	Local Street Type 1 Drainage frontage (both sides) (Bravo Ave between Qantas & Globe)
Transport	Local Street Type 1 Community frontage (one side) (Bravo Ave between Globe & Beard)
Transport	Bridge – Neighbourhood Centre Bravo Av
Transport	Collector Centre Street including over culvert Drainage frontage (one side) (Middleton Dr between Qantas & Globe)
Transport	Collector Centre Street over Culvert Drainage frontage (both sides) (Middleton Dr near Globe)
Transport	Bridge – Middleton Dr
Transport	Local Street Type 2 over culvert eastern side (both sides) (Hall Circuit at Swoffer Ave)
Transport	Local Street Type 2 including over culvert western side (one side) (Hall Circuit near Swoffer St)
Transport	Culvert – Eastern end of WM4
Transport	Local Street Type 1 drainage frontage including over culvert (both sides) (Afflick and Percival)
Transport	Local Street Type 1 Parkland frontage (one side) (McGuinness Ave adjacent to park)
Transport	Local Street Type 1 (one side) (Hall Circuit adjacent to park)
Transport	Local Street Type 1 drainage frontage (one side) (Bird Walton)
Transport	Local Street Type 1 over culvert (both sides) (Kingsford Smith)
Transport	Local Street Type 1 parkland frontage (Kelsey Ave @ Hugh)
Transport	Northern Collector Street (one side only)
Transport	Local Street Type 1 (one side) (Monoplane Ave adjacent to park)

Transport	Intersection Upgrade - 15th & Kingsford Smith Aves.
Transport	Roundabout
Transport	Link under M7
Transport	Supplement from MG Local Recreation for M7 link
Transport	Traffic Calming Measure and Pedestrian Crossing Points
Transport	Bus Shelters
Transport	Traffic Lights - 15th & Kingsford Smith Ave's
Transport	Traffic Lights – Flynn & Kingsford Smith Ave's
Drainage	Water Cycle area in Village Centre
Drainage	Water cycle area on southern creek west of village centre
Drainage	Use of drainage contingency for landscaping of creek corridors
Drainage	Water cycle area on Irving Gardens east of Pentland
Drainage	Supplement HP CH P Local Drainage
Drainage	Water cycle area west of Percival Ave
Drainage	Water cycle area between Hugh and Kingsford Smith
Community Facility	Multi-Purpose Community Centre (600 sqm)
Recreation Facilities	Stante Reserve
Recreation Facilities	Cirillo Reserve
Recreation Facilities	Southern Woodland Area
Recreation Facilities	Park on 16th Ave
Recreation Facilities	Park west of 2nd Ave, south of 16th Ave.
Recreation Facilities	Park on Collector Street 3

ATTACHMENTS

Nil

QWN 04	Question with Notice - Clr Hadchiti - DA's and Planning Proposals

Strategic Direction	Leading through Collaboration Seek efficient and innovative methods to manage our resources
File Ref	331516.2019

QUESTION WITH NOTICE

Please address the following:

1. Based on what has been seen so far, is it fair to say that if the above are assessed externally they are turned around quicker?

Response

Development Applications

Council outsourced two development applications for external assessment, one in 2018 and one in 2019 (DA-191/2018 and DA-228/2019).

DA-191/2018 was withdrawn and Council records indicate that it took 188 working days to be finalised. DA-228/2019 was approved by the Local Planning Panel and Council records indicate that it took 103 working days to be determined.

In 2018 and 2019, Council's average determination times were 87 days and 98 days respectively. Based on this information, applications dealt with internally as opposed to externally were determined quicker.

Planning Proposals

Consultants have assessed eight planning proposals on behalf of Council over the past two years to supplement existing staff resources within the Planning & Transport Strategy department. The work undertaken by consultants involves reviewing the planning proposal and preparing a report for the advice of the Liverpool Local Planning Panel and for a Council decision.

During this time, Council has been responsible for the preparation of several key strategic planning projects involving the use of significant staff resources, including the Local Strategic Planning Statement, the Community Participation Plan and the Local Environmental Plan review. Council has also been involved, through the Western Sydney Planning Partnership on the development of the Western Sydney Aerotropolis Plan.

The use of consultants to undertake the assessment of some planning proposals has been necessary to ensure that the high workload of the strategic planning team is appropriately managed to minimise the time taken from lodgment of the planning proposal to a decision of Council on whether the planning proposal should proceed to a Gateway determination.

Planning proposals undertake a 7-step process, including:

- Preliminary assessment (or preparation of proposal if initiated by Council)
- Prepare a report on the merits of the proposal for the advice of the Liverpool Local Planning Panel (LPP)
- Seek endorsement from Council to proceed to Gateway determination
- Gateway determination by the Department of Planning, Industry and Environment (DPIE)
- Action conditions of Gateway determination (including public agency consultation and public exhibition)
- Seek endorsement from Council to finalise planning proposal
- Liaise with Parliamentary Counsel to gazette changes to the LEP (DPIE may do this depending on authorisation)

Consultants have assisted with the first two steps in the planning proposal process with staff responsible for the remaining once the Council has decided whether a proposal should proceed.

The outsourcing of planning proposals assists greatly in managing workloads and ensuring the merit assessment of a proposal is considered in a timely manner. This is particularly the case at present given the significant development interest in Liverpool and legislative change requiring Councils to prepare a LSPS and review their LEP. However, the use of consultants does not necessarily mean that planning proposals are gazetted quicker as the use of consultants is largely limited to the initial phases of the planning proposal process, with Council officers required to do most of the work after a decision is made by Council on whether a proposal should proceed.

ATTACHMENTS

Nil

QWN 05	Question with Notice - Clr Hadchiti - Flooding

Strategic Direction	Strengthening and Protecting our Environment Exercise planning controls to create high-quality, inclusive urban environments
File Ref	331517.2019

QUESTION WITH NOTICE

Please address the following:

1. In the history of Liverpool has there ever been a time where a development has been required to be built above the PMF?

Response

Council's management of its flood prone lands is governed by the NSW Government's Flood Prone Lands Policy, its Floodplain Development Manual and associated Guidelines, which together support the wise and rational development of flood prone lands. While Government Guidelines preclude the use of probable maximum flood (PMF) to set development controls for residential development, it acknowledges that development controls may need to be applied to critical infrastructure (such as hospitals) and vulnerable developments (like nursing homes) in floods exceeding the 100-year event. Further, the Guidelines also require Councils to fully consider accessibility of evacuation routes for all types of developments in flood events exceeding the 100-year flood to ensure people affected by the more rare and extreme floods can be safely and quickly evacuated.

To this end, there are numerous critical and vulnerable developments within Liverpool where Council has adopted and accordingly applied the PMF as the flood planning level. Examples include the Scalabirini Village Aged Care Facility at Chipping Norton, and the Liverpool Boys and Liverpool Girls High Schools in Liverpool.

Further, and as noted above, while PMF levels are not suitable to set development controls for residential developments, under the Government Policy, it is prudent to consider evacuation routes and its viability in floods exceeding the 100-year event. It is possible that while flood free and accessible to 100-year flood level, evacuation routes could become inaccessible quite rapidly in flood events even slightly over the 100-year event, thus making any emergency evacuation and recovery efforts impossible, with consequent serious risks to human life.

Areas in Moorebank East that are affected by flooding from the Georges River are relevant examples of this. These areas are located above the 100-year flood level and can be

accessible in floods up to that level. However, in larger floods they will become flood islands isolated by hazardous flood waters, and it will be quite possible for these flood islands to be completely inundated by hazardous flooding. Because these areas can be isolated and remain inundated by hazardous flooding for over two days, sheltering in place is not considered to be an appropriate primary or secondary flood response. These properties must therefore be evacuated before the evacuation routes are cut. Hence the need to consider flood risks to developments for the full range of flood events, beyond the 100-year flood.

It should also be noted that the State Emergency Services, as the responsible authority for emergency evacuation during floods, do not support council approving developments on such flood prone lands unless appropriate access for fail-safe evacuation of the entire population at risks of flooding is made available.

Note: *100-year flood in this report refers to the 1% AEP flood, which has a 1% or 1 in 100 chance of occurring in any one year.*

ATTACHMENTS

Nil

QWN 06	Question with Notice - Clr Hadchiti - Professional Development

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331519.2019

QUESTION WITH NOTICE

Please address the following:

1. Does the CEO think it would be worthwhile to engage an expert to run a session for Councillors on the costs of developments and on impacts policies may have in being able to deliver affordable housing?

The Question with Notice was included in the 11 December 2019 Council Agenda and a response was provided by the Chief Executive Officer at that meeting.

ATTACHMENTS

Nil

QWN 07	Question with Notice - Clr Rhodes - External Reports Commissioned by Council

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331523.2019

QUESTION WITH NOTICE

Please address the following:

1. Can Council provide a report on all external reports commissioned by Council from September 2016 to November 2019?

2. Can all reports be made available to all Councillors on the Council Intranet?

The Question with Notice was included in the 11 December 2019 Council Agenda. The matter was discussed by Council at that meeting and a motion was moved and carried. Therefore a response to these questions are no longer required as officers will be actioning the resolution from the December meeting.

ATTACHMENTS

Nil

QWN 08	Question with Notice - Clr Rhodes - RMS Traffic Modelling

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331526.2019

QUESTION WITH NOTICE

Please address the following:

On June 25th 2019 Liverpool City Council advised the Independent Planning Commission the RMS Modelling is being withheld and Liverpool City Council has not been supplied with the traffic modelling.

Only a week later on July 2nd 2019 the Road and Maritime Services advised the Independent Planning Commission it had supplied the traffic modelling to Liverpool City Council.

1. Can Council confirm that the $3.4 million dollar traffic and transport study of the Moorebank / Liverpool region and the Terminals, performed by the NSW State Agency Road and Maritime Services has in fact been supplied to Liverpool City Council?
    a. If so, when it was supplied?
    b. Was the underpinning data set also supplied?
    c. What internal review process has been undertaken by Liverpool City Council since it was supplied?
    d. What if any external peer review has been sought by Liverpool City Council since it was supplied?
    e. Can Council obtain the underpinning data set for the mesoscopic modelling, if it was not supplied by Road and Maritime Services?
    f. Can Council provide a copy of the RMS Traffic report to all Councillors via email before, or at the December Council Meeting 2019?

The Question with Notice was included in the 11 December 2019 Council Agenda. The matter was discussed by Council at that meeting and a motion was moved and lost.

ATTACHMENTS

Nil

QWN 09	Question with Notice - Clr Harle - Access to GIPA Information Referred to in the Confidential Section at Council Meeting 20 November 2019

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331530.2019

QUESTION WITH NOTICE

Please address the following:

1. Council recently received numerous GIPA request for relevant documents relating to the Warwick Farm Racing Precinct that is now subject to an independent inquiry.

   a) What steps are necessary for Councillors to have a copy of those documents?

Response

The information supplied in response to the applications can be accessed by making an application under the GIPA Act.

The application form is attached.

ATTACHMENTS

1. Informal Request for Information Application

LIVERPOOL CITY COUNCIL

INFORMAL REQUEST FOR INFORMATION APPLICATION

Government Information (Public Access) Act 2009

PLEASE READ BEFORE YOU COMPLETE THIS FORM

1. Copyright applies to most plans and reports. Council cannot reproduce copies of these documents without written permission of the person or company that created them (section 36 *Copyright Act (Cth)* 1968). If possible, Council will try to supply details of copyright owners of plans and reports to you so that you can obtain the necessary copyright permission.
2. Council will use Information provided on this form to process this application. It can also be made available by law to other government agencies. You can find more information regarding your privacy rights in Council's Privacy Management Plan on Council's website or by contacting Council's Privacy Contact Officer (the Governance Coordinator) on 1300 36 2170.
3. Requests for information in hard copy form may involve payment of Council copying charges.
4. Applications seeking information from Council offsite archives may require up to 20 working days to complete.

Address details of the property for which you seek Council information

unit number: house number:

street:

suburb: postcode:

lot number: deposited plan / strata plan number:

Are you the owner of this property? ☐ Yes ☐ No

Type of information required:

☐ **Consents:** please provide details:

☐ **Plans:** please provide details

☐ **Reports:** please provide details

☐ **Any other information**: please provide details

Details of person requesting Council information :

family name(s)/ surname(s) (or company & ACN):

full given names or company contact person:

address postcode:

home phone: business phone: mobile:

email:

applicant's signature(s): date:

How do you wish to have information released to you?

☐ **email** ☐ **view at Council** ☐ **post**

33 Moore Street, Liverpool NSW 2170 Locked Bag 7064, Liverpool NSW 1871 DX 5030, Liverpool NSW
Phone: 1300 36 2170 NRS: 133677 E-mail: lcc@liverpool.nsw.gov.au Website: www.liverpool.nsw.gov.au

QWN 10	Question with Notice - Clr Harle - Refurbishment Costs of Council Buildings at Hoxton Park Road Complex

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331540.2019

QUESTION WITH NOTICE

Please address the following:

1. What were the total costs of refurbishing the Council buildings at Hoxton Park Road complex?

2. What were the costs associated with moving the SES Unit from the Rose Street Depot to the Hoxton Park complex?

3. What are the overall costs of accommodating the Men's Shed in the previous SES accommodation at the Rose Street Depot?

Response

1. **What were the total costs of refurbishing the Council buildings at Hoxton Park Road complex?**

   The costs of Council refurbishing the Hoxton park Road building for its accommodation needs are as follows:

   Refurbishment, rectification and repair work: $940,000
   (costs reflect significant repairs due to previous vandalism and theft from vacant building)

   Future works – compliance to Australian Standards and Codes: $750,000

2. **What were the costs associated with moving the SES Unit from the Rose Street Depot to the Hoxton Park complex?**

   In accordance with the Council resolution to relocate the SES Unit from the Rose Street Depot to Council's Hoxton Park Road complex, the new SES Unit premises

was designed and constructed in conjunction with the SES to meet their operation needs and allow for future growth.

The cost to construct the new SES premises at Hoxton Park Road was: $1,500,000.

The cost of relocation of the SES from Rose Street Depot to Hoxton Park Road was borne by the SES.

3. **What are the overall costs of accommodating the Men's Shed in the previous SES accommodation at the Rose Street Depot?**

   As addressed in the Council meeting of 11 December 2019, Council resolved to allocate $120,000 for the upgrading/ refurbishment of the old SES premises at Rose Street Depot to accommodate the Men's Shed.

ATTACHMENTS

Nil

QWN 11	Question with Notice - Clr Harle - Parkbridge Estate

Strategic Direction	Leading through Collaboration Encourage community participation in decision-making
File Ref	331542.2019

QUESTION WITH NOTICE

Please address the following:

1. Did Council Staff attend the Movie Night function held on 30 November 2019?
2. What was the function of Council Staff's attendance?
3. How and by whom was Council invited?
4. Who authorised Council Staff to attend?
5. How much did it cost Council?
6. Could Council's attendance be misinterpreted as supporting people opposed to the Town Centre proposal by attending and giving them additional information, support, and convenience to make a submission that Council does not offer to the broader residence in Middleton Grange?

Response

1. **Did Council Staff attend the Movie Night function held on 30 November 2019?**

   Yes. Two staff attended the event (Senior Strategic Planner and Community Engagement Officer) for one hour (between 5pm-6pm).

2. **What was the function of Council Staff's attendance?**

   At its meeting of 25 September 2019, Council resolved, amongst other things, to "undertake community consultation in conjunction with the assessment of an application and that the community consultation not overlap the December / January holiday period." Two staff attended the event to conduct community consultation on the revised planning proposal for Middleton Grange town centre, as provided for by Council's resolution.

3. **How and by whom was Council invited?**

   Council received an invitation to attend the event by the Chairperson of the Parkbridge Executive Committee.

4. **Who authorised Council Staff to attend?**

   Based on the Council resolution, the Director of City Economy & Growth accepted the invitation for Council staff to attend the event to undertake community consultation.

5. **How much did it cost Council?**

   The cost was limited to staff salary costs for the one hour of attendance at the event.

6. **Could Council's attendance be misinterpreted as supporting people opposed to the Town Centre proposal by attending and giving them additional information, support, and convenience to make a submission that Council does not offer to the broader residence in Middleton Grange?**

   Community consultation of the planning proposal was authorised by Council resolution of 25 September 2019. Staff attending the event did not provide "additional information" to those attending the event. The information provided by staff was the same as that provided to those who attended the New Release/Established Areas Community Forum held at the Thomas Hassall Anglican College on 25 November 2019.

ATTACHMENTS

Nil

QWN 12	Question with Notice - Clr Hadid - Briefing Session on the City Deal

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331543.2019

QUESTION WITH NOTICE

Please address the following:

A couple of Council meetings ago, the CEO advised that the briefing session on the City Deal that was cancelled will be rescheduled.

1. Has it been?

2. Why was the initial one cancelled?

Response

The City Deal briefing was postponed due to an unavoidable diary clash that meant the CEO would not be in attendance. As the CEO has been the key officer in all City Deal meetings and negotiations, it was determined that she should be in attendance at a briefing in order to answer any questions. The briefing will be rescheduled as soon as possible.

ATTACHMENTS

Nil

QWN 13	Question with Notice - Clr Ayyad - Civic Place

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331546.2019

QUESTION WITH NOTICE

Please address the following:

1. In relation to the proposed Civic Place, are there any updates on how the submission that Council Officers made to the UOW are going?

2. Once a resolution is carried by Council, what does the Local Government Act state should happen?

Response

1. **In relation to the proposed Civic Place, are there any updates on how the submission that Council Officers made to the UOW are going?**

   In relation to Council and Built's joint submission for University of Wollongong's South Western Sydney Campus, University staff are still reviewing the various submissions and expect to short list the options mid-February 2020.

2. **Once a resolution is carried by Council, what does the Local Government Act state should happen?**

   Section 335 of the Local Government Act notes that, in relation to lawful decisions of the Council, they are to be implemented "without undue delay".

ATTACHMENTS

Nil

QWN 14	Question with Notice - Clr Balloot - Warwick Farm Precinct Economic Study

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331549.2019

QUESTION WITH NOTICE

Please address the following:

Council commissioned a report regarding Warwick Farm Precinct Economic Study that Council Management had possession of in 2017:

1. What were the findings of that report?

2. Was this report ever shown to Councillors?

3. And if not, can Councillors have a copy of that report?

Response

1. What were the findings of that report?

Page iii, iv, and v of the AEC report outlines the key findings. These are:

Munday Street Precinct

The NSW Joint Regional Planning Panel approved a proposal by the Australian Turf Club (ATC) to develop part of the Warwick Farm Racecourse that will accommodate relocation of William Inglis and Son's thoroughbred auctioneering facility from Randwick to construct a new state-of-the art $100m equine complex by 2018.

The new Equine Centre is expected to accommodate a multi-purpose selling area, parade areas, hospitality rooms and horse stabling facilities. There is also proposed a 4.5 star hotel on the site with 145 rooms and a range of hospitality facilities including a bar, gym, wellness centre, café and restaurants.

The new stabling facility at the Racecourse is estimated to be a $40m-$50m project, indicated to be the first of its kind in Australia (similar facilities understood to be operating in America and France). The ATC are understood to have plans to utilise value released from their

landholdings at Munday Street Precinct (should the area be rezoned to permit higher density residential uses) as contribution to the new stabling facility project.

Whilst the Munday Street Precinct is currently operating as a defacto stabling precinct, this function could potentially shift to the racecourse in the future on completion of new stabling facilities. Survey findings from businesses, landowners and trainers in the Precinct indicate there is a highly favourable sentiment in the neighbourhood for rezoning the Precinct for alternative uses so long as suitable alternatives for horse stabling and related activity in close proximity to the Warwick Farm Racecourse is available.

The ATC proposal to develop horse stabling facilities at the Warwick Farm Racecourse could effectively meet the demand for stabling currently provided for in the Munday Street Precinct. The provision of this new stabling area on the racecourse would enable the economic contribution of the Munday Street Precinct to be retained in the Liverpool LGA, while also allowing for the Munday Street Precinct to be redeveloped for higher value land uses.

Lot 1 Governor Macquarie Drive (known as 240 Governor Macquarie Drive)

Large format retailers and commercial uses require certain features in order to be competitive and sustainable in the long term. Large format retailers require large sites which allow numerous retailers to co-locate and cluster. Office precincts require critical mass in order to facilitate the clustering of services amenity and transport access (public transport).

The Site is challenged on all of the above-mentioned fronts.

As a B5 zoned site, due to its modest scale and relative isolation, unless commitment from an anchor tenant can be found the Site will likely struggle to be competitive.

Generic feasibility analysis demonstrates that should the Site be rezoned to R4 High Density Residential, a minimum FSR of 1:1 is required for feasible residential unit development. The FSR is less compared to that which the planning proposal lodged for the Site proposes (FSR 3.5:1).

Priddle/Scrivener Street Precinct

The Precinct is generally well occupied, catering to a local service need. While manufacturing activity declined over the 2006-2011 period, the Precinct experienced growth in transport logistics and local service-based businesses.

Market investigations demonstrate the Precinct generally enjoys good market appeal. That said, the difficulty of access to and from the Precinct detracts from its central location within Liverpool and the South West region. If the issue of road access is left unaddressed, it is conceivable that market interest will decline over time as other locations that offer better vehicle access are available.

The Precinct has an important role to play in providing local urban services (i.e. mechanics and construction businesses) and facilitate urban logistics as market penetration for online retail continues to increase. As the population of Liverpool and the South West region grows, so too will the need for urban services to support the population's needs.

Notwithstanding the importance of the Precinct's role, key to the Precinct being sustainable in the long term will be implementation of the proposed Manning Street bypass that facilitates direct access to and from Governor Macquarie Drive.

Planning Scenario Analysis

Business-as-usual

In the Business-as-usual scenario, each component precinct within South Warwick Farm remains in their existing use. Implications for each of the precinct components are detailed:

- Munday Street Precinct

This residential area (zoned R2) currently functions as a defacto horse stabling facility for horses who train and race at Warwick Farm Racecourse. Owing to its location just adjacent to the racecourse, it provides horse trainers with the close proximity required for training and racing.

Despite the valuable location of this precinct close to the racecourse, there are a number of safety concerns particularly with respect to horses commuting to and from the racecourse on roads shared with passenger vehicles, heavy trucks and pedestrians.

- Lot 1 Governor Macquarie Drive

The site is relatively small in scale and offers limited opportunity for large format retailers to cluster/co-locate. Unless commitment from an anchor large format retail tenant can be secured, it is conceivable the Site will face market resistance owing to its less desirable location and site characteristics.

- Priddle/Scrivener Street Precinct

The industrial precinct (currently zoned IN1) is not suited to large format industrial users as it does not provide unrestricted access for large trucks. Current road access is via narrow roads and through the residential/horse stabling area of Munday Street.

Notwithstanding the heavy vehicle access challenges, the Precinct continues to play an important role by accommodating service-based businesses as well as urban logistics businesses, both of whom respond to population growth.

Being an established industrial area (and with many older style buildings), it is conceivable that the Precinct will be at risk of being uncompetitive in time (as buildings age and road access continues to be challenged).

Potential Planning Interventions and Scenarios

Owing to the important role played by the Priddle/Scrivener Street industrial precinct, all planning scenarios envisage retention of the area for general industrial uses (i.e. retaining the IN1 General Industrial zone). Various planning interventions are considered for Munday Street Precinct and Lot 1 Governor Macquarie Drive.

Residential Uses

A rezoning of Munday Street Precinct and Lot 1 Governor Macquarie Drive to permit a mix of residential densities should be predicated on the ability of the horse stabling function to be relocated and accommodated on the Racecourse. This is important for three key reasons:

- Economic contribution of horse stabling precinct

Economic modelling indicates the contribution Munday Street Precinct makes to the Liverpool LGA is significant - supporting 238 jobs (direct and indirect) and approximately $20.3m in Gross Regional Product each year, and paying $11.9m in wages and salaries.

A relocation of horse stabling to the racecourse would allow the economic contribution of Munday Street Precinct to be retained within the Liverpool LGA. Developing horse stables at the racecourse will result in the land being consumed and potential for development for alternative uses on the site being lost. Though, any potential opportunity costs associated with developing horse stables at the racecourse will be more than offset by the retention of horse stabling activities in Liverpool LGA and higher value uses available at Munday Street.

- Viability of Warwick Farm Racecourse

Should the Munday Street Precinct be rezoned independent of the delivery of new horse stabling facility at the racecourse, there is a risk that utilisation rates at the racecourse will decline, thereby resulting in severe economic loss for the Liverpool LGA.

Many respondents to the survey indicated that availability of horse stabling facilities in close proximity to the racecourse is essential in their decision to continue training and racing at Warwick Farm.

- Value released from rezoning

As a major landowner in Munday Street Precinct, it is understood that ATC plan to leverage value that may be released from its landholdings following a rezoning to permit higher density residential uses.

A critical requirement that underpins this scenario is implementation of alternate access to Priddle/Scrivener Street Precinct that bypasses the new residential area.

Residential and industrial uses do not mix. In order for both precincts to be viable and have market appeal, there needs to be provision for separate access and unimpeded access to the industrial precinct.

Existing-use values in Munday Street Precinct and Lot 1 Governor Macquarie Drive are at levels that facilitate even a modest increase in residential density. A rezoning to permit higher densities accompanies an opportunity for Council to require contributions to public benefit as part of a planning proposal. Contributions could include amenity and infrastructure items for the new residential precinct as well as to fund the Manning Street bypass.

While the rezoning of Lot 1 Governor Macquarie Drive would theoretically result in the 'loss of employment land', the nature of its location and scale makes it challenging to establish a viable cluster of large format retail uses. Potentially some local convenience retail and supporting commercial space could be considered at this location (intersection of Manning Street, Warwick Street and Munday Street) as part of wider masterplanning for a new residential precinct.

Employment Uses

A rezoning to facilitate employment uses at Munday Street Precinct to be sandwiched between two employment zoned areas - Lot 1 Governor Macquarie Drive (zoned B5) and Priddle/Scrivener Street Precinct (zoned IN1) is a logical land use scenario. Similar to the residential scenario, this scenario is predicated on the relocation of Munday Street Precinct's horse stabling function to the racecourse.

A rezoning to employment uses would effectively eliminate any land use conflicts between the existing industrial, residential and horse stabling activities. There would accordingly be a less compelling case to progress and implement the Manning Street bypass.

In practical terms, this scenario is unlikely to result in meaningful outcomes on-ground as existing-uses (low density residential) are generally more valuable than potential B5 or IN1 lands. In the main, it is conceivable that most properties will remain in their existing use (potentially even retaining horse stabling), there being little incentive for landowners to change or redevelop. As a consequence, land use conflicts will arguably still present between existing residential uses and industrial uses at Priddle/Scrivener Street Precinct.

A bypass road solution could still be required to address safety risks and amenity issues. 'New' employment uses are unlikely to be able to contribute to public benefit considering there is unlikely to be any 'value uplift' to the lands in Munday Street Precinct, rather a value decrease.

Summary

The future of Lot 1 Governor Macquarie Drive is inextricably linked to the future of the Munday Street Precinct. Should the horse stabling functions of Munday Street Precinct be successfully and viably relocated to the racecourse, opportunities arise for Munday Street Precinct and Lot 1 to collectively deliver a masterplanned outcome incorporating a range of housing formats, required urban amenity and commercial support services, as well as meet social/community infrastructure need.

Despite the presence of the Warwick Farm train station, the Precinct (South Warwick Farm) is not currently planned to accommodate higher density residential uses. Comprehensive land use planning will be required to unlock the Precinct's potential for a new community.

Resolution of road access and conflicts between different road users (residents and employment uses) is critical to ensuring any new residential community and the existing industrial precinct are viable and sustainable.

2. Was this report ever shown to Councillors?

To inform the Warwick Farm Precinct Strategy, Council officers commissioned FloodMit Pty Ltd to prepare a preliminary flood assessment and the AEC Group (AEC) to prepare an economic and market assessment study.

The Council report to the 26 July 2017 Council meeting and its attachment (the draft Warwick Farm Precinct Strategy) both contained numerous references to the AEC study and extensive quotes directly from it. No Councillor at that time requested a copy of the report or queried why it had not been provided in full.

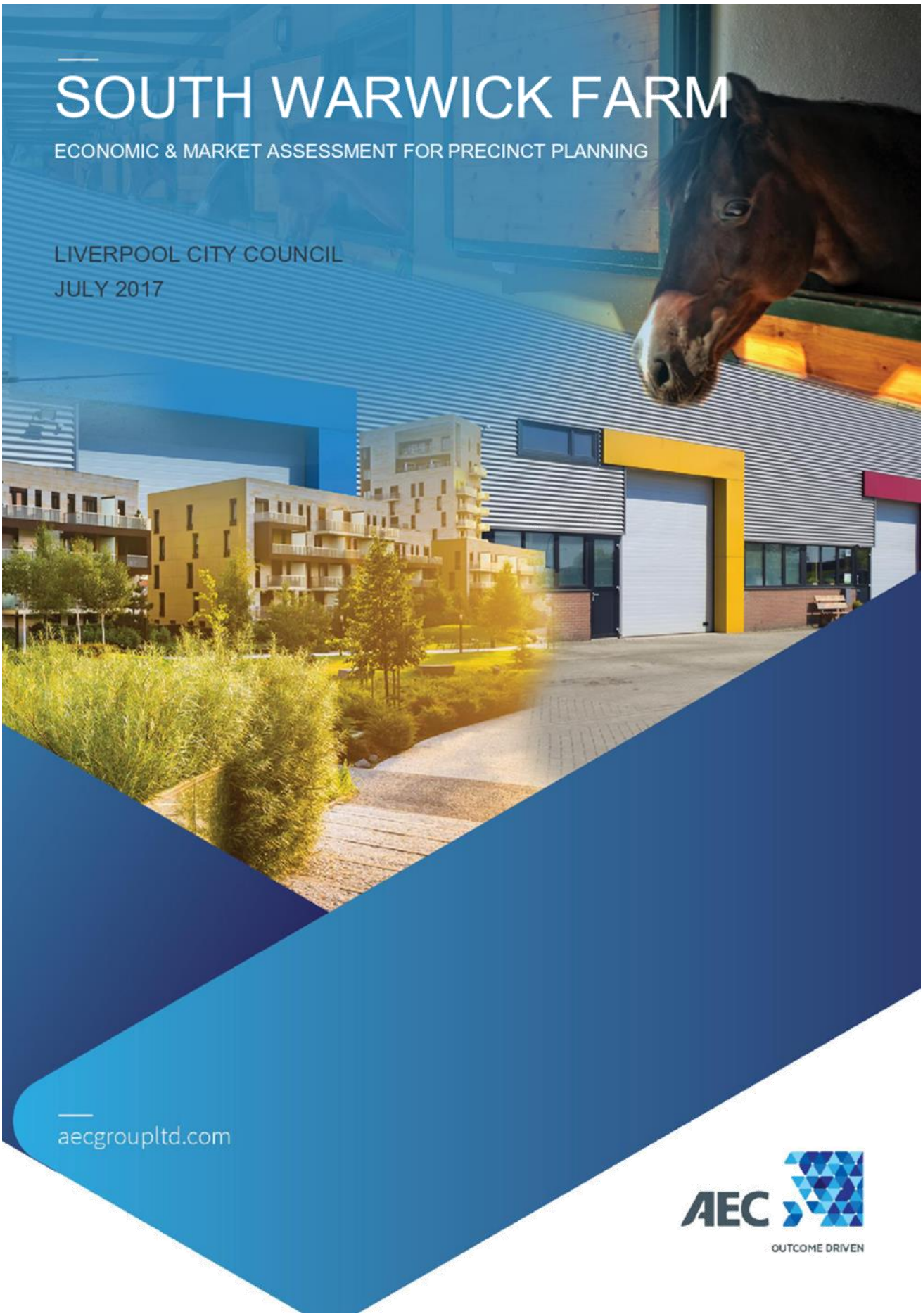
At the time, copies of the flood and economic studies were not attached to the report because it was considered that focussed summaries and extracts of the key findings was a more effective way to report on their findings.

3. And if not, can Councillors have a copy of that report?

A copy of the report is attached.

ATTACHMENTS

1. South Warwick Farm Economic and Market Assessment for Precinct Planning - prepared by AEC Group Ltd dated July 2017


SOUTH WARWICK FARM
ECONOMIC & MARKET ASSESSMENT FOR PRECINCT PLANNING
LIVERPOOL CITY COUNCIL
JULY 2017
aecgroupltd.com
AEC
OUTCOME DRIVEN

DOCUMENT CONTROL

Job ID:	J000321
Job Name:	South Warwick Farm Economic and Market Assessment
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Document Name:	South Warwick Farm Economic and Market Assessment.docx
Last Saved:	26/7/2017 4:18 PM

Version	Date	Reviewed	Approved
Draft	29/06/2017	CL	EC
Final	26/07/2017	CL	EC

Disclaimer:

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EXECUTIVE SUMMARY

BACKGROUND

Warwick Farm is a large precinct ("the Precinct") comprising a diversity of land uses. The Precinct extends from Georges River in the east to The Grove retail facility in the northwest and the Warwick Farm Racecourse to the north. It incorporates the Liverpool Waste Water Treatment Plant, an environmental conservation area, industrial uses and significant residential development, particularly to the west of the Cumberland Rail Line.

South Warwick Farm is comprised of three distinct precincts that are each subject to a different land use zone.

- Munday Street (R2 Low Density Residential zone).
- Lot 1 Governor Macquarie Drive (B5 Business Development zone).
- Priddle/Scrivener Street Precinct (IN1 General Industrial zone).

Following a number of separate developments in South Warwick Farm (a planning proposal seeking to rezone Lot 1 for residential uses and an approval to develop a new Equine Centre at the Warwick Farm Racecourse), Liverpool City Council is in the process of preparing a Precinct Plan for the broader Warwick Farm area and seeks to understand the role and function of the various precinct components.

AEC Group (AEC) is commissioned by Liverpool City Council (Council) to provide economics and land economics advice to help inform precinct planning for Warwick Farm.

PURPOSE & APPROACH

Council has identified a number of key issues need to be resolved before a Precinct Plan can be progressed.

- Munday Street Precinct (residential area which accommodates many horse stables)
  - What is the economic contribution of the horse stables to the locality and the Liverpool LGA, given its proximity to the Warwick Farm Racecourse.
  - What is the opportunity cost of relocating the horse stables to the racecourse or elsewhere.
  - Should Council retain the R2 Low Density Residential zone.
- Lot 1 Governor Macquarie Drive (or "former Masters site")
  - Should Council retain the B5 Business Development zone or rezone it to R4 High Density Residential.
  - If rezoned to R4 High Density Residential, what density (FSR) threshold is required for feasible development.
- Priddle/Scrivener Street Industrial Precinct
  - What is the future role and function of the Precinct.
  - Should the Precinct be retained for industrial/employment uses.

In order to answer the key issues identified, AEC has undertaken the following tasks:

- Site visit to Liverpool and Warwick Farm general locality.
- Review of local planning legislation and planning strategies.
- Property market appraisal of industrial, large format retail and residential uses to understand their locational requirements and factors for long term viability.
- Economic modelling to quantify the economic contribution of Munday Street Precinct to the locality and Liverpool LGA.
- Development of various planning scenarios that considers and evaluates land use options for South Warwick Farm.

KEY FINDINGS

Munday Street Precinct

The NSW Joint Regional Planning Panel approved a proposal by Australian Turf Club (ATC) to develop part of the Warwick Farm Racecourse that will accommodate relocation of William Inglis and Son's thoroughbred auctioneering facility from Randwick to construct a new stage-of-the art $100m equine complex by 2018.

The new Equine Centre is expected to accommodate a multi-purpose selling area, parade areas, hospitality rooms and horse stabling facilities. There is also proposed a 4.5 star hotel on the site with 145 rooms and a range of hospitality facilities including a bar, gym, wellness centre, café and restaurants.

The new stabling facility at the Racecourse is estimated to be a $40m-$50m project, indicated to be the first of its kind in Australia (similar facilities understood to be operating in America and France). The ATC are understood to have plans to utilise value released from their landholdings at Munday Street Precinct (should the area be rezoned to permit higher density residential uses) as contribution to the new stabling facility project.

Whilst the Munday Street Precinct is currently operating as a defacto stabling precinct, this function could potentially shift to the racecourse in the future on completion of new stabling facilities. Survey findings from businesses, landowners and trainers in the Precinct indicate there is a highly favourable sentiment in the neighbourhood for rezoning the Precinct for alternative uses so long as suitable alternatives for horse stabling and related activity in close proximity to the Warwick Farm Racecourse is available.

The ATC proposal to develop horse stabling facilities at the Warwick Farm Racecourse could effectively meet the demand for stabling currently provided for in the Munday Street Precinct. The provision of this new stabling area on the racecourse would enable the economic contribution of the Munday Street Precinct to be retained in the Liverpool LGA, while also allowing for the Munday Street Precinct to be redeveloped for higher value land uses.

Lot 1 Governor Macquarie Drive

Large format retailers and commercial uses require certain features in order to be competitive and sustainable in the long term. Large format retailers require large sites which allow numerous retailers to co-locate and cluster. Office precincts require critical mass in order to facilitate the clustering of services amenity and transport access (public transport). The Site is challenged on all of the above-mentioned fronts.

As a B5 zoned site, due to its modest scale and relative isolation, unless commitment from an anchor tenant can be found the Site will likely struggle to be competitive.

Generic feasibility analysis demonstrates that should the Site be rezoned to R4 High Density Residential, a minimum FSR of 1:1 is required for feasible residential unit development. The FSR is less compared to that which the planning proposal lodged for the Site proposes (FSR 3.5:1).

Priddle/Scrivener Street Precinct

The Precinct is generally well occupied, catering to a local service need. While manufacturing activity declined over the 2006-2011 period, the Precinct experienced growth in transport logistics and local service-based businesses.

Market investigations demonstrate the Precinct generally enjoys good market appeal. That said, the difficulty of access to and from the Precinct detracts from its central location within Liverpool and the South West region. If the issue of road access is left unaddressed, it is conceivable that market interest will decline over time as other locations that offer better vehicle access are available.

The Precinct has an important role to play in providing local urban services (i.e. mechanics and construction businesses) and facilitate urban logistics as market penetration for online retail continues to increase. As the population of Liverpool and the South West region grows, so too will the need for urban services to support the population's needs.

Notwithstanding the importance of the Precinct's role, key to the Precinct being sustainable in the long term will be implementation of the proposed Manning Street bypass that facilitates direct access to and from Governor Macquarie Drive.

PLANNING SCENARIO ANALYSIS

Business-as-usual

In the Business-as-usual scenario, each component precinct within South Warwick Farm remains in their existing use. Implications for each of the precinct components are detailed:

- **Munday Street Precinct**
  This residential area (zoned R2) currently functions as a defacto horse stabling facility for horses who train and race at Warwick Farm Racecourse. Owing to its location just adjacent to the racecourse, it provides horse trainers with the close proximity required for training and racing.

  Despite the valuable location of this precinct close to the racecourse, there are a number of safety concerns particularly with respect to horses commuting to and from the racecourse on roads shared with passenger vehicles, heavy trucks and pedestrians.

- **Lot 1 Governor Macquarie Drive**
  The site is relatively small in scale and offers limited opportunity for large format retailers to cluster/co-locate. Unless commitment from an anchor large format retail tenant can be secured, it is conceivable the Site will face market resistance owing to its less desirable location and site characteristics.

- **Priddle/Scrivener Street Precinct**
  The industrial precinct (currently zoned IN1) is not suited to large format industrial users as it does not provide unrestricted access for large trucks. Current road access is via narrow roads and through the residential/horse stabling area of Munday Street.

  Notwithstanding the heavy vehicle access challenges, the Precinct continues to play an important role by accommodating service-based businesses as well as urban logistics businesses, both of whom respond to population growth.

  Being an established industrial area (and with many older style buildings), it is conceivable that the Precinct will be at risk of being uncompetitive in time (as buildings age and road access continues to be challenged).

Potential Planning Interventions and Scenarios

Owing to the important role played by the Priddle/Scrivener Street industrial precinct, all planning scenarios envisage retention of the area for general industrial uses (i.e. retaining the IN1 General Industrial zone). Various planning interventions are considered for Munday Street Precinct and Lot 1 Governor Macquarie Drive.

Residential Uses

A rezoning of Munday Street Precinct and Lot 1 Governor Macquarie Drive to permit a mix of residential densities should be predicated on the ability of the horse stabling function to be relocated and accommodated on the Racecourse. This is important for three key reasons:

- **Economic contribution of horse stabling precinct**
  Economic modelling indicates the contribution Munday Street Precinct makes to the Liverpool LGA is significant - supporting 238 jobs (direct and indirect) and approximately $20.3m in Gross Regional Product each year, and paying $11.9m in wages and salaries.

  A relocation of horse stabling to the racecourse would allow the economic contribution of Munday Street Precinct to be retained within the Liverpool LGA. Developing horse stables at the racecourse will result in the land being consumed and potential for development for alternative uses on the site being lost. Though, any potential opportunity costs associated with developing horse stables at the racecourse will be more than offset by the retention of horse stabling activities in Liverpool LGA and higher value uses available at Munday Street.

- **Viability of Warwick Farm Racecourse**
  Should the Munday Street Precinct be rezoned independent of the delivery of new horse stabling facility at the racecourse, there is a risk that utilisation rates at the racecourse will decline, thereby resulting in severe economic loss for the Liverpool LGA.

Many respondents to the survey indicated that availability of horse stabling facilities in close proximity to the racecourse is essential in their decision to continue training and racing at Warwick Farm.

- **Value released from rezoning**
  As a major landowner in Munday Street Precinct, it is understood that ATC plan to leverage value that may be released from its landholdings following a rezoning to permit higher density residential uses.

A critical requirement that underpins this scenario is implementation of alternate access to Priddle/Scrivener Street Precinct that bypasses the new residential area.

Residential and industrial uses do not mix. In order for both precincts to be viable and have market appeal, there needs to be provision for separate access and unimpeded access to the industrial precinct.

Existing-use values in Munday Street Precinct and Lot 1 Governor Macquarie Drive are at levels that facilitate even a modest increase in residential density. A rezoning to permit higher densities accompanies an opportunity for Council to require contributions to public benefit as part of a planning proposal. Contributions could include amenity and infrastructure items for the new residential precinct as well as to fund the Manning Street bypass.

While the rezoning of Lot 1 Governor Macquarie Drive would *theoretically* result in the 'loss of employment land', the nature of its location and scale makes it challenging to establish a viable cluster of large format retail uses. Potentially some local convenience retail and supporting commercial space could be considered at this location (intersection of Manning Street, Warwick Street and Munday Street) as part of wider masterplanning for a new residential precinct.

Employment Uses

A rezoning to facilitate employment uses at Munday Street Precinct to be sandwiched between two employment zoned areas - Lot 1 Governor Macquarie Drive (zoned B5) and Priddle/Scrivener Street Precinct (zoned IN1) is a logical land use scenario. Similar to the residential scenario, this scenario is predicated on the relocation of Munday Street Precinct's horse stabling function to the racecourse.

A rezoning to employment uses would effectively eliminate any land use conflicts between the existing industrial, residential and horse stabling activities. There would accordingly be a less compelling case to progress and implement the Manning Street bypass.

In practical terms, this scenario is unlikely to result in meaningful outcomes on-ground as existing-uses (low density residential) are generally more valuable than potential B5 or IN1 lands. In the main, it is conceivable that most properties will remain in their existing use (potentially even retaining horse stabling), there being little incentive for landowners to change or redevelop. As a consequence, land use conflicts will arguably still present between existing residential uses and industrial uses at Priddle/Scrivener Street Precinct.

A bypass road solution could still be required to address safety risks and amenity issues. 'New' employment uses are unlikely to be able to contribute to public benefit considering there is unlikely to be any 'value uplift' to the lands in Munday Street Precinct, rather a value decrease.

Summary

The future of Lot 1 is inextricably linked to the future of Munday Street Precinct. Should the horse stabling functions of Munday Street Precinct be successfully and viably relocated to the racecourse, opportunities arise for Munday Street Precinct and Lot 1 to collectively deliver a masterplanned outcome incorporating a range of housing formats, required urban amenity and commercial support services, as well as meet social/community infrastructure need.

Despite the presence of the Warwick Farm train station, the Precinct (South Warwick Farm) is not currently planned to accommodate higher density residential uses. Comprehensive land use planning will be required to unlock the Precinct's potential for a new community.

Resolution of road access and conflicts between different road users (residents and employment uses) is critical to ensuring any new residential community and the existing industrial precinct are viable and sustainable.

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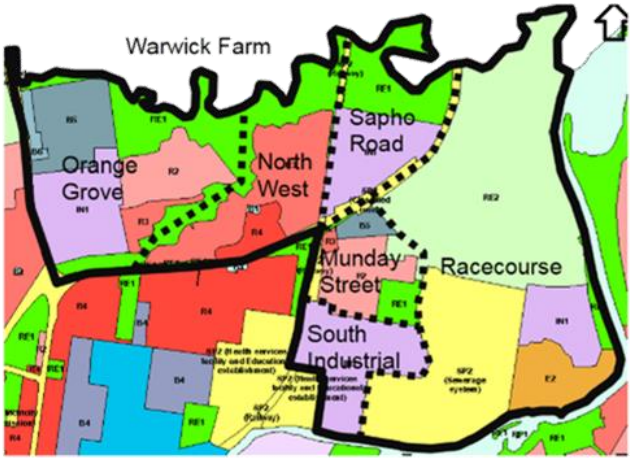
1. INTRODUCTION

1.1 BACKGROUND

Warwick Farm is a large precinct ("the Precinct") comprising a diversity of land uses. The Precinct extends from Georges River in the east to The Grove retail facility in the northwest and the Warwick Farm Racecourse to the north. It incorporates the Liverpool Waste Water Treatment Plant, an environmental conservation area, industrial uses and significant residential development, particularly to the west of the Cumberland Rail Line.

Figure 1.1 depicts Warwick Farm as a whole. This report outlines the research and analysis carried out for South Warwick Farm, denoted in the diagram as "Munday Street", "South Industrial" and the unnamed parcel of land adjacent to Munday Street in the north, collectively to the southwest of the Racecourse.

Figure 1.1. Warwick Farm Precinct



Source: Liverpool City Council

Recently, Liverpool City Council have received a number of planning proposals applying to separate parts of the Precinct. In February 2017 Council resolved to defer consideration of a planning proposal for a parcel of land zoned B5 (commonly referred to as "former Masters site") until Council adopts a broader precinct-wide strategy for Warwick Farm Precinct (to be considered in July 2017).

The Australian Jockey Club (now ATC) have received approval for a proposal for significant development on the Warwick Farm Racecourse to accommodate a new Equine Centre which would include new horse stabling facilities. The new horse stabling facilities would have the capacity to accommodate horses currently stabled in Munday Street Precinct.

Should Munday Street Precinct transition from being a defacto horse stabling area following the relocation of horses to be stabled at the Warwick Farm Racecourse, questions relating to the precinct's future role and function arise.

Following a number of separate developments in South Warwick Farm, Council is in the process of preparing a Precinct Plan for the broader Warwick Farm area and seeks to understand the role and function of the various precinct components.

AEC Group (AEC) is commissioned by Liverpool City Council (Council) to provide economics and land economics advice to help inform precinct planning for Warwick Farm. AEC's analysis is carried out in two parts:

1 Residential Market and Development Feasibility Analysis for North West Precinct (separately reported).

2 South Warwick Farm Economic and Market Assessment (this report).

1.2 PURPOSE OF THE STUDY

The objective of the Study is to examine the role and function of each precinct component which together accommodate a diverse range of land uses.

Council has identified a number of key issues need to be resolved before a Precinct Plan can be progressed. These include:

- Munday Street Precinct
  - What is the economic contribution of the horse stables to the locality and the Liverpool LGA, given its proximity to the Warwick Farm Racecourse.
  - What is the opportunity cost of relocating the horse stables to the racecourse or elsewhere.
  - Should Council retain the R2 Low Density Residential zone.
- Lot 1 Governor Macquarie Drive (or "former Masters site")
  - Should Council retain the B5 Business Development zone or rezone it to R4 High Density Residential.
  - If rezoned to R4 High Density Residential, what density (FSR) threshold is required for feasible development.
- Priddle/Scrivener Street Industrial Precinct
  - What is the future role and function of the Precinct.
  - Should the Precinct be retained for industrial/employment uses.

A number of land use conflicts present in the South Warwick Farm precinct, primarily relating to safety concerns with horses, pedestrian, passenger cars and large trucks sharing the internal road network. Additionally, the requirement for large trucks to pass through the existing residential area of Munday Street Precinct presents challenges of access to and from Priddle/Scrivener Street Precinct.

The key issues identified above are explored in the Study, which also considers various planning scenarios for Council's consideration.

1.3 APPROACH

In order to answer the key issues identified, AEC has taken the following approach:

- Site visit to Liverpool and Warwick Farm general locality to understand:
  - Current built form, offer and amenity and existing market dynamics between land uses.
  - Principal land use opportunities and constraints that influence viability of future development and growth.
- Review of local planning legislation and planning strategies.
- Property market appraisal was undertaken to:
  - Determine by land use South Warwick Farm's position in the market relative to the Liverpool CBD and surrounds.
  - Identify patterns of supply and demand, understand market and development activity and purchaser preferences and requirements.
  - Review development pipeline (developments approved and in those in planning) to understand the drivers and nature of new development.
  - Understand the viability of various land uses in South Warwick Farm.
- Economic modelling to quantify the economic contribution of Munday Street Precinct to the locality and Liverpool LGA.
- Generic feasibility testing to examine the feasibility of developing a rezoned Lot 1 site into R4 High Density.

1.4 ASSUMPTIONS AND LIMITATIONS

AEC acknowledges a number of limitations associated with the generic feasibility testing.

- Generic development options are formulated for feasibility testing based on notional FSRs. This is useful for the purposes of considering the financial feasibility of development options however the development schemes are notional only, and have not been capacity, urban design or engineering tested. AEC are not urban designers or architects. As such the financial feasibility testing carried out is a numerical exercise with no regard to physical site capacity, shadow impacts, building separation or other design considerations.
- Desktop appraisal of 'as is' property values, without the benefit of internal inspections.
- Generic feasibility testing does not consider nuances of a site typically considered in detailed feasibility analysis. Development costs assumed are 'generic', based on construction cost publications and past industry experience. No provision is made for extraordinary development costs that may be necessary as a result of ground conditions or environmental constraints.

Notwithstanding the limitations above, the approach is considered appropriate for the purposes of reviewing on an aggregate basis, if planning controls are financially feasible to undertake in a particular area.

2. MUNDAY STREET PRECINCT

2.1 KEY OBJECTIVES AND APPROACH

The Munday Street Precinct (the Precinct) currently functions as horse stables (accommodating approximately 520 horses) and has strong links to the Warwick Farm Racecourse (operated by the Australian Turf Club) which is located adjacent to the Precinct. There are two significant landowners in the Precinct, these include: the Australian Turf Club and Godolphin.

By way of background, in 2010 the owner of Warwick Farm Racecourse and Coopers Paddock, the Australian Jockey Club (now Australian Turf Club) sought an amendment to the Liverpool Local Environmental Plan to facilitate development at the Warwick Farm Racecourse and the Department of Planning & Environment approved the amendment in 2012. The amendment permits 'stock and sale yards' on land north of Governor Macquarie Drive as well as rezoning land south of Governor Macquarie Drive from RE2 Private Recreation to IN1 General Industrial and RE1 Public Recreation.

A horse stabling precinct is proposed on the racecourse, which could potentially accommodate the needs of, and replace the stabling precinct at Munday Street. The new facility would accommodate approximately 400-500 stables and have a small residential component which could be used by horse trainers.

As a result of the above, Council is considering what an appropriate land use zone for the Munday Street Precinct might be and as such have asked the following three questions:

1 What is the economic contribution of the horse stables to the locality and Liverpool LGA, given its proximity to the Warwick Farm Racecourse?

2 What is the opportunity cost of relocating the horse stables to the racecourse or elsewhere?

3 Should Council retain the R2 Low Density Residential Zone?

In order to answer the above-mentioned questions, AEC took the following approach:

- Analysed the results of a survey undertaken by Council to ascertain:
  - How the community feels about Warwick Farm and its future; and
  - Key metrics to inform the economic contribution analysis.
- Undertook consultation with the Australian Turf Club and representatives from Godolphin to inform the economic analysis.
- Examined the economic value of horse stables in the Munday Street Precinct to the Liverpool City Council area. Input-Output modelling was used to examine the direct and flow-on activity supported within the Liverpool economy.

The findings are detailed in the sections below.

2.2 PROPOSED NEW EQUINE FACILITIES

Pursuant to the LEP amendments sought, a redevelopment of part of the Warwick Farm Racecourse will accommodate William Inglis and Son. William Inglis and Son (Inglis) propose to relocate its thoroughbred auctioneering facility from Randwick to Warwick Farm to construct a new stage-of-the art $100m equine complex by 2018.

The NSW Joint Regional Planning Panel approved the proposal, enabling Inglis the opportunity to accommodate the world's best horse owners, trainers, breeders and buyers close to the future new airport at Badgerys Creek.

The new Equine Centre is expected to accommodate a multi-purpose selling area, parade areas, hospitality rooms and horse stabling facilities. There is also proposed a 4.5 star hotel on the site with 145 rooms and a range of hospitality facilities including a bar, gym, wellness centre, café and restaurants.

Figure 2.1. Warwick Farm Equine Centre Masterplan



Source: DPE

Figure 2.1 indicates the location of the new Equine Centre, particularly the new horse stables.

From discussions with the Australian Turf Club (ATC), the new stabling facility is understood to have capacity to accommodate approximately 400-500 stables and have a modest residential component which could be used by horse trainers for overnight accommodation.

The new stabling facility at the Racecourse is estimated to be a $40m-$50m project, indicated to be the first of its kind in Australia (similar facilities understood to be operating in America and France). The ATC are understood to have plans to utilise value released from their landholdings at Munday Street Precinct (should the area be rezoned to permit higher density residential uses) as contribution to the new stabling facility project.

Commercial terms have not been developed yet, however discussion with the ATC indicate a ground lease would be available to those who wished to develop their own stables. Detailed terms have yet to be developed and ATC are cognisant that the new stabling facility would need to be within affordability thresholds. A stabling fee in the order of 10% of the cost of horse training is considered to be a reasonable benchmark.

Whilst the Munday Street Precinct is currently operating as a defacto stabling precinct, this function could potentially shift to the racecourse in the future on completion of new stabling facilities. Residents and businesses in the Precinct were surveyed to gather their views on the future of the Precinct, detailed next.

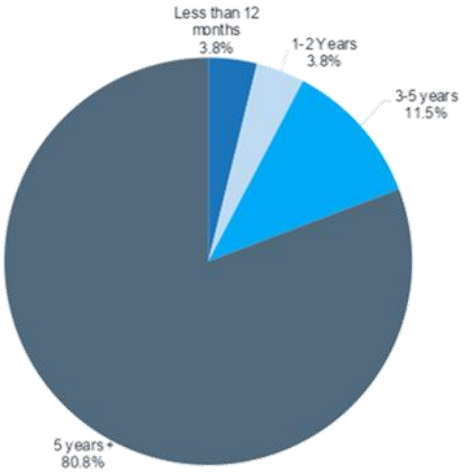
2.3 SURVEY RESULTS

As part of consultation with the community, Council undertook a neighbourhood questionnaire to understand how the community feels about Warwick Farm and its future.

2.3.1 Neighbourhood Basics

Of those who responded, four out of five people (or 80%) have been living in Warwick Farm for more than five years. Another 11.5% have been living there between three and five years. Only 3.8% have been living there for less than 12 months and 3.8% have been living there for between one and two years.

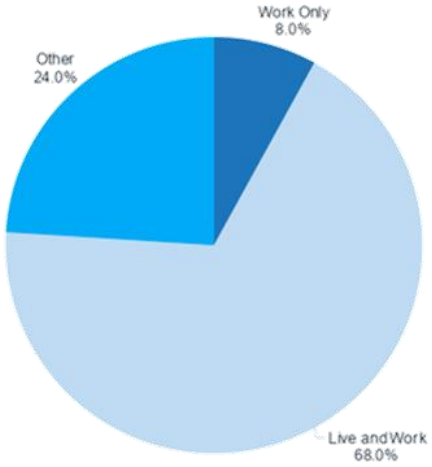
Figure 2.2. Length of Stay in Current Home in Warwick Farm



Source: AEC.

Nearly 90% of people owned their own home (either outright or paying mortgage), whilst everyone else rented their home. Over two-thirds of people both live and work in Warwick Farm, whilst 8% only work there. About a quarter of respondents indicated 'other' and reported that they only live there and/or are retired.

Figure 2.3. Status in Warwick Farm



Source: AEC.

2.3.2 Perception of Warwick Farm

Respondents were asked the three best things about living in their neighbourhood. Of those who responded, people often cited the neighbourhood's proximity to:

- Work;
- Racecourse;
- Shops;
- Hospital; and
- Train station.

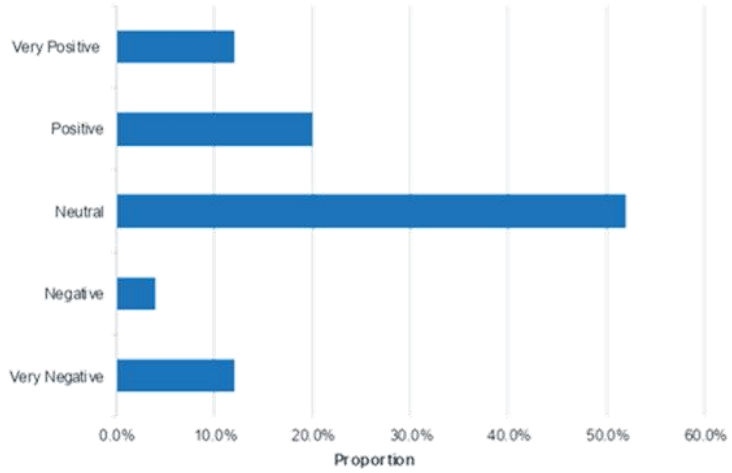
Other less-prominent responses included the quiet and/or rural setting and the community feel of the neighbourhood.

Likewise, respondents were asked the three things they would change about their neighbourhood. Of those who responded, people most frequently commented on the need for:

- Lights at Governor Macquarie and Munday Street due to safety concerns;
- Additional roadways for industrial/commuter transport that is creating noise and traffic concerns, particularly through residential areas;
- Better access to the racecourse; and
- General upgrade in terms of environmental and cleanliness concerns and the need to rezone the Precinct to allow for high rise residential development.

Respondents were then asked to give an overall indication of how they feel about living in Warwick Farm from a selection of the following – very positive, positive, neutral, negative, and very negative. Over those who responded, just over half indicated their feelings as neutral. Nearly a third of people indicated that they felt positive/very positive about living in Warwick Farm, whilst 16% indicated that they felt negative/very negative.

Figure 2.4. Overall Perception on Living in Warwick Farm

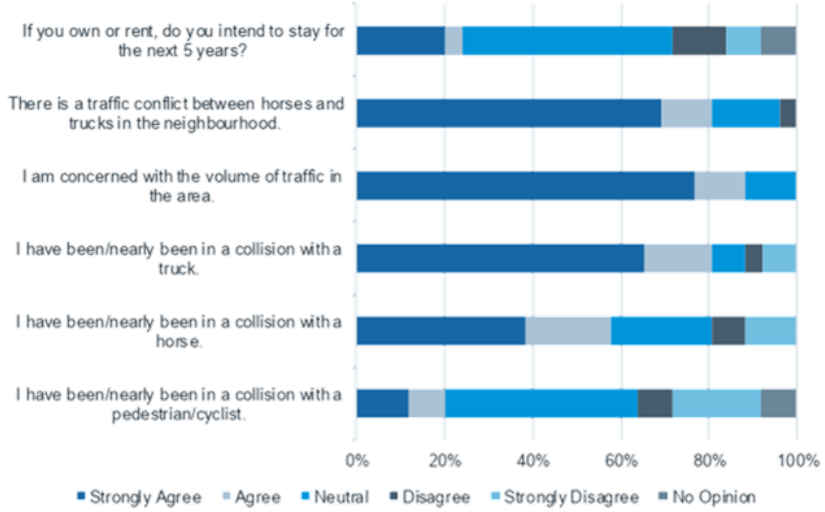


Source: AEC.

Respondents were given various statements about Warwick Farm and asked to indicate to what degree they agreed with each statement – strongly agree, agree, neutral, disagree, strongly disagree, or no opinion. The following can be deduced from the survey response:

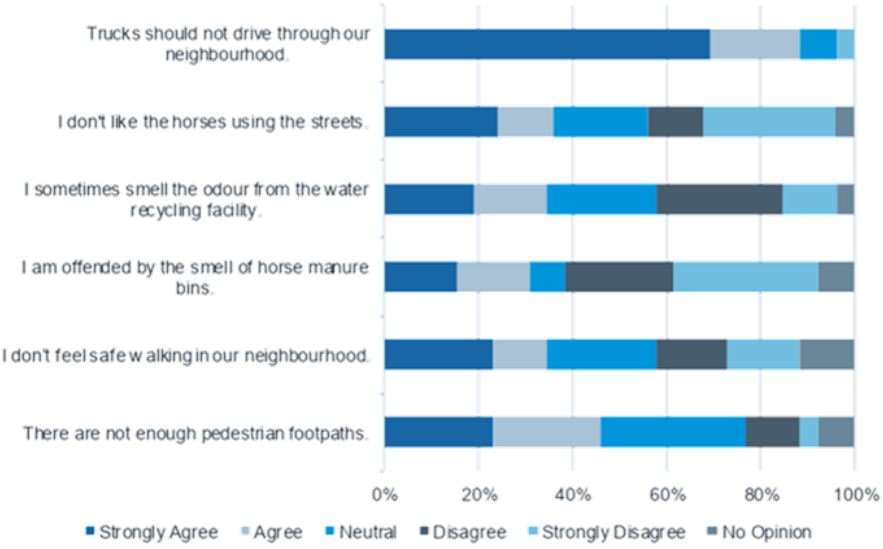
- Nearly a quarter of respondents indicated that they agree/strongly agree that they intend to stay in Warwick Farm for the next 5 years, whilst a fifth indicated that they disagree/strongly disagree that they intend to stay.
- Nearly a third reported themselves as neutral.
- More than four in five respondents reported that they agree/strongly agree that: there is a traffic conflict between horses and trucks in the neighbourhood; they are concerned with the volume of traffic in the area; they have been/nearly been in a collision with a truck and; trucks should not drive through the neighbourhood.
- More than half of respondents indicated that they agree/strongly agree that they have been/nearly been in a collision with a horse, and nearly half responded as such that there are not enough pedestrian footpaths. The only statement in which a clear majority of respondents disagreed/strongly disagreed was that which said they were offended by the smell of horse manure bins.

Figure 2.5. Perceptions About Warwick Farm



Source: AEC.

Figure 2.6. Perceptions About Warwick Farm (Continued)



Source: AEC.

2.3.3 Horse Related Activity

Of those who operate horse related activity on their land, most respondents indicated that it was for the use of stabling, whilst a small proportion indicated that it was for training horses. Respondents were asked how many staff (i.e. horse trainers, strappers, stable hands, grooms, track jockeys/riders) they employed. Most respondents indicated that they employed fewer than 10 staff, whilst a small proportion indicated that they employed between 10 and 20 and about the same responded that they didn't employ anyone. Of those with staff, most responded that fewer than 5 were living at the premises.

When asked about the key considerations regarding where to stable horses whilst in training at Warwick Farm Racecourse, respondents indicated that proximity to the track and safety (related to traffic) were the most important.

All respondents indicated that the proximity to the racecourse in considering where to stable these horses was an important or very important consideration. Reasons cited for the necessary proximity included the danger for the horses and the people due to traffic and the time it takes to walk the horses. Consequently, nearly all respondents wanted the stabling location to be on course to avoid a cost and logistical burden for transporting horses. Most respondents indicated that they train between 10 and 20 horses at Warwick Farm Racecourse, and most, if not all, are stabled at their Warwick Farm premises.

They were then asked about relocation of stables, they gave the following response:

- Every respondent indicated that they thought relocating the stables from their premises to Warwick Farm Racecourse was a possibility and that doing so would reduce transport logistics costs.
- All respondents indicated that relocating stables at their premises further away from the racecourse would influence their decision to train at Warwick Farm Racecourse.
- Many responded that the transport costs would impact their decision.

The respondents were then asked about costs associated with the stables and transportation. The responses provided the following indications:

- **Cost of Horse Stabling and Upkeep**
  Only about half responded to a question about average monthly costs associated with horse stabling and horse upkeep (per horse). Of those who responded, most reported that monthly costs per horse were $3,000-$4,000.
- **Proportion spent on Goods and Services in Liverpool**
  There was no consistent response for the proportion of that which is spent on goods and services from within Liverpool Council area. Some reported between 40% and 50%, whilst some reported that nearly all is spent within the local area and conversely, some reported 10% or less is spent within the area.
- **Cost of Horse Transportation to Racecourse**
  There was also no consistent response for the proportion of cost spent on transporting a horse to the racecourse from the stable. Most of the cost would be associated with wages because most people have staff walk the horses there. However, many respondents reported no cost, when there is likely to be some cost associated at least with labour.
- **Other Matters**
  When asked an open-ended question, some respondents expressed the interest in stabling on the racecourse.

AEC met with representatives of Godolphin who indicated future plans to relocate from the site they occupy in the Precinct (next 3-5 years) to a newer and more sophisticated stabling/training facility they own at Windsor. They plan to transport their horses (understood to be 100-120 in number) to Warwick Farm Racecourse on race days.

The future plans of major landowners have the potential to influence the Precinct in the future. Those who operate the stables are another important stakeholder.

2.3.4 Summary of Survey Results

More than half of the respondents have a neutral feeling about their overall perception of Warwick Farm. Consequently, almost a third felt neutral about whether they intended to stay in Warwick Farm for the next five years. An overwhelming majority agreed/strongly agreed that there is an issue with traffic conflicts between horses and trucks, traffic volume, risk of collision with trucks driving through the neighbourhood. A smaller majority also agreed/strongly agreed that the issue of collision with horses and insufficient pedestrian footpaths was serious.

In terms of horse related activity, most respondents reported that they stabled horses on their land and employed fewer than 10 staff, with even fewer living on the premises. Most respondents reported that the proximity to the racecourse when considering where to stable their horses was an important or very important decision because of the danger and time for people and the horses whilst transporting them. As such, nearly all respondents expressed the desire to move their stabling location to the racecourse.

The next section assesses the economic value of horse stables in the Munday Street Precinct to the Liverpool LGA.

2.4 ECONOMIC CONTRIBUTION

2.4.1 Approach

This section examines the economic value of horse stables in the Munday Street Precinct to the Liverpool City Council area. Input-Output modelling was used to examine the direct and flow-on[1] activity supported within the Liverpool economy. A description of the assumptions used in modelling is outlined in Section 2.4.2. A description of the Input-Output modelling framework used is provided in **Appendix A.**

Input-output modelling describes economic activity by examining four types of impacts:

- **Output**: Refers to the gross value of goods and services transacted, including the costs of goods and services used in the development and provision of the final product. Output typically overstates the economic impacts as it counts all goods and services used in one stage of production as an input to later stages of production, hence counting their contribution more than once.
- **Gross product**: Refers to the value of output after deducting the cost of goods and services inputs in the production process. Gross product (e.g., Gross Regional Product) defines the true net contribution and is subsequently the preferred measure for assessing economic impacts.
- **Income**: Measures the level of wages and salaries paid to employees of the industry under consideration and to other industries benefiting from the project.
- **Employment**: Refers to the part-time and full-time employment positions generated by the economic stimulus, both directly and indirectly through flow-on activity, expressed in full time equivalent (FTE) positions[2].

2.4.2 Drivers and Assumptions Used in Modelling

The economic value of the horse stables to the Liverpool City Council area was examined in terms of the economic activity supported by providing stabling in this precinct to support horse training at Warwick Farm racecourse. In developing drivers and assumptions for assessing the economic value of the Munday Street Precinct, survey results (outlined in section 2.3) of households in the Munday Street Precinct was used, which was supplemented by consultation by AEC staff with the Australian Turf Club (ATC).

Consultation with the ATC indicates there are 42 trainers that use Warwick Farm racecourse, with typically around 700 horses in total training at Warwick Farm on any given day. Of these, around 180 are stabled at the racecourse with the other 520 stabled in the Munday Street Precinct.

Survey results indicated the average cost to train a horse can vary between $2,000 to $5,000 per month, with the most common responses being between $3,000 and $4,000 a month. This was consistent with consultation findings with the ATC which indicated an average cost of approximately $110 per day (or approximately $3,300 per month). For the purposes of this study an average cost for training of $3,500 per month was used, which equates to $42,000 a year. Across 520 horses being stabled in Munday Street on average through the year, this equates to a total annual cost for training horses stabled in the Munday Street Precinct of $21.84 million.

Costs were broken down by the following components:

- Stabling fees – 10% (as per consultation with ATC).
- Track fees – 7% (AEC industry experience).
- Transport – 10% (AEC industry experience).
- Vet fees and farrier/ plating – 10% (AEC industry experience).
- Medication and vaccination – 5% (AEC industry experience.

[1] Both Type I and Type II flow-on impacts have been presented in this report. Refer to **Appendix A** for a description of each type of flow-on impact.

[2] Where one FTE is equivalent to one person working full time for a period of one year.

- Training fees – 58% (AEC industry experience), which is assumed to be broken down by:
  - Feed – 40%.
  - Gear and equipment – 10%.
  - Staff wages and salaries (including jockeys) – 40%.
  - Gross profit – 10%.

Costs were allocated to their most relevant industry in the Input-Output model. Assumptions were made regarding the proportion of expenditure in each industry that is spent on goods and services provided within the Liverpool City Council economy, based on results from the survey.

Table 2.1. Breakdown of Costs by Activity

Activity	Total Value ($M)	Percent Local (%)	Total Local Content ($M)
Headline Activity			
Total Output	$21.84	100%	$21.84
Wages and Salaries	$5.07	100%	$5.07
Gross Profit	$1.27	100%	$1.27
Purchases of Goods/ Services			
Sports and Recreation	$3.71	100%	$3.71
Road Transport	$2.18	50%	$1.09
Retail Trade	$1.60	50%	$0.80
Wholesale Trade	$4.18	25%	$1.04
Agriculture, Forestry and Fishing Support Services	$1.09	50%	$0.55
Professional, Scientific and Technical Services	$1.09	75%	$0.82
Other Food Product Manufacturing	$1.01	50%	$0.51
Other Manufactured Products	$0.63	25%	$0.16

Source: AEC, consultation with the ATC and survey of households in the Munday Street Precinct.

Approximately one person is employed per 2.3 horses, equating to approximately 226 jobs directly supported by the 520 horses stabled in the Munday Street Precinct. For the purposes of this assessment it was assumed not all of these jobs represent full time jobs, and that some of these jobs are also supported by other racing activities aside from training. A full time equivalence of 0.6 has therefore been applied, equating to approximately 136 FTE jobs directly supported. This equivalence has been adopted as this provides a direct FTE employment estimate approximately in line with the direct Input-Output multiplier for the Sports and Recreation industry (for which horse racing is part of) applied to an output estimate of $21.84 million (ABS, 2016; ABS, 2017).

2.4.3 Economic Modelling Results

The $21.8 million in training costs associated with stabling in the Munday Street Precinct is estimated to support approximately $26.8 million in industry output for businesses in the Liverpool City Council area via flow-on activity, including purchases of goods and services for training of horses as well as subsequent production induced activity and additional household consumption from wages and salaries.

This level of activity is estimated to support approximately $20.3 million in Gross Regional Product (GRP) each year within the Liverpool City Council economy, including direct and flow-on impacts, as well as support 238 FTE jobs and pay $11.9 million in wages and salaries.

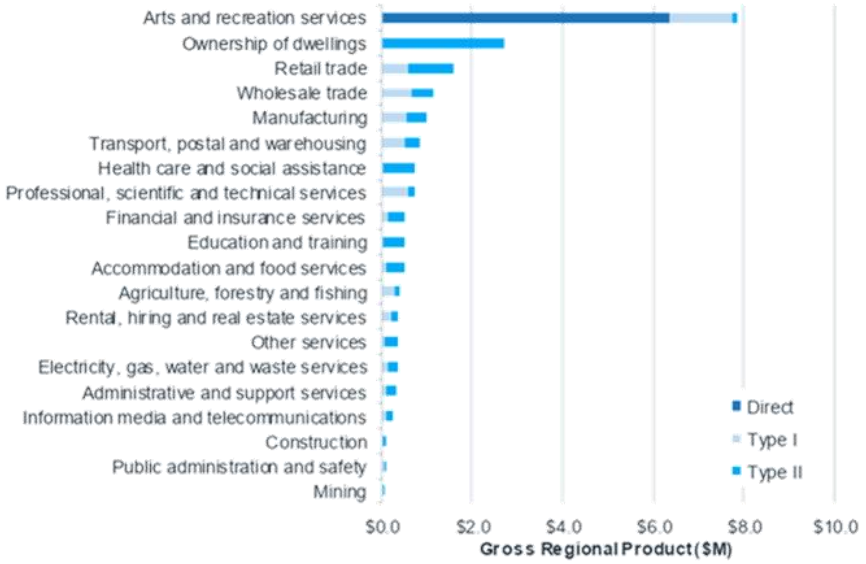
Table 2.2. Economic Contribution of Stabling Horses in Munday Street Precinct, Liverpool City Council

Impact	Output ($M)	Gross Regional Product ($M)	Incomes ($M)	Employment (FTEs)
Direct	$21.8	$6.4	$5.1	136
Type I Flow-On	$12.4	$5.5	$3.2	50
Type II Flow-On	$14.4	$8.4	$3.6	52
Total	$48.6	$20.3	$11.9	238

Note: Figures may not add due to rounding.
Source: ABS (2012), ABS (2016a), ABS (2017), AEC, consultation with the ATC and survey of households in the Munday Street Precinct.

The local arts and recreation services industry (in which the horse racing industry is part of) is estimated to receive the largest share of total GRP derived from horse training associated with stabling in the Munday Street Precinct, primarily though direct impacts.

Figure 2.7. Economic Contribution by Industry, Gross Regional Product, $M, Liverpool City Council



Source: ABS (2012), ABS (2016a), ABS (2017), AEC, consultation with the ATC and survey of households in the Munday Street Precinct.

2.5 FUTURE OF THE MUNDAY STREET PRECINCT

The Munday Street Precinct in its present configuration, zoning and land uses (which largely relates to horse stabling and activity) has an average land value of approximately $1,400 per sqm of site area.

Survey results indicate there is a highly favourable sentiment amongst the neighbourhood for rezoning the Precinct for alternative uses so long as suitable alternatives for horse stabling and related activity in close proximity to the Warwick Farm Racecourse is available.

The ATC proposal to develop horse stabling facilities at the Warwick Farm Racecourse could effectively meet the demand for stabling currently provided for in the Munday Street Precinct. The provision of this new stabling area on the racecourse would enable the economic contribution of the Munday Street Precinct (as outlined in section 2.4) to be retained in the Liverpool LGA, while also allowing for the Munday Street Precinct to be redeveloped for higher value land uses. It is estimated rezoning the precinct to R4 High Density would lift the average land value in the precinct to at least $1,800 per sqm of site area (depending on permitted density).

However, it is noted that if the stables are relocated to the racecourse, those who currently live in the Precinct close to existing stables will need to find alternative accommodation. Even so, given the stabling activities currently undertaken in the Munday Street Precinct would be retained within the Liverpool LGA, and additional dwelling options would be available in the redevelopment, there is not anticipated to be any material loss in functionality currently provided in the precinct.

Provided the horse stabling functions of Munday Street Precinct can be successfully and viably relocated to the racecourse, the rezoning of the Precinct to allow for a range of residential densities and formats would present an opportunity to deliver a masterplanned outcome that incorporates a range of house types, required urban amenity and meet social/community infrastructure need. Despite the presence of the Warwick Farm train station, the Precinct is not currently planned to accommodate higher density residential uses. Comprehensive land use planning will be required to unlock the Precinct's potential for a new community.

By developing horse stables at the Warwick Farm Racecourse this will result in this land being consumed and some potential for development for alternative uses of this site being lost. That said, any potential opportunity costs associated with developing horse stables at the Warwick Farm Racecourse will be more than offset by the retention of existing horse stabling activities in the Liverpool LGA and higher value uses available in the Munday Street Precinct.

3. LOT 1 GOVERNOR MACQUARIE DRIVE

3.1 KEY OBJECTIVES AND APPROACH

The Site is located at Lot 1 Governor Macquarie Drive, Warwick Farm (hereafter referred to as the Site) near the south-western junction of the Hume Highway and Governor Macquarie Drive. The Site is currently vacant.

The Site is currently zoned B5 Business Development. It is noted that the current land use zoning of the site came into effect on 9 December 2011 as the result of a Planning Proposal by the Australian Jockey Club (now the ATC) to accommodate a Masters Home Improvement Centre. Business operational changes by Masters determined not to proceed with this development on the site. Prior to the rezoning of the site for a specific end-user in December 2011, the site was zoned part RE2 Private Recreation and part R2 Low Density Residential.

It is understood that new landowner Warwick Farm Village Pty Ltd has now submitted a planning proposal to rezone the Site. The primary objectives of the planning proposal are:

- To amend the LLEP 2008 to enable the redevelopment of Lot 1 on DP 1162276 for a mixed uses and high density residential purposes, delivering opportunities for living in an environment close to transport, community services and commercial activities.
- To increase the height of building control to facilitate buildings of up to 28 storeys.
- To amend the FSR control increasing from 0.75:1 to 3.5:1.

A conceptual design for redevelopment of the site has been prepared for the Site, refer to **Figure 3.1** below.

Figure 3.1. Conceptual Design of Site



Source: MPA (2016)

As a result, Council have asked the following questions:

1 Should Council retain the B5 Business Development Zone on the site or rezone it to R4 High Density Residential.

2 If rezoned to R4 High Density Residential, what density (FSR) threshold is required for feasible development.

In order to answer the above questions, AEC undertook the following approach:

- Assessed the level and nature of demand for B5 Business Development land uses in the local government area (with a focus on large format retail and ancillary commercial space).
- Assessed the level and nature of demand for residential uses.
- Reviewed the planning proposal Council recently received for the Site.
- Investigated the feasibility of high density residential development (as well as a range of FSRs) to assess the minimum FSR threshold required for development to be feasible.
- Reviewed the findings from the feasibility analysis against that which is envisaged by the planning proposal.

3.2 SITE CONTEXT AND LOCATION

The Site is located on the north-eastern edge of the Liverpool City Centre, which is located approximately 32km south-west of the Sydney Central Business District (CBD). The Liverpool City Centre plays a major commercial and cultural role in the local area and includes Liverpool Hospital, Westfield Liverpool and Macquarie Street Mall. The Site is located in a precinct supporting a range of uses including industrial, low and medium density residential uses, the Warwick Farm Racecourse and ancillary horse stabling and training facilities.

The Hume Highway adjoining the northern boundary of the Site is the main east-west vehicle access route through Warwick Farm and a main transport route through the Liverpool local government area), which supports several major regional bus routes.

The eastern two-thirds of the Site is scattered with trees of varying type and density. The western third of the Site was previously occupied by eight residential properties erected by the Australian Jockey Club in the late 1940s, however these buildings were recently demolished and this portion of the site is currently vacant with the exception of some trees in the south-western corner of the Site.

The Site is currently zoned B5 Business Development. Apart from the Site, there are three pockets of land in the Liverpool local government area zoned B5 Business Development, these are located at:

- **Either side of Viscount Place, Warwick Farm**
  The area contains large format retail uses and discount retail stores, including The Grove Homemaker Centre, Fashion Spree and Liverpool Officeworks. It contains some other retail uses such as Dan Murphy's, Subway and Harry's Café De Wheels.
- **Casula** (south of Camden Valley Way)
  Businesses include as Costco, Bunnings and Crossroads Homemaker Centre (which includes: The Good Guys, Poco, Freedom and Fantastic Furniture) to name a few.
- **A small pocket at the southern portion of Len Waters Estate**
  A Masters store is located here.

In accordance with the Liverpool Local Environmental Plan 2008, the B5 Business Development land use zone has the following objectives, permissible uses and prohibited uses.

Table 3.1. B5 Business Development Zone Objectives, Permissible Uses and Controls

B5 Business Development Zone	
Objectives	• To enable a mix of business and warehouse uses, and bulky goods premises that require a large floor area, in locations that are close to, and that support the viability of, centres. • To maintain the economic strength of centres by limiting the retailing of food and clothing. • To provide for a larger regionally significant business development centre in a location that is highly accessible to the region. • To ensure a reasonable concentration of business activity.
Permitted Uses	Building identification signs, bulky goods premises, business identification signs, car parks, child care centres, community facilities, environmental facilities, environmental protection works, flood mitigation works, food and drink premises, garden centres, hardware and building supplies, hotel or motel accommodation, landscaping material supplies, light industries, liquid fuel depots, office premises, passenger transport facilities, places of public worship, plant nurseries, public

B5 Business Development Zone	
	administration buildings, pubs, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), respite day care centres, restaurants or cafes, roads, storage premises, timber yards, vehicle sales or hire premises, warehouse or distribution centres
Prohibited Uses	Any development not specified above.
FSR/Height Control	0.75:1 and 15 metres

Source: Liverpool City Council (2016)

Under the B5 zone objectives, large format retail, bulky goods and commercial uses are permitted to the extent that they support the viability of centres. The next section examines the nature of demand for various land uses to identify uses that might be suitable on the Site.

3.3 MARKET OVERVIEW

3.3.1 Large Format Retail

Trends and Drivers

Large format retailing has evolved in recent years in Australia and incorporates bulky goods and retail showroom uses. It also includes categories such as automotive parts, accessories, repairs and services, camping, outdoor and recreation goods, electric, light fittings, pet supplies, food and window coverings, furniture, bedding, furnishings, fabric, manchester and homewares, household appliances, household electrical goods and home entertainment goods, party supplies, swimming pools, office equipment and supplies, baby and children's play equipment and accessories, hardware and landscape garden supplies, and other items of a bulky nature that require a large area for handling, display or storage, or direct vehicle access to the site or the premises by the public for the purpose of loading goods into a vehicle after purchase or hire.

The development of large format retail/bulky goods/homemaker facilities in Australia has been evolving over time. Initially, large format retail tenants preferred to locate in free-standing facilities along major roads. There has been an increasing trend for large format retail/ homemaker traders to co-locate within one centre or precinct as bulky large format retail/homemaker customers seek to compare products and prices across a range of stores, with all traders benefiting from the creation of a strong destination.

The following factors are driving demand for large format retail uses:

- Growth in real household income levels has meant that retail spending capacity has increased. This has driven activity not just in the retail trade industry but also in the wholesale trade industry which provides support to it.
- Innovation by the retail sector and the introduction of new retail formats has occurred, with the development of various retail typologies since the mid 1980's including super regional and regional shopping centres, homemaker centres and brand outlet centres.
- Online retailing currently comprises around 5%-6% of total retail sales in Australia, and is projected to increase to 12%-14% over the next decade. While the proliferation of online retailing has impacted on the growth of retail floorspace demand, this impact has been particularly notable in certain key categories such as apparel, travel, electronics, etc. Large format retail has been arguably less impacted compared to these other categories.

Market Analysis

Land in the Liverpool LGA which is zoned B5 Business Development and is located in closest proximity to the Site is located along either side of Viscount Place at Warwick Farm. As such, the focus of this analysis will be on this portion of B5 Business Development land. This area contains large format retail uses and discount retail stores, including: The Grove Homemaker Centre, Fashion Spree and Liverpool Officeworks. It contains some other retail uses such as Dan Murphy's, Subway and Harry's Café De Wheels. Our investigations indicate these occupiers are performing well, these outlets attract strong interest local shoppers keen on a bargain. There is only one vacancy in the Grove Homemaker Centre, Shop 27 (700sqm) is currently on the market and is located in the Grove Homemaker Centre, the asking rent is $400 (net) per week. The marketing agent indicates there is a high level of interest in this shop space from large format retail occupiers. There have been no recent sales observed.

Testament to the desirability of this Precinct is Fashion Spree's opening in early 2016. The family-owned Gazcorp, run by the Gazal group, opened the new-look Fashion Spree centre at Liverpool on the site of the former Orange Grove designer outlet centre. Having sat dormant after some controversy a few years ago, the Gazal family has resurrected the 14,500sqm site to cater for shoppers in greater Western Sydney. Gazcorp director Nicholas Gazal said the new Fashion Spree centre will target all shoppers who have been starved of outlet sites in the western suburbs. Furthermore, he said the store will offer up to 70 per cent off in high quality brands, 13 of which are new to Liverpool, brands will include Mimco, Country Road, Asics and Glue opening their first stores to the area.

Given the limited supply of B5 zone land in the local government area and strong population growth, it is not surprising that this pocket of B5 land is performing well and there is strong demand.

3.3.2 Commercial/Retail

The Liverpool City Centre is a major commercial centre for south-west Sydney, accommodating major institutional and retail occupiers, the Liverpool Courthouse and TAFE NSW. Liverpool is one of Sydney's major medical precincts based around Liverpool Hospital which services a larger portion of residents within Sydney's South West.

Whilst the type of commercial floorspace which could be viable on the Site is different to what is found in the City Centre (traditional office space), it is important to understand the drivers of demand and market activity for contextual purposes.

Drivers of Demand and Market Activity

The Liverpool City Centre property market has overall been performing well, underpinned by demand from professional services such as accountants and solicitors as well as government funded employment agencies, medical uses and education and training colleges.

The A Grade commercial property market in the Liverpool CBD performs well with strong demand for quality floorspace which witnesses capital values of $4,000/sqm-$4,500/sqm of floor area. Quality floorspace is scarce in the Liverpool CBD as commercial stock is primarily of B and C Grades which achieve lower capital values upwards of $3,000/sqm.

Commercial floorspace in the CBD achieves (net) lease rates between $250/sqm to $400/sqm depending on the size, location, carparking provisions, amenity and quality of improvements. Good quality space is highly sought after but is restricted in supply.

As the South West region experiences further growth, demand for commercial office space is likely to increase with demand from local services based businesses, government agencies, health and medical specialists and education institutions and colleges. The Liverpool City Centre is well placed to cater to the demand for more commercial office space as it offers an amenity-rich environment which is critical for the viability of new commercial office space.

While demand is present, the feasibility of developing new commercial floorspace is a challenge due to the differential between development cost and value on completion (compare development cost of $3,000/sqm-$4,000/sqm to capital values of completed space in the order of $4,000/sqm).

Demand for retail floorspace in the CBD is primarily focused around core areas in close proximity to Westfield which accommodates anchor tenants such as Myer, Coles, Woolworths, Target, Big W, Best & Less and Event Cinemas as well as a number of supporting retailers.

Retail property performance in Liverpool CBD is directly linked to the ability to leverage synergy of location with Westfield. Those retail units located 'off-pitch' in fringe areas are subject to lower rents and capital values akin to commercial uses, demonstrating the importance of location and position for retail space and viable retail operations.

The core retail area in the CBD is located primarily on Macquarie Street between Westfield (Elizabeth Street) and Moore Street. Anecdotal evidence suggests the area performs strongly anchored by Westfield Liverpool with retail shops around the shopping centre achieving in the order of $800/sqm to $900/sqm (net) floor area whilst retail shops located further from Westfield can achieve rents as low as $300/sqm net which is in line with commercial rents, indicating less retail focus.

3.3.3 Residential

Market Contextual Overview

A major regional hub within South-Western Sydney, Liverpool is located approximately 35km south-west of the Sydney CBD. Liverpool is a regional employment hub with established transportation networks, hospital and medical facilities, educational institutions and large retail centre (Westfield Liverpool). While traditionally a low and medium density housing market, apartment development has increasingly strengthened in recent times with good demand as buyers value the amenity and convenience on offer within the Liverpool CBD.

A range of housing types is observed throughout Liverpool - post-war brick veneer houses, fibro-clad brick cottages, weatherboard houses, double storey brick unit blocks and modern cement rendered pavilion style housing. Modern apartment buildings are typically bulky residential flat buildings typically no more than 6 storeys in height.

While the high-rise market within Liverpool has begun to mature with major projects such as the Paper Mill by Coronation Property and the Pinnacle by EQ Projects, the market is constrained by the affordability considerations of local buyers and competition from similarly priced townhouse and land and house packages within the LGA. Despite this and unlike many other metropolitan markets, development activity within Liverpool has continued to gather pace throughout 2016 and now into 2017.

Liverpool is poised to deliver a total of 5,700 new dwellings over the coming 3-5 years (assuming all projects eventuate into delivery). The overwhelmingly majority of new dwellings are to be high-density apartments, particularly within the Liverpool City Centre. Little low-density housing development is currently observed, however a small contingent of townhouse developments is identified in the development pipeline.

Warwick Farm Market Analysis

According to ABS Census, Warwick Farm contains 29% separate houses, 9% semi-detached/townhouses and 63% flats apartments. The suburb predominately contains family households (61%), followed by single person households (35%) and group households (5%). The suburb of Warwick Farm is divided by the Hume Highway, with most of the R4 zoned land south of the highway and the medium density zone land north of the highway.

Warwick Farm contains good transport links, with Warwick Farm Train Station being located in the suburb (south of the Hume Highway). It should be noted that the portion of the suburb (north of the Hume Highway) does not benefit from the same amenity as the portion to the north of the highway, it is further away from the train station and does not have any retail amenity.

The proximity to Warrick Farm train station is one of the major draw cards for people who live in (or are seeking to live in Warwick Farm). The other key attractor is its proximity to the Liverpool City Centre, which has high amenity associated with retail facilities and employment opportunities. As there is limited retail amenity and employment opportunities in the Warwick Farm suburb, the fact this retail amenity and employment centre is located approximately 2km away is a major attractor.

Marketing agents indicate the residential market in the suburb of Warwick Farm is performing reasonably well, with approximately 20 properties currently on the market, the majority of these are residential apartments (both established and new). Anecdotal evidence suggests that residential apartment product is particularly popular in Warwick Farm (south of the Hume Highway), this is due to the fact that residents benefit from being located in an area, with good rail links and amenity (close by in the Liverpool CBD) without being located in the core of the CBD.

Residential apartment price points are slightly lower in Warwick Farm ($500,000-$535,000 for a new two-bedroom apartment) compared to the Liverpool City Centre ($515,000-$664,000 for a new two-bedroom apartment) and as such affordability is good. Furthermore, there is strong demand for two and three bedroom apartments as apartment are a popular choice for families in Warwick Farm.

Marketing agents indicate that detached dwellings are tightly held, this reflected by the fact that out of the 20 properties on the market, only 1 is a detached dwelling. There is currently no new development selling off-the-plan in Warwick Farm, however, there are a number of developments in the pipeline (some 1,233 residential apartments and 14 townhouses). This indicates a strong response to demand for residential apartment dwellings. It is envisaged that in time, as the residential apartment market in the Liverpool City Centre matures, Warwick Farm

will capture some of the overflow demand (particularly the area south of the Hume Highway) due to its close proximity Warwick Farm Train Station and the Liverpool City Centre.

3.4 LOCATIONAL SUCCESS FACTORS AND COMPETITIVE ASSESSMENT

In a competitive environment shaped by changing business dynamics, it is increasingly important for locations to understand and continually improve their value proposition to investors/occupiers. The location must understand its competitive position in the market by posing the following question: "What is our 'product' and who will this product appeal to?".

This section investigates the value proposition of the Site from an investor/ occupier's point of view. Investors and developers are typically customer-led and respond to signals from tenants and business on where they would like to be located. It is necessary to understand location selection factors as these underpin the desirability of the Site.

3.4.1 Large Format Retail

Large format retailers serve broad geographic trade areas due to the nature of goods retailed. As a consequence these retail showrooms are suited to locations that convey the ability for numerous retailers to co-locate and cluster. The co-location of facilities in a single centre/precinct results in a benefit to the consumer as well, with customers preferring to cross shop, in order to compare prices and products more easily. This has been an increasing trend within the Australian retail environment.

Large format retail centres/precincts typically flourish in extremely high profile, main road locations and, therefore, receive excellent exposure to passing traffic and are easily accessible from both a local and regional perspective.

The market analysis demonstrates there is strong demand for large format retail uses in the Liverpool LGA. The Site's relatively small size and isolated location from other large format retailers does not lend itself to enabling multiple large format retail uses to co-locate and cluster which is critical in order for such uses to be viable.

3.4.2 Commercial Office

Office precincts require 'critical mass' in order to facilitate the clustering of services (cafés, drycleaners, child care centre, etc.) that will provide and contribute to worker amenity.

Whilst the market analysis demonstrates there is strong demand for commercial office space (particularly from local services based businesses, government agencies, health and medical specialists and education institutions and colleges), the Site does not offer the scale to encourage redevelopment to accommodate a large scale suburban office precinct as tenants typically require specific market dynamics which attract high profile organisations. Furthermore, it would be difficult for the Site to replicate the built-up environment of the Liverpool CBD in terms of amenity and transport access (public transport), factors which are required for a suburban location to be successful.

There are numerous examples of office buildings developed in isolated locations that have suffered from market resistance and high vacancies. Office buildings at the Site would likely suffer from the same challenges.

3.4.3 Residential

There are a number of residential precincts throughout the LGA. All of these destinations are characterised by common locational factors – a large local resident population and easy access via main road transport. The Site is placed amongst a large immediate population catchment. Additionally, with population set to continue its rapid expansion, there will be considerable future demand for residential floorspace. The Site has the potential to meet some of this need.

Implications for Viable Uses on the Site

Large format retail uses and commercial uses require certain features in order to be competitive and sustainable in the long term. Large format retailers require large sites which allow numerous retailers to co-locate and cluster. Office precincts require critical mass in order to facilitate the clustering of services amenity and transport access (public transport). The Site is challenged on all of the above-mentioned fronts.

In its current form (zoned B5), the Site will likely struggle to be competitive. By virtue of its comparatively isolated location, modest scale, lack of worker amenity, market appeal for large format retail and commercial space is conceivably limited. The viability of the Site in its current form will be predicated on commitment by an anchor tenant (similar to Masters).

The site is located 100m east of Warwick Farm railway station, this station provides regular connections to Campbelltown and Macarthur in the south, Parramatta, Blacktown, Schofields and the north-west growth centres in the west and Sydney CBD in the east. The site is in close proximity to the Liverpool City Centre, being approximately 20-minute walk (1.5km) to the commercial centre and Westfield shopping centre, as a result is in close proximity to amenity. It is also located approximately a 10-15 minute walk (1km) to Liverpool Hospital.

The site is currently in single ownership and vacant providing an opportunity for residential development that will revitalise the area. The site is an island site, bounded by roads on all sides – while this provides significant opportunity to cater for residential development, there are amenity challenges to be overcome.

3.5 FEASIBILITY ANALYSIS

The previous section considered the types of land uses that would be appropriate for the Site, the analysis finding that as a B5 zoned site, due to its modest scale and relative isolation, unless commitment from an anchor tenant can be found the Site will likely struggle to be competitive.

This section seeks to address Council's second question: If the Site were rezoned to R4 High Density Residential, the minimum FSR threshold required for development to be feasible.

The capacity of land to accommodate new dwellings can be thought of as two-fold: planning capacity and market capacity.

- **Planning capacity** (or theoretical capacity) refers to the physical ability of land to be developed, taking into account permissibility under planning framework, environmental and infrastructure constraints, etc.
- **Market capacity** refers to issues of commercial viability - whether pricing levels, development costs, etc. make development a commercial proposition, i.e. if development is financially feasible.

In some instances, constraints to housing supply could be as a result of market capacity, relating to market and economic factors, in which case those impediments are beyond the control of planning authorities.

This section assesses the 'market capacity' of the Site (if it was zoned for residential uses) to be developed and suggests appropriate density controls for the Site.

The Hypothetical Development or Residual Land Value (RLV) approach has been adopted as the method of assessment, utilising development feasibility software Estate Master. The RLV approach involves assessing the value of the end product of the development, allowing for development costs, and making a further deduction for the profit and risk that a developer would require to take on the project.

The Residual Land Value (RLV) can be defined to be the maximum price a developer would be prepared to pay for a site in exchange for the opportunity to develop the site, whilst achieving target hurdle rates for profit and project return. This approach involves assessing the value of the completed product, making a deduction for development costs and further deduction for profit and risk whilst ensuring the development achieves the target project margin and return.

A key metric for development feasibility is land value, which is a 'residual' after all costs and revenues are taken into account. The figure must be of a sufficient amount to encourage the owner to sell and/or displace the current use. In order for development of the Site to be viable, the Residual Land Value must exceed the 'as is' value of the land, i.e. the value of the land in its existing use including all improvements.

Factors Affecting the Financial Feasibility of Development

There are a considerable number of factors affecting the feasibility of individual sites for redevelopment and rarely is a single factor the only cause of poor development feasibility. It is important to understand that urban land is

subject to pressures for redevelopment which directly affect their land values and the feasibility of developing into higher and better uses.

The following are a selection of common factors that affect the feasibility of development.

- **Land Value and Site Assembly**
  In order to economically acquire and develop land, the proposed use must translate into a higher value than the existing use including any improvements on it (or 'As Is' value). Development will only occur if the proposed use is valuable enough to displace existing uses. While existing improvements may be dated and due for replacement, in many instances they may still be providing a good level of functional utility and thereby still be relatively valuable.

  As a consequence, the acquisition of land can be a high-risk and high-resource activity for developers, particularly in established urban areas where numerous lots have to be amalgamated prior to development.

  Where numerous lots are required to be assembled, the payment of incentives over and above market value is often required to incentivise individual landowners. This analysis assumes a 25% premium incentive is necessary for site assembly.

  When sites are upzoned to higher densities landowner expectations often increase in tandem, unrealistic landowner expectations can thwart site assembly efforts. In Warwick Farm, analysis of existing-use values demonstrates that not unexpectedly, higher density zones have higher existing-use values.

- **Effective Demand**
  Residential markets are diverse. Market acceptance for higher density product is good within most inner suburbs of Sydney, hence end sale prices of the completed product justify the higher cost of construction.

  Effective demand, rather than underlying demand, is relevant for development feasibility. The ability of households to pay for housing underpins the type and nature of development the market can respond with.

  While market attitudes in the LGA are shifting and smaller residential product is enjoying increasing market acceptance, prices achieved for residential units are nevertheless limited by prices paid for detached dwellings. For example, if a 3 bedroom detached dwelling is available for $750,000-$800,000, it is unlikely a 3 bedroom unit will be able to achieve the same level of pricing.

- **Construction Costs**
  The cost of construction can increase substantially as buildings become taller. Service requirements will dictate that more lifts will be required so that vertical transportation times are not compromised. Service shafts and fire escapes are correspondingly wider too.

  In deciding the amount of capital to apply to a site, i.e. how intensely the site should be developed, developer capital will be applied to the point where incremental revenue is equal to incremental cost.

  Table 3.2 outlines the potential cost and revenue differential as buildings become taller in the LGA. For comparison purposes, indicative revenue differential observed in Sydney CBD is also provided.

Table 3.2. Indicative Cost v Revenue Comparison

No. of Storeys	Liverpool ($/sqm)		Sydney CBD ($/sqm)	
	Ave. Cost	Ave. Revenue	Ave. Cost	Ave Revenue
<3 storeys	$1,900	$6,000	$1,900	$12,000
4-7 storeys	$2,200	$7,000	$2,200	$15,000
7-20 storeys	$2,800	$8,000	$2,800	$25,000
21-35 storeys	$3,500	$10,000	$3,500	$30,000

Source: Rawlinsons (2016), RLB (2016), AEC

Tall buildings will only be developed in locations where developers can expect to offset the increased cost of construction (taller buildings and more basement levels) and risk with higher revenue levels. It is therefore no surprise that residential towers are feasible to develop in limited markets, particularly in the Sydney CBD.

- **Planning/Development Controls**

Planning and development controls have the ability to affect feasibility through changes in land use zoning and densities but also through the costs associated with design requirements and securing planning approvals.

Codes for parking, open space, sustainability, etc. all have the ability to influence the cost of development. As an example of the influence of development controls, an increase in density will increase height and cost of construction but may also impact on code-based requirements such as car parking areas.

The cost of code compliance could have a disproportionate impact on cost, e.g. where additional basement parking is required, and could severely undermine the economics/ feasibility of development.

Minimum FSR Threshold

The section carries out generic feasibility testing to assess the minimum FSR threshold required for development at the Site to be feasible. Notional development schemes premised on specific densities and land use types are tested for development feasibility. Note that notional development schemes are not site or capacity tested with urban design/architectural expertise.

Residential Apartment Development

For the purposes of generic feasibility testing the following assumptions are made:

- **Assumed Land Cost** (Opportunity Cost of Land)
  The Site (29,400sqm in size) was last sold in 2010 for $11,050,000. It is conceivable that since then land values have increased. A 5% annual increase was applied to the purchase price to approximate the value of the land today. Using this approach, the value of the land is approximated at $15.5m ($528/sqm/site area).
- **Notional Development Yield**
  At an FSR of 1:1, a yield of 293 residential apartments results.

Table 3.3. Feasibility Testing of Residential Flat Building

Description	Yield and Performance
Site Area	29,400sqm
Gross Floor Area (FSR 1:1) Development Yield	24,900sqm 293 residential apartments
Development Feasible?	Yes
Residual Land Value (RLV)	$80,320/per unit/site or $945/sqm of site area

The RLV at $945/sqm is higher than the assumed land cost of $528/sqm of site area. Accordingly, development to an FSR of 1:1 is assessed to be feasible to undertake. This is the threshold at which development is feasible.

We highlight that in the absence of a detailed cost plan or development scheme specifics, generic cost and revenue assumptions are adopted in the feasibility modelling. Should the Site be subject to extraordinary site or technical issues, the assessment could result in a different outcome.

3.6 POTENTIAL USE AND DENSITY OF THE SITE

In its current form, the Site is less competitive due to its small scale and relative isolation. By virtue of its comparatively isolated location, lack of worker amenity, market appeal for bulky goods and office space is conceivably limited.

Large format retailers and commercial uses require certain features in order to be competitive and sustainable in the long term. Retail format retailers require large sites which allow numerous retailers to co-locate and cluster. Office precincts require critical mass' in order to facilitate the clustering of services amenity and transport access (public transport). The Site is challenged on all of the above-mentioned fronts.

The future of the Site is inextricably linked to the future of Munday Street Precinct. Should the horse stabling functions of Munday Street Precinct be viably relocated to the racecourse, opportunities arise for Munday Street Precinct and Lot 1 to collectively deliver a masterplanned outcome that incorporates a range of house types, required urban and retail amenity as well as meet social/community infrastructure need.

Despite the presence of the train station, the general area of South Warwick Farm has not been planned to accommodate higher density residential uses. In this circumstance, the Site will have an important role to play in contributing to the urban amenity of the new community, particularly around the train station. The site is an island site, bounded by roads on all sides – while this provides significant opportunity to cater for residential development, the amenity challenges of a main road (Hume Highway) location are acknowledged.

The feasibility analysis demonstrates that a minimum FSR of 1:1 is required for residential unit development on the site to be feasible. The FSR is significantly less compared to that which the planning proposal lodged for the Site has put forward (FSR 3.5:1). Further testing and analysis would be required however our preliminary findings indicate there would be opportunity for Council to capture some of the value uplift for public benefit, particularly to fund the required infrastructure for a new residential community.

4. PRIDDLE/SCRIVENER STREET PRECINCT

4.1 KEY OBJECTIVES AND APPROACH

The Priddle/Scrivener Street industrial area is a small pocket of industrial land (approximately 25 hectares in area) in the suburb of Warwick Farm in the Liverpool LGA. The industrial area is zoned IN1 General Industrial.

In order to inform precinct planning for South Warwick Farm, i.e. land south of the Hume Highway (including Munday Street Precinct, Lot 1 Governor Macquarie Drive and Priddle/Scrivener Street Precinct) analysis of the Priddle/Scrivener Street Precinct is essential.

The pertinent question for the Priddle/Scrivener Street Precinct is:

1 What is the future role and function of the Precinct?

2 Should the Precinct be retained for industrial/employment uses?

In order to answer the above question, the Liverpool Industrial Employment Lands Study undertaken by Knight Frank was reviewed to assess how industrial lands in the LGA are performing and in the context of the Priddle/Scrivener Street Precinct. Relying on this information and carrying out our own market investigations, this chapter considers the existing and future role of the Precinct.

4.2 PRECINCT CONTEXT AND LOCATION

The Priddle/Scrivener Street (Warwick Farm) industrial area is a small pocket of industrial land (approximately 25 hectares in area) in the suburb of Warwick Farm in the Liverpool LGA. The industrial area is zoned IN1 General Industrial. In accordance with the Liverpool Local Environmental Plan 2008, the IN1 General Industrial land use zone has the following objectives, permissible uses and prohibited uses.

Table 4.1. IN1 General Industrial Objectives, Permissible Uses and Controls

IN1 General Industrial Zone	
Objectives	• To provide a wide range of industrial and warehouse land uses. • To encourage employment opportunities. • To minimise any adverse effect of industry on other land uses. • To support and protect industrial land for industrial uses. • To particularly encourage research and development industries by prohibiting land uses that are typically unsightly or unpleasant. • To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
Permitted Uses	Boat sheds, building identification signs, business identification signs, car parks, cemeteries, child care centres, community facilities, crematoria, depots, environmental facilities, environmental protection works, flood mitigation works, freight transport facilities, garden centres, general industries, hardware and building supplies, helipads, heliports, hotel or motel accommodation, industrial training facilities, industrial retail outlets, information and education facilities, kiosks, light industries, liquid fuel depots, mortuaries, neighbourhood shops, passenger transport facilities, places of public worship, public administration buildings, recreation areas, recreation facilities (indoor), recreation facilities (outdoor), respite day care centres, restaurants or cafes, roads, sex services premises, storage premises, take away food and drink premises, transport depots, vehicle body repair workshops, vehicle repair stations and warehouse or distribution centres.
Prohibited Uses	Any development not specified above.
Height Control/Minimum Lot Size	15 metres; 2,000sqm minimum lot size.

Source: Liverpool City Council (2016)

Road access to the Hume Highway via Governor Macquarie Drive and the local street network is available to the Precinct. The local road network to access the Precinct is shared with the adjoining residential area to the north (Munday Street Precinct).

It is understood that a proposed bypass is being considered which would provide direct access from Governor Macquarie Drive directly to the Precinct, the proposed route would run on the eastern side of Rosedale Park so as to avoid the residential area in the north (Munday Street Precinct).

The Precinct is surrounded by a varied mix of land uses including residential and horse stables to the north, the Liverpool Hospital to the west, Georges River to the south and the Liverpool Water Recycling Plant to the east. Also in close proximity is the Warwick Farm Racecourse and the adjacent industrial land (12.8 ha), which is being developed by Stockland (Coopers Paddock) while further to the north is the nearby industrial land of Sappho Road (Warwick Farm North - 16.8 ha), which is home to car dealerships (Peter Warren), Masterton Homes and the Warwick Farm Hometown Centre.

In total, there are 25ha of industrial zoned land within the Precinct, all of which has been developed. Current uses operating at the Precinct include: freight forwarding, warehouse and distribution and packaging and paper manufacturing. There is also a large presence of smaller business located at 29-31 and 33 Scrivener Street which service local residents including auto repairs/mechanics and local construction businesses. The tenant mix identified in the Supplement to Liverpool Industrial Employment Lands Study (2016) is detailed below.

Table 4.2. Priddle/Scrivener Precinct Tenant Mix

Street Address	Business Name	Core function/service
8 Priddle Street	Vacant (previously occupied by Hannanprint)	Vacant (previously occupied by Print/Paper Manufacturing/Packaging)
8 Priddle Street	Vacant (previously occupied by Stockwell International)	Vacant (previously occupied by Freight Forwarding/Transport Solutions)
20 Scrivener Street	Direct Freight Express	Freight Forwarding/Transport Solutions
41 Scrivener Street	Visy	Print/Paper Manufacturing/Packaging
20 Scrivener Street	Tru Blue Beverages	Wholesale Seller
29-31 Scrivener Street	MTA Autoparts	Automotive Repairs
29-31 Scrivener Street	BT Constructions	Construction
29-31 Scrivener Street	T&T Kitchens and Shop fitting	Construction
29-31 Scrivener Street	Evolution Auto Repairs	Automotive Repairs
29-31 Scrivener Street	TNN Kitchens	Construction
29-31 Scrivener Street	Colours Unlimited	Automotive Repairs
29-31 Scrivener Street	SMW Built-in Wardrobes	Construction
29-31 Scrivener Street	Head2work	Rehabilitation Service
29-31 Scrivener Street	Enterpraise	N/A
29-31 Scrivener Street	All Auto Spares	Automotive Repairs
29-31 Scrivener Street	GMN Smash Repairs	Automotive Repairs
29-31 Scrivener Street	Viman Smash Repairs	Automotive Repairs
29-31 Scrivener Street	Food Storage/Preparation	Food Wholesaling
33 Scrivener Street	28 Gate Christian Centre	Religion
33 Scrivener Street	Modern Design Wardrobes	Construction
33 Scrivener Street	W.F. Plastics	Packaging/Cleaning Supplies
33 Scrivener Street	Embroidery House	Embroidery/Clothing Retailing
33 Scrivener Street	Cabinetry	Furniture Manufacturer
33 Scrivener Street	Anavada Upholstery	Furniture Manufacturer
33 Scrivener Street	Dry Cleaners	Clothing
42 Scrivener Street	Gamma Illumination	Lighting Manufacturer
48 Scrivener Street	HY Quest Solutions	Hydrological/Meteorological Manufacturing

Source: Knight Frank (2016)

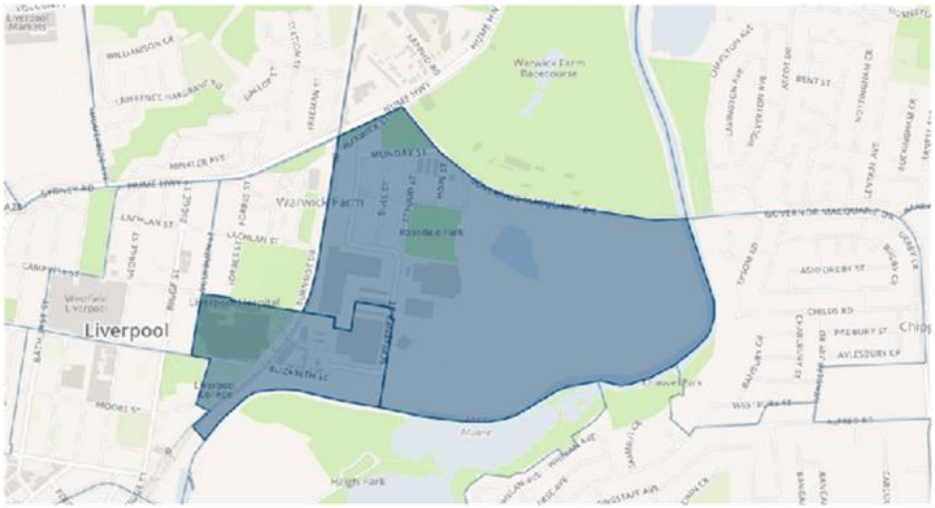
4.3 PROFILE OF THE PRECINCT

4.3.1 Employment Profile

In order to better understand employment and activities occurring in the Precinct over the 2006-2011 period, Bureau of Transport Statistics (BTS, 2014) data was examined using statistical geographic boundaries of Travel Zones.

The Precinct traverses two travel zones (3841 and 3840), these travel zones cover a larger area than the Precinct. The travel zones are represented in **Figure 4.1**.

Figure 4.1. Priddle/Scrivener Precinct Travel Zone Definition



Source: NSW BTS (2017)

Table 4.3. Employment by Industry, 2006 – 2011 (19 Sector – 1 Digit ANZSIC)

	2006		2011		Change 06-11	
Industry	**No.**	**% of Total**	**No.**	**% of Total**	**No.**	**%**
Agriculture, Forestry and Fishing	9	0.2%	15	0.3%	6	62%
Mining	0	0.0%	0	0.0%	0	-100%
Manufacturing	612	11.6%	434	7.5%	-177	-29%
Electricity, Gas, Water and Waste Services	42	0.8%	32	0.5%	-10	-25%
Construction	234	4.4%	254	4.4%	20	9%
Wholesale Trade	31	0.6%	38	0.7%	7	22%
Retail Trade	103	1.9%	106	1.8%	3	3%
Accommodation and Food Services	60	1.1%	84	1.4%	25	41%
Transport, Postal and Warehousing	353	6.7%	366	6.3%	13	4%
Information Media and Telecommunications	3	0.1%	4	0.1%	1	37%
Financial and Insurance Services	0	0.0%	0	0.0%	0	-100%
Rental, Hiring and Real Estate Services	0	0.0%	0	0.0%	0	-100%
Professional, Scientific and Technical Services	48	0.9%	39	0.7%	-9	-19%
Administrative and Support Services	56	1.1%	68	1.2%	13	22%
Public Administration and Safety	45	0.9%	65	1.1%	20	44%
Education and Training	210	4.0%	283	4.9%	72	34%
Health Care and Social Assistance	3,300	62.6%	3,823	65.7%	523	16%
Arts and Recreation Services	150	2.8%	185	3.2%	35	23%
Other Services	18	0.3%	19	0.3%	1	7%
Total	**5,274**	**100.0%**	**5,815**	**100.0%**	**540**	**10.2%**

Source: NSW BTS (2014)

In 2011, the Precinct contributed to 9% of total employment in the Liverpool LGA (61,595). While the majority of employment in the Precinct is in the manufacturing and transport, postal and warehousing sector, the broader LGA has a much more diverse economy than the Precinct.

In 2011, the Precinct employed 5,274 employees with around 7.5% of these employed in manufacturing and 6.3% in transport, postal and warehousing and 4.4% in construction. The table demonstrates a higher proportion of health care and social assistance and education and training - these employment uses are not associated with the Precinct itself, they are associated with Liverpool Hospital which is captured in the travel zones as well.

Table 4.4. Journey to Work Data

LGA	Workers	% of Workers
Liverpool	258	33.2%
Fairfield	115	14.8%
Campbelltown	88	11.3%
Blacktown	71	9.1%
Canterbury-Bankstown	58	7.5%
Cumberland	33	4.2%
Parramatta	17	2.2%
Inner West	16	2.0%
Penrith	16	2.0%
Sutherland Shire	16	2.0%
Rest of NSW	87	11.2%
From outside NSW	3	0.4%
Total	778	100.0%

Source: NSW BTS (2014)

In order to understand where employees in the Precinct live, BTS Journey to Work data was analysed. The analysis shows the majority of workers are local residents who reside in the Liverpool LGA (33%), followed by the nearby local government areas of Fairfield (14.8%) and Campbelltown (11.3%).

4.3.2 Market Profile

Trends and Drivers

A broad spectrum of factors influences industrial activity in the Precinct and Liverpool LGA. While some of these are internal factors over which the local area have control, many are not. Significant influences on industrial activity come from outcomes at the broader global and national levels. Understanding the broader context in which Liverpool's industrial sector operates is essential in understanding future demand for industrial lands.

The following factors have significant implications for industrial activity and likely influence the demand for local industrial land:

- **Increasing size of Distribution Centres and Warehouse Facilities**
  This has become a defining feature of the modern industrial market. Some estimates suggest that the average floor space of new large format industrial facilities has increased by around 30% in recent years. These larger formatted or supersized facilities are clearly visible in the transport infrastructure industrial markets – a clear indication of the strong demand for logistics space in more densely populated areas and corridors.
- **Construction and Design**
  This includes; higher internal clearances (+10m), concrete tilt panel construction, full early suppression fast response sprinkler systems, all weather awning spaces, A grade office areas with complete amenities, multiple container height roller doors and loading docks, B-double access with heavy and light duty pavement, large hardstand areas for truck turning and container handling. Modern facilities are also increasingly located in precincts which feature 24/7 zoning.
- **Automation**
  The digital revolution is enabling an increasing preference towards automation of all types of industrial processes. Advances in ICT is facilitating innovation in warehousing practices. Traditionally employing thousands of workers, digital picking, sorting and retrieval systems and GPS technologies are making thousands of traditional transport and storage industry jobs obsolete. Such technologies are employed as a response to demand side pressures resulting from growth in e-commerce.
- **Strategic Sites**
  The demand for industrial land in transport infrastructure rich locations is evident. Transactions by notable logistics specialists have highlighted the significance of these locations in recent years actively leasing or purchasing facilities in key locations. Proximity to workforce is also an important consideration for the selection of strategic industrial locations.

- **Small Industrial Units**
  Due to strong population growth, there has been strong demand for smaller industrial units (used by mechanics, builders etc). In some instances, these small industrial units include co-located warehouse and ancillary office space. These are generally located in highly populated urban areas.
- **Conversion of Older Industrial Property**
  Industrial land and asset sales in the Sydney industrial market have been fuelled by land rezoning which are transitioning industrial areas towards a mixed-use, residential future. The significant rise in residential value has provided a compelling reason for owner-occupiers to sell their industrial assets and realise capital appreciation.

Major Projects and Catalytic Infrastructure

A number of major projects and catalytic infrastructure items will drive growth and investment in South West Sydney. These include the development and future operation of the Moorebank Intermodal Terminal, the second airport at Badgerys Creek, progress of South West Priority Growth Area and Council's plans for revitalisation of the Liverpool CBD.

- **Moorebank Intermodal Freight Precinct**
  Sydney's freight handling capacity is increasingly constrained by a heavily congested road network hence the need for more containerised freight to be moved by rail. The Moorebank intermodal freight precinct means the number of containers travelling by road between Port Botany and west/south west Sydney will only grow to 11,000 a day by 2040, rather than 14,000.

  The Moorebank intermodal freight precinct will include facilities for transferring interstate freight between rail and road. Interstate containerised freight moves a wide range of goods around Australia; including agricultural produce, groceries, consumer goods and manufactured materials. The intermodal facility will be supported by approximately 300,000sqm of warehousing and up to 8,000sqm of commercial and retail services facilities.

  It will enable containers moving between Port Botany and south-west Sydney to undertake much of their journey by rail. This will reduce the projected growth in road freight traffic from Port Botany, with up to 3,000 fewer truck journeys to and from Port Botany a day, which equates to 60,000 fewer kilometres travelled by import-export freight trucks on Sydney roads each day. This reduction in truck travel will reduce the growth in congestion across the Sydney network, reduce travel times, and increase the reliability of trip duration.

  The Moorebank intermodal freight precinct is also expected to reduce the amount of interstate freight being transferred by truck through Sydney's roads and on the national highway network.

  As many as 7,700 jobs are expected to be created as a result of the Moorebank intermodal freight precinct. Development of the intermodal freight precinct will also create jobs in the broad range of industries that service the terminal and its staff. These industries range from construction suppliers to retail, financial services, food outlets and health services.
- **Western Sydney Airport and Supporting Infrastructure**
  The Western Sydney Airport has the potential to create anywhere from 11,000-12,000 or up to 35,000 jobs by 2035. State Government projections even estimate up to 60,000 jobs in the longer term.

  The Australian and state government launched the $3.6 billion western Sydney infrastructure programme. Through the construction of over 61,000km of new and upgraded roads, the plan will significantly increase connectivity between Badgerys Creek and the neighbouring areas in the south west, including Liverpool.

  Additionally, the Westconnex motorway scheme, which is currently under construction and forecast to be completed in 2023, will enhance vital links between west and central Sydney. Spanning, 33,000km, the new road network will reduce driving time between Liverpool and central Sydney.
- **South West Priority Growth Area**
  The South West Priority Growth Area (SWGC) is approximately 17,000ha in size and straddles the local government areas of Liverpool, Camden and Campbelltown. There are 18 precincts within the SWGC, some of which have been released and rezoned.

Several major employment hubs are located just outside the SWGC including Liverpool and Campbelltown CBDs which incorporate major hospital and retail precincts. The Liverpool LGA is a key employer for residents in the SWGC. In 2011 almost 30% of SWGC residents worked in Liverpool LGA (BTS, 2012).

The continued progress of released and rezoned precincts in the SWGC will undoubtedly have implications for increased demand for more local employment, particularly in the Liverpool LGA.

- **Liverpool City Centre Revitalisation**
  Council is currently working on a planning proposal for the City Centre, which proposes altering the zoning applying to the Liverpool City Centre to permit increased mixed-use development. The rezoning will encourage greater levels of residential development, which in turn will result in population growth and demand for retail, commercial and industrial floorspace. In particular, strong population growth will result in demand for local urban services e.g. mechanics, smash repairers etc.

Market Appeal to Occupiers

The Precinct is comprised of a high proportion of secondary industrial stock. The Precinct has a high occupancy rate with just two warehouses (4,000sqm and 6,500sqm in size) on the market. These warehouses are located at 2-8 Priddle Street, the asking rent is $75/sqm for both warehouses.

Market activity in the light industrial sector is evolving with businesses increasingly gravitating towards newer premises given the associated operational efficiencies. While larger occupiers, particularly within transport, postal and warehousing sub-sectors have relocated to more suitable sites along key road and transport networks (Prestons, Eastern Creek etc.) from established locations, smaller businesses who service the local population will still require to be located close to residents.

An example of this is Hannanprint (Print/Paper Manufacturing/Packaging) and Stockwell International (Freight Forwarding/Transport Solutions) who were previously located at 8 Priddle Street and have since relocated. The main issues with these warehouses is the low clearance levels and poor truck access to and from the Precinct. The marketing agent indicated that despite the roads being approved for B-doubles by the RMS, Governor Macquarie Drive is only a one-way street and a B-double truck on this road takes up about 60% of the road.

Despite the challenges of road access, marketing agents have indicated that local auto repairs/mechanics and warehousing who service the local population are still highly represented in the Precinct and performing well. The above analysis indicates that moving forward the Precinct has a role to play in providing local support services (i.e. mechanics and construction businesses) as well as accommodating urban logistics occupiers (e.g. food and beverage manufacturing and distribution) that service the South West region of Sydney.

Despite its location adjacent to the Liverpool Hospital precinct, there does not appear to be obvious synergy with the hospital precinct, with businesses who seek to locate in the Precinct generally unconnected to activity in the hospital precinct.

4.4 LOCATIONAL SUCCESS FACTORS

There are two main types of industrial occupiers, these include: large format industrial and smaller format industrial. Large format industrial uses require large parcels of land (e.g. minimum 5ha) and usually attract large freight and logistics occupiers. Many of these occupiers are observed at Eastern Creek and Erskine Park.

Smaller format industrial uses typically occupy industrial strata units, high-tech industrial and warehouse/ storage facilities. These businesses typically play a local service role as well as a 'Last Mile' logistics function. Further analysis of each is detailed below.

Large Format Industrial

New industrial development that requires large land parcels (e.g. minimum 5ha) in order to facilitate the large scale nature of the warehouses and distribution centres required as well as sufficient hardstand space to move containers and trucks. Additionally, easy access to major highways is critical for these types of logistics operations. Large format industrial users need to be located in an area that has direct access to major motorways and is well buffered from residential uses.

The Precinct lacks the sufficient size and direct access to major highways to be appealing to this market segment. The Precinct is also not well buffered from residential, with an adjoining residential area located to the north of Precinct. Areas such as Eastern Creek, Erskine Park and the broader Outer West and South West are much more suitable and competitive for these uses.

Smaller Format Industrial

Smaller format industrial users typically occupy industrial strata units, high-tech industrial and warehouse/storage facilities. Smaller format industrial users require the following features in order to be competitive and sustainable in the long term. These factors include:

- Unrestricted access to arterial road network to be able to service key customer catchments.
- Location close to population growth to enable critical response times and access by customers, suppliers and workers alike.
- Ability to operate in a conflict-free environment (e.g. unrestricted truck access and sufficiently buffered from residential).
- Generic buildings that can be easily re-purposed following relocation of occupiers.
- Critical mass of lands to enable clustering activity of businesses.

The Precinct benefits from the above-mentioned characteristics, although the Precinct is not completely conflict-free, with residential land uses immediately to the north of the Precinct. Furthermore, the Precinct does not have direct access off a major arterial corridor.

4.5 FUTURE OF THE PRIDDLE/SCRIVENER STREET PRECINCT

The Precinct is generally well occupied, catering to a local service need. While manufacturing activity declined over the 2006-2011 period, the Precinct experienced growth in transport logistics and local service-based businesses.

Market investigations demonstrate the Precinct generally enjoys good market appeal. That said, the difficulty of access to and from the Precinct detracts from its central location within Liverpool and the South West region. If the issue of road access is left unaddressed, it is conceivable that market interest will decline as other locations that offer better vehicle access are available.

A new bypass that provides direct access from Governor Macquarie Drive directly to the Precinct along the eastern side of Rosedale Park would vastly contribute to the appeal and sustainability of the Precinct for industrial uses.

The Precinct has an important role to play in providing local urban services (i.e. mechanics and construction businesses) and facilitate urban logistics as market penetration for online retail continues to increase. As the population of Liverpool and the South West region grows, so too will the need for urban services to support the population's needs.

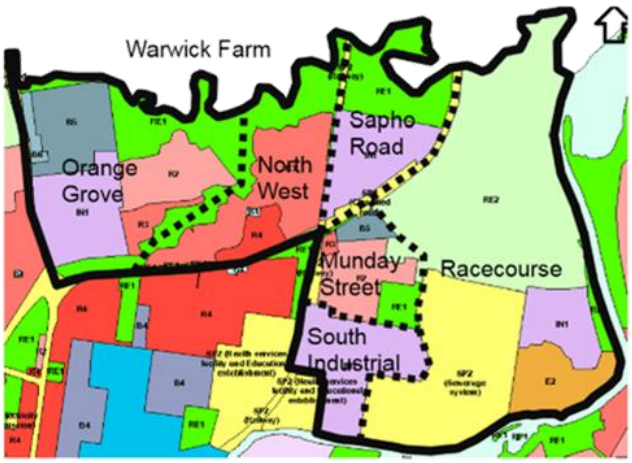
Notwithstanding the importance of the Precinct's role, key to the Precinct being sustainable in the long term will be implementation of the proposed Manning Street bypass that facilitates direct access to and from Governor Macquarie Drive.

5. PLANNING SCENARIO ANALYSIS

5.1 BUSINESS-AS-USUAL

In the Business-as-usual scenario, each component precinct within South Warwick Farm remains in their existing use, as depicted in Figure 5.1.

Figure 5.1. South Warwick Farm Precinct Components



Source: LCC

Implications for each of the precinct components are detailed:

- **Munday Street Precinct**
  This residential area (zoned R2) currently functions as a defacto horse stabling facility for horses who train and race at Warwick Farm Racecourse. Owing to its location just adjacent to the racecourse, it provides horse trainers with the close proximity required for training and racing.

  Despite the valuable location of this precinct close to the racecourse, there are a number of safety concerns particularly with respect to horses commuting to and from the racecourse on roads shared with passenger vehicles, heavy trucks and pedestrians.

- **Lot 1 Governor Macquarie Drive**
  This site was originally rezoned to B5 to enable Masters to operate a home improvement centre. Following the exit of Masters from the large format retailing scene, a residential use is now proposed for the vacant site.

  The site is relatively small in scale and offers limited opportunity for large format retailers to cluster/co-locate. Unless commitment from an anchor large format retail tenant can be secured, it is conceivable the Site will face market resistance owing to its less desirable location and site characteristics.

- **Priddle/Scrivener Street Precinct**
  The industrial precinct (currently zoned IN1) is not suited to large format industrial users as it does not provide unrestricted access for large trucks. Current road access is via narrow roads and through the residential/horse stabling area of Munday Street. Many large format industrial users have located to industrial areas such as Prestons and Eastern Creek where heavy vehicle access is unrestricted and efficient. Consequently, the Precinct has experienced a number of departures by tenants whose road access needs are not met.

  Notwithstanding the heavy vehicle access challenges, the Precinct continues to play an important role by accommodating service-based businesses as well as urban logistics businesses, both of whom respond to population growth.

  Being an established industrial area (and with many older style buildings), it is conceivable that the Precinct will be at risk of being uncompetitive in time (as buildings age and road access continues to be challenged).

The next section considers planning interventions that may help address some of the current challenges in each precinct component.

5.2 PLANNING INTERVENTIONS AND SCENARIOS

Owing to the important role played by the Priddle/Scrivener Street industrial precinct, all planning scenarios envisage retention of the area for general industrial uses (i.e. retaining the IN1 General Industrial zone). Various planning interventions are considered for Munday Street Precinct and Lot 1 Governor Macquarie Drive.

5.2.1 Residential Uses

This scenario considers the potential for Munday Street Precinct and Lot 1 Governor Macquarie Drive to be rezoned for residential uses (e.g. R3 or R4 zone).

Relocation of Munday Street's horse stabling functions to new facilities at the racecourse is critical to this scenario. Should this not be possible (for example if ATC's new stabling facilities not eventuate into delivery) and without horse stabling accommodation at Munday Street Precinct there is a risk future patronage and utilisation rates at the Warwick Farm Racecourse would significantly fall.

Key to the viability of this scenario is for the 'new' residential areas required to co-exist and operate alongside the industrial precinct in the south. If not managed appropriately, land use conflicts between the new residential uses and existing industrial uses could threaten the viability and market appeal of both precinct components.

5.2.2 Employment Uses

This scenario considers the potential for Munday Street and Lot 1 Governor Macquarie Drive to be rezoned for employment uses (e.g. B5 or IN1 zone).

This scenario is also predicated on the relocation of Munday Street's horse stabling functions to new facilities at the racecourse. Similar to the residential scenario, should for any reason the proposed stabling facilities at the racecourse not eventuate into delivery, a change of use at Munday Street Precinct could risk future patronage and utilisation rates at the Warwick Farm Racecourse.

The 'new' employment areas would also be required to co-exist and operate alongside the industrial precinct in the south. The potential for land use conflicts is likely to be less compared to the residential scenario in section 5.2.1.

Key to the viability of this scenario is whether a change in use from residential (R2) in Munday Street Precinct to employment (B5 or IN1) is commercially feasible and would facilitate meaningful change.

5.3 WEIGHING-UP THE SCENARIOS

In evaluating each of the planning scenarios, we have considered economic and market factors that ultimately underpin the viability of new land uses.

Residential Uses

Market appetite and acceptance of higher density residential product has grown significantly over the last five years in Liverpool. The amenity-rich environment of the Liverpool City Centre offers an attractive value proposition to people seeking a convenience lifestyle. While there has been notable price growth in apartment prices in the City Centre, there are other areas in Liverpool LGA that do not have as wide market acceptance for higher density living.

Notwithstanding a shift in market attitudes in favour of high density living, many areas are still observed to have a preference for larger housing formats particularly where there are high numbers of new immigrants with large families.

A rezoning of Munday Street Precinct and Lot 1 Governor Macquarie Drive to permit a mix of residential densities should be predicated on the ability of the horse stabling function to be relocated and accommodated on the Racecourse. This is important for three key reasons:

- **Economic contribution of horse stabling precinct**
  Economic modelling indicates the contribution Munday Street Precinct makes to the Liverpool LGA is significant - supporting 238 jobs (direct and indirect) and approximately $20.3m in Gross Regional Product each year, and paying $11.9m in wages and salaries.

  A relocation of horse stabling to the racecourse would allow the economic contribution of Munday Street Precinct to be retained within the Liverpool LGA.

- **Viability of Warwick Farm Racecourse**
  Should the Munday Street Precinct be rezoned independent of the delivery of new horse stabling facility at the racecourse, there is a risk that utilisation rates at the racecourse will decline, thereby resulting in economic loss for the Liverpool LGA.

  Many respondents to the survey indicated that availability of horse stabling facilities in close proximity to the racecourse is essential in their decision to continue training and racing at Warwick Farm.

- **Value released from rezoning**
  As a major landowner in Munday Street Precinct, it is understood that ATC plan to leverage value that may be released from its landholdings following a rezoning to permit higher density residential uses.

A critical requirement that underpins this scenario is implementation of alternate access to Priddle/Scrivener Street Precinct that bypasses the new residential area.

Residential and industrial uses do not mix. In order for both precincts to be viable and have market appeal, there needs to be provision for separate access and unimpeded access to the industrial precinct.

Existing-use values in Munday Street Precinct and Lot 1 Governor Macquarie Drive are at levels that facilitate even a modest increase in residential density. A rezoning to permit higher densities accompanies an opportunity for Council to require contributions to public benefit as part of a planning proposal. Contributions could include amenity and infrastructure items for the new residential precinct as well as to fund the Manning Street bypass.

While the rezoning of Lot 1 Governor Macquarie Drive to permit residential uses would *theoretically* result in the 'loss of employment land', the nature of its location and scale makes it challenging to establish a viable cluster of large format retail uses. Potentially some local convenience retail and supporting commercial space could be considered at this location (intersection of Manning Street, Warwick Street and Munday Street) as part of wider masterplanning for a new residential precinct.

Employment Uses

This scenario envisages the rezoning of Munday Street Precinct to B5 Business Development, IN1 General Industrial or a combination of both. Similar to the residential scenario, this scenario is predicated on the relocation of Munday Street Precinct's horse stabling function to the racecourse.

If realised, a rezoning to employment uses would effectively eliminate any land use conflicts between the existing industrial, residential and horse stabling activities. There would accordingly be a less compelling case to progress and implement the Manning Street bypass.

There are two key risks associated with this scenario:

- **No incentive for land use change**
  Property values in Munday Street Precinct (as an R2 zone) are higher than values in a B5 zone or IN1 zone. Despite a change in land use zone, it is likely that properties will remain in their existing use by virtue of existing-use rights.

  A change in land use zone is therefore likely to be a theoretical exercise, effecting little change on-ground.

- **Ability to leverage value from residential rezoning**
  As a major landowner in Munday Street Precinct, it is understood that ATC plan to leverage value that may be released from its landholdings following a rezoning to permit higher residential uses. Should Munday Street Precinct be rezoned to B5, IN1 or both, this opportunity would not exist for ATC to cross-fund the new development at the racecourse.

Summary

The potential relocation of Munday Street Precinct's horse stabling facility to new stabling facilities at the Warwick Farm Racecourse raises questions about its future use and role.

A rezoning to permit higher density residential uses would:

- Optimise use of a residential area that is located proximate to a train station.
- Present an opportunity to masterplan the collective Munday Street Precinct and Lot 1 Governor Macquarie Drive to deliver local and convenience amenity close to the train station, required social and community infrastructure and a diverse range of housing formats.
- Release value to assist in delivery of new stabling facility at racecourse.
- Present opportunity for Council to receive contributions to fund required infrastructure by capturing some of the uplift in land value following the rezoning to higher densities.
- Assist delivery of new Manning Street bypass from contributions received.

Key disadvantages to a residential rezoning scenario are:

- Loss of B5 zoned land. This 'loss' is conceivably a theoretical loss as the Site is challenged by virtue of its location and scale to accommodate a viable large format cluster. A mitigating factor to this would be the masterplanning of the new residential precinct to allow for local amenity, commercial and civic uses close to the train station, which new residents would otherwise have to travel to Liverpool City Centre for.
- Unless land use conflicts between residential and industrial uses are addressed (e.g. with implementation of a bypass that separates trucks and residential traffic), a rezoning to permit higher density residential will only exacerbate the conflicts.

A rezoning to facilitate employment uses at Munday Street Precinct would sandwich the precinct between two employment areas - Lot 1 Governor Macquarie Drive (zoned B5) and Priddle/Scrivener Street Precinct (zoned IN1) is a logical land use scenario.

In practical terms, the employment rezoning scenario is unlikely to result in meaningful outcomes as existing-uses (low density residential) are generally more valuable than potential B5 or IN1 lands. In the main, it is conceivable that most properties will remain in their existing use (potentially even retaining horse stabling), there being little incentive for landowners to change or redevelop. As a consequence, land use conflicts will arguably still present between existing residential uses and industrial uses at Priddle/Scrivener Street Precinct.

A bypass road solution could still be required to address safety risks and amenity issues. 'New' employment uses are unlikely to be able to contribute to public benefit considering there is unlikely to be any 'value uplift' to the lands in Munday Street Precinct, rather a value decrease.

In conclusion, provided the horse stabling functions of Munday Street Precinct can be successfully and viably relocated to the racecourse, the rezoning of the Precinct to allow for a range of residential densities and formats would present an opportunity to deliver a masterplanned outcome that incorporates a range of housing formats, required urban amenity and commercial support services, as well as meet social/community infrastructure need.

Despite the presence of the Warwick Farm train station, the Precinct is not currently planned to accommodate higher density residential uses. Comprehensive land use planning will be required to unlock the Precinct's potential for a new community.

Resolution of road access and conflicts between different road users (residents and employment uses) is critical to ensuring any new residential community and the existing industrial precinct are viable and sustainable.

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APPENDIX A: INPUT-OUTPUT METHODOLOGY

INPUT-OUTPUT MODEL OVERVIEW

Input-Output analysis demonstrates inter-industry relationships in an economy, depicting how the output of one industry is purchased by other industries, households, the government and external parties (i.e. exports), as well as expenditure on other factors of production such as labour, capital and imports. Input-Output analysis shows the direct and indirect (flow-on) effects of one sector on other sectors and the general economy. As such, Input-Output modelling can be used to demonstrate the economic contribution of a sector on the overall economy and how much the economy relies on this sector or to examine a change in final demand of any one sector and the resultant change in activity of its supporting sectors.

The economic contribution can be traced through the economic system via:

Direct impacts, which are the first round of effects from direct operational expenditure on goods and services.

Flow-on impacts, which comprise the second and subsequent round effects of increased purchases by suppliers in response to increased sales. Flow-on impacts can be disaggregated to:

- **Industry Support Effects** (Type I), which represent the production induced support activity as a result of additional expenditure by the industry experiencing the stimulus on goods and services in the intermediate usage quadrant, and subsequent round effects of increased purchases by suppliers in response to increased sales.
- **Household Consumption Effects** (Type II), which represent the consumption induced activity from additional household expenditure on goods and services resulting from additional wages and salaries being paid within the economic system.

These effects can be identified through the examination of four types of impacts:

Output: Refers to the gross value of goods and services transacted, including the costs of goods and services used in the development and provision of the final product. Output typically overstates the economic impacts as it counts all goods and services used in one stage of production as an input to later stages of production, hence counting their contribution more than once.

Gross product: Refers to the value of output after deducting the cost of goods and services inputs in the production process. Gross product (e.g., Gross State Product) defines the true net contribution and is subsequently the preferred measure for assessing economic impacts.

Income: Measures the level of wages and salaries paid to employees of the industry under consideration and to other industries benefiting from the project.

Employment: Refers to the part-time and full-time employment positions generated by the economic shock, both directly and indirectly through flow-on activity, and is expressed in terms of full-time equivalent (FTE) positions.

Input-Output multipliers can be derived from open (Type I) Input-Output models or closed (Type II) models. Open models show the direct effects of spending in a particular industry as well as the indirect or flow-on (industrial support) effects of additional activities undertaken by industries increasing their activity in response to the direct spending.

Closed models re-circulate the labour income earned as a result of the initial spending through other industry and commodity groups to estimate consumption induced effects (or impacts from increased household consumption).

MODEL DEVELOPMENT

Multipliers used in this assessment are derived from sub-regional transaction tables developed specifically for this project. The process of developing a sub-regional transaction table involves developing regional estimates of gross production and purchasing patterns based on a parent table, in this case, the 2013-14 Australian transaction table (ABS, 2016).

Estimates of gross production (by industry) in the study area were developed based on the percent contribution to employment (by place of work) of the study area to the Australian economy (ABS, 2012), and applied to Australian gross output identified in the 2013-14 Australian table.

Industry purchasing patterns within the study area were estimated using a process of cross-industry location quotients and demand-supply pool production functions as described in West (1993).

Where appropriate, values were rebased from 2013-14 (as used in the Australian National Input-Output transaction tables) to 2016 values using the Consumer Price Index (ABS, 2017).

MODELLING ASSUMPTIONS

The key assumptions and limitations of Input-Output analysis include:

Lack of supply-side constraints: The most significant limitation of economic impact analysis using Input-Output multipliers is the implicit assumption that the economy has no supply-side constraints, so the supply of each good is perfectly elastic. That is, it is assumed that extra output can be produced in one area without taking resources away from other activities, thus overstating economic impacts. The actual impact is likely to be dependent on the extent to which the economy is operating at or near capacity.

Fixed prices: Constraints on the availability of inputs, such as skilled labour, require prices to act as a rationing device. In assessments using Input-Output multipliers, where factors of production are assumed to be limitless, this rationing response is assumed not to occur. The system is in equilibrium at given prices, and prices are assumed to be unaffected by policy and any crowding out effects are not captured. This is not the case in an economic system subject to external influences.

Fixed ratios for intermediate inputs and production (linear production function): Economic impact analysis using Input-Output multipliers implicitly assumes that there is a fixed input structure in each industry and fixed ratios for production. That is, the input function is generally assumed linear and homogenous of degree one (which implies constant returns to scale and no substitution between inputs). As such, impact analysis using Input-Output multipliers can be seen to describe average effects, not marginal effects. For example, increased demand for a product is assumed to imply an equal increase in production for that product. However, it may be more efficient to increase imports or divert some exports to local consumption rather than increasing local production by the full amount. Further, it is assumed each commodity (or group of commodities) is supplied by a single industry or sector of production. This implies there is only one method used to produce each commodity and that each sector has only one primary output.

No allowance for economies of scope: The total effect of carrying on several types of production is the sum of the separate effects. This rules out external economies and diseconomies and is known simply as the "additivity assumption". This generally does not reflect real world operations.

No allowance for purchasers' marginal responses to change: Economic impact analysis using multipliers assumes that households consume goods and services in exact proportions to their initial budget shares. For example, the household budget share of some goods might increase as household income increases. This equally applies to industrial consumption of intermediate inputs and factors of production.

Absence of budget constraints: Assessments of economic impacts using multipliers that consider consumption induced effects (type two multipliers) implicitly assume that household and government consumption is not subject to budget constraints.

Despite these limitations, Input-Output techniques provide a solid approach for taking account of the inter-relationships between the various sectors of the economy in the short-term and provide useful insight into the quantum of final demand for goods and services, both directly and indirectly, likely to be generated by a project.

In addition to the general limitations of Input-Output Analysis, there are two other factors that need to be considered when assessing the outputs of sub-regional transaction table developed using this approach, namely:

It is assumed the sub-region has similar technology and demand/ consumption patterns as the parent (Australia) table (e.g. the ratio of employee compensation to employees for each industry is held constant).

Intra-regional cross-industry purchasing patterns for a given sector vary from the national tables depending on the prominence of the sector in the regional economy compared to its input sectors. Typically, sectors that are more prominent in the region (compared to the national economy) will be assessed as purchasing a higher proportion of imports from input sectors than at the national level, and vice versa.

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QWN 15	Question with Notice - Clr Hagarty - Edmondson Park Commuter Car Parking

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	331554.2019

QUESTION WITH NOTICE

Background

In July 2019 Council passed the following motion in regards to the Commuter Car Parking Crisis in Liverpool:

That Council write to the relevant Minister as well as the Premier reminding them of their commitment of providing commuter parking at Edmondson Park Train Station and request a firm timeframe of the delivery of such parking provisions.

Please address the following:

1. Has a letter been sent to the Minister?
2. Has a response been received by the Minister?
3. If so, what was the response?

Response

1. **Has a letter been sent to the Minister?**
   Yes, two letters were sent by Council dated 15 August 2019 to the Premier and to the Minister for Transport and Roads. A copy of these letters is included as **Attachment 1**.

2. **Has a response been received by the Minister?**
   Yes, a response was received by Council from Hon Gabrielle Upton MP, Parliamentary Secretary to the Premier on behalf of the Premier dated 3 September 2019 and a response was received from Ms Eleni Petinos MP, Parliamentary Secretary for Transport and Roads on behalf of the Minister for Transport and Roads dated 17 October 2019.

   The response letter from the Parliamentary Secretary to the Premier is included as **Attachment 2** and the response letter from the Parliamentary Secretary for

Transport and Roads is included as **Attachment 3.** The responses were included in the Correspondence Register and in the CEO update sent to the Councillors on 24 October 2019.

3. If so, what was the response?

In summary, the response included the following paragraph *"the NSW Government has committed to invest $40 million to deliver up to 700 additional commuter car spaces at Edmondson Park Station. These spaces are on top of the 400 parking spots already available. This means that, once complete, there will be around 1,100 spaces available at the station. Transport for NSW has started planning for the new commuter car park. While this will involve the investigation of complex issues, the Minister has asked for this work to be prioritised. We will update the community on the project as soon as more information is available".*

ATTACHMENTS

1. Letter to Premier and Minister for Transport and Roads dated 15 August 2019
2. Letter from Parliamentary Secretary to the Premier dated 3 September 2019
3. Letter from Parliamentary Secretary for Transport and Roads dated 17 October 2019

LIVERPOOL CITY COUNCIL

Ref No.: 193971.2019
Contact: Deborah Cuthbertson
Ph: 8711 7777
Date: 15 August 2019

The Hon. Gladys Berejiklian MP
Premier
GPO Box 5341
Sydney NSW 2001

Dear Premier

Re: Commuter Car Parking at Edmondson Park Station

On behalf of Liverpool City Council, I am writing to remind the NSW Government of its pre-election commitment to provide additional commuter car spaces (approximately 1100) at Edmondson Park Station by mid-2020. Council would also like to request a firm time frame of the delivery of these parking provisions. A version of this letter has also been sent to Minister for Transport and Roads Andrew Constance MP.

Members of the Edmondson Park community have been very vocal on this issue. More than 7000 people signed a petition started in 2017 calling for extra parking areas to be built at Leppington and Edmondson Park stations. Those constituents are also awaiting a firm time frame for this commitment.

I look forward to receiving a response from you on this matter. Should you wish to discuss this further, please contact my Executive Assistant Deborah Cuthbertson on 8711 7777 or at CuthbertsonD@liverpool.nsw.gov.au.

Yours sincerely

Tim Moore
Acting Chief Executive Officer

LIVERPOOL CITY COUNCIL

Ref No.: 193971.2019
Contact: Deborah Cuthbertson
Ph: 8711 7777
Date: 15 August 2019

The Hon. Andrew Constance MP
Minister for Transport and Roads
GPO Box 5341
SYDNEY NSW 2001

Dear Minister

Re: Commuter Car Parking at Edmondson Park Station

On behalf of Liverpool City Council, I am writing to remind the NSW Government of its pre-election commitment to provide additional commuter car spaces (approximately 1100) at Edmondson Park Station by mid-2020. Council would also like to request a firm time frame of the delivery of these parking provisions. A version of this letter has also been sent to Premier Gladys Berejiklian.

Members of the Edmondson Park community have been very vocal on this issue. More than 7000 people signed a petition started in 2017 calling for extra parking areas to be built at Leppington and Edmondson Park stations. Those constituents are also awaiting a firm time frame for this commitment.

I look forward to receiving a response from you on this matter. Should you wish to discuss this further, please contact my Executive Assistant Deborah Cuthbertson on 8711 7777 or at CuthbertsonD@liverpool.nsw.gov.au.

Yours sincerely

Tim Moore
Acting Chief Executive Officer

The Hon Gabrielle Upton MP
Parliamentary Secretary to the Premier

Ref: A3110567

Mr Tim Moore
Acting Chief Executive Officer
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Dear Mr Moore

Thank you for your correspondence of 15 August 2019 regarding commuter car parking. I am replying on behalf of the Premier and I appreciate you expressing your views on this matter.

I note you have also written to The Hon Andrew Constance MP, Minister for Transport and Roads and it is appropriate that the Minister considers your correspondence.

If you have any further enquiries about this matter, please contact the Minister's office on (02) 8574 5807.

Thank you for taking the time to bring this matter to the Government's attention.

Yours sincerely

Gabrielle Upton MP
Parliamentary Secretary to the Premier

CC: The Hon Andrew Constance MP, Minister for Transport and Roads

3.9.19

Received by
-9 SEP 2019
Records & Archives

GPO Box 5341 Sydney NSW 2001 ▪ P: (02) 8574 5000 ▪ F: (02) 9339 5500 ▪ W: nsw.gov.au

Ms Eleni Petinos MP
Parliamentary Secretary for Transport and Roads

Our Ref: 00900452
Your Ref: 193971.2019

Mr Tim Moore
Acting Chief Executive
Liverpool City Council
Locked Bag 7064
LIVERPOOL NSW 1871

Dear Mr Moore

Thank you for your correspondence to the Minister for Transport and Roads about commuter parking at Edmondson Park Station. The Minister has asked me to respond on his behalf. I note you also wrote to the Premier regarding this matter, and I trust you will accept this as a response to both approaches.

The NSW Government is committed to doing all that it can to encourage the community to leave their cars at home and, where possible, use public transport to ease congestion across Greater Sydney. We recognise providing more car spaces at key commuter hubs and interchanges is critical to delivering this mode shift.

The NSW Government is equally committed to making life easier for public transport customers. This includes providing customers with more parking near stations and transport interchanges. Since 2011, nearly 10,000 parking spaces have been delivered across the network, with more than 4,000 extra spaces on the way. More information about our commuter car parks program is available at www.transport.nsw.gov.au and www.transportnsw.info.

As you are aware, the NSW Government has committed to invest $40 million to deliver up to 700 additional commuter car spaces at Edmondson Park Station. These spaces are on top of the 400 parking spots already available. This means that, once complete, there will be around 1,100 spaces available at the station. Transport for NSW has started planning for the new commuter car park. While this will involve the investigation of complex issues, the Minister has asked for this work to be prioritised. We will update the community on the project as soon as more information is available.

I trust this information is of assistance.

Yours sincerely

17/10/2019

Eleni Petinos MP
Parliamentary Secretary for Transport and Roads

GPO Box 5341, Sydney NSW 2001

QWN 16	Question with Notice - Clr Hagarty - Community Sport Infrastructure Grants

Strategic Direction	Creating Connection Implement access and equity for all members of the community
File Ref	020162.2020

QUESTION WITH NOTICE

Please address the following:

1. Did Council make any applications for the Federal Government's Community Sport Infrastructure Grants?

2. If so, what for and how much was requested?

A response to these questions will be provided in the 26 February 2020 Council meeting business papers.

ATTACHMENTS

Nil

NOM 01	Feral Cats and TNR Program

Strategic Direction	Leading through Collaboration Seek efficient and innovative methods to manage our resources
File Ref	021297.2020
Author	Charishma Kaliyanda - Councillor

BACKGROUND

Complaints regarding the effects of feral cats on local wildlife, domesticated pets and quality of living of residents are frequently made by members of the community to Council and Councillors.

Thus far, attempts to ascertain which tier of government holds responsibility for this issue and work towards a satisfactory way to manage the concerns of residents and deal with the impacts of feral cats in the area have not been satisfactory.

Trap-neuter-release (TNR) programs are in place around Australia and across many other countries as a way of mitigating the impacts of feral cat populations in an ethical and humane way.

NOTICE OF MOTION

That Council:

1. Investigate the feasibility of developing a TNR program at Liverpool Animal Shelter;
2. Involve local veterinarians and veterinary clinics in providing pro bono services to assist with the TNR program and rehoming of cats;
3. Identify other organisations, i.e. the RSPCA, that may also be able to assist and add value to a local TNR program; and
4. Consider other measures that can be undertaken within the LGA to mitigate the impacts of feral cats on the local community and provide a report back to Council by the May 2020 Council meeting.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	Support community organisations, groups and volunteers to deliver coordinated services to the community.
Civic Leadership	Act as an environmental leader in the community. Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision making processes. Deliver services that are customer focused. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

Nil

NOM 02	Bushfire Thank You

Strategic Direction	Creating Connection Deliver a range of community events and activities
File Ref	021320.2020
Author	Nathan Hagarty - Councillor

BACKGROUND

The entire nation has been moved by the unprecedented bushfire emergency.
I recently had the privilege of speaking to members from the Casula and Middleton RFS crews. When asked what the community could do to show their appreciation, one of the members remarked "we thrive on thank you".

The Liverpool community is proud of every one of its residents who have assisted in the emergency response, rescue and recovery effort. Let's come to together and give them the thank you they deserve.

NOTICE OF MOTION

That Council hold a 'Thank you' BBQ for all of the volunteers and workers from the Liverpool LGA involved in the bushfire response, rescue and recovery effort.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	Support community organisations, groups and volunteers to deliver coordinated services to the community.
Civic Leadership	Foster neighbourhood pride and a sense of responsibility.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

Nil

NOM 03	No Injecting Room

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	021347.2020
Author	Nathan Hagarty - Councillor

BACKGROUND

Council and the community have previously expressed its strong opposition to medically supervised injecting facilities in Liverpool on a number of occasions.

In December last year, the journal 'Current Issues in Criminal Justice' published an article by two academics, George Christopher Dertadian & Stephen Tomsen, titled 'The case for a second safe injecting facility (SIF) in Sydney'. The article attempts to 'make the case' for a second injecting centre in Sydney's Western or South Western Suburbs, with Liverpool listed as a potential location.

In the same week as that article was published, Deputy State Coroner Harriet Grahame, called for NSW Health and Liverpool Hospital to undertake a feasibility study into the establishment of a medically supervised injecting room within the grounds of Liverpool Hospital. The recommendation was made following Ms Grahame's inquest into the tragic 2015 death of a young man who overdosed in the toilets at Liverpool Hospital.

NOTICE OF MOTION

That Council:

- reaffirms
    - its strong opposition to a medically supervised injecting facility in the Liverpool LGA; and
    - support for drug rehabilitation services and programs.
- acknowledges that domestic violence, homelessness and mental health are contributing factors to drug addiction.
- notes that the NSW State Government is the level of Government responsible for the approval and establishment of medically supervised injecting facilities.
- calls on the State Government to:
    - immediately rule out the establishment of a medically supervised injecting facility in the Liverpool LGA; and
    - boost funding to legal aid, domestic violence, homelessness and mental health services in the Liverpool LGA.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	There are no social and cultural considerations.
Civic Leadership	Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision making processes. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct. Actively advocate for federal and state government support, funding and services.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

Nil

NOM 04	Moorebank Intermodal

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	021359.2020
Author	Tony Hadchiti - Councillor

BACKGROUND

An application to modify Moorebank Precinct West was lodged over three and half years ago, in July 2016, prior to this term of Council. The modification application and the associated 'staged development application' for Moorebank Precinct West was determined and notified in November and December of 2019.

As stated by the NSW DPIE Notification the Staged Development for Moorebank Precinct West has merits appeal rights attached. This statutory notification made on December 9th 2019 triggered a 28-day deadline for appeal.

During the last Council meeting it was proposed off the floor that Council lodge an appeal in the courts. Given the timing and information available at short notice, Council was not in a position to make an informed decision within the statutory limit of Jan 6th 2020.

A community advocacy group has lodged a Class 1 merits appeal before the statutory deadline and the first appearance has been set down for the 7th Feb 2020.

We now find ourselves able to join this action as the 2nd Applicant or provide financial and material support to the 1st Applicant.

At the time of Councillors deadline (28/01/2020 – 9.30am) to have motions in for the 5th February 2020 Council meeting, I still had some questions of the community group which I am awaiting answers. These go to the scope of the case, the possible outcomes and cost estimates that ensure a case can be run in its entirety.

The purpose for now is to give all notice that pending the response, a motion may be moved to commit funding subject to statutory requirements or have Council join as the 2nd applicant.

NOTICE OF MOTION

That Council note that a motion may be moved to commit funding subject to statutory requirements or have Council join as the 2nd applicant.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	Support community organisations, groups and volunteers to deliver coordinated services to the community.
Civic Leadership	Act as an environmental leader in the community. Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision making processes. Deliver services that are customer focused. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	There are no legislative considerations relating to this report.

ATTACHMENTS

Nil