

# COUNCIL AGENDA

## ORDINARY COUNCIL MEETING

31 May 2023

BOOK 1



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, 31 May 2023** commencing at 2.00pm. Doors to the Francis Greenway Centre will open at 1.50pm.

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.

A handwritten signature in black ink, appearing to read "John Ajaka".

**Hon John Ajaka**  
CHIEF EXECUTIVE OFFICER



## **Statement of Ethical Obligations**

### **Oath or Affirmation of Office**

In taking the Oath or Affirmation of Office, each Councillor has made a commitment to undertake the duties of the office of councillor in the best interests of the people of Liverpool and Liverpool City Council and that they will faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act to the best of their ability and judgment.

### **Conflicts of Interest**

A councillor who has a conflict of interest in any matter with which the council is concerned, and who is present at a meeting of the council when the matter is being considered, must disclose the interest and the nature of the interest to the meeting as soon as practicable. Both the disclosure and the nature of the interest must be recorded in the minutes of the Council meeting where the conflict of interest arises. Councillors should ensure that they are familiar with Parts 4 and 5 of the Code of Conduct in relation to their obligations to declare and manage conflicts of interests.

## ORDER OF BUSINESS

PAGE TAB

### Opening

### Acknowledgment of Country and Prayer

### National Anthem

### Apologies

### Condolences

### Confirmation of Minutes

Ordinary Council Meeting held on 26 April 2023 .....7

Extraordinary Council Meeting held on 23 May 2023

### Declarations of Interest

### Public Forum

### Mayoral Report

NIL

### Chief Executive Officer Reports

NIL

### Planning & Compliance Reports

PLAN 01	Deferred Matter - Issues and Options Report: Sirius Road, Voyager Point.....	47	1
PLAN 02	Draft Aerotropolis Contribution 7.12 Plan - Liverpool City Council - Public Exhibition .....	89	2

### Community & Lifestyle Reports

COM 01	Grants Donations and Community Sponsorship Report .....	188	3
COM 02	Response Report - Matavai Pacific Cultural Arts .....	198	4

### Corporate Support Reports

CORP 01	2022/23 - Quarter 3, Budget Review .....	202	5
CORP 02	Investment Report April 2023 .....	242	6
CORP 03	Online Confidentiality .....	252	7
CORP 04	Local Government Remuneration Tribunal 2023 .....	262	8

### Customer & Business Performance Reports

NIL

### City Futures Reports

CFD 01	Response Report - RV Park .....	314	9
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### Operations Reports

## ORDER OF BUSINESS

**PAGE    TAB**

NIL

### Notices of Motion Of Rescission

NIL

### Committee Reports

CTTE 01	Minutes of the Liverpool Youth Council meeting held Tuesday 21 March 2023 and Minutes of the Liverpool Youth Council meeting held 18 April 2023.....	318	10
CTTE 02	Minutes of the Civic Advisory Committee meeting held on 31 March 2023.....	332	11
CTTE 03	Minutes of the Audit, Risk and Improvement Committee meeting held on 14 April 2023.....	340	12
CTTE 04	Minutes of the Tourism and CBD Committee meeting held 19 April 2023..	352	13
CTTE 05	Minutes of Intermodal Committee 3 April.....	363	14
CTTE 06	Minutes of the Governance Committee Meeting held on 23 May 2023 <b>(to be provided in the Addendum Booklet later in the week)</b>		

### Questions with Notice

QWN 01	Question with Notice - Cllr Hagarty - Update on Warwick Farm Precinct Structure Plan .....	377	15
QWN 02	Question with Notice - Cllr Green - Road Classification, Responsibility and Maintenance.....	379	16
QWN 03	Question with Notice - Cllr Kaliyanda - Resident Request Follow Up .....	383	17
QWN 04	Question with Notice - Cllr Kaliyanda - Street Landscaping Consultation ...	384	18

### Presentations by Councillors

### Notices of Motion

NOM 01	Family Friendly Apartments in Liverpool CBD .....	386	19
NOM 02	Liverpool LGA Safety .....	393	20

### 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	Purchase of Lot 161 in Plan of Acquisition DP 1287280 being part Lot 1116 DP 2475, 195 Fifth Avenue, Austral for SP2 Local Drainage		
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*Reason: Item CONF 01 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.*

## ORDER OF BUSINESS

CONF 02 Purchase of Lot 2 in Plan of Acquisition DP 1292702 being part Lot 92 DP 1266891, 195 Jardine Drive, Edmondson Park for RE1 Public Recreation

*Reason: Item CONF 02 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 03 Transfer/Dedication to Council as Public Road - various lots along The Northern Road in Luddenham and Bringelly

*Reason: Item CONF 03 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 04 Proposed Acquisition and/or Dedication of Pt Lot 101 in DP 1285180, 35 Eighth Avenue, Austral for road purposes

*Reason: Item CONF 04 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 05 Tourism and CBD Committee - New Community Representatives

*Reason: Item CONF 05 is confidential pursuant to the provisions of s10A(2)(a) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors).*

CONF 06 Liverpool CBD Contributions Allocation

*Reason: Item CONF 06 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.*

**Close**



## MINUTES OF THE ORDINARY MEETING HELD ON 26 APRIL 2023

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### PRESENT:

Mayor Ned Mannoun  
 Councillor Ammoun  
 Councillor Goodman  
 Councillor Green  
 Councillor Hadid  
 Councillor Hagarty (online)  
 Councillor Harle  
 Councillor Kaliyanda  
 Councillor Karnib  
 Councillor Macnaught  
 Councillor Rhodes  
 Hon John Ajaka, Chief Executive Officer  
 Mr Farooq Portelli, Acting Director Corporate Support  
 Ms Tina Bono, Director Community & Lifestyle  
 Ms Lina Kakish, Acting Director Planning & Compliance  
 Ms Anna Rizos, Acting Director Customer & Business Performance  
 Ms Julie Scott, Acting Director City Futures  
 Mr Jason Breton, Acting Director Operations  
 Mr David Galpin, General Counsel, Manager Governance, Legal and Procurement  
 Mr Vishwa Nadan, Chief Financial Officer  
 Mr Charles Wiafe, Manager Transport Management  
 Ms Michaela Sisk, Acting Manager Strategic Projects Construction  
 Mr Eric Benedicic, Acting Chief Information Officer  
 Mr George Georgakis, Manager Council and Executive Services  
 Ms Susan Ranieri, Coordinator Council and Executive Services (minutes)

The meeting commenced at 2.04pm.

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### 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.

The prayer of the Council was read by Susie Najjar, Council and Executive Services, Liverpool City Council.

## NATIONAL ANTHEM

The National Anthem was played at the meeting.

### COUNCILLORS ATTENDING REMOTELY

Clr Hagarty has requested permission to attend this meeting via MS Teams.

**Motion:**                      **Moved: Clr Macnaught**                      **Seconded: Clr Green**

That Cllr Hagarty be granted permission to attend the meeting via MS Teams.

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

## APOLOGIES

Nil.

## CONDOLENCES

1. Ms Dorothy Nell Brain B.E.M.
2. Mr John Fern

**ITEM NO:** COND 01

**SUBJECT:** Condolence - Ms Dorothy Nell Brain B.E.M (read by Mayor Mannoun)

Today, we pause to honour the memory of Dorothy Nell Brain, who passed away on 13 April 2023. She was a prolific contributor to the Liverpool community and was passionate about the preservation and promotion of Liverpool's history and heritage.

Dorothy and her late husband Gordon were the lifeblood of the City of Liverpool and District Historical Society during the 1970s and 80s, and Dorothy was awarded life membership by the Society in 2017.

Volunteering was a significant part of Dorothy's life and she worked tirelessly for the community, from working on the local P&C to Scripture teaching at the Holy Trinity Anglican Church in Lurnea, to visiting aged care centres and organising craft groups.

Dorothy was recognised for her service in 1981 by being awarded the British Empire Medal and awarded a Member of the Order of Liverpool in 2009.

Dorothy is survived by her children Vicki, Dianne, Arthur and families. She was a cherished Grandmother and Great-Grandmother. On behalf of Liverpool City Council, I humbly express my deepest condolences to her family and friends. Our thoughts and prayers are with Dorothy's loved ones during this difficult time.

May she rest in peace.

One of John's legacies to the Society was the donation of a cot that he slept in as a child which had been in his family since the 1850s. The pristine condition of the item is a testament to John's passion for history and heritage.

On behalf of Liverpool City Council, I humbly express my deepest condolences to his family and friends. Our thoughts and prayers are with John's loved ones during this difficult time.

## One Minute Silence

One minute silence was then observed for Ms Brain and Mr Fern.

## COUNCIL DECISION

**Motion:** **Moved: Mayor Mannoun** **Seconded: Clr Green**

That Council writes to the family of Ms Brain and Mr Fern expressing our condolences for their loss.

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



That the minutes of the Ordinary Meeting held on 29 March 2023 be confirmed as a true record of that meeting.

## DECLARATIONS OF INTEREST

Clr Hadid left the Chambers for the duration of the item.

Clr Ammoun left the Chambers for the duration of the item.

## PUBLIC FORUM

## Nil.

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

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

2. **Ms Zoe Condoleon-Arcuri** addressed Council on the following item:

**PLAN 03 – Issues and Options Report: Sirius Road, Voyager Point.**

**Motion:** **Moved: Mayor Mannoun**

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

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

3. **Ms Astra Staines** addressed Council on the following item:

**PLAN 03 – Issues and Options Report: Sirius Road, Voyager Point.**

4. **Ms Astra Staines** addressed Council on the following item:

**PLAN 04 – Post Exhibition Report – Liverpool Local Environmental Plan 2008  
Amendment 80 at 2 MacArthur Drive, Holsworthy.**

5. **Mr Stephen Pettit** addressed Council online on the following item:

**PLAN 04 – Post Exhibition Report – Liverpool Local Environmental Plan 2008  
Amendment 80 at 2 MacArthur Drive, Holsworthy.**

6. **Mr Tim Moore** of Architectus addressed Council online on the following item:

**PLAN 06 – Liverpool Local Environmental Plan Review – Post Early  
Engagement Report.**

7. **Mr Goutham (Tom) Bangalore** addressed Council online on the following item:

**PLAN 06 – Liverpool Local Environmental Plan Review – Post Early  
Engagement Report.**



**ITEM NO:** PLAN 02  
**FILE NO:** 045698.2023  
**SUBJECT:** Planning Proposal request to amend development standards in the Liverpool  
Local Environmental Plan 2008 at 368-370 Cowpasture Road, Middleton  
Grange

**COUNCIL DECISION**

**Motion:** **Moved: Mayor Mannoun** **Seconded: Cllr Harle**

That Council defer this item for a site visit.

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

Councillors voted unanimously for this motion.

**Motion:** **Moved: Clr Hadid** **Seconded: Clr Goodman**

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

Councillors voted unanimously for this motion.

Clr Ammoun left the Chambers at 3:07pm.  
 Clr Ammoun returned to the Chambers at 3:08pm.  
 Clr Ammoun left the Chambers at 3:12pm.  
 Clr Ammoun returned to the Chambers at 3:12pm.

**ITEM NO:** PLAN 04  
**FILE NO:** 101670.2023  
**SUBJECT:** Post Exhibition Report - Liverpool Local Environmental Plan 2008  
 Amendment 80 at 2 MacArthur Drive, Holsworthy

## RECOMMENDATION

That Council:

1. Notes the Gateway determination dated 8 June 2022, for *Liverpool Local Environmental Plan 2008* (Amendment 80), the submissions received from State Agencies, the Department of Defence, the proponent and members of the public;
2. Proceeds with Amendment 80 to increase the permissible Height of Building to 45m and Floor Space Ratio to 2.15:1, and include a site specific clause to limit 'retail premises' to a Gross Floor Area (GFA) of 9000sqm;
3. Delegates authority to the Chief Executive Officer (or his delegate) to forward the planning proposal to the Department of Planning and Environment as the plan making authority for this planning proposal;
4. Finalise the draft Part 2.6 (Holsworthy Station Area) DCP, to come into effect on the date of Gazettal of the LEP amendment; and
5. Notifies the submitters of Council's decision.

## COUNCIL DECISION

**Amendment:**                      **Moved: Clr Rhodes**                      **Seconded: Clr Macnaught**

That point 2 (as shown below) be added to the motion.

***2. Requests that Department of Planning and Environment refer the Planning Proposal to TfNSW for further consideration.***

**Vote for:** Mayor Mannoun, Clr Green, Clr Kaliyanda, Clr Karnib, Clr Macnaught and Clr Rhodes.

**Vote against:** Clr Ammoun, Clr Goodman, Clr Hagarty, Clr Harle and Clr Hadid.



**Motion:**                      **Moved: Cllr Harle**                      **Seconded: Cllr Rhodes**

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



**ITEM NO:** PLAN 06  
**FILE NO:** 110180.2023  
**SUBJECT:** Liverpool Local Environmental Plan Review - Post Early Engagement Report

## **COUNCIL DECISION**

**Motion:** **Moved: Mayor Mannoun** **Seconded: Cllr Rhodes**

That Council:

1. Notes the results of public authority and community consultation from the Early Engagement period;
2. Proceed with reduced Height of Building development standards as per the Scoping Report, as exhibited;
3. Proceed with the zoning and development standards for the 2168 area as per the Scoping Report, as exhibited;
4. Delegates to the CEO to prepare a Principal Planning Proposal for the creation of a new Liverpool Local Environmental Plan, and present the planning proposal to the Local Planning Panel and Council for endorsement;
5. Begin a review of the Liverpool Centres and Corridors Strategy to align with Council's 100 day plan to reduce the heights of centres to 12m in certain suburbs. This review should create a strategy to focus high density development in centres with high amenity that are serviced by rail / transport infrastructure and / or high amenity and supporting services; and
6. Notify submitters of Council's decision.

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

Councillors voted unanimously for this motion.

## **RECESS**

The Mayor called a recess at 3.35pm.

## **RESUMPTION OF MEETING**

The meeting resumed at 3.59pm with all Councillors present.



**ITEM NO:** COM 02  
**FILE NO:** 079886.2023  
**SUBJECT:** Grants Donations and Community Sponsorship Report

### COUNCIL DECISION

**Motion:** **Moved: Cllr Rhodes** **Seconded: Cllr Macnaught**

That Council:

1. Endorses the funding recommendation of \$3000 (GST exclusive) under the **Community Grant Program** for the following project.

Applicant	Project	Recommended
Association For Community Development Incorporated	Ramadan Shopping Festival	\$3000

2. Endorses the funding recommendation of **\$5000** (GST exclusive) under the **Sustainable Environment Grant Program** for the following project.

Applicant	Project	Recommended
City of Liverpool Meals on Wheels Inc.	Compostable Food Containers	\$5,000

3. Endorses the funding recommendation of **\$20,000** (GST exclusive) under the **Community Sponsorship Program** for the following projects.

Applicant	Project	Recommended
Western Sydney Wanderers Football Club	Western Sydney Wanderers Football Clinic	\$10,000
Vedic Festival Inc.	Festival of Chariots 2023	\$10,000

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







**Motion:**                      **Moved: Clr Rhodes**                      **Seconded: Clr Ammoun**

1. Receives and notes the Minutes of the Tourism and CBD Committee Meeting held on 14 February 2023.
2. Endorse the recommendations in the Minutes except for the following due to logistics and Council calendar constraints:  
  
Visitor Economy Officer to contact all community representatives regarding their ability to attend and consideration be taken by Council staff for dates that are suitable.

Chairperson





**ITEM NO:** CTTE 04  
**FILE NO:** 098177.2023  
**SUBJECT:** Minutes of the Liverpool Youth Council Meeting held on Tuesday 14 February 2023

## COUNCIL DECISION

**Motion:**                      **Moved: Clr Rhodes**                      **Seconded: Clr Ammoun**

That Council receives and notes the Minutes of the Liverpool Youth Council Meeting held on 14 February 2023.

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

**ITEM NO:** CTTE 05  
**FILE NO:** 099180.2023  
**SUBJECT:** Minutes of the Liverpool Local Traffic Committee meeting held on 15 March 2023

*This matter was dealt with later in the meeting in Closed Session pursuant to the provisions of Section 10A(2)(a) of the Local Government Act 1993 because it contains personal matters concerning particular individuals (other than councillors).*

**Motion:**                      **Moved: Clr Rhodes**                      **Seconded: Clr Ammoun**

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

**ITEM NO:** CTTE 07  
**FILE NO:** 127258.2023  
**SUBJECT:** Minutes of the Governance Committee Meetings held on 18 April 2023

**COUNCIL DECISION**

*This item was dealt with later in Closed Session pursuant to the provisions of s10A(2)(c) of the Local Government Act 1993 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.*

## PRESENTATIONS BY COUNCILLORS

ITEM NO: PRES 01

1. **Clr Kaliyanda made a presentation on the incredible Dawn Service and ANZAC .... Display organised by Kelli Hill and Stephan Cheers of Wattle Grove that she attended with Clr Green**

This display came about as a result of Stephan's research and passion for military history and they have organised it for over the last four years. The display features about 60 to 70 Australian military uniforms and other field gear starting from about 1915 right through to the current period and also includes things like peacekeeping missions, nurses uniforms and a range of other artefacts that have either been painstakingly collected by the residents or donated from people far and wide. It was also really heart-warming to see the community support and enthusiasm for the display itself. Over the last four years, their neighbours have participated in both the dawn service that they organised and about 250 residents from all around the area attended this year and their neighbours are happy to close down their street to facilitate this broader community participation.

Clr Kaliyanda and Clr Green were touched at the event and felt that it was just a really heart-warming display of community togetherness and wanted to ensure, in this forum, that it was noted what our residents have done.

ITEM NO: PRES 02

2. **Clr Ammoun made a presentation on the Blessed Nights Event**

Clr Ammoun wanted to thank Liverpool Council on behalf of the Liverpool community as a whole and surrounding areas on the Blessed Nights event that Council hosted and that concluded last Sunday. He has received a lot of positive feedback. The hard work Council staff, Director Community and Lifestyle and the team and everyone that worked on that festival is much appreciated. Everyone was amazed from the local community and even people from outside the community came to Liverpool and noted that around in excess of 300,000 people attended the festival. So on behalf of the people that Clr Ammoun had spoken to, they wanted to request that Clr Ammoun thank Liverpool City Council on their behalf.

Mayor Mannoun requested that a report be brought to Council at the June 2023 Council meeting on the economic benefit to this City of the Blessed Nights, and include some data to inform Council's decision making to see how else we can apply this to when we do things and evaluate to see what worked and didn't work.

## CONFIDENTIAL ITEMS

**ITEM NO:** CONF 01

**FILE NO:** 078269.2023

**SUBJECT:** Minutes of the Heritage Advisory Committee of 5 December 2022

## COUNCIL DECISION

**Motion:** **Moved: Mayor Mannoun** **Seconded: Cllr Rhodes**

That:

1. Council receives and notes the Minutes of the Liverpool Heritage Advisory Committee meeting held on 5 December 2022;
2. Council endorse the recommendations of this report; and
3. A tour be organised with regards to the building mentioned in the confidential report on page 691 (point 4).

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

**Motion:**                      **Moved: Clr Rhodes**                      **Seconded: Clr Ammoun**

1. Agrees, pursuant to section 55(3)(i) of the Local Government Act 1993, that a satisfactory result would not be achieved by inviting tenders to replace the contract with Learning Seat Pty Ltd for the following reasons:
  - a. Litmos is used by all employees and embedded across Council operations with unique configuration and core enterprise system integration to suit Council's operating requirements.
  - b. Council has deferred implementation of the Digital Transformation Strategy and adopted an approach of not replacing core enterprise systems, including Litmos LMS.
  - c. Council is undergoing an organisational transformation and Litmos LMS is a key system enabler.
  - d. It would require significant time and resources to purchase and transition to a new system and the costs outweigh the perceived benefits at this time.
2. Agrees that the existing contract with Learning Seat Pty Ltd for the use of Litmos LMS should be extended until 30 June 2025.

Chairperson

**ITEM NO:** CONF 03  
**FILE NO:** 088889.2023  
**SUBJECT:** Exemption from Tender - Content Manager Transition to Cloud

*This matter was dealt with later in the meeting in Closed Session pursuant to the provisions of s10A(2)(c) of the Local Government Act 1993 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.*

**ITEM NO:** CONF 04  
**FILE NO:** 097446.2023  
**SUBJECT:** Exemption of John Holland from Tendering Process

### **COUNCIL DECISION**

**Motion:** **Moved: Cllr Rhodes** **Seconded: Cllr Macnaught**

That Council:

1. Exempt the engagement of John Holland for direct negotiation to provide final detailed design and construction for the extension of Middleton Drive and the related shared path project from the tendering requirements pursuant to s.55(3)(i) of the *Local Government Act 1993*, for the following reasons:
  - a. TfNSW and M7 Authority engaged John Holland for the design and construction of the proposed widening M7 widening works;
  - b. Delivery risk of the delivery of the Middleton Drive extensions due to the complexity of the project set by its location and existing infrastructure and working around revenue producing M7 toll;
  - c. The delay anticipated if the project will not be delivered by John Holland;
  - d. Expected construction cost increases if project will experience further delays;
  - e. Current federal election funding support of the project and their delivery expectations;
  - f. The urgent need to deliver the project to relief current traffic congestion on the existing Sixteenth Avenue East the main road into and out of Middleton Grange and providing additional emergency access, bus route and waste collection access to Middleton Grange.



2. Provide a variation to the contract with ATL increasing the scope of works to provide project management services to support the delivery of the design and construction works to be provided by John Holland and provide legal authority representation for Council.
3. Express the urgency of delivering this project.

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

*This matter was dealt with later in the meeting in Closed Session pursuant to the provisions of s10A(2)(c) of the Local Government Act 1993 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.*

## COUNCIL DECISION

That Council:

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

Cllrs Hagarty and Kaliyanda requested that they be recorded as having voted against the motion.

**Motion:** **Moved: Clr Rhodes** **Seconded: Clr Macnaught**

1. Purchase Lot 141 in DP 1265897, 95-105 Seventh Avenue, Austral for the price and terms as outlined in this report.
2. Upon settlement classifies Lot 141 in DP 1265897 as “Operational Land”.
3. 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; and
4. Authorises the CEO or delegate to execute any documents necessary to give effect to this decision.

Chairperson

**MOTION TO MOVE INTO CLOSED SESSION**

**Motion**                      **Moved: Mayor Mannoun**      **Seconded: Cllr Macnaught**

**CTTE 05 - Minutes of the Liverpool Local Traffic Committee meeting held on 15 March 2023** is confidential pursuant to the provisions of s10A(2)(a) of the Local Government Act 1993 because it contains personal matters concerning particular individuals (other than councillors);

**CONF 03 - Exemption from Tender - Content Manager Transition to Cloud, CONF 05 - Exemption from Tender - Pathway Commitment and Transition to Cloud and CTTE 07 - Minutes of the Governance Committee Meetings held on 18 April 2023** are confidential pursuant to the provisions of s10A(2)(c) of the Local Government Act 1993 because they contain information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

**CONF 08 - Legal Affairs Report** is confidential pursuant to the provisions of s10A(2)(a) (c) (d) (i) (g) of the Local Government Act 1993 because it contains personal matters concerning particular individuals (other than councillors); AND information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it; AND advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

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

## CLOSED SESSION

Council moved into Closed Session at 4.59pm.

**ITEM NO:** CTTE 05  
**FILE NO:** 099180.2023  
**SUBJECT:** Minutes of the Liverpool Local Traffic Committee meeting held on 15 March 2023

## COUNCIL DECISION

**Motion:** **Moved: Cllr Rhodes** **Seconded: Cllr Harle**

That Council adopts the following Committee recommendations (and resubmits Item GB5 to the Traffic Committee for further discussion):

### Item 1 – Grove Street, Casula – Traffic Management

- Approves full Road Closure of Grove Street at its intersection with the Hume Highway subject to endorsement of a Transport Management Plan by Transport for NSW, prior to the road closure, and concurrence for an entry driveway to the existing Ibis Hotel.

### Item 2 – Pearce Street, Liverpool – One Way Access into Gillespie Street

- Approves the retention of the closed intersection at Pearce Street and Gillespie Street.

### Item 3 – Governor Macquarie Drive Upgrade, Munday Street to ATC Access Road, Chipping Norton

- Approves road upgrade of the above-mentioned section of Governor Macquarie Drive and the associated signs and line marking scheme as shown in Attachments 3.1-3.8.
- A revised signs and line marking scheme is to be submitted to TfNSW for review prior to installation.

### Item 4 – Governor Macquarie Drive Upgrade, Alfred Road to Childs Road, Chipping Norton

- Approves road widening of GMD between Alfred Road and Childs Road and associated signs and line marking scheme as shown in Attachments 4.1- 4.4.

**Item 5 - Kurrajong Road, Lyn Parade and Beech Road Intersection Upgrade to Signalised Intersection, Prestons**

- Approves the Kurrajong Road, Lyn Parade and Beech Road intersection upgrade and associated signs and line marking scheme as shown in Attachments 5.1 to 5.5.
- Council to submit the required traffic signal phasing design of the intersection to TfNSW for approval prior to installation.

**Item 6 - Bernera Road Upgrade, Yarrowa Street to Yato Road (Approximately 300m), Prestons**

- Approves road upgrade of approximately 300m of Bernera Road, between Yarrowa Street and Yarrunga Street/Yato Road intersection and associated signs and line marking scheme as shown in Attachment 6.

**Item 7 – Carnes Hill and Edmondson Park - High Pedestrian Activity Areas Traffic Study**

- Approves in-principle the proposed traffic facilities to establish high pedestrian activity zones in Carnes Hill and Edmondson Park town centres.
- Prepare detailed designs and resubmit to the committee for its support prior to installations.

**Item 8 – Leacocks Lane, Casula - Proposed Traffic Facilities**

- Approves installation of four speed humps across sections of Leacock Lane in front of House Nos. 113/115 and 24, as well as Glen Regent Reserve and edge line marking as shown in Attachments 8.1 and 8.2.

**Item 9 - Fourth Avenue, Tenth and Eleventh Avenue Intersections, Austral – Proposed Interim Roundabouts**

- Approves installation of single lane temporary roundabouts at the intersections of Fourth Avenue/Tenth Avenue and Fourth Avenue//Eleventh Avenue intersections, Austral as shown in Attachments 10.1 and 10.2.
- Detailed designs are to be submitted to TfNSW and the Police for their review, prior to construction.

**Item 10 – Cecil Hills High School – Proposed Traffic Management Changes**

- Deferred for the applicant to carry out additional assessments addressing concerns about traffic impact of the proposed second pedestrian crossing and a need for construction of off-street parking in the vacant lane within the school boundary.

**Item 11 - Approved Items Under Delegated Authority**

- Notes the approved items under delegated authority.

That **Item GB5** (as shown below and page 224 of the Council Agenda) be resubmitted to the Traffic Committee for further discussion.

**GB5 – 50 Hill Road, Lurnea – Bus Stop Relocation**

The Committee noted that the bus stop has been relocated to the previous location in front of House No. 48 Hill Road.

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

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

1. Agrees that a satisfactory result would not be achieved by inviting tenders for the transition of Content Manager to a SaaS platform and ongoing provision of the supported service (the proposed contract), for the following reasons:
  - Competition between resellers is deemed minimal as licencing and the product roadmap is governed by the proprietary owner MicroFocus. Council has a long-term business partnership with the reseller Kapish Services who have provided a professional and cost-effective service.
  - There is high levels of customisation.
  - The cost benefit analysis does not favour replacement of the Council's core enterprise system at this time and planning an alternative approach will require a period of years. In the meantime, the existing system must be maintained to avoid business disruption.
  - Council will not gain the intended regulatory and cost benefits if Content Manager remains on the current on-premise model.
2. Authorises the Chief Executive Officer or delegate to negotiate and enter into the proposed contract with Kapish Services Pty Ltd, noting the proposed contract term and indicative pricing.
3. Authorises the Chief Executive Officer or delegate to agree and execute all documents necessary to give effect to these resolutions by Friday 28 April 2023 to avoid any price increases.

Councillors voted unanimously for this motion.



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

1. Agrees that a satisfactory result would not be achieved by inviting tenders to renew the contract of Pathway and to transition to a SaaS platform and ongoing provision of the supported service (the proposed contract), for the following reason:
  - Competitive tenderers are unavailable because Infor Global Solutions owns the proprietary software, is the sole supplier of Pathway and an alternative supplier would be unable to provide and support the system.
  - The cost benefit analysis does not favour replacement of the Council's core enterprise system at this time and planning an alternative approach will require a period of years. In the meantime, the existing system must be maintained to avoid business disruption.
  - Council will not gain the intended regulatory, operational and cost benefits if Pathway remains on the current support model.
2. Authorises the Chief Executive Officer or delegate to negotiate and enter into the proposed contract with Infor Global Solutions, noting the proposed contract term and indicative pricing.
3. Authorises the Chief Executive Officer or delegate to agree and execute all documents necessary to give effect to these resolutions by Friday 28 April 2023 to avoid any price increases.

Councillors voted unanimously for this motion.



**ITEM NO:** CTTE 07  
**FILE NO:** 127258.2023  
**SUBJECT:** Minutes of the Governance Committee Meetings held on 18 April 2023

### **COUNCIL DECISION**

**Motion:** **Moved: Mayor Mannoun** **Seconded: Cllr Macnaught**

That Council:

1. Receives and notes the Minutes of the Governance Committee meetings held on 18 April 2023; and
2. Endorse the recommendations in the Minutes.

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

**Cllr Rhodes asked that the above motion be rescinded.**

**Cllrs Green and Macnaught supported Cllr Rhodes. Therefore the above motion was rescinded and the following motion was moved.**

**Motion:** **Moved: Cllr Rhodes** **Seconded: Mayor Mannoun**

That Council rescind the resolution relating to CTTE 07 - Governance Committee meeting minutes and that these minutes be discussed at the next Governance Committee meeting.

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

Cllrs Hadid and Ammoun returned to the Chambers at 5.49pm.

### **OPEN SESSION**

Mayor Mannoun moved the meeting into Open Session at 5.49pm and read the resolutions made in Closed Session as shown above.

**THE MEETING CLOSED AT 5.54pm.**

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 31 May 2023

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 26 April 2023. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.

**PLAN 01****Deferred Matter - Issues and Options Report:  
Sirius Road, Voyager Point**

<b>Strategic Objective</b>	Liveable, Sustainable, Resilient Protect and enhance our natural environment and increase the city's resilience to the effects of natural hazards, shocks and stresses
<b>File Ref</b>	142033.2023
<b>Report By</b>	Lilyan Abosh - Strategic Planner
<b>Approved By</b>	Lina Kakish - Acting Director Planning & Compliance

**EXECUTIVE SUMMARY**

At its Ordinary Meeting of Council on 26 October 2022, Council resolved the following:

*That Council:*

- 7. Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.*
- 8. Consult with the owners of the properties and include their feedback in the report back to Council.*
- 9. Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environmental Conservation.*
- 10. Allocate funding from the LEP review budget to complete these investigations.*

An Issues and Options Report (PLAN03) relating to No. 1 Sirius Road, Lot 75 and Lot 68 Sirius Road (**Attachment 1**) was subsequently considered at the Ordinary Meeting of Council 26 April 2023.

The Issues and Options Report recommended the undertaking of a broader Conservation Zones Study. Such a Study would consider the three lots within a broader strategic review of the LGA, which would also assess other public and privately owned sites for the application of a conservation zone. The Study would also provide the evidence base required to support a potential Sirius Road planning proposal, should the sites be determined suitable for rezoning. Further discussion on the merits of a study, as well as the other options for Council's

consideration are referenced in the Issues and Options Report (**Attachment 1**). The attachments to this Report are also provided at **Attachments 3 – 12**.

Council however moved to defer this item to the May meeting (**Attachment 2**), until all information is received including whether there is an active DA on the land. Consistent with this, a search of Council's available records has been undertaken for all three properties, with numerous historical development approvals identified across the three lots. The most recent approval related to land at 1 Sirius Road and granted consent for the construction of a single storey dwelling, swimming pool and ancillary work under DA-1137/2016. This application was initially refused by Council, however development consent was subsequently granted through agreement by the Land and Environment Court. The dwelling is yet to be constructed.

In light of the additional information provided in this report, it is recommended that Council supports the undertaking of a Conservation Zones Study.

## **RECOMMENDATION**

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That Council:

1. Receives and notes this report;
2. Notes the Issues and Options Report: Sirius Road, Voyager Point (PLAN03) considered at the Council meeting of 26 April 2023;
3. Undertakes a broader Conservation Zones Study as part of the Principal LEP Review project;
4. Allocated funding to the LEP Review budget to complete this Study; and
5. Further investigates the rezoning of 1 Sirius Road, Lot 68 Sirius Road and Lot 75 Sirius Road, Voyager Point along with other identified sites, as part of a broader Conservation Zones Study.

## REPORT

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### BACKGROUND

#### Council Resolutions

At its Ordinary Meeting of Council on 26 October 2022, Council resolved the following:

*That Council:*

- 7. Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.*
- 8. Consult with the owners of the properties and include their feedback in the report back to Council.*
- 9. Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environmental Conservation.*
- 10. Allocate funding from the LEP review budget to complete these investigations.*

An Issues and Options Report: Sirius Road, Voyager Point (**Attachment 1**) was subsequently considered at the 26 April 2023 meeting, which recommended the undertaking of a broader Conservation Zones Study.

As detailed in the Issues and Options Report, such a Study would consider the subject lots within a broader strategic review of the LGA, which would also assess other public and privately owned sites for the application of a conservation zone. The Study would also provide the evidence base required to support a potential Sirius Road planning proposal, should the sites be determined suitable for rezoning. Further discussion on the merits of a study, as well as the alternative options for Councils consideration are expanded upon in the Report (**Attachment 1**). The list of attachments to this Report are also provided at **Attachments 3 – 12**.

At this meeting, Council however moved to defer the item as detailed below:

*That Council defer this item to the next meeting until all information is received including whether there is an active DA on the land.*

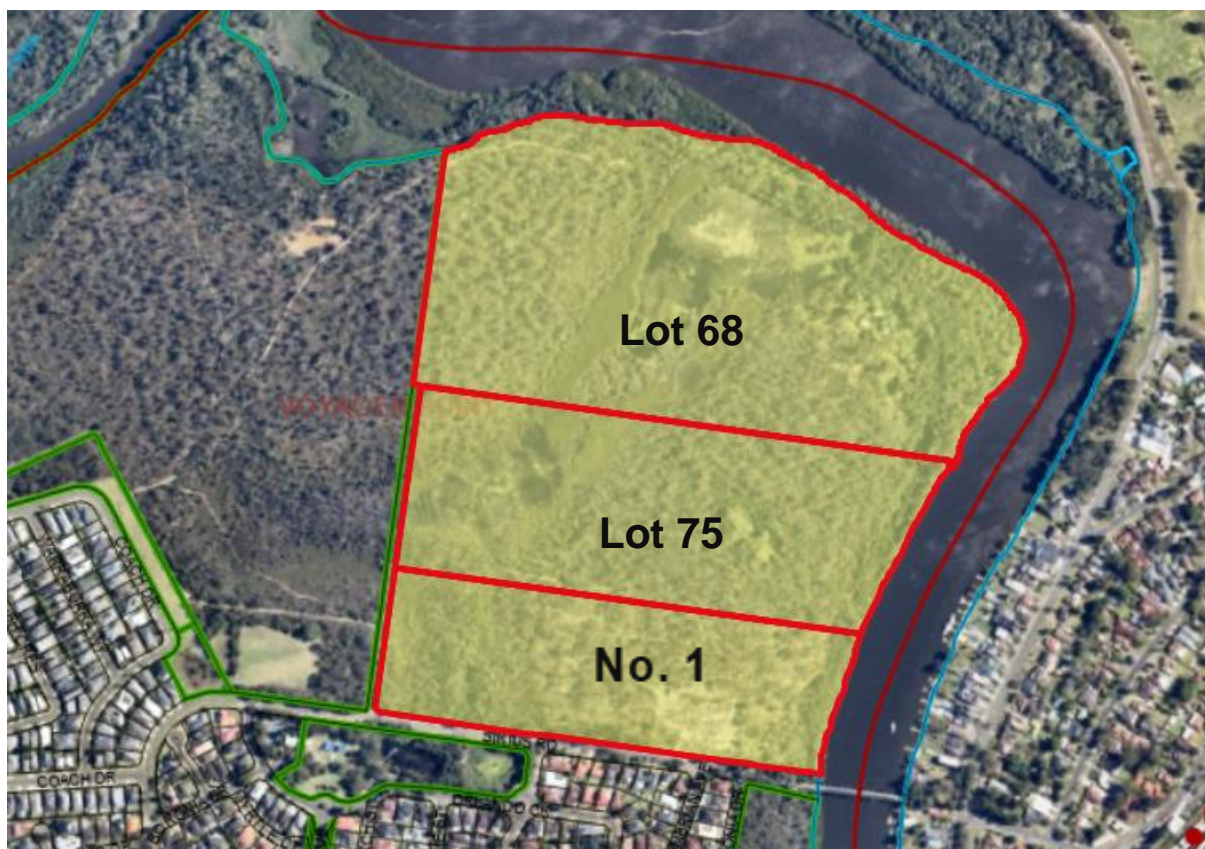
This report seeks to addresses the above motion.

## **Sites and Locality**

The subject sites are located at:

- No. 1 Sirius Road, Voyager Point (Lot 72 DP 661069);
- Lot 75 Sirius Road, Voyager Point (Lot 75 DP 752034); and
- Lot 68 Sirius Road, Voyager Point (Lot 68 DP 752034).

The lots largely comprise of bushland and wetland. There are two dwellings and ancillary structures located on Lot 68 Sirius Road. Lot 68 and Lot 75 Sirius Road are currently vacant of development.



*Figure 1 - Aerial Image of the Subject Lots and Locality*

## **DEVELOPMENT ACTIVITY**

### **No. 1 Sirius Road**

A review of Council's records indicate Council has received four development applications for land at 1 Sirius Road, all of which were refused. A description of each development application is summarised in Table 1.



*Table 1 - Summary of Recent Development Applications for 1 Sirius Road*

<b>Application No.</b>	<b>Description</b>
DA-1037/2013	Construction of a two storey dwelling and tree clearing.
DA-495/2009	Construction of a two storey dwelling.
DA-2294/2003	Erection of a chainwire fence along the property boundaries.
DA-66/2002	Integrated development for the staged construction of a retirement village consisting of 120 self-care dwellings, community facilities and associated parking.

In 2016 however, a development application (DA-1137/2016) was lodged for 1 Sirius Road, seeking approval for the construction of a single storey dwelling, swimming pool and associated works. The application was initially refused by Council, however, development consent was subsequently granted through agreement by the Land and Environment Court.

As part of the DA a Flora and Fauna Assessment Report was submitted, recommending the preparation of a Vegetation Management Plan (VMP) and application of a positive covenant to the VMP area. This is to ensure development impacts are limited to the development area and do not encroach on retained vegetation. The development consent requires these recommendations be complied with. The dwelling however is yet to be constructed on the land.

#### Recent Unauthorised Works

In October 2022, Council Investigation Officers conducted an inspection of 1 Sirius Road in response to a complaint received regarding illegal land clearing. The inspection revealed the unauthorised removal and damage of vegetation (inclusive of trees and groundcover). A Notice of Proposed Restore Works Order was served to the owner and a Bushland Restoration Plan (BRP) was subsequently submitted to Council. In February 2023, Council issued a Restore Works Order to carry out the works detailed in the BRP.

#### **Lot 75 Sirius Road**

Council records show no recent development applications have been lodged for Lot 75 Sirius Road. Through ongoing consultation with the landowner however, evidence of a building permit (No. 1809/77/464) dated 1978 for a brick veneer dwelling has been provided. A development application (A-993/1999) was also lodged with Council for the construction of a two storey dwelling in 1999, however this was subsequently withdrawn.

#### **Lot 68 Sirius Road**

The submission from the landowner of Lot 68 revealed that the family has resided on the lot since 1943, with two dwellings and outbuildings currently retained on the property.

Council's available records indicate approval was granted by the State Planning Authority for the construction of a rural workers / caretaker's cottage (T.P 566) in 1972. Various known applications have also approved the additions to a home workshop building (DA-336/1989), construction of a shed (B-184/1990), storage shed / workshop (B-714/1989) and construction of shelter shed and tea house (B-450/1992).

## **CONCLUSION**

In light of the additional information provided above, it is recommended that Council supports the undertaking of a Conservation Zones Study. The study will guide the future application of the conservation zones for the subject sites as well as a number of other sites identified.

## **FINANCIAL IMPLICATIONS**

At its meeting on 26 October 2022 Council resolved to: *"Allocate funding from the LEP review budget to complete these investigations."*

Costs associated with the LEP Review are included in the 2022/2023 budget and the Long-Term Financial Plan for Year 1 (2022-23) and Year 2 (2023-24). Additional funds will be required within the Consultants budget to factor in the Conservation Zones Study, or a Sirius Road Planning Proposal. The additional amount will be determined if one of these options is resolved by Council.

<b>201594 - LEP &amp; DCP Review</b>	<b>Year 1 (2022-23)</b>	<b>Year 2 (2023-24)</b>
Employee - LEP Review Staff	\$224,892	\$112,446
Consultants	\$337,608	\$75,054

## **CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	Manage the environmental health of waterways. Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.
<b>Social</b>	Preserve and maintain heritage, both landscape and cultural as urban development takes place.

<b>Civic Leadership</b>	Act as an environmental leader in the community. Actively advocate for federal and state government support, funding and services.
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	The risk is deemed to be Low. It is recommended that a study be undertaken which will assess whether several privately owned parcels of land should be rezoned to a Conservation zone. The findings of the study, however, do not necessarily need to be followed through with a planning proposal. The risk is considered within Council's risk appetite.

## **ATTACHMENTS**

1. Issues and Options Report: Sirius Road, Voyager Point - Wednesday, 26 April 2023
2. Minutes of Ordinary Meeting - Wednesday, 26 April 2023
3. No. 1 Sirius Road Owner Submission (Under separate cover) - **Confidential**
4. Lot 75 Owner Submission (Under separate cover) - **Confidential**
5. Lot 68 Owner Submission (Under separate cover) - **Confidential**
6. Council Resolution October 2021
7. Council Questions with Notice May 2022
8. Council Resolution October 2022
9. LEP Practice Note PN 09-002
10. LEP Practice Note Examples for Application of C2 Zone
11. Estimated Value of Properties (Under separate cover) - **Confidential**
12. List of Potential Sites for Study (Under separate cover) - **Confidential**

<b>PLAN 03</b>	<b>Issues and Options Report: Sirius Road, Voyager Point</b>
<b>Strategic Objective</b>	Liveable, Sustainable, Resilient Protect and enhance our natural environment and increase the city's resilience to the effects of natural hazards, shocks and stresses
<b>File Ref</b>	084905.2023
<b>Report By</b>	Lilyan Abosh - Strategic Planner
<b>Approved By</b>	Lina Kakish - Acting Director Planning & Compliance

**EXECUTIVE SUMMARY**

At its Ordinary Meeting of Council on 26 October 2022, Council resolved the following:

*That Council:*

7. *Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.*
8. *Consult with the owners of the properties and include their feedback in the report back to Council.*
9. *Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environment Conservation.*
10. *Allocate funding from the LEP review budget to complete these investigations.*

This report investigates at a high level the strategic and site-specific merits of rezoning the properties from C3 Environmental Management (C3 zone) to C2 Environmental Conservation (C2 zone). It notes that a rezoning is likely to be consistent with Liverpool's Local Land Use Strategies and Studies, as well as the relevant objectives in the District and Region Plans. With regards to site specific merit, various matters such as the limited development potential of the land, positive social impact on the community and relationship of the sites to the Georges River Cycling Track are addressed in this report.

The Department of Planning and Environment has a Practice Note to guide Council's on the application of the Conservation zones. The Practice Note emphasises the need for a study or strategy to justify the rezoning of any land to the C2 zone. Whilst existing resources indicate

there are biodiversity values present on the land which are likely to be consistent with the C2 zone (such as endangered ecological communities, threatened and migratory species and habitats, and coastal wetlands), Council staff do not have a current, comprehensive biodiversity assessment regarding the consistent application of the Conservation zones.

As per point 8 of the above resolution, a letter was issued to the owners on 23 January 2023 seeking their feedback. All three owners objected to rezoning and/or provided alternative recommendations, such as the partial rezoning of their lots to C2, or acquisition of the land by Council or other authority. Submissions are available at **Attachments 1 - 3**.

The Early Engagement period on the LEP Review indicated the high regard the community has for conservation, with a survey question regarding the protection of waterways, trees and vegetation scoring the highest results. It is recommended that an individual rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road is not undertaken, and instead, a broader study to assess the application of Conservation zones is undertaken as part of the LEP Review.

This would mean that the Sirius Road sites are considered along with other publicly and privately owned land, identified by Council staff through previous studies or planning processes. A copy of the list of potential properties to be investigated for a Conservation zone is within **Attachment 10**.

A study would ensure a consistent approach to the rezoning of land, which would protect the significance of the C2 zone. It would guide the future application of the Conservation zones, by providing the evidence-based study required to support a planning proposal for the rezoning of land. It will also investigate other matters for consideration such as permissible land uses within each zone, as well as any potential financial implications of rezoning land on landowners. If proposed land use zones are deemed to be too restrictive, they will require an acquisition authority to acquire the land, to ensure fair compensation where required. This study will inform recommendations for future planning proposals.

## **RECOMMENDATION**

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That Council:

1. Receives and notes the report;
2. Undertakes a broader Conservation Zones Study as part of the Principal LEP Review project;
3. Allocate funding to the LEP Review budget to complete this Study; and
4. Further investigates the rezoning of 1 Sirius Road, Lot 68 Sirius Road and Lot 75 Sirius Road, Voyager Point along with other identified sites, as part of a broader Conservation Zones Study.

**REPORT****BACKGROUND****Council Resolutions**

At its Ordinary Meeting of Council on 27 October 2021, Council resolved the following:

*That Council:*

4. *Investigates rezoning 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point from E3 Environmental Management to E2 Environmental Conservation if it's purchased by a public authority;*
5. *Subject to point 4, directs the CEO to prepare a planning proposal to rezone 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point to E2 Environmental Conservation;*

A letter was sent to the Minister for Energy and Environment on 11 November 2021, requesting the NSW Government consider acquiring these properties, and no response was received. The properties were not purchased by a State or Federal authority, and suitable funding sources for Council to acquire the land could not be identified. Therefore, an investigation into the potential rezoning of the properties did not occur. A Notice of Motion (NOM 03) regarding the same land was presented at the Ordinary Meeting of Council on 26 October 2022. At this meeting, Council resolved the following:

*That Council:*

7. *Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.*
8. *Consult with the owners of the properties and include their feedback in the report back to Council.*
9. *Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environmental Conservation.*
10. *Allocate funding from the LEP review budget to complete these investigations.*
11. *That the report back to Council include how the rezoning of this land would affect the previous resolution about having a continuous bike track along the length of the river and whether this land potentially forms part of that.*

This report addresses point 9 of the above resolution.

### **Sites and Locality**

The subject sites are located at:

- No. 1 Sirius Road, Voyager Point (Lot 72 DP 661069);
- Lot 75 Sirius Road, Voyager Point (Lot 75 DP 752034); and
- Lot 68 Sirius Road, Voyager Point (Lot 68 DP 752034).

The sites are currently zoned C3 Environmental Management (C3) under the *Liverpool Local Environmental Plan 2008* (LLEP 2008). The lots have a total approximate area of 43.8 hectares, and largely comprise of bushland and wetland. There are two dwellings and ancillary structures also located on Lot 68 Sirius Road.

The sites are bound by the Georges River to the north and east, and Voyager Point Bushland Reserve to the west, which is owned by Liverpool City Council. Land south of Sirius Road includes the Voyager Point Community Centre and Park, and low-density housing.

### **Development History**

Council records show no development applications have been lodged for Lot 68 and Lot 75 Sirius Road since 2000. Council received four development applications between 2002 - 2013 for land at 1 Sirius Road, all of which were refused. In 2016, development application (DA-1137/2016) was lodged for 1 Sirius Road, seeking approval for the construction of a single storey dwelling and associated works. The application was refused by Council, however development consent was subsequently granted through agreement by the Land and Environment Court. The dwelling is yet to be constructed.

### **Unauthorised Land Clearing**

In October 2022, Council Officers inspected 1 Sirius Road and identified the unauthorised removal and damage of vegetation. A Notice of Proposed Restore Works Order was served to the owner, and a Bushland Restoration Plan (BRP) was submitted to Council. In February 2023, Council issued a Restore Works Order to carry out the works in the BRP.



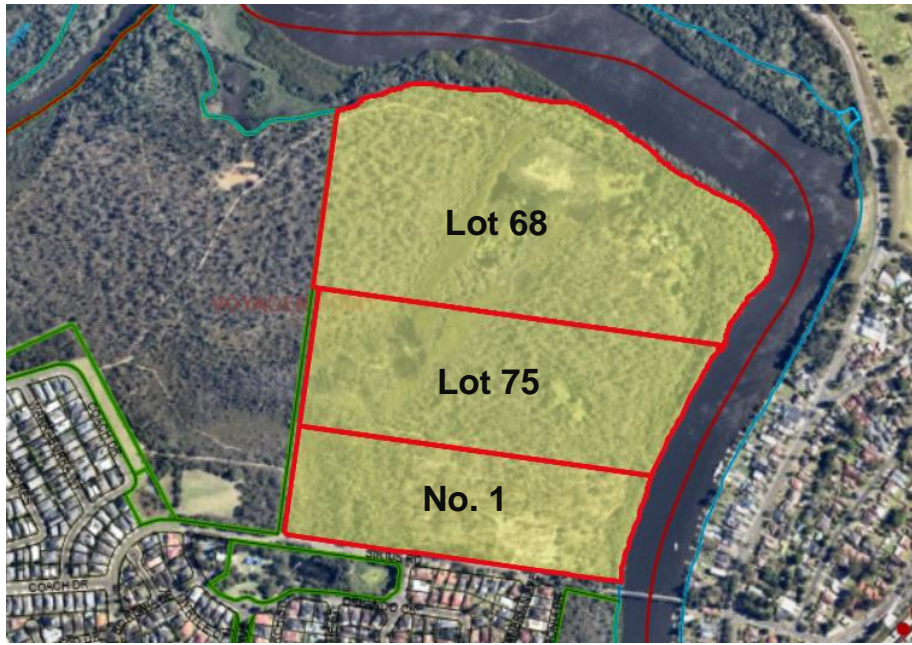


Figure 1 - Aerial Image of the Subject Lots and Locality

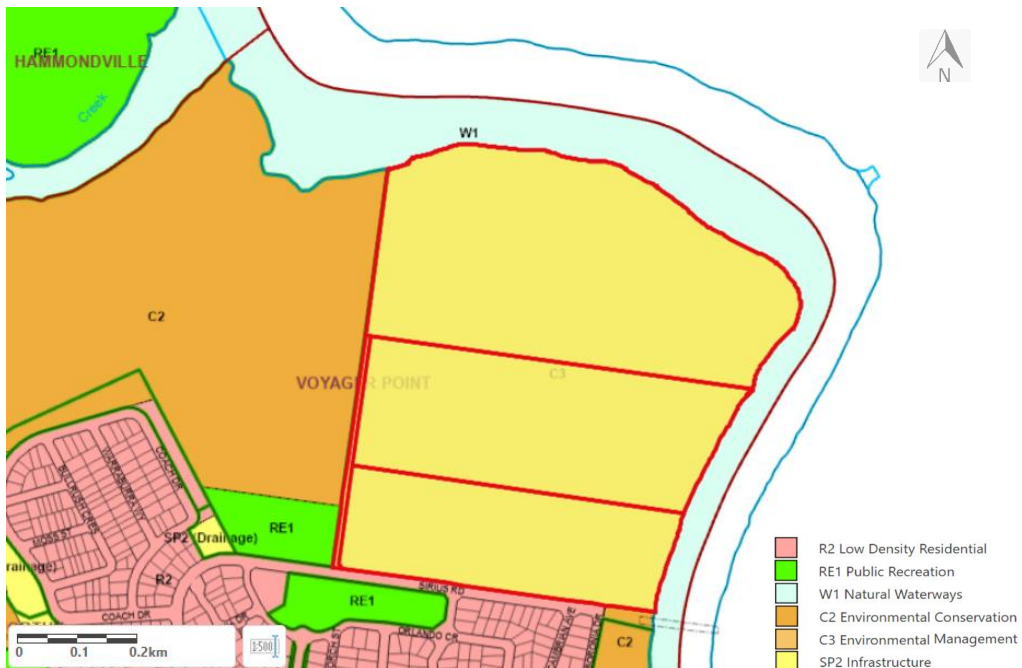


Figure 2 - Zoning of the Subject Lots and Locality under LLEP 2008



**STRATEGIC MERIT****Conservation Zones within the LLEP 2008**

The LLEP 2008 contains the C1 National Parks and Nature Reserves, C2 Environmental Conservation and C3 Environmental Management zones. Each zone provides different levels of conservation, with C1 being the highest level, and permissible uses vary accordingly. It is noted the C1 zone is only intended for land reserved under the *National Parks and Wildlife Act 1974*.

These zones are intended to facilitate the best conservation outcomes in the long term. Accordingly, the C2 zone is typically prioritised for environmentally significant land owned by Council, State or Federal agencies. This approach is reflected in the use of the C2 zone during the making of LLEP 2008, which was generally applied to publicly owned lots, or lots marked for acquisition. Since then, the C2 zone has also been applied in various instances to privately owned lots (e.g., where 88B restrictions apply). The C3 zone applies to the subject lots, as well as other publicly and privately owned land of environmental value.

Council is currently reviewing the LLEP 2008. Initial public consultation held in late 2022 heard a strong message from the community regarding environmental land. The survey question regarding the protection of waterways, trees and vegetation scored the highest results, with 88% of respondents rating this matter as either 'Highly Important' or 'Important'. Submissions requested retention of trees, bush regeneration and urban heat management. Feedback from the State Government as part of the LEP Review has also led to recommendations for further protective measures, like the application of Conservation zones.

It is therefore recommended that the Sirius Road sites are investigated as part of a broader study into the application of Conservation zoned land in the LEP. This would include a review of other private and Council owned sites, as discussed throughout this report.

**Region and District Plans**

The rezoning of the subject sites to a higher order Conservation zone would align with several directions in the Greater Sydney Region Plan 'A Metropolis of Three Cities', and the Western City District Plan. This includes protection of waterways (Priority W12 and Objective 25), protection of biodiversity and urban bushland (Priority 14 and Objective 7) and reduced exposure to natural hazards (Priority W20 and Objective 37).

**Liverpool Strategies and Studies**

The rezoning of the properties is also likely to be consistent with Action 14.2 of the Liverpool Local Strategic Planning Statement 'Connected Liverpool 2040', which relates to the protection of biodiversity, waterway quality, and implementation of the green grid.

Additionally, the Liverpool Biodiversity Study 2019 (the Study) makes recommendations on the future application of the C2 zone, which is summarised in Table 1 below. All three sites meet one of the recommendations in the Study, regarding the presence of state and regionally significant land. Despite this, it is noted that these categories constitute 91% of existing vegetation in the LGA, and rezoning the sites on this basis alone would not be appropriate.

*Table 1: Recommended Application of C2 Zone (Source: Liverpool Biodiversity Study 2019)*

<b>C2 Application</b>	<b>1 Sirius Road</b>	<b>Lot 75 Sirius Road</b>	<b>Lot 68 Sirius Road</b>
<b>Public Reserves of high biodiversity value</b>	x	x	x
<b>Private land designated as environmental offsets</b>	x	x	x
<b>State Core and Corridor, areas of Regional Core and biocertified land</b>	'State Core and Corridor' and 'Regional Core' land identified.	State Core and Corridor' and 'Regional Core' identified.	'State Core and Corridor' and 'Regional Core' identified.

#### **LEP Practice Note: Environment Protection Zones**

The LEP Practice Note for Environment Protection Zones PN 09–002 (now Conservation Zones) is intended to guide Council's on the application of Conservation zones. The LEP Practice Note is at **Attachment 7**, and a detailed assessment of the subject sites against the example attributes of C2 zoned land is found at **Attachment 8**.

*Table 2: Review of LEP Practice Note against Subject Sites*

<b>LEP Practice Note Summary</b>	<b>Comments Regarding Rezoning of the Sites</b>
The Conservation zones are to be applied consistently, so that their value is not diminished by inappropriate application, or by permitting incompatible uses.	A planning proposal to rezone the subject sites only would not reflect this approach, as the lots would be rezoned in isolation and without consideration of existing C2 zoned lots.
Councils will generally have limited areas displaying the characteristics suitable for the C2 zone.	Noted, in this case a rezoning based solely on the recommendations of the Liverpool Biodiversity Study 2019 is not appropriate.
In most cases, Council's proposal to zone land to C2 needs to be supported by a strategy or study that demonstrates the high status of ecological, scientific, cultural or aesthetic values.	Council currently does not have a specific strategy/study in favour of a rezoning. Should these investigations eventuate into a planning proposal, a study/strategy would be needed to support the planning proposal.

Where Council wishes to acknowledge different land capabilities on a single allotment, it may consider applying more than one zone across the land.	Noted, the application of split zoning is most beneficial where the primary use of the land varies across a single lot. The primary use of the land varies where there is existing residential development on Lot 68 Sirius Road. The same could be said for 1 Sirius Road where an approval for a dwelling exists but has not yet been constructed.
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### Section 9.1 Ministerial Directions

Ministerial Direction 3.4 relates to the application of the C2 and C3 Zones in Far North Coast LEP's. These principles however can be used to guide other Council's zoning. The Direction requires consistency with the 'Northern Councils E Zone Review Final Recommendations Report', which considers the primary use of the land (i.e., the main use for which the land has been used for the last 2 years) as the focus when making zoning decisions. The Report recommends the C2 zone be generally applied if the primary use of the land is considered environmental conservation, and if the land has attributes that meet the C2 zone criteria. However, if the land has attributes that meet the C2 zone criteria, but the primary use is not conservation, a Council may apply a C3 zone.

Based off Council's development records and satellite imagery, the primary use for the majority of the subject land appears to be conservation. There are two dwellings located on Lot 68 Sirius Road, and the primary use of the land where these dwellings are located is residential. It may be found appropriate that certain areas used for residential purposes are retained as C3 Environmental Management.

### SITE SPECIFIC MERIT

#### **Biodiversity Value of Sirius Road Sites**

##### Ecological Value

When applying the C2 zone, State guidance tools (i.e., the LEP Practice Note and Northern Councils E Zone Review Final Recommendations Report) are consistent on the need to verify that the ecological, scientific, cultural, or aesthetic values of the land are of a high status. Council staff however do not have a current and comprehensive biodiversity assessment covering the entire subject land.

Notwithstanding this, existing resources indicate there are biodiversity values present on the sites that are of conservation significance, and these are likely to be consistent with the attributes referenced in the Practice Note for the C2 zone.

Known features of the land that are identified in the Practice Note include coastal wetlands under the *State Environmental Planning Policy (Resilience and Hazards) 2021* and Endangered Ecological Communities including the River-Flat Eucalypt Forest, Castlereagh Swamp Woodland and Freshwater Wetlands

Additional attributes of the land are also anticipated to contribute to their biodiversity value. The Voyager Point Wetland is located within these properties and is registered as a wetland of national significance in the National Estate and Directory of Important Wetlands in Australia

The sites also include a unique and diverse range of biodiversity and habitats, many of which are not well represented in the Liverpool conservation network. The wetlands and adjacent bushland areas provide habitat for a range of threatened and migratory species, including recent records of the Green and Golden Bell Frog (*Litoria aurea*), Nodding Geebung (*Persoonia nutans*) and the Small-flower Grevillea (*Grevillea parviflora* sp. *Parviflora*).

More broadly, the sites form part of the Georges River (and its tributaries) ecological corridor, which spans from Lieutenant Cantello Reserve in Hammondville to the Holsworthy Military Reserve, and catchment lands further.

#### Aboriginal Cultural Heritage

There is high potential for Aboriginal Cultural Heritage to be found, as the sites appear to be relatively undisturbed, and are in proximity to a high order watercourse, where opportunities for locating Aboriginal objects or sites are greatly increased. There is evidence that the Cabrogal people, along with the Dharawal, were largely based along the riverbanks and adjacent land for access to materials and food. Through previous investigations, it is also known that there are caves, rock carvings and middens located along the Georges River.

#### **Current Development Potential**

A rezoning would reduce the development potential of the lots by further prohibiting certain development (e.g., dwellings). Notwithstanding this, the current development potential of the properties is already considered to be significantly constrained.

#### Environmental Constraints

All three properties are Category 1 bushfire prone, contain Environmentally Significant Land (ESL) and range in low to moderate salinity and Class 1 – 5 Acid Sulphate Soils. The sites include a foreshore area to the Georges River and are substantially affected by high-risk flooding (i.e., land categorised below the 1% AEP flood). Considering this, flood mitigation works, and compensatory flood excavation would not be considered appropriate, and development would be contained to the portion of land located above the 1% AEP flood.

Existing Development Standards

The Minimum Lot Size applying to each lot is 40 hectares, and further subdivision is not possible. The lots are also subject to certain provisions in the *State Environmental Planning Policy (Biodiversity and Conservation) 2021*, relating to vegetation and the Georges River Catchment. Complying development pathways under various State Environmental Planning Policies are not applicable to these properties due to the abovementioned constraints.



Figure 3: Flood extent



Figure 4: Environmentally Significant Land



Figure 5: Bushfire Risk extent

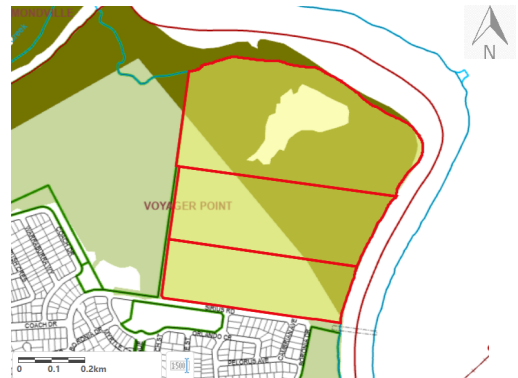


Figure 6: Terrestrial Biodiversity Affectation

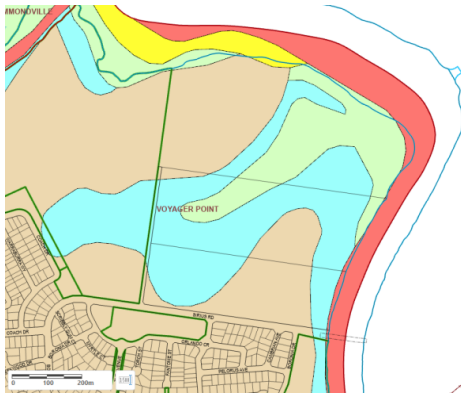


Figure 7: Acid Sulphate Soils



Figure 8: Foreshore Building Line

### Social and Economic Considerations

#### Existing Use Rights

The C2 zone is more restrictive than the C3 zone, and does not permit certain uses, such as dwelling houses. A rezoning from the C3 zone to the C2 zone would not require existing lawful structures to be demolished, however it would mean that new dwellings cannot be approved. Development approved and not yet constructed may also still be constructed (unless the development consent lapses). Existing use rights provisions under the *Environmental Planning and Assessment Regulations 2021* allow an existing use to be enlarged, altered or rebuilt, subject to certain limitations. Existing use rights would need to be demonstrated for these provisions to be used, which usually involves a detailed analysis of the history of uses and historical development consents.

#### Acquisition Requirements

The Practice Note states that an acquisition authority for C2 zoned land is not required unless the land is expressly set aside for a public purpose, i.e. as a public reserve. However, if the range of permissible uses are too restrictive for the site, the need for acquisition may be triggered. The Practice Note further advises if dwelling houses and other uses were previously permitted, and are then restricted, acquisition of the land may be considered, if a reasonable range of uses are not permitted. The rezoning of these lots to C2 would result in dwellings becoming a prohibited land use, therefore it is likely in this instance acquisition may be warranted, as development potential has been reduced compared to the existing zone.

Although there are several privately owned lots which are zoned C2, these are arising from various circumstances which have not triggered acquisition (e.g. land is burdened by 88B restriction). The Department of Planning and Environment (DPE) may advise there is a requirement for acquisition to occur, as the rezoning would be restricting further development.

The estimated value of the lots if Council were to acquire the three properties is provided at **Attachment 9**.

#### Social Concern on Locality

There has been strong community response historically in support of protecting land north of Sirius Road. A Change.Org Petition to protect 1 Sirius Road, as referenced in the Council resolution of October 2021, had 1,407 signatures at the time of this report.

#### Georges River Cycling Track

Point 11 of the Council resolution requires this report to address the potential contribution of these sites to a continuous bike track along the Georges River, which Council committed to in its 100-day plan. In relation to this, a route has been developed which does not traverse through the subject lots. This is due to the ESL and topographical condition of the properties, which does not support cycling. Notwithstanding this, a rezoning would have no impact on the mechanisms available to Council for constructing and obtaining ownership of a cycle path.

#### **LANDOWNER FEEDBACK**

A letter was issued on 23 January 2023 to the owners of the three properties, seeking their feedback and submissions were received concerning all three sites. All owners objected to a rezoning and/or provided alternative recommendations, such as the partial rezoning of their lots to C2 where residential development is not to be located, or acquisition of the land by Council or other authority. A meeting was also held with the landowners and representatives of Lot 75 Sirius Road to discuss the concerns in their submission.

These objections were based on concerns relating to the existing environmental protections, financial impact on owners, impact on existing development and future development potential. A summary of the key concerns raised in the submissions is provided below and original copies are included in **Attachments 1 - 3**.



- Previous Council Resolutions**

Summary of Concern	Council Planning Response
No justification for this other than requested by constituents.	The sites are only being investigated. If a planning proposal is progressed, justification through a study is still needed.
Unlike October 2021 resolution, the 2022 resolution does not consider the owners being disadvantaged by a rezoning.	The sites are only being investigated with feedback from the owners being considered. Any financial impacts will be considered further if investigations progress.
Council did not attempt to purchase the land following resolution of October 2021.	Council did not locate a suitable funding source for the purchase of the three lots at the time.
Land should be acquired by a public authority, which would improve green space connections and access to Georges River.	It is noted this is the position of one landowner. Council contacted the State Government to consider acquiring the land and did not receive a response.

- Existing environmental protections are already in place.**

Summary of Concern	Council Planning Response
No environmental advantage of rezoning as owner is actively maintaining the land.	A rezoning would protect the land irrespective of ownership, which can change.
The C3 zone and controls provide high protection and added protection is minimal, as evidenced by the limited development and impacts on the land.	The C3 zone provides a level of protection for these sites. The C2 zone increases this protection, whilst only permitting uses compatible with the zone objectives.

- Recommended Use of the C2 Zone and its Current Application**

Summary of Concern	Council Planning Response
Not supportive of the entire lot being rezoned. However, would like to see C3 zone retained where dwellings are, and remainder rezoned to C2.	It is noted this is the position of one owner. The use of split zoning and retention of the C3 zone where dwellings are located is consistent with State guidance tools.
Willing to have the rear of the site rezoned to C2 where land is considered to have high biodiversity value.	It is noted this is the position of one owner, separate to the above.



Summary of Concern	Council Planning Response
Private ownership of C2 land is not envisaged as the uses are negligible to owner.	A Study would further clarify the suitability of C2 zoned land in private ownership, and if so, whether the land should be acquired.
A review of C2 land in Liverpool shows no situation where it is applied to an entire privately owned site, making it of no use to the owner.	

• **Concerns Regarding Existing Development / Future Restrictions on Development**

Summary of Concern	Council Planning Response
Impact ability to retain the family home or require the family relocate.	The C2 zone will not impact existing structures or necessitate relocation.
Approval for rebuilding and / or renovation of existing dwellings in the C2 zone would be much more difficult and uncertain.	Noted. Any rebuilding and / or renovations to dwellings in the C2 zone can occur if existing use rights are proven.
The owner currently hosts groups to the site to view environmentally sustainable lifestyles. Rezoning may prohibit this venture if in future the owner decides to turn this into a small scale business.	A rezoning would mean uses like dwellings, neighbourhood shops, cellar door premises and aquaculture would become prohibited, whilst 'environment facility' and 'Information and education facility' are permissible and require a DA, which would require further information to support those uses.
Would affect owner of vacant lot most which is an inequitable outcome as owners have paid for land for 40+ years.	Noted.
A dwelling is an appropriate outcome on the subject vacant lot and could reduce likelihood of illegal occupation / activities.	The intent of the investigations is to determine whether the environmental value of the sites is more consistent with the C2 zone, where a dwelling is not considered a suitable use.
Will sterilise and devalue the land, which will have a serious financial burden on the owner.	These concerns are acknowledged and are a matter for consideration. It is noted the development potential is limited due to environmental constraints.

**OPTIONS FOR REZONING**

Following investigations of the strategic and site specific merit of a rezoning, the options available are as follows:

**Option #1 (Recommended) – Develop a Study and Review Multiple Sites across the LGA**

It is the preferred recommendation by staff that a wider study is undertaken as part of the LEP Review, to assess various aspects of the Conservation zones and make recommendations on their future application in the new LEP. This would mean that the subject lots are considered within a broader strategic review of the LGA, which would also review public and private owned sites for the application of the Conservation zone. These sites have been identified through the LEP review process, and a copy of the list of potential properties is found at **Attachment 10**. The study would review permissible uses, suitability of C2 for private ownership, and implications on land acquisition requirements.

The option prioritises the consistent application of the Conservation zones in accordance with State guidance tools, by reducing opportunities to rezone land in a piecemeal manner which could undermine the intent of the C2 zone. This option will also provide the evidence-based study required to support a planning proposal for the Sirius Road sites, should they be determined to be suitable to be rezoned by the Study.

**Option #2 – Progress a Planning Proposal based on Existing Resources**

Option two is to prepare a planning proposal for the three subject lots, based on existing resources. The planning proposal would seek to rezone the areas of land across the lots which have a conservation function and retain the C3 zone where the primary use is residential.

Existing resources may provide sufficient justification for the initial stages of the planning proposal process, however it is anticipated that a Study would be required by the Department of Planning and Environment (DPE) for the planning proposal to progress, as detailed in the LEP Practice Note. The study would have to confirm and justify that the biodiversity value of the land intended to be rezoned is of a high status.

DPE will also likely advise at the Gateway determinate stage whether the *Land Acquisition (Just Terms Compensation) Act 1991* is invoked. It is anticipated that acquisition is likely to be required, due to the change in permissible uses, i.e., ability to develop dwelling houses. This means Council may have the responsibility of having to acquire the lots.

This approach is not recommended as it does not favor the consistent application of the Conservation zones, which is discussed in the Practice Note. The rezoning of these lots in isolation would stray further from attempts to apply the C2 zone consistently, which will diminish its value in the long term. It would also mean proceeding without the required study

supporting the planning proposal. There is also a risk a planning proposal would progress to a draft amendment that would burden the landowners prior to the required study being prepared.

### **Option #3 – Retain the C3 Environmental Management Zone**

An alternative option is to retain the C3 Environmental zone, which already provides a level of environmental protection. This is further assisted by the environmental constraints and development standards applying to the sites. This will also have no financial implications on Council.

Considering there are existing dwellings on Lot 68 Sirius Road, and a dwelling approved to be constructed on 1 Sirius Road, two of the three lots will be built out to capacity shortly. Lot 75 however is not known to have been developed, and land uses like dwellings, neighbourhood shops etc may be proposed on the land in future.

This option would also dismiss certain attributes of the land, which may warrant application of the C2 zone. Like Option 2, this option does not favour the consistent application of Conservation zones, as a comparison of the sites to other Conservation zoned sites has not occurred.

### **CONCLUSION**

It is recommended that Council supports Option 1 and undertakes a Conservation Zone Study. The study will guide the future application of the conservation zones for the subject sites as well as a number of other sites identified.

### **FINANCIAL IMPLICATIONS**

At its meeting on 26 October 2022. Council resolved to: *“Allocate funding from the LEP review budget to complete these investigations.”*

Costs associated with the LEP Review are included in the 2022/2023 budget and the Long-Term Financial Plan for Year 1 (2022-23) and Year 2 (2023-24). Additional funds will be required within the Consultants budget to factor in the Conservation Zone Study, or a Sirius Road Planning Proposal. The additional amount will be determined when one of these options is resolved by Council.

<b>201594 - LEP &amp; DCP Review</b>	<b>Year 1 (2022-23)</b>	<b>Year 2 (2023-24)</b>
Employee - LEP Review Staff	\$224,892	\$112,446
Consultants	\$337,608	\$75,054

**CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	Manage the environmental health of waterways. Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.
<b>Social</b>	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
<b>Civic Leadership</b>	Act as an environmental leader in the community. Actively advocate for federal and state government support, funding and services.
<b>Legislative</b>	Sections 3.14 and 4.65 to 4.70 of the <i>Environmental Planning and Assessment Act 1979</i> Sections 162 to 167 of the <i>Environmental Planning and Assessment Regulation 2021</i> Section 21 of the <i>Land Acquisition (Just Terms Compensation) Act 1991</i> may be applicable if acquisition is required.
<b>Risk</b>	The risk is deemed to be Low. It is recommended that a study be undertaken which will assess whether several privately owned parcels of land should be rezoned to a Conservation zone. The findings of the study however do not necessarily need to be followed through with a planning proposal. The risk is considered within Council's risk appetite.

**ATTACHMENTS**

1. No. 1 Sirius Road Owner Submission (Under separate cover) - **Confidential**
2. Lot 75 Sirius Road Owner Submission (Under separate cover) - **Confidential**
3. Lot 68 Sirius Road Owner Submission (Under separate cover) - **Confidential**
4. Council Resolution October 2021
5. Council Questions with Notice May 2022
6. Council Resolution October 2022
7. LEP Practice Note PN 09-002
8. LEP Practice Note Examples for Application of C2 Zone
9. Estimated Value of Properties (Under separate cover) - **Confidential**
10. List of Potential Sites for Study (Under separate cover) - **Confidential**

**ITEM NO:**     PLAN 03  
**FILE NO:**     084905.2023  
**SUBJECT:**    Issues and Options Report: Sirius Road, Voyager Point

**COUNCIL DECISION**

**Motion:**                                      **Moved: Cllr Hadid**                      **Seconded: Cllr Goodman**

That Council defer this item to the next meeting until all information is received including whether there is an active DA on the land.

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

Councillors voted unanimously for this motion.

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

1. Investigates funding sources, including through State and Federal Government programs, for the purchase of all land north of Sirius Road, Voyager Point currently zoned E3 Environment Management;
2. Approves the necessary funding to obtain an independent valuation of the three parcels of land zoned E3 Environmental Management;
3. Notes that a further report will be brought back to Council upon completion of the valuations and funding investigations to confirm if funding is available to proceed with offers for purchase;
4. Investigates rezoning 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point from E3 Environmental Management to E2 Environmental Conservation if it's purchased by a public authority;
5. Subject to point 4, directs the CEO to prepare a planning proposal to rezone 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point to E2 Environmental Conservation;
6. Notes that any planning proposal is required to be considered by the Liverpool Local Planning Panel before a decision by Council on whether to endorse the planning proposal for a Gateway determination by the Department of Planning, Industry and Environment;
7. Writes to the State Government in support of the site's designation as a Strategic Conservation Area;
8. Write to the NSW Minister for the Environment requesting consideration to be given to the NSW Government purchasing the properties identified in this report for inclusion in the NSW National Park estate or as a nature reserve; and
9. Send the petition along with other representations to the State Government.

Councillors voted unanimously for this motion.

**QUESTIONS WITH NOTICE**

**ITEM NO:** QWN 01  
**FILE NO:** 150330.2022  
**SUBJECT:** Question with Notice - Clr Rhodes - Lots 68 and 75 Sirius Road Voyager Point

The following motion was moved in 2021.

*That Council:*

1. *Investigates funding sources, including through State and Federal Government programs, for the purchase of all land north of Sirius Road, Voyager Point currently zoned E3 Environment Management;*
2. *Approves the necessary funding to obtain an independent valuation of the three parcels of land zoned E3 Environmental Management;*
3. *Notes that a further report will be brought back to Council upon completion of the valuations and funding investigations to confirm if funding is available to proceed with offers for purchase;*
4. *Investigates rezoning 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point from E3 Environmental Management to E2 Environmental Conservation if it's purchased by a public authority;*
5. *Subject to point 4, directs the CEO to prepare a planning proposal to rezone 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point to E2 Environmental Conservation;*
6. *Notes that any planning proposal is required to be considered by the Liverpool Local Planning Panel before a decision by Council on whether to endorse the planning proposal for a Gateway determination by the Department of Planning, Industry and Environment;*
7. *Writes to the State Government in support of the site's designation as a Strategic Conservation Area;*
8. *Write to the NSW Minister for the Environment requesting consideration to be given to the NSW Government purchasing the properties identified in this report for inclusion in the NSW National Park estate or as a nature reserve; and*
9. *Send the petition along with other representations to the State Government.*

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

## 30

However I am led to believe the said land was recently sold.

A new colony of Koalas have been recently found in close proximity to this land and it was hoped that this land could have been used to protect natural flora and fauna in this area.

Can Council:

1. Provide an update about the sale of the land?
2. Provide an update on any of the actions by Council regarding the above resolution?
3. Provide advice on why the above resolution failed if that is the case, to protect the above land from being privately sold and not saved as protected land.

### Response

#### **1. Provide an update about the sale of the land? (Provided by Economy and Commercial Development)**

Please see response to Question 2 – Resolution point 2 below.

#### **2. Provide an update on any of the actions by Council regarding the above resolution? (Provided by Economy and Commercial Development and Planning and Compliance)**

##### Resolution point 1: (Community and Culture)

Council's Strategic Grants Officer has not identified any suitably funding sources, including through State and Federal Government programs for the potential purchase of these sites.

##### Resolution point 2: (Economy and Commercial Development)

The agent that was handling the sale of 1 Sirius Road, Voyager Point (Lot 72 DP 661069) advised that the property was sold in February 2022. Domain shows the property as both having been sold on 19 February 2022. The updated sale details are not shown on Council's GIS system as the updated details are not shown on the NSW Land Registry Services system.

##### Resolution point 3: (Economy and Commercial Development)

As the property does not have a public purpose designated zoning or approved funding, Property has not made any attempt to purchase the three properties. At this stage a valuer has been engaged but has identified that owner's approval was required for access to the properties before a detailed Valuation could be undertaken.



## 31

As the land is not designated for a public purpose and with no approved existing funding for the purchase, the private sale reflects the owners right to sell on the open market.

Resolution point 4, 5 and 6 (Planning and Compliance):

Council resolved to investigate the rezoning of these properties if it's purchased by a public authority. If these properties are ultimately purchased by a public authority, then a planning proposal to rezone these sites will be progressed.

Resolution point 7, 8 and 9: (Planning and Compliance)

Council wrote to the NSW Government on 11 November 2021 in support of the site's designation as a Strategic Conservation Area (See Attachment 1) and to the NSW Minister for the Environment on 11 November 2021 requesting consideration be given to the NSW Government purchasing the properties identified in the report for inclusion in the NSW National Park estate or as a nature reserve (See Attachment 2). A copy of the petition was also forwarded to the State Government on 11 November 2021. The Department of Planning and Environment responded to Council's letter (see Attachment 3) advising that Lot 1 Sirius Road was not included in the Strategic Conservation Area under the Cumberland Plain Conservation Plan due to vegetation on the site *"not fitting within the Plan's offset needs"*.

**3. Provide advice on why the above resolution failed if that is the case, to protect the above land from being privately sold and not saved as protected land? (Provided by Economy and Commercial Development)**

As the land is not designated for a public purpose and with no approved existing funding for the purchase, the private sale reflects the owners right to sell on the open market.

**ITEM NO:** NOM 03  
**FILE NO:** 349221.2022  
**SUBJECT:** Protection of Ecologically Significant Land

**NOTICE OF MOTION (submitted by Cllr Rhodes)**

That Council:

1. Note Council's resolution on CONF 02 from the 27 October 2021 Council meeting (attached).
2. Alter point 4 of the resolution on CONF02 from the 27 October 2021 Council meeting to remove the words **"if it's purchased by a public authority"**. Point 4 to read **"Investigates rezoning 1 Sirius Road and Lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environmental Conservation"**.
3. Note the recent announcements from the Federal Minister for Environment regarding the importance of preserving our natural flora and fauna in the wake of continuing extinctions of many Australian species.
4. Note that recent skate findings within this area indicate that it is a known koala habitat and other rare and endangered species are also known to inhabit the land.
5. Note that EPA reports that Liverpool LGA as having one of the worst reported quality air in Sydney.
6. Note that recent air quality monitoring has found that the natural vegetation along the banks of the Georges River contributes significantly to improving the quality of the Liverpool LGA air.
7. Continue lobbying the NSW and Federal Governments for funding to increase ecological reserves in the Liverpool LGA.
8. Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.
9. Consult with the owners of the properties and include their feedback in the report back to Council.
10. Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environmental Conservation.
11. Allocate funding from the LEP review budget to complete these investigations.

**COUNCIL DECISION****Motion:****Moved: Cllr Rhodes****Seconded: Cllr Green**

That Council:

1. Note Council's resolution on CONF 02 from the 27 October 2021 Council meeting (attached).
2. Note the recent announcements from the Federal Minister for Environment regarding the importance of preserving our natural flora and fauna in the wake of continuing extinctions of many Australian species.
3. Note that recent skate findings within this area indicate that it is a known koala habitat and other rare and endangered species are also known to inhabit the land.
4. Note that EPA reports that Liverpool LGA as having one of the worst reported quality air in Sydney.
5. Note that recent air quality monitoring has found that the natural vegetation along the banks of the Georges River contributes significantly to improving the quality of the Liverpool LGA air.
6. Continue lobbying the NSW and Federal Governments for funding to increase ecological reserves in the Liverpool LGA.
7. Investigates the rezoning of 1 Sirius Road and lots 68 and 75 Sirius Road, Voyager Point from C3 Environmental Management to C2 Environment Conservation.
8. Consult with the owners of the properties and include their feedback in the report back to Council.
9. Receive a further report back to Council following this investigation for a decision on whether to progress a planning proposal to rezone those sites to Environmental Conservation.
10. Allocate funding from the LEP review budget to complete these investigations.
11. That the report back to Council include how the rezoning of this land would affect the previous resolution about having a continuous bike track along the length of the river and whether this land potentially forms part of that.

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

NSW GOVERNMENT  
Department of Planning

## LEP practice note

### STANDARD INSTRUMENT FOR LEPS

#### Standard zones

<b>Note</b>	PN 09-002
<b>Date</b>	30 April 2009
<b>Related</b>	

## Environment Protection Zones

The purpose of this practice note is to provide guidance to councils on the environment protection zones in the standard instrument and how they should be applied in the preparation of local environmental plans.

### Overview

The standard instrument for principal local environmental plans (LEPs) contains four environment protection zones specifically for land where the primary focus is the conservation and/or management of environmental values. The zones provide for varying levels of environmental protection from zone E1 to E4:

- **E1 National Parks and Nature Reserves**  
This zone is for existing national parks, nature reserves and conservation areas and new areas proposed for reservation that have been identified and agreed by the NSW Government.
- **E2 Environmental Conservation**  
This zone is for areas with high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. The zone provides the highest level of protection, management and restoration for such lands whilst allowing uses compatible with those values.  
It is anticipated that many councils will generally have **limited areas** displaying the characteristics suitable for the application of the E2 zone. Areas where a broader range of uses is required (whilst retaining environmental protection) may be more appropriately zoned E3 Environmental Management.
- **E3 Environmental Management**  
This zone is for land where there are special ecological, scientific, cultural or aesthetic attributes or environmental hazards/processes that require careful consideration/management and for uses compatible with these values.
- **E4 Environmental Living**  
This zone is for land with special environmental

or scenic values, and accommodates low impact residential development.

As with the E3 zone, any development is to be well located and designed so that it does not have an adverse effect on the environmental qualities of the land.

Additional considerations of each zone are located in Attachment 1.

### Application of environment protection zones

The environment protection zone E1 is only to be applied to existing areas identified under the *National Parks and Wildlife Act 1974* or areas identified as proposed for national park or nature reserves agreed by the NSW Government.

The environment protection zones E2 through to E4 are applied where the protection of the environmental significance of the land is the primary consideration. Their importance for visitation, tourism and job creation should also be carefully considered.

Prior to applying the relevant zone, the environmental values of the land should be established, preferably on the basis of a strategy or from an environmental study developed from robust data sources and analysis. This is particularly important where land is identified as exhibiting high ecological, scientific, cultural or aesthetic values outside national parks and nature reserves. For example, in most cases, council's proposal to zone land E2 needs to be supported by a strategy or study that demonstrates the high status of these values. Under such a strategy or study, zoning would need to be appropriate and land uses would need to be capable of being sustained.

The application of these zones is also to be consistent with relevant legislation, State and regional planning policies and subregional strategies.

The zones are to be applied consistently so that their value is not diminished by inappropriate application or by permitting incompatible uses.

The detailed zone guide attached to this practice note will assist council's application of the environment protection zones. In selecting additional uses, council is supported by the requirement that these be consistent with the mandatory zone objectives and any mandatory uses.

### Supplementary detail

Zones E2 to E4 will generally need to be supplemented by detailed provisions in the development control plan. These would most likely cover the design, construction and management of uses in these zones, particularly with respect to eco-tourism, tourist accommodation and dwellings (where permissible).

### Identification of areas for future acquisition

#### Land to be acquired for certain public purposes

Where council is aware of land to be reserved for future acquisition for certain public purposes, such land will be identified according to its intended future public purpose under the *Environmental Planning and Assessment Act 1979*.

The land reserved for future acquisition is to be identified on the Land Reservation Acquisition Map accompanying the principal LEP and the acquiring authority of the State shown in clause 5.1.2 of the principal LEP. Land listed in clause 5.1.2 requires the relevant authority to consent to the listing.

#### Other circumstances

The range of uses proposed to be permitted in the E zones is a consideration for council in consultation with the Department of Planning. In determining uses, council should be aware that the range of uses should not be drawn too restrictively as they may, depending on circumstances, invoke the *Land Acquisition (Just Terms Compensation) Act 1991* and the need for the Minister to designate a relevant acquiring authority.

Unless a relevant acquisition authority has been nominated and that authority has agreed to the proposed acquisition, council should ensure, wherever possible, that the range of proposed land uses assists in retaining the land in private ownership.

### Use of alternative zones

Where the primary focus is not the conservation and/or management of environmental values, a different zone type should be applied.

Such zones may be applied in conjunction with local environmental provisions and maps in the principal LEP to identify any special considerations.

### Local environmental provisions

Local environmental provisions may be applied where zone provisions need to be augmented in order to ensure that special environmental features are considered. For example, rural land that is still principally for agriculture but which contains environmentally sensitive areas may be zoned RU1 or RU2 and the environmental sensitivities managed through a local provision and associated ('overlay') map.

The benefits of this approach include:

- The intended conservation or management outcomes for land can be clearly articulated in the LEP.
- Areas are clearly defined and controls streamlined.
- Sub-zones are not created. (These are not permitted under the standard instrument).

Provisions for environmentally sensitive areas may include multiple natural resource or other features such as acid sulfate soils and riparian land. A local provisions clause may include objectives and, where the sensitivity is a mappable attribute, a map would accompany the provision.

Any local provision will apply in addition to the objectives and land use table for zones. The local provision must be consistent with mandated objectives and permissible or prohibited uses of the relevant zone/s.

### Split zone considerations

Where council wishes to acknowledge different land capabilities on a single allotment, council may consider applying more than one zone across the land. For example, this approach may be considered appropriate over an allotment to distinguish between areas of environmental value and areas for agricultural purposes.

In choosing this approach, council needs to consider the implications of such splits. Appropriate minimum lot sizes and development standards are to be selected to support the intent of the zones and identify a suitable scale and intensity of development. Identifying appropriate minimum lot sizes at the same time as zone splitting would reduce the potential for future uncertainty if land is proposed for subdivision at a later stage.

### Application of legislation

Council needs to be aware of the following:

- section 117 directions apply, including Direction 1.3—*Mining, petroleum and extractive industries* and Direction 2.1—*Environment protection zones*. Council must check the relevance of all directions and justify any proposed inconsistency
- State and regional environmental planning policies apply and may include other uses that may be permissible in a particular zone. Other uses may be provided in other planning instruments, e.g. State Environmental Planning Policy (Infrastructure) 2007 and State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007.

### Further information

A copy of this practice note, the standard instrument, and other specific practice notes and planning circulars on using the standard instrument for principal LEPs, can be accessed on the Department's website at <http://www.planning.nsw.gov.au/planningsystem/localplanning.asp>.

#### Authorised by:

Sam Haddad  
Director-General

Attachment 1 – Additional zone considerations  
Attachment 2 – Frequently asked questions

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#### Important note

This note does not constitute legal advice. Users are advised to seek professional advice and refer to the relevant legislation, as necessary, before taking action in relation to any matters covered by this note.

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## E1

### National Parks and Nature Reserves



#### Application

This zone is for land reserved under the *National Parks and Wildlife Act 1974*, including existing national parks, reserves and conservation areas. This zone is also to be applied to new areas proposed for reservation as identified and agreed by the NSW Government.

This zone is not generally intended to apply to Crown land reserved for conservation purposes under the *Crown Lands Act 1989*.

#### Objectives and uses

It is not necessary to add any additional objectives or uses to this zone, as the relevant matters are already covered by the standard provisions.

Uses currently authorised under the *National Parks and Wildlife Act 1974* are permitted without consent within the zone.

#### Other considerations

Land reserved for acquisition for future national park should be identified on the Land Reservation Acquisition Map. The approval of the Department of Environment and Climate Change must be obtained for the reservation of such land.

Waterways within a National Park will also be zoned E1.

## E2

### Environmental Conservation



#### Application

Use of the zone will depend on land capabilities and the proposed future uses based on environmental protection values and strategic directions.

The use of the E2 zone needs to be supported by an appropriate assessment of the area meeting the zone objectives of high ecological, scientific, cultural or aesthetic values of this zone.

The following are examples of where the E2 zone should also be applied:

- lands with very high conservation values such as old growth forests, significant wildlife, wetlands or riparian corridors or land containing endangered ecological communities
- high conservation coastal foreshores and land acquired, or proposed for acquisition, under a Coastal Lands Protection Scheme
- some land with a registered BioBanking agreement
- land under the care, control and management of another catchment authority such as the Department of Water and Energy or a council for critical town water supply, aquifer or catchment as appropriate
- land with significant Aboriginal heritage values, if appropriate
- coastal foreshores and land subject to coastal hazards, including climate change effects
- land currently zoned for environmental protection where strict controls on development apply, e.g. steeply sloping escarpment lands, land slip areas.

The section 117 Direction 5.2—*Sydney drinking water catchments* identifies Special Areas (owned or under the care, control and management of the Sydney Catchment Authority). In the hydrological catchments in this direction, an E2 zone is to be applied to those parts of the Special Areas above the full water supply level.

#### Objectives

The mandatory zone objectives focus on protecting land with high conservation value and preventing development that could destroy, damage or otherwise have an adverse effect on that value.

Local objectives may reflect the particular types of values in the E2 zone within the council area. For example, an LEP might include an additional objective to identify the protection of drinking water catchment lands.

Objectives referring to land uses need to be carefully worded to avoid reducing the conservation focus of the zone. For example objectives such as 'to provide uses compatible with the high ecological, scientific, cultural or aesthetic values of this zone' may be appropriate under carefully controlled conditions.

#### Uses

There are no mandatory permitted uses for this zone.

Councils should carefully choose uses that protect the high conservation value of the land and avoid adverse effects in relation to natural hazards.

Additional uses that may be suitable (as permitted with consent) depending on location, include, but are not limited to:

- bed and breakfast accommodation
- eco-tourism<sup>1</sup>
- environmental facility
- farm stay accommodation
- Information and education facility (environmental information and education)
- water recreation structure
- wetland rehabilitation.

It is important that councils maintain the integrity of the E zones by including only uses consistent with the zone objectives. As well, **councils should, wherever appropriate, retain existing uses that maintain conservation land capabilities.**

In relation to the standard instrument for principal LEPs the following uses are mandatory prohibited uses: business premises, hotel or motel accommodation, industries, multi dwelling housing; recreation facilities (major), residential flat buildings, retail premises, seniors housing,

<sup>1</sup> The draft definition of 'eco-tourism development' means nature-based tourism development with a primary focus on the education, interpretation, cultural understanding and appreciation of the natural environment that is managed to be ecologically sustainable.



service stations, and warehouse or distribution centres.

Councils should be aware that uses should not be drawn too restrictively as they may, depending on circumstances, invoke the *Land Acquisition (Just Terms Compensation) Act 1991* and the need for the Minister to designate a relevant acquiring authority.

In selecting additional uses, the following are unlikely to be suitable in the E2 zone:

- intensive agriculture
- rural industry
- signage (other than as ancillary to environmental facilities).

Where conservation is not the main objective, another zone series is appropriate, e.g. the residential or rural zone series.

#### **Other considerations**

Generally an acquisition authority for E2 land would not be identified unless the land is expressly set aside for a public purpose under section 26(1)(c) of the *Environmental Planning and Assessment Act 1979*, e.g. as public open space or a public reserve.

However, depending on circumstances, if the permitted uses are considered to be drawn too restrictively, a relevant acquiring authority may need to be designated.

## E3

### Environmental Management

#### Application

The following are examples of where the E3 zone may be applied:

- areas of special ecological, scientific, cultural or aesthetic attributes that require management in conjunction with other low-impact uses, e.g. scenic protection areas, areas with contiguous native vegetation or forest cover.
- as a transition between high conservation value land, e.g. land zoned E1 or E2 and other land such as that zoned rural or residential.
- where rehabilitation and restoration of its special environmental qualities are the primary purpose.
- highly constrained land where elements such as slope, erodible soils or salinity may have a key impact on water quality within a hydrological catchment.

There are instances where environmentally significant land has been zoned rural in the past but has not been used primarily for agriculture. Such lands should be zoned E3.

However, the zone is generally not intended for cleared lands including land used for intensive agriculture.

#### Objectives

The mandatory zone objectives focus on protecting, managing and restoring areas with special ecological, scientific, cultural or aesthetic values and to provide for a limited range of development that does not have an adverse effect on those values.

Additional local objectives may be applied if they are compatible with the mandatory objectives and uses.

#### Uses

##### **Mandatory uses**

Dwelling houses are a permitted use (with consent) in this zone. Home occupations may be carried out without consent.

In accordance with the direction for this zone, environmental protection works and roads must be permitted with or without consent.



A number of land uses considered to be inappropriate for this zone are listed as mandatory prohibited uses.

##### **Additional uses**

Councils can specify additional uses to be permitted in the zone at Items 2 and 3.

Councils may generally (but need not) permit, with consent, home industries, kiosks, cellar door premises, neighbourhood shops and roadside stalls in the zone. All other forms of retail premises and industries are prohibited in the zone.

Councils should choose uses that do not have an adverse effect on the special values of the land. Generally, if intensive forms of agriculture are proposed, a rural zone would be more appropriate (than an E zone). Additional uses that may be suitable (as permitted with consent) depending on location, include, but are not limited to:

- bed and breakfast accommodation
- building/identification signs and business identification signs, e.g. as exempt or complying development
- community facility
- dwelling house
- eco-tourism<sup>2</sup>
- environmental facility
- farm stay accommodation
- home business, home industry and home-based child care
- information and education facility
- kiosk
- recreation area
- water recreation structure
- wetland rehabilitation.

It is important that councils maintain the integrity of the E zones by including only uses consistent with the zone objectives. As well, **councils should, wherever appropriate, retain existing uses that maintain conservation land capabilities.**

Unless they are existing uses in the zone, the following uses are generally considered to be unsuitable:

<sup>2</sup> The draft definition of 'eco-tourism development' means nature-based tourism development with a primary focus on the education, interpretation, cultural understanding and appreciation of the natural environment that is managed to be ecologically sustainable.

- intensive plant agriculture and intensive livestock agriculture
- residential accommodation other than detached dwelling houses
- retail premises (excluding neighbourhood shops)
- rural industry
- storage premises.

Councils should be aware that uses should not be drawn too restrictively as they may, depending on circumstances, invoke the *Land Acquisition (Just Terms Compensation) Act 1991* and the need for the Minister to designate a relevant acquiring authority.

#### **Consideration of mining**

As part of council's consideration of whether or not to apply the E3 zone, council must take into account the section 117 Direction 1.3—*Mining, petroleum production and extractive industries* in relation to significant resources and Direction 2.1—*Environmental protection zones* and justify any inconsistency.

Under the State Environmental Planning Policy (SEPP) (Mining, Petroleum Production and Extractive Industries) 2007, underground mining can be carried out on any land with development consent. Under this SEPP, surface mining can be carried out with consent on land for which agricultural and industrial uses are permitted (with or without consent).

Where there are mining, petroleum or extractive industries resources identified in a section 117 Direction, and a council proposes to apply the E3 zone, council needs to clarify the permissibility of mining in this zone. Councils are therefore advised to include the following note at the beginning of the E3 land use table:

'Note. State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007 may apply to land within this zone.'

## E4 Environmental Living



### Application

This zone will be typically applied to existing low impact residential development. This may include areas already zoned for rural residential that have special conservation values. Where lands have higher conservation values and fewer intended land uses than the E4 zone, an E2 or E3 zone may be appropriate.

Regional councils should distinguish carefully between the E4 zone, the RU4 Rural Small Holdings and R5 Large Lot Residential zones to address environmental, agricultural and residential land capabilities respectively.

Where small holdings undertake agricultural production such as viticulture or cropping such as growing berries, the RU4 zone should be considered. If there are few environmental considerations, then R5 may be the appropriate zone.

### Objectives

The mandatory zone objectives seek to provide for low-impact residential development in areas with special ecological, scientific or aesthetic values and to ensure that residential development does not have an adverse effect on those values.

Any additional objectives should reflect local characteristics and not duplicate the matters covered in the core objectives.

### Uses

#### **Mandatory uses**

The zone permits dwelling houses (with consent) and home occupations (without consent).

In accordance with the direction for this zone, councils must permit environmental protection works and roads with or without consent in the zone.

#### **Additional uses**

Councils can specifically list additional uses to be permitted in the zone at items 2 and 3. The direction for this zone allows home industries to be permitted if desired (they would otherwise be prohibited under the term industries).

Care should be taken to select uses that are in keeping with the special conservation values of the land and complement low impact residential development. Additional uses that may be suitable (as permitted with consent), depending on location, include, but are not limited to:

- bed and breakfast accommodation
- building identification signs and business identification signs
- caravan park
- community facility
- dwelling house
- eco-tourism<sup>3</sup>
- environmental facility
- home business, home industry and home-based child care
- information and education facility
- kiosk
- recreation area
- secondary dwellings, e.g. attached to the principal dwelling
- tourist and visitor accommodation.

Additional uses that are generally unsuitable in the zone include:

- business premises
- office premises
- residential accommodation (other than dwelling houses and secondary dwellings)
- retail premises
- rural industry
- storage premises.

### Other considerations

Where environmental capabilities are the primary concern on land that may be zoned R5 Large Lot Residential, RU4 Rural Small Holdings or E4 Environmental Living, preference should be given to the E4 zone.

<sup>3</sup> The draft definition of 'eco-tourism development' means nature-based tourism development with a primary focus on the education, interpretation, cultural understanding and appreciation of the natural environment that is managed to be ecologically sustainable.

## Frequently asked questions

### Q. How are additional local environmental provisions to be referenced in LEPs?

A. Areas should be mapped and a separate clause included. For example a map identifying scenic protection areas should be referred to as follows:

#### 6.1 Scenic protection

- (1) The objective of this clause is \_\_\_\_\_.
- (2) This clause applies to land identified as a scenic protection area on the Scenic Protection Map.
- (3) Before granting consent to development to which this clause applies, the consent authority must be satisfied that the development:
  - (a) \_\_\_\_\_.
  - (b) \_\_\_\_\_.
- (4) For the purpose of this clause, Scenic Protection Map means the [Name of local government area or other relevant name] Local Environmental Plan [Year] Scenic Protection Map.

It is important that the map clearly identifies 'Scenic protection area' in the legend and is prepared in accordance with the LEP Mapping Requirements.

### Q. Is the E2 zone suitable for public open space land that has high conservation value?

A. Public open space principally used for public recreation purposes should be zoned RE1 Public Recreation, as this zone includes the protection of the natural environment among its core objectives. (Where recreational space is to be used for golf courses, registered clubs, caravan parks and the like it should be zoned RE2).

Areas of bushland within a public reserve will be protected under the plan of management required for community land under the *Local Government Act 1993*.

The E2 or E3 zone can be applied to public land such as bushland reserves with very high conservation value if the land meets the criteria for the application of the zone, for example where future land use is restricted for conservation reasons. This may be considered particularly where a bushland park offers recreation on walking trails and in the form of lookouts rather than as sporting fields and children's playgrounds.

### Q. How would zone changes affect existing uses?

A. Existing legal land uses will not be affected, providing these remain in use.

### Q. Can dwelling houses be prohibited in the E2 zone?

A. Yes, however, this needs to be adequately justified on conservation grounds. Note, if dwelling houses and other uses were previously permitted on this land and uses including dwelling houses are then proposed to be prohibited, the land may be considered to be an acquisition zone if a reasonable range of uses are not permitted.

### Q. Council has recent detailed mapping of vegetation that differs from areas identified in SEPP 14 and SEPP 26. Should the new information be used to determine the zone boundaries or should the mapping be based on the SEPP maps?

A. The extent of SEPP lands remains that identified in the relevant SEPP map. Where new information identifies additional land with conservation value assets, these lands may be considered for inclusion in an appropriate environment protection zone, e.g. land including old growth forest.

### Q. How should land be zoned which is owned by the Sydney Water Catchment Authority but which lies below the high water mark or is operational land.

A. This land should be zoned SP2 Infrastructure and the uses annotated on the relevant land zone map.



## Memo

**Subject:** LEP Practice Note Examples for Application of C2 Zone

**Reference:** 096091.2023

For the Information of Mayor and Councillors

The following table summarises the examples of where the C2 Environmental Conservation zone should be applied, sourced from the LEP Practice Note.

*Table 1: Review of LEP Practice Note against Sirius Road Sites*

LEP Practice Note Summary	Comment on Sirius Road Sites
a) Lands with very high conservation values (E.g., significant wetlands, land containing endangered ecological communities etc.)	A discussion on the conservation value of the sites based on available resources is discussed in the Council report. A study or strategy would also be required as part of any planning proposal to address this.
b) High conservation coastal foreshores and land acquired, or proposed for acquisition, under a Coastal Lands Protection Scheme	The sites are not marked for acquisition.
c) Land with a registered Biobanking agreement	The sites do not have an agreement.
d) Land under the care of a catchment authority or a Council	All three lots are in private ownership.
e) Land with significant Aboriginal heritage values, if appropriate	The sites are likely to have high Aboriginal Cultural Heritage retention value.
f) Coastal foreshores and land subject to coastal hazards	The sites are mapped as coastal wetlands.
g) Land currently zoned for environmental protection where strict controls on development apply, e.g., steeply sloping escarpment lands, land slip areas	The lots are currently zoned C3, and development potential is constrained due to the characteristics of the land.

**PLAN 02****Draft Aerotropolis Contribution 7.12 Plan -  
Liverpool City Council - Public Exhibition**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Position Council as an industry leader that plans and delivers services for a growing city
<b>File Ref</b>	149538.2023
<b>Report By</b>	Claire Scott - Coordinator Contributions Planning
<b>Approved By</b>	Lina Kakish - Acting Director Planning & Compliance

**EXECUTIVE SUMMARY**

On 13 September 2020, the NSW Government gazetted the Western Sydney Aerotropolis State Environmental Planning Policy (SEPP) which came into effect on 1 October 2020. This SEPP rezoned the initial precincts in the Aerotropolis surrounding the Western Sydney (Nancy Bird Walton) International Airport, which is currently under construction.

Supporting changes to Environmental Planning and Assessment Regulations, resulting from the gazettal of the Western Sydney Aerotropolis SEPP, means that a development application in the Aerotropolis cannot be approved until such time as a Contribution Plan is in place.

In November 2020, Liverpool City Council (LCC) exhibited a draft a draft Aerotropolis Contribution Plan that was prepared in conjunction with Penrith City Council (PCC) to support the Aerotropolis. This draft plan was a joint plan that applied to all lands within the Aerotropolis Precinct. The draft Aerotropolis Contributions Plan was developed using land use and built form assumptions based on high level planning documentation within the precinct.

Also during November 2020, the NSW Government released the following draft plans for Public Exhibition:

- Western Sydney Aerotropolis Precinct Plan (Western Sydney Planning Partnership);
- Western Sydney Aerotropolis Special Infrastructure Contributions Plan (Department of Planning, Industry and Environment); and
- Draft Place Infrastructure Compact (Greater Sydney Commission).

Post the exhibition period of the Draft Aerotropolis Contributions Plan, Council received a further report to adopt the plan. Council considered that whilst precinct planning was still unresolved, the assumptions and projections used to estimate the aggregate contribution levy of 6.5% to apply to development across the precinct, may not accurately capture the local infrastructure and land acquisition provision.

Now that the planning package for the Aerotropolis has been finalised, Liverpool and Penrith Councils have worked together to review and update the draft Aerotropolis Contributions Plan (CP). As a result, amendments to the Draft Aerotropolis CP are proposed, including the removal of stormwater infrastructure, the inclusion of 'Open space and Drainage' lands identified in the SEPP, updated road network and transport infrastructure, updated road specifications and active transport infrastructure.

Costs for both works and land values have escalated since the draft Plan was exhibited in 2020 and this escalation has been accounted for in the amended draft Aerotropolis CP.

Sydney Water is now the Regional Stormwater Authority for the Aerotropolis. Despite this announcement, there is limited information on the full extent of the stormwater strategy and Council's role in the Aerotropolis. Councils' responsibilities for the delivery of stormwater infrastructure are based on the best available information.

It was identified to reduce any potential risk to adoption of the plans, to separate the development contributions plans for each Council, rather than seek concurrence of a single plan. The Local Government Area (LGA) plans will simplify administrative processes, provide autonomy, and allow independence in the future planning and delivery of local infrastructure contribution policy and processes.

The departure from 'one levy - one plan' has identified a reduced levy for precinct development in the Liverpool LGA. The levy in the draft LCC Contribution Plan is 4.5%. The levy in the PCC Contribution is proposed at 5.5%. The LCC levy is lower due to having a greater net developable area (NDA). The overall rates are lower, as the cost of development (NDA) within the Aerotropolis has increased greater than the cost of the public infrastructure.

As the rate is greater than 1%, the s7.12 plan is subject to the approval of the Minister for Planning and Public Spaces.

It is recommended that Council publicly exhibit the draft Liverpool Council Aerotropolis Contributions Plan, including background document (Attachment 1) for a minimum of 28 days, for community and industry feedback.



**RECOMMENDATION**

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That Council:

1. Exhibit the draft Liverpool City Council Aerotropolis 7.12 Contributions Plan (2023) and background report (Attachment 1) for a minimum of 28 days, in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulations 2000; and
2. Provide a further report to Council, on completion of the public exhibition period.

**REPORT**

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**Background**

In December 2019, the Department of Planning Industry and Environment (DPIE) released for comment the draft Western Sydney Aerotropolis Plan (WASP). The WASP detailed the vision and planning approach for the Aerotropolis, including the provision of state and local infrastructure to service the area.

The WASP presents a once in a lifetime opportunity to transform the landscape of the Western Parkland City through city shaping infrastructure, such as the Western Sydney (Nancy Bird-Walton) International Airport and the north-south rail link. There is a global opportunity for economic investment to create thriving aviation based business and residential communities.

The scale, scope and importance of this area requires a planning approach that includes mechanisms for the delivery of local and regional infrastructure funding. Infrastructure to support the Aerotropolis is vital to its success and the Western City, more generally.

Council has been proactive in the preparation of a contributions framework to support the Aerotropolis, in conjunction with Penrith City Council. It is envisaged that the Aerotropolis Contribution Plan (CP) will ensure infrastructure delivery better aligns with development assessment, prevents unnecessary delays to development approvals due to a lack of infrastructure planning and provides Council with a strong understanding of our baseline infrastructure needs to be able to effectively negotiate planning agreements where required.

The exhibited draft CP was initially prepared using land use and built form assumptions based on the Western Sydney Aerotropolis Plan, given there were no specific details yet finalised regarding development outcomes for the Aerotropolis. The exhibited draft CP was prepared based on available information and industry accepted standards and benchmarks. In the absence of final development outcomes being determined, a section 7.12 plan (percentage rate levy) was chosen as it allows Councils greater flexibility for infrastructure delivery.

Under the exhibited plan, the total cost of local infrastructure to meet the needs of the initial precincts of the Aerotropolis for both Penrith and Liverpool Councils, was estimated at \$2.6bn. A percentage rate levy of 6.5% was proposed. This levy rate was comparable to other greenfield industrial precinct development contributions plans when translated to a net developable rate.

At its ordinary meeting of 27 October 2020, Council resolved to publicly exhibit the draft Aerotropolis Contributions Plan. Following this, the Department of Planning & Environment (DPE) commenced the exhibition of the draft precinct plans, the Draft Special Infrastructure Contribution Plan (SIC) and the draft Development Control Plan for the Aerotropolis.

### **Plan making – Creation of two separate Plans**

A significant difference between the exhibited plans is the fact that the plan is now split into two individual plans. Each LGA has its own Contributions Plan for land within the Aerotropolis, and contribution rates that reflect their individual costs for specific local infrastructure provision. Whilst both Councils have experienced significant benefits in preparing a joint plan and a collaborative approach to infrastructure delivery, several changes and considerations have occurred since the exhibition of the draft Aerotropolis CP in 2020, resulting in a review and reflection on the need for a joint plan.

It is noted that the initial draft Aerotropolis CP (2020) was prepared with the ability to split the plan if required. On review, the decision to split the plan was an overwhelming benefit to both Councils for the following reasons:

1. Infrastructure requirements are now clearly defined. In the exhibited draft Aerotropolis CP, defined locations of most infrastructure were not determined or available. With the finalisation of the SEPP and Precinct Plan, the location of most infrastructure is now defined;
2. Individual plans enable each Council to have full control of their own decision making (i.e. spending, council reporting, infrastructure delivery);
3. The diversity of the precincts established very defined land uses that identified different infrastructure needs;
4. Simplifies administration of the plan for accounting purposes and reporting requirements;
5. Reduces potential funding anomalies. A combined plan would result in a lower contribution rate applying to development in Penrith and a higher rate applying to development in Liverpool. A joint plan would pool income, which may result in a reliance on funding from Liverpool LGA;
6. Changes to policy position, without precedent. Creating a single plan would require policy position to be applied and affect both LGAs or require both Councils to resolve

on matters affecting the plan. Separating the Plan allows each Council to have their own independence over policy;

7. The master planning process for amending the Aerotropolis Precinct Plan may impact the infrastructure delivery under the plan. Due to the nature of the LGA boundaries within the Aerotropolis, it is unlikely that any master planning application would apply to land in both LGAs. A single contributions plan would require both Councils to report and exhibit any proposed impacts to the plan, no matter where the development was located, which would increase administration and risk that the Plans may not collect funds needed for development; and
8. Councils are likely to be required by DPE to convert the s7.12 plans into s7.11 plans in the future. Liverpool City Council will be required to seek approval from IPART for a future s7.11 plan, due to the facilitation of residential development. Penrith City Council will not have the same requirement and could facilitate the conversion of the plan in a quicker timeframe.

From this point forward in the report – the reference to the draft Aerotropolis Contribution Plan is considered the Liverpool City Council Draft Contribution Plan 2023. The background report includes all precincts within the Aerotropolis, including the precincts within Penrith LGA. The Liverpool City Council (LCC) and Penrith City Council (PCC) joint draft plan will be referenced as the exhibited CP.

### **Current Situation**

Since the exhibition of the draft Aerotropolis CP in November 2020, two key changes occurred to the planning framework for the Western Sydney Aerotropolis that required significant amendments to the draft Aerotropolis CP Plan. These changes were as follows:

- Finalisation of the planning package for the Western Sydney Aerotropolis; and
- Sydney Water being appointed as the Regional Stormwater Authority.

The release of the final planning package for the Aerotropolis provided Councils with the certainty of the land use planning and infrastructure outcomes for the Aerotropolis, enabling Councils to review and update the infrastructure and costing within the exhibited draft CP. The final planning package included the following:

- Amendments to the SEPP (Precincts – Western Parkland City) 2021);
- Finalised Precinct Plan; and
- Finalised DCP.

### Amendments to State Environmental Planning Policy (SEPP) (Precincts – Western Parkland City) 2021

An amendment to SEPP (Precincts – Western Parkland City) 2021 introduced new land acquisition requirements for Council. From November 2022, Council became the acquisition authority for land identified in the SEPP as ‘Open Space and Drainage’ lands.

Council has raised objections to being the nominated acquisition authority, primarily due to much of the land being located in between Sydney Water’s proposed stormwater assets and the lack of clarity and uncertainty of Councils role and responsibilities in relation to this land, and how it interrelates with Sydney Water stormwater land.

As the SEPP nominated Council as the acquisition authority, the draft CP needed to be amended to identify and specifically include land acquisition and embellishment costs for the land, as no other funding mechanism was available.

### Western Sydney Aerotropolis Precinct Plan

The final Precinct Plan defined the extent of the road and active transport networks within the Aerotropolis and determined what parts of the network would need to be delivered by Council. Key provisions include the following:

- Transport Network Plan and Street Hierarchy Map defined the extent of the sub-arterial road network and locations where bridges and culverts are anticipated; and
- The Blue Green Framework and Active Transport Network Plans defined the extent of land to deliver the off-road pedestrian footpaths and cycleways and where the active transport network crosses creek lines that require bridges.

The draft CP utilises these provisions to determine the amount of land acquisition, construction, and embellishment costs.

Western Sydney Aerotropolis Development Control Plan 2022

The adopted DCP contained new development controls for the road network that required the exhibited costings to be reviewed. These controls include the following:

- Road profiles that contained a wider road reserve to address tree canopy and water-sensitive urban design requirements (WSUD) which increases the cost of road construction and maintenance due to a greater level of landscaping within the road reserve than traditional road profiles;
- Additional contingencies are also required for additional maintenance requirements for areas with highly saline soils due potential degradation of road infrastructure from the irrigation of street trees and other WSUD infrastructure;
- The inclusion of riparian road corridors and increased landscaping to achieve water control target; and
- Minimum street tree requirements and engineering designs for street tree pits which are predicted to be expensive to construct and maintain.

Sydney Water – Regional Stormwater Authority

On 25 March 2022, Sydney Water was appointed as the Regional Stormwater Authority for the Western Sydney Aerotropolis. As the Regional Stormwater Authority, Sydney Water will be responsible for delivering, managing and maintaining the regional stormwater network, along with the drinking water, wastewater and recycled networks.

The appointment of Sydney Water as the regional stormwater authority directly impacts the draft CP, as the exhibited plan included costs of \$1.07bn for the provision of stormwater infrastructure to be delivered, managed, and maintained by Councils.

To date, a stormwater strategy for the Aerotropolis has not been released. A strategy would provide certainty to Council on the exact function of the network and how it would be delivered. The release of this strategy is not likely to occur in the short term. In order to progress in finalising the draft CP and facilitate development in the Aerotropolis, Councils have used the information available to make assumptions on stormwater delivery and costs that are required to be included in the plan. These assumptions have been assessed by Council's consultants.

Sydney Water and DPE Water have developed a governance structure (roles and responsibilities) for the implementation of the regional stormwater scheme. This has been reviewed by Council officers and our consultants to understand Council's role in the scheme and if any stormwater related infrastructure should be included in the draft Aerotropolis CP. Under the governance structure, Council would be responsible for delivering or facilitating road drainage infrastructure (street pits and pipes). These costs have been accommodated as part of the overall road construction costs.

Land identified as 'Open Space and Drainage' under SEPP (Precincts – Western Parkland City) 2021 does not form a functioning component of the regional stormwater scheme, however, is directly adjacent to stormwater assets and may include riparian corridors and flood impacted land. To facilitate precinct plan outcomes for an active transport network, costs for the embellishment of this land have been accommodated in the draft CP. As the stormwater strategy is yet to be released, there is a possibility that drainage works may need to occur within this land. Should Sydney Water need to link stormwater basins via pipes or drainage channels within the 'Open Space and Drainage' land, Sydney Water would need to seek easements across Council's land and all construction costs would need to be accommodated by Sydney Water.

All other elements of the regional stormwater scheme are intended to be delivered by Sydney Water or developers. No costs or contingencies, other than those discussed above, have been included in the plan for the delivery of this stormwater infrastructure. Including costs or contingencies for the provision of stormwater infrastructure in the draft CP would be 'double dipping' as it is understood that these costs will either be covered by a Sydney Water servicing charge or paid for by the developer.

Sydney Water is yet to provide a cost estimate for the implementation of the regional stormwater scheme in the Aerotropolis, nor an estimate of the rate that they will charge through a stormwater servicing charge to recoup costs. A draft report reviewed by IPART has been placed on exhibition, which considers the developer charges. This plan is under review by Council. Any rate charged by Sydney Water will add to contribution charges for development in the Aerotropolis, with future development required to pay a Special Infrastructure Contribution (SIC), a Local Infrastructure Charge (LIC) via a Section 7.12 Plan, as well as a Sydney Water stormwater servicing charge.

Until such time as the governance framework relating to the management of stormwater is formally signed by all parties and the stormwater strategy is released, there remains a risk that the draft CP may not account for all the infrastructure Council is obligated to deliver to support the stormwater scheme. This risk has been minimised as far as possible with the information available to Council, in order to progress the draft CP and facilitate development. During the exhibition period, we will seek to work with the relevant agencies to formalise the governance framework.

### Precinct Wide Revised Plan Costs

For the purpose of comparison across the whole precinct across both LGA's, the table below outlines the changes to the cost for infrastructure provision for the Aerotropolis precinct from the exhibited plan (one document) to the background document that informed the LGA Plans.

Infrastructure	Exhibited 2020	Revised Cost	Changes
<b>Road &amp; Stormwater</b>	<b>\$726.8m</b>	<b>\$821m</b>	Increased costs on balance: <ul style="list-style-type: none"> <li>▪ removal of stormwater infrastructure;</li> <li>▪ an increase in the extent and widths of roads; and</li> <li>▪ Inclusion of bridges over creeks.</li> </ul>
<b>Social, open space &amp; recreation</b>	<b>\$203.1m</b>	<b>\$407m</b>	Increased costs: <ul style="list-style-type: none"> <li>▪ an increase in embellishment costs; and</li> <li>▪ inclusions of active transport infrastructure in open space.</li> </ul>
<b>Land</b>	<b>\$1.6bn</b>	<b>\$1.6bn</b>	Balancing of costs through: <ul style="list-style-type: none"> <li>▪ removal of stormwater land;</li> <li>▪ an increase in land values;</li> <li>▪ an increase in extent and widths of roads; and</li> <li>▪ inclusion of SEPP zoned open space and drainage land.</li> </ul>
<b>Total</b>	<b>\$2.5bn</b>	<b>\$2.8bn</b>	

A detailed discussion on the changes to the costs of the plan is provided below:

### Roads Construction Cost

The plan includes costs to construct sub-arterial roads as well as bridges and culverts for the sub-arterial roads and some collector roads.

Construction costs for local roads and park edge streets and some collector roads have been excluded from the draft Aerotropolis CP as they will be delivered as part of future development and are not critical to facilitate development due to the subdivision pattern that is not fragmented and has existing access to the current road network in the Penrith LGA. However, a contingency has been included in the draft Aerotropolis CP for the construction of bridge crossings for collector roads and culverts, as may cross open space and drainage land to be acquired by Council or it is likely, due to the cost of constructing bridges, that developers would seek not to deliver these critical connections.

Rates for the road construction costs include provisions for updated road profiles contained in the Aerotropolis DCP, and includes the following:



- Planted median with landscaping and rain gardens;
- Footpaths;
- Utilities (Watermains, recycled water, electricity, gas and telecommunication);
- Stormwater drainage (pipes and pits);
- Shared pedestrian cycle paths;
- Landscaped flex zones; and
- Street verge with street trees (every 8-10 metres), engineered street pit and street lighting.

### **Open Space Infrastructure Cost**

The Draft CP includes the acquisition and embellishment of land for the purposes of open space, including local open space and drainage land, as required under the SEPP.

Embellishment costs allow for the provision of the active transport network across Council owned land. Costings in the draft CP have also factored in the provision of the active transport network on Sydney Water land as Sydney Water can only fund basic embellishment of their land through their service charges and are unable to make allowances for this form of embellishment. There is yet to be any decision or agreement as to the responsibility for constructing and maintaining embellishment on Sydney Water land.

Embellishment of this land will include the following:

- Pedestrian pathways;
- Cycleways;
- Bridges;
- Lighting;
- Picnic Facilities, tables, and chairs; and
- Rehabilitation of riparian corridors.

### *Social Infrastructure Contributions*

The provision of Social Infrastructure has not changed from the exhibited plan. However, there have been some increases in land values and building costs.

### **Total Cost of Infrastructure Delivery**

Since the exhibition of the plan in November 2020 the overall cost of the plan has increased by \$300 million. This increase is due to increased land acquisition, greater embellishment, and construction costs.



### *Land Values*

Council sought an independent valuation of land values in the Aerotropolis due to the time that had elapsed since the exhibition of the draft Aerotropolis CP. This valuation was peer reviewed by Deloitte and the Office of Strategic Lands (OSL). Land values have been updated to reflect current values that are being applied to land acquisition with the Western Parkland City and the Western Sydney Aerotropolis. The change to land acquisitions rates is as follows:

	<b>Exhibited 2020</b>	<b>Revised Draft 2023</b>
<b>Constrained land</b>	\$85m <sup>2</sup>	\$90.00m <sup>2</sup>
<b>Developable Land (mixed use)</b>	\$500m <sup>2</sup>	\$550.00m <sup>2</sup>
<b>Developable Land (Enterprise)</b>	\$400m <sup>2</sup>	\$500.00m <sup>2</sup>
<b>Developable land (Agribusiness)</b>		\$250.00m <sup>2</sup>

It is noted that it has been 12 months since the valuations and peer review were conducted.

### *Reviewed construction costs*

The infrastructure and construction cost assumptions have been independently reviewed by a Quantity Surveyor to determine whether the costs that were included in the exhibited plan were current. This review found that most of the costs were still applicable, however, community infrastructure, open space and road costs had risen. The plan has been amended to include the new rates. Additionally, it was determined that the cost of development construction in the precinct had also increased. This is important to note as it relates to the overall percentage rate of the plan.

### **Amended Contribution Rates**

As this plan is a Section 7.12 Plan, the levy is calculated based on the percentage of the overall infrastructure costs in the plan against the capital investment value (CIV) of future development.

The amended draft Aerotropolis CP will apply a contribution rate of 4.5% to development within the Liverpool LGA and a rate of 4.5% for Liverpool LGA. The current rates are provided in the table below:

	<b>Penrith LGA</b>	<b>Liverpool LGA</b>
<b>Development Costs</b>	\$14.9bn	\$45.3bn
<b>Infrastructure (works + land)</b>	\$815.9m	\$2bn
<b>Plan Admin</b>	1.5%	1.5%
<b>Contribution rate</b>	<b>5.5%</b>	<b>4.5%</b>

Whilst the overall cost of infrastructure in the plan has increased, the reduction in the levy rate is a result of increased development costs within the Aerotropolis since the previous plan was exhibited.

The contribution rate is lower for Liverpool LGA, due to Liverpool having a much higher NDA than Penrith LGA. The higher NDA generates greater development costs, creating a lower percentage contribution rate.

### **Engagement with the Department of Planning and Environmental (DPE)**

Liverpool and Penrith Councils have worked with DPE in the preparation of the background report and contributions plan given the draft CP will require Ministerial approval.

A draft copy of the background report and draft CP will be provided to DPE for feedback and assessment. Feedback received from DPE will be incorporated into the final documents. It is hoped that this engagement will lead to a more accelerated process of the final approval of the plan by the Minister for Planning and Public Spaces.

### **Land Use and Proposed Development**

The SEPP (Western Sydney Aerotropolis) is the planning framework to deliver the vision of the WASP and guides development within the Aerotropolis, through zoning, strategic objectives and planning controls.

The SEPP defines and zones initial precincts within the Aerotropolis. The primary zonings of these precincts are as follows:

<b>Precinct</b>	<b>Land Use Zone</b>	<b>Future Land uses</b>
<b>Northern Gateway</b>	Enterprise Mixed use Environment and Recreation	Employment, business, professional services, environmental and cultural protection, conservation, recreation
<b>Agribusiness</b>	Agribusiness Zone Environment and Recreation	Agribusiness related land uses including food production, supply chain industries and processing, environmental and cultural protection, conservations, recreation
<b>Wianamatta South Creek</b>	– Environment and Recreation	Environmental and cultural protections, conservation, recreation
<b>Badgerys Creek</b>	Enterprise Environment and Recreation	Employment, business, professional services, environmental and cultural protection, conservation, recreation
<b>Aerotropolis Core</b>	Enterprise Mixed Use	Employment, business, professional services, Residential accommodations environmental and cultural protection, conservation, recreation

For the purpose of the Liverpool Aerotropolis plan, this plan applies to land in the Agribusiness precinct, Badgerys Creek precinct, and Aerotropolis Core precinct that is situated in Liverpool LGA.

### **Local Infrastructure Costs – Liverpool Aerotropolis Precincts**

The Liverpool draft CP identified the following local infrastructure costs per precinct. The background report further prescribed the inclusions and exclusions of these items.

	<b>Badgerys creek (LCC LGA)</b>	<b>Agribusiness (LCC LGA)</b>	<b>Aerotropolis Core</b>	<b>Total Work</b>
<b>Works</b>	\$	\$	\$	\$
<b>Roads</b>	57.9m	146.4m	291.0m	495.3m
<b>Open Space</b>	21.9m	54.4m	153.4m	229.7m
<b>Community Infrastructure</b>		2.3m	65.7m	68.0m
<b>Land Acquisition</b>	\$	\$	\$	\$
<b>Roads</b>	78.4m	81.8m	362.7m	522.8m
<b>Open Space</b>	42.5m	84.1m	536.6m	663.3m
<b>Community Infrastructure</b>		0.08m	40.2m	40.3m
<b>Plan Administration</b>	1.2m	3.0m	7.7m	11.9m
<b>Total</b>	201.9m	371.9m	1457.2m	2031.3m

### **Exhibition and next steps**

Due to the number of changes that have been made since the draft Contribution Plan was exhibited in November 2020, the draft Contribution Plan for both Councils needs to be re-exhibited. It is especially important to inform the development industry of the removal of stormwater costs from the draft Aerotropolis CP. Whilst the removal of stormwater costs has led to a reduction in the contributions rate, it is important that the development industry is aware that this reduction may be offset by a Sydney Water charge for the provision of stormwater infrastructure in the Aerotropolis.

It is proposed to jointly exhibit the draft CP and background report concurrently with Penrith City Council. It is intended that the draft CP be exhibited for a minimum of 28 days and that the draft CP would be advertised through Council's website, local forum groups and Council's social media pages. It has also been requested by the community that a letter to all affected landowners be sent notifying them of the public exhibition timeframes.

Since 2020, Council officers have had ongoing and detailed discussions with landowners and industry regarding infrastructure delivery and development contributions in the Aerotropolis. Council officers have participated at community forums facilitated by Sydney Water and DPE.

Officers will continue to work with key stakeholders such as landowners, DPE and other state agencies throughout the exhibition period to receive their feedback. Industry associations such as UDIA and Property Council will also be notified.

#### *Ministerial Approval*

Post exhibition and further report to Council, Council will need to seek Ministerial approval to make a Section 7.12 plan with a higher levy rate than 1%. To seek approval, a draft plan is required to be publicly exhibited by Council. It is therefore required that Council endorse the draft CP for exhibition.

#### *Project Collaboration*

While each Council will have a separate development contributions plan, we will continue to work in parallel with Penrith City Council to report and finalise the draft CP, including the review of submissions as they relate to the provision of infrastructure and acquisition of land.

### **FINANCIAL IMPLICATIONS**

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There are no financial implications relating to the public exhibition of the draft plan.

However, there are a number of financial considerations for Council with respect to the draft Aerotropolis CP. This includes Council's current acquisition responsibilities under the SEPP and matters associated with stormwater. Whilst financial risks exist, these are proposed to be managed with the best available information in order to progress the draft Aerotropolis CP, as there is a greater risk of not having a plan in place to collect contributions to deliver infrastructure and facilitate development.

As Council is the nominated acquisition authority for land identified as 'Local Open Space and Drainage', the hardship provisions of the Land Acquisition (Just Terms Compensation) Act 1991 apply, and landowners are able to submit a hardship application to expedite the acquisition of their property. As there is no development contributions plan in place, Council doesn't have a source of income to draw on funds to pay for hardship claims. All hardship claims received prior to Council charging contributions in the Aerotropolis will need to be funded via other revenue sources in the interim period.

Whilst it is not expected that Council will receive many hardship claims, they can pose a financial risk to Council, without a development contributions plan collecting funds. It is therefore important that Council move towards finalising the draft Aerotropolis CP to have a source for funding this acquisition.

There is a potential risk of a shortfall in the draft Aerotropolis CP with respect to stormwater infrastructure. Whilst Sydney Water has been nominated as the regional stormwater authority, the stormwater strategy is yet to be released and the governance framework is yet to be formally endorsed for Councils to be assured of their roles and responsibilities in relation to infrastructure delivery and the final costs associated with these. Based on robust assumptions and the inclusion of contingencies, this risk has been managed in the draft Aerotropolis CP.

It is anticipated that as further information and policy position becomes available, the plan may be subject to a revision or implementation of a new plan, with a detailed schedule of works.

The administration of this plan and the work to be ongoing, it is likely that further resourcing is required. Administration costs have been identified to assist with the delivery of this plan.

## **CONSIDERATIONS**

<b>Economic</b>	<p>Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways.</p> <p>Enhance the environmental performance of buildings and homes.</p> <p>Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.</p> <p>Facilitate economic development.</p> <p>Facilitate the development of new tourism based on local attractions, culture and creative industries.</p>
<b>Environment</b>	<p>Manage the environmental health of waterways.</p> <p>Retain viable opportunities for local food production while managing land use to meet urban growth.</p> <p>Enhance the environmental performance of buildings and homes.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.</p> <p>Raise community awareness and support action in relation to environmental issues.</p> <p>Promote an integrated and user friendly public transport service.</p> <p>Support the delivery of a range of transport options.</p>

<b>Social</b>	<p>Provide cultural centres and activities for the enjoyment of the arts.</p> <p>Support policies and plans that prevent crime.</p> <p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Regulate for a mix of housing types that responds to different population groups such as young families and older people.</p> <p>Deliver high quality services for children and their families.</p>
<b>Civic Leadership</b>	<p>Act as an environmental leader in the community.</p> <p>Undertake communication practices with the community and stakeholders across a range of media.</p> <p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council's services, roles and decision making processes.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>
<b>Legislative</b>	<p>Environmental Planning and Assessment Act</p> <p>Environmental Planning and Assessment Regulation</p> <p>State Environmental Planning Policy (Western Sydney Aerotropolis)</p>
<b>Risk</b>	<p>The risk is deemed to be Medium</p>

## **ATTACHMENTS**

1. Attachment A - Draft Aerotropolis Contribution Plan - Public Exhibition - Council Report May 2023
2. Appendix A - Aerotropolis CP Background Report FINAL

## *Draft 7.12* - Liverpool Council Aerotropolis Precincts Contributions Plan

**Prepared for**

Liverpool City Council

**By**

**Acknowledgement of Country**

We acknowledge the traditional custodians of the land that now resides within Liverpool City Council's boundaries, the Cabrogal clan of the Darug Nation. We acknowledge that this land was also accessed by peoples of the Dharawal and Darug Nations

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## Table of Contents

<b>Plan summary</b>	<b>1</b>
1. The Aerotropolis	1
2. Why has this plan been prepared?	2
3. Contribution based on development and infrastructure costs	2
4. Contribution rates	4
<b>Plan scope</b>	<b>5</b>
5. Name of this Plan	5
6. Commencement of this plan	5
7. Purposes of this plan	5
8. Authority to impose a fixed development consent (s7.12) levy	5
9. Land to which this plan applies	6
10. Development to which this plan applies	6
11. What development is exempted?	6
12. Savings and transitional arrangements	6
<b>Calculating and imposing the levy</b>	<b>7</b>
13. Proposed cost of development required	7
14. Cost Summary Report required	8
15. Who may provide a Cost Summary Report?	8
16. Complying development certificates issued by registered certifiers	9
17. Timing of payment	10
18. Deferral of payment	10
19. Adjustment of levy amounts to address the effects of inflation	11
20. Obligations of registered certifiers – construction certificates	11
21. Alternatives to paying the levy	12
<b>Administration of the plan</b>	<b>13</b>
22. Cross-boundary issues	13
23. Pooling of section 7.12 levies	13
24. Infrastructure staging and priorities	13
25. Accountability and access to information	13
26. Review of plan	14
<b>Glossary of terms and abbreviations</b>	<b>15</b>
<b>References</b>	<b>17</b>
<b>Tables</b>	
Table 1 Expected development costs - Liverpool Aerotropolis Precincts	3
Table 2 Local infrastructure costs - Liverpool Aerotropolis Precincts	3

Table 3 Section 7.12 levy rates

4

## Figures

Figure 1 Land affected by this plan

1

## Appendices

Appendix A: IDC Background Report - Infrastructure Schedules

Appendix B: Infrastructure location maps

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## Plan summary

### 1. The Aerotropolis

The Western Sydney Aerotropolis (the 'Aerotropolis') is an area of land comprising 11,200 hectares surrounding the Western Sydney International (Nancy-Bird Walton) Airport. The Aerotropolis is situated within both Penrith and Liverpool local government areas (LGAs).

The planning and release of land for the Aerotropolis development and its supporting infrastructure is being undertaken through precincts. The 'initial release' precincts located in Liverpool LGA are the Aerotropolis Core Precinct and the southern parts of both the Badgerys Creek and Agribusiness Precincts. This land – called the Liverpool Aerotropolis Precincts in this plan – is shown in Figure 1.

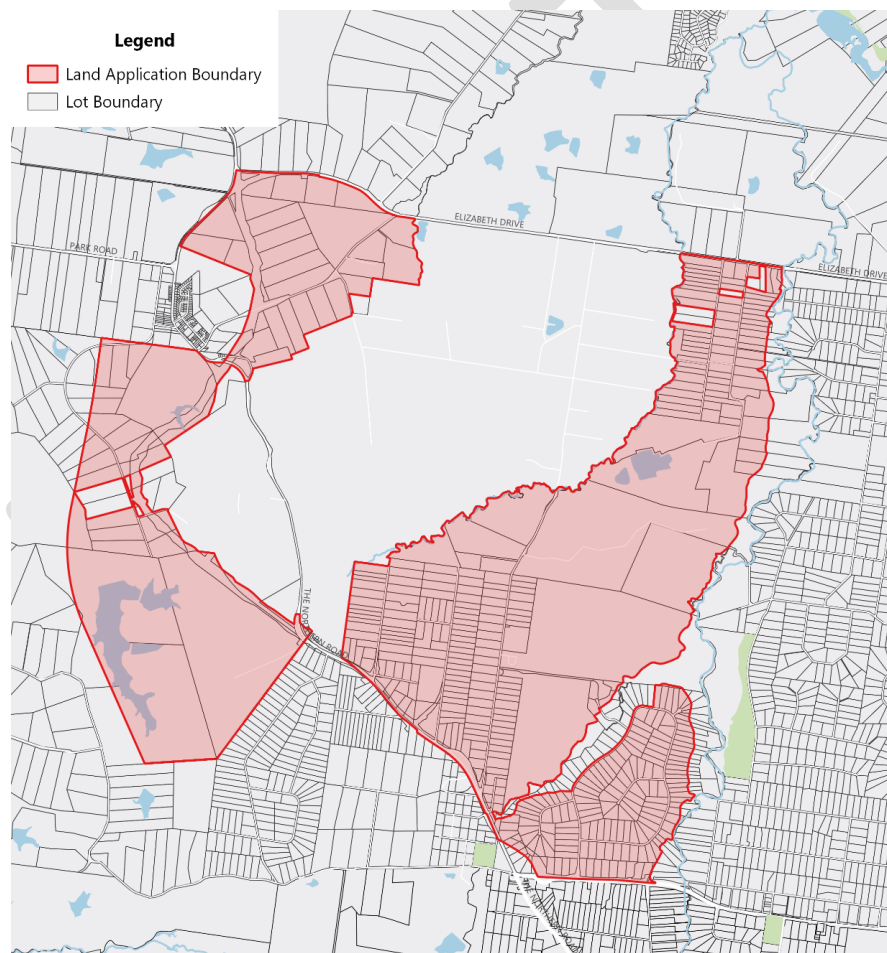


Figure 1 Land affected by this plan

## 2. Why has this plan been prepared?

This plan has been prepared to enable developers of land in the Liverpool Aerotropolis Precincts to make a monetary contribution (called a 'section 7.12 contribution' or 's7.12 levy') to help meet the cost of providing the local infrastructure in precincts.

A contributions plan must be in place before a development application on land in the Aerotropolis can be determined (refer to section 66(1)(c) of the EP&A Regulation). Additionally, a consent authority may impose a condition under section 7.11 or 7.12 of the EP&A Act only if it is of a kind allowed by, and is determined in accordance with, a contributions plan.

The contributions in this plan are based on the costs of land and works needed to provide essential local infrastructure only. Essential local infrastructure includes most roads, open space and recreation, and community facilities. Not all local infrastructure is the responsibility of Council. Land developers are also responsible for providing local infrastructure.

Responsibility for provision of State or regional infrastructure and stormwater drainage infrastructure in the Aerotropolis lies with the State government and Sydney Water. Developers should make their own enquiries with the Department of Planning and Environment and Sydney Water about other contributions and/or charges that may apply to their developments.

## 3. Contribution based on development and infrastructure costs

The s7.12 levy amount that is required from a development is determined by applying a fixed percentage rate to the cost of that development.

**The percentage rate reflects the ratio of total local infrastructure costs to total development costs,** as shown in the equation below

$$\text{S7.12 levy rate} = \frac{\text{Total Infrastructure \& Admin Costs}}{\text{Total Development Costs}} \times 100\%$$

Summaries of the costs of expected development and local infrastructure costs in the Liverpool Aerotropolis Precincts are shown in Table 1 and Table 2.

Detailed investigation of expected development in each Aerotropolis Precinct, the anticipated local infrastructure needs generated by the development, and the estimated costs of both development and infrastructure in the area, are contained in the *Western Sydney Aerotropolis Precincts Local Infrastructure Contributions Plans Background Report* (April 2023) (the 'Background Report')

Table 1 Expected development costs - Liverpool Aerotropolis Precincts

Land Uses*	Badgerys Creek (Liverpool)	Agribusiness (Liverpool)	Aerotropolis Core	Total
Residential (Mixed Use)	NA	NA	\$3,969.6m	\$3,969.6m
Enterprise & Light Industry	\$4,386.6m	NA	\$4,992.9m	\$9,379.6m
Business & Enterprise	NA	\$22.2m	\$5,141.2m	\$5,163.4m
Commercial Centre	NA	NA	\$18,184.0m	\$18,184.0m
Local Neighbourhood Centre	\$138.4m	\$499.0m	\$559.4m	\$1,196.8m
Agribusiness	NA	\$7,181.0m	NA	\$7,181.1m
Education	NA	NA	\$293.9m	\$293.9m
<b>Total</b>	<b>\$4,525.0m</b>	<b>\$7,702.1m</b>	<b>\$33,141.1m</b>	<b>\$45,368.3m</b>

\*Land uses as identified in the Western Sydney Aerotropolis Precinct Plan

Table 2 Local infrastructure costs - Liverpool Aerotropolis Precincts

	Badgerys Creek (Liverpool)	Agribusiness (Liverpool)	Aerotropolis Core	Total
<b>Works</b>				
Roads	\$57.9m	\$146.4m	\$291.0m	\$495.3m
Open Space	\$21.9m	\$54.4m	\$153.4m	\$229.7m
Community Infrastructure	-	\$2.3m	\$65.7m	\$68.0m
<b>Land Acquisition</b>				
Roads	\$78.4m	\$81.8m	\$362.7m	\$522.8m
Open Space	\$42.5m	\$84.1m	\$536.6m	\$663.3m
Community Infrastructure	-	\$0.08m	\$40.2m	\$40.3m
<b>Plan administration</b>	\$1.2m	\$3.0m	\$7.7m	\$11.9m
<b>Total</b>	<b>\$201.9m</b>	<b>\$371.9m</b>	<b>\$1,457.2m</b>	<b>\$2,031.3m</b>

Based on the above, the contribution rate is as follows:

$$\frac{\$2,031 \text{ million}}{\$45,368 \text{ million}} \times 100\% = 4.5\%$$

Detailed schedules of local infrastructure included in this plan and maps showing the location of the infrastructure items are included in Appendices A and B of this plan.

#### 4. Contribution rates

This plan authorises a s7.12 levy at the rates shown in Table 3.

**Table 3 Section 7.12 levy rates**

	Contribution rate
Development with a proposed cost of:	
Up to and including \$200,000	Nil
More than \$200,000	4.5%

## Plan scope

### 5. Name of this Plan

This plan is called the *7.12 Liverpool Council Aerotropolis Precincts Local Infrastructure Contributions Plan 2023*.

The plan provides information about calculating the local infrastructure contributions payable, how to impose, pay and settle contributions, and other administrative matters.

The plan is accompanied by and should be read in conjunction with the Background Report. The Background Report provides details on how the local infrastructure contribution rates for the Aerotropolis Precincts were determined.

### 6. Commencement of this plan

This plan commences on the date on which public notice was given under clause 31(2) of the EP&A Regulation or the date specified in that notice if it is a different date.

### 7. Purposes of this plan

The main purpose of this plan is to authorise consent authorities, including registered certifiers, to require a fixed development consent levy (under section 7.12 of the EP&A Act) to be made towards the provision, extension or augmentation of local infrastructure set out in this plan.

Other purposes of this plan are as follows:

- To ensure that developments in the Liverpool Aerotropolis Precincts make a reasonable contribution towards the cost of shared local infrastructure needed to support their developments.
- To ensure that the broader community in the Liverpool LGA is not unreasonably burdened by the provision of local infrastructure that is required because of development in the Aerotropolis Precincts.

### 8. Authority to impose a fixed development consent (s7.12) levy

This plan authorises Council or a registered certifier, when determining an application for development or an application for a CDC on land to which this plan applies, and subject to other provisions of this plan, to impose a condition requiring a fixed development consent levy to be paid under section 7.12 of the EP&A Act on that approval for the provision of local infrastructure.

The total levy amount that is imposed on any individual development is calculated by multiplying the applicable levy rate in **Table 1** by the proposed cost of the development.

The types of development subject to a s7.12 levy are identified in section 10 of this plan.

Accredited certifiers should also refer to section 16 of this plan as to their obligations in assessing and determining CDCs.

## 9. Land to which this plan applies

This plan applies to land in the Agribusiness Precinct, Badgerys Creek Precinct and Aerotropolis Core Precinct that is situated in Liverpool LGA, as shown in **Figure 1**.

## 10. Development to which this plan applies

Subject to section 11 of this plan (exempted development), this plan applies to development that:

- has a proposed cost of development of \$200,000 or more in accordance with section 13 of this plan, and
- that is not otherwise subject to a s7.11 contribution authorised by a s7.11 contributions plan adopted by Liverpool City Council and that is in force.

## 11. What development is exempted?

This plan DOES NOT apply to the following types of developments:

- a. Development that was permissible on the land immediately before *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020* came into effect.
- b. Work involving repair and replacement of structures impacted by natural forces and unpreventable events such as fire, flooding, earthquakes, lightning, etc.
- c. Development exempted from contributions under section 7.17 of the EP&A Act by way of a direction made by the Minister.

## 12. Savings and transitional arrangements

This plan applies to a development application or application for a CDC that was determined on, or after the date this plan took effect.



## Calculating and imposing the levy

### 13. Proposed cost of development required

Section 7.12 levies are calculated by the consent authority as a percentage of the cost of development.

Clause 208 of the EP&A Regulation sets out how the proposed cost of carrying out development is determined.

An extract from the EP&A Regulation that was in force at the date this plan was adopted is shown below:

1. The proposed cost of carrying out development must be determined by the consent authority by adding up all the costs and expenses that have been or will be incurred by the applicant in carrying out the development.
2. The costs of carrying out development include the costs of, and costs incidental to, the following—
  - a. if the development involves the erection of a building or the carrying out of engineering or construction work—
    - i. erecting the building or carrying out the work, and
    - ii. demolition, excavation and site preparation, decontamination or remediation,
  - b. if the development involves a change of use of land—doing anything necessary to enable the use of the land to be changed,
  - c. if the development involves the subdivision of land—preparing, executing and registering—
    - i. the plan of subdivision, and
    - ii. the related covenants, easements or other rights.
3. In determining the proposed cost, a consent authority may consider an estimate of the proposed cost that is prepared by a person, or a person of a class, approved by the consent authority to provide the estimate.
4. The following costs and expenses must not be included in an estimate or determination of the proposed cost—
  - a. the cost of the land on which the development will be carried out,
  - b. the costs of repairs to a building or works on the land that will be kept in connection with the development,
  - c. the costs associated with marketing or financing the development, including interest on loans,

- d. the costs associated with legal work carried out, or to be carried out, in connection with the development,
- e. project management costs associated with the development,
- f. the cost of building insurance for the development,
- g. the costs of fittings and furnishings, including refitting or refurbishing, associated with the development, except if the development involves an enlargement, expansion or intensification of a current use of land,
- h. the costs of commercial stock inventory,
- i. the taxes, levies or charges, excluding GST, paid or payable in connection with the development by or under a law,
- j. the costs of enabling access by people with disability to the development,
- k. the costs of energy and water efficiency measures associated with the development,
- l. the costs of development that is provided as affordable housing,
- m. the costs of development that is the adaptive reuse of a heritage item.

#### **14. Cost Summary Report required**

For developments subject to this plan, the development application or CDC for the development is to be accompanied by a Cost Summary Report prepared at the applicant's cost, setting out an estimate of the proposed cost of carrying out the development.

The relevant consent authority will validate all Cost Summary Reports before they are accepted using a standard costing guide or other generally accepted costing method. Should the costing as assessed by the relevant consent authority be considered inaccurate, it may, at its sole discretion and at the applicant's cost, engage a person referred to in section 17 of this plan to review a Cost Summary Report submitted by an applicant.

In all cases, the determination of the proposed cost of development by the consent authority is final.

#### **15. Who may provide a Cost Summary Report?**

The following persons are to provide an estimate of the proposed cost of carrying out development to the consent authority:

- a. where the applicant's estimate of the proposed cost of carrying out the development is less than \$750,000 – any Building Industry Professional; or
- b. where the proposed cost of carrying out the development is \$750,000 or more – a quantity surveyor who is a registered member of the Australian Institute of Quantity Surveyors.

## 16. Complying development certificates issued by registered certifiers

If an application for a CDC is to be registered by a registered certifier for a purpose that is subject to a s7.12 levy under this plan, pursuant to clause 156 of the EP&A Regulation:

- The registered certifier is to ensure that the development is not subject to a s7.11 contribution under any contributions plan adopted by the relevant council and that remains in force.
- The registered certifier must, if a CDC is issued, impose a condition requiring a s7.12 levy.
- The amount of the levy that the registered certifier must impose is the amount determined in accordance with sections 15 to 17 of this plan.
- The terms of the condition be in accordance with the following:

*A levy is to be paid to Liverpool City Council in the amount of \$ [insert amount] for the purposes of the local infrastructure identified in the Liverpool Aerotropolis Precincts Contributions Plan.*

### Indexation

*The monetary contribution is based on a proposed cost of carrying out the development of \$ [insert amount]. This cost (and consequently the monetary contribution) must be indexed between the date of this certificate and the date of payment in accordance with the following formula:*

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current PPI}}{\text{Base PPI}}$$

*Where:*

*\$Co is the original development cost estimate assessed at the time of the issue of the complying development certificate.*

*Current PPI is the Producer Price Index ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment.*

*Base PPI is the Producer Price Index (Building Construction New South Wales) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution.*

### Time for payment

*The contribution must be paid prior to any work authorised by this complying development certificate commences, as required by clause 156 of the EP&A Regulation. Deferred payments of contributions will not be accepted.*

## 17. Timing of payment

A levy amount required to be paid by a condition imposed on the development consent in accordance with this plan must be paid at the time specified in the condition.

The condition will provide for payment as follows:

- a. For development involving subdivision – the contribution must be paid prior to the release of the subdivision certificate (linen plan).
- b. For development involving subdivision including bulk earthworks – the contribution must be paid prior to the release of the construction certificate for any works.
- c. For development not involving subdivision, but where a construction certificate is required, the contribution must be paid prior to the release of the construction certificate for any works.
- d. For work authorised by a CDC, prior to the commencement of any works.

At the time of payment, it will be necessary for levy amounts to be updated in accordance with section 19 of this plan.

## 18. Deferral of payment

Council will only allow payment of contributions to be deferred in the following circumstances.

- where the applicant has the intention and ability to dedicate land or provide a material public benefit in part or full satisfaction of a condition imposed by development consent and that applicant have a legally binding agreement for the provision of works or land dedication; or
- In other circumstances, to be outlined in writing by the applicant and determined formally by council on the merits of the case via a modification application.

Any request is to be received and determined prior to the issuing of CC. Where contributions are approved to be deferred, all contributions must be paid and received prior to the issuing of a subdivision plan. The deferred amount is subject to the continuation and application of indexation as calculated in section 19, up to the date of payment.

Council will not consider the deferral of payments for subdivision certificates (linen plans).

Deferred payments as outlined above are acceptable only where an unconditional bank guarantee is provided for the amount deferred. Bank guarantees will be accepted on the following conditions:

- a. The bank guarantee must carry specific wording, for example, "drainage contributions for stage 3"
- b. The bank guarantee will be for the contribution amount plus the estimate amount of compound interest foregone by Council for the anticipated period of deferral. (refer to formula in section 3.7.3).

- c. Council may call up the bank guarantee at any time without reference to the applicant, however the guarantee will generally be called up only when cash payment has not been received, and land is not dedicated or material public benefit not provided by the end of the period of deferral
- d. The period of deferral must be for a limited time only as agreed where land is to be dedicated or a material public benefit is to be provided. In merit cases, the period of deferral will no later than prior to the lodgement of the first subdivision plan or prior to issuing the first occupational certificate, whichever applies first.
- e. Council will discharge the bank guarantee when payment is made in full by cash payment.

## 19. Adjustment of levy amounts to address the effects of inflation

Levies imposed under this plan are based on the proposed cost of carrying out the development set out in the development consent.

This cost (and consequently the levy amount) must be indexed between the date of DA determination or the issue of the CDC, whichever is applicable, and the date of payment in accordance with the following formula:

$$\text{Indexed development cost (\$)} = \frac{\$Co \times \text{Current PPI}}{\text{Base PPI}}$$

Where:

- \$Co is the original development cost estimate assessed at the time of the issue of the development consent
- Current PPI is the Producer Price Index (Building Construction New South Wales) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter immediately prior to the date of payment
- Base PPI is the Consumer Price Index (Building Construction New South Wales) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics at the quarter ending immediately prior to the date of imposition of the condition requiring payment of a contribution

## 20. Obligations of registered certifiers – construction certificates

It is the responsibility of a registered certifier issuing a construction certificate for building work or subdivision work to ensure that each condition requiring the payment of a s7.12 levy before work is carried out has been complied with in accordance with the CDC or development consent.

The registered certifier must ensure that the applicant provides a receipt (or receipts) confirming that contributions have been fully paid. Copies of receipts must be included with copies of the certified plans provided to the Council.

The only exceptions to the requirement are where works in kind, material public benefit, dedication of land and / or deferred payment arrangement has been agreed by the Council. In such cases the Council will issue a letter confirming that an alternative payment method has been agreed with the applicant.

## **21. Alternatives to paying the levy**

If a developer wishes to deliver infrastructure that is included in this plan on the Council's behalf, then the developer may – in lieu of paying part or all of a s7.12 levy imposed under this plan – offer to enter into a planning agreement to undertake works in kind, make monetary contributions, or provide some other material public benefit.

DRAFT

## Administration of the plan

### 22. Cross-boundary issues

The councils will establish a joint management group and / or other management arrangements to ensure that the planning and delivery of infrastructure located near the shared boundary of Penrith LGA is carried out in a coordinated and timely manner.

### 23. Pooling of section 7.12 levies

This plan authorises monetary contributions paid for different purposes in accordance with development consent conditions authorised by this plan and any other contributions plan approved by the Council to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are described in section 24 of this plan.

### 24. Infrastructure staging and priorities

The local infrastructure included in this plan will be provided as and when development surrounding the infrastructure occurs.

Staging/timing of delivery of infrastructure is however dependent upon various matters outside the control of the Council, including the making of precinct plans, master plans, the range of developer intentions for respective land parcels, developer works in kind offers and utility authority's growth servicing plans.

Where infrastructure is not provided by a developer as works in kind and is to be provided by the Council, the priority items for contributions received (and in pooling any contributions funds as discussed in section 23 of this plan), will be as follows:

1. Acquisition of land for the various infrastructure purposes included in this plan.
2. Acquisition of land and carry out works that unlock development opportunities for many landowners.

### 25. Accountability and access to information

In accordance with the EP&A Act and EP&A Regulation a contributions register will be maintained by Council and may be inspected upon request.

The register will be maintained at regular intervals and will include the following:

- Particulars sufficient to identify each development consent for which contributions have been sought
- Nature and extent of the contribution required by the relevant condition of consent
- Name of the contributions plan under which the condition of consent was imposed
- Date the contribution was received, for what purpose and the amount.

Separate accounting records will be maintained for each contribution type in this plan and published every year in the relevant council's financial accounts. They will contain details concerning contributions received and expended, including interest for each service or amenity to be provided. The records are held at the relevant council's administration office and may be inspected upon request.

## **26. Review of plan**

Council intends to regularly review this contribution plan as more detail on the Liverpool Aerotropolis Precincts becomes available. When more detail is available about each precinct's expected development detailed infrastructure requirements, the relevant council may update this plan, or prepare a nexus-based s7.11 contributions plan or plans that will more accurately quantify local infrastructure contributions obligations.



## Glossary of terms and abbreviations

Except where indicated in this section, the definitions of terms used in this plan are the definitions included in the EP&A Act, EP&A Regulation and the Aerotropolis SEPP.

For further clarity, words and phrases in this plan have the following meanings:

**ABS** means the Australian Bureau of Statistics.

**Aerotropolis** means a metropolitan area where infrastructure, land uses and economy are centred on an airport and includes the outlying corridors, and aviation orientated business and residential development that benefit from each other and their accessibility to the airport.

**Aerotropolis SEPP** means the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* that applies to the Liverpool Aerotropolis Precincts.

**Agribusiness** means businesses associated with the production, processing, marketing and distribution of agricultural products, especially at a large and integrated scale.

**Building Industry Professional** means any of the following:

- a practising builder who is licensed to undertake the proposed building works, or
- a practising registered quantity surveyor (member, affiliate or fellow), or
- a practising registered architect, or
- a practising qualified building estimator with relevant qualifications (eg. Degree in construction management), or
- a practising qualified and accredited building designer, or
- a project manager who has proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising tradesperson who is licensed with the Department of Fair Trading or WorkCover and has the relevant qualifications and proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising registered landscape architect who has proven experience in costing development works at least to a similar scale and type as proposed, or
- a practising structural, civil, electrical, mechanical or building services engineer who is registered with the National Engineering Registration Board and who has proven experience in costing development works at least to a similar scale and type as proposed.

**CDC** means complying development certificate.

**Complying development certificate** means a certificate referred to in section 4.27 of the EP&A Act.

**Consent authority** has the same meaning as in section 4.5 of the EP&A Act but also includes an registered certifier responsible for issuing a complying development certificate.

**Cost summary report** means a report prepared by a suitably qualified person described in this plan that sets out the proposed cost of carrying out of development as defined in clause 25J of the EP&A Regulation.

**Council** means Liverpool City Council.

**DA** means development application.

**Development** has the same meaning as in section 1.5 of the EP&A Act.

**Development application** has the same meaning as in section 1.4 of the EP&A Act. Note that a development application does not include a complying development certificate.

**Development consent** has the same meaning as in section 1.4 of the EP&A Act. Note that a development consent includes a complying development certificate.

**EP&A Act** means the NSW *Environmental Planning and Assessment Act 1979*.

**EP&A Regulation** means the NSW *Environmental Planning and Assessment Regulation 2021*.

**GFA** means gross floor area.

**LGA** means local government area.

**Local infrastructure** means public lands, public amenities and public services that are traditionally the responsibility of local government, including roads, open space and recreation, and community facilities, but excluding water supply or sewerage services.

**Minister** means the Minister responsible for administering the NSW *Environmental Planning and Assessment Act 1979*.

**Liverpool Aerotropolis Precincts** means land situated in the Agribusiness, Badgerys Creek and Aerotropolis Core Precincts that is also situated within the Liverpool LGA.

**Planning agreement** means a voluntary agreement referred to in section 7.4 of the EP&A Act.

**PPI** means the Producer Price Index (building construction New South Wales) ABS Catalogue No. 6427.30 as published by the Australian Bureau of Statistics.

**Proposed cost of development** means the cost of development proposed in a development application or a complying development application under the provisions of clause 208 of the EP&A Regulation.

**Works in kind** means the construction or provision of the whole or part of a public facility that is identified in a works schedule in a contributions plan.

## References

*Western Sydney Aerotropolis Plan*, prepared by the Western Sydney Planning Partnership, September 2020 (the 'WSAP')

*State Environmental Planning Policy (Precincts – Western Parkland City) 2021* (the 'Aerotropolis SEPP')

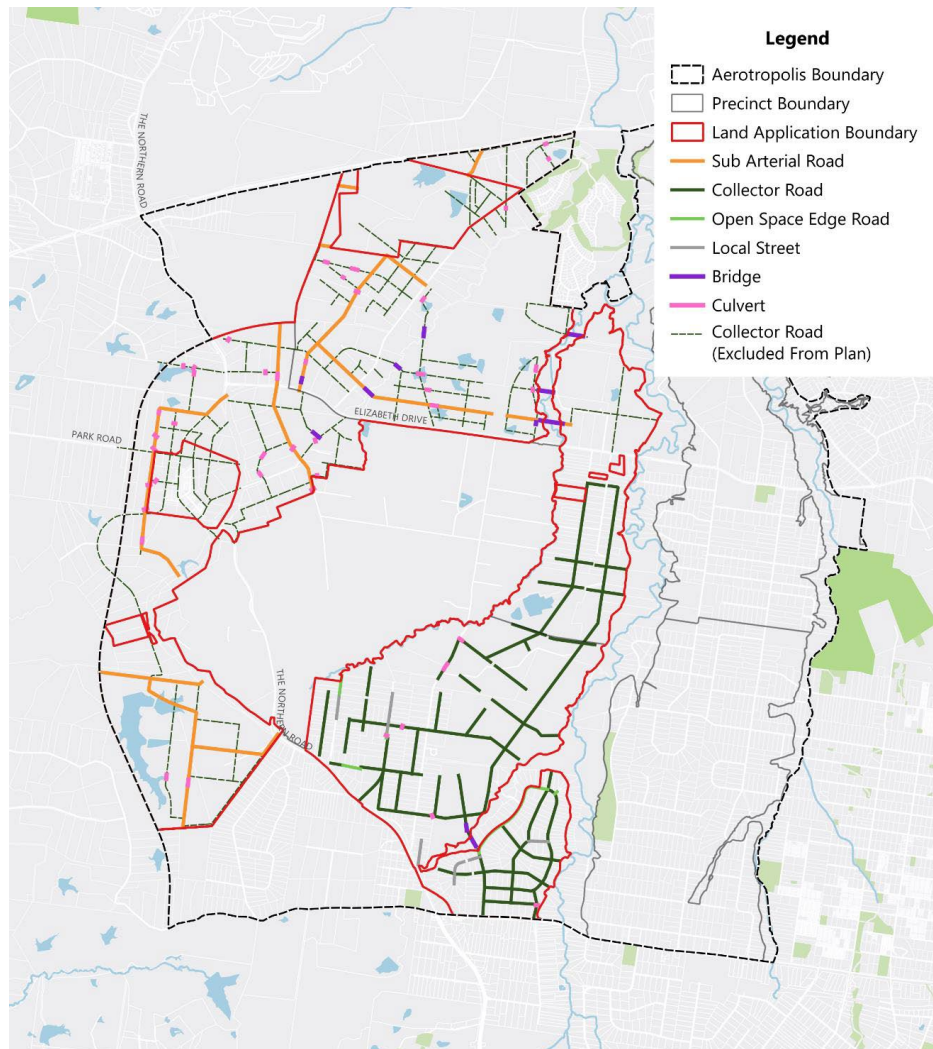
*Western Sydney Aerotropolis Precinct Plan*, prepared by the Department of Planning and Environment, March 2022 (the 'WSAPP')

*Western Sydney Aerotropolis Development Control Plan 2022*, prepared by the Department of Planning and Environment, (the 'DCP')

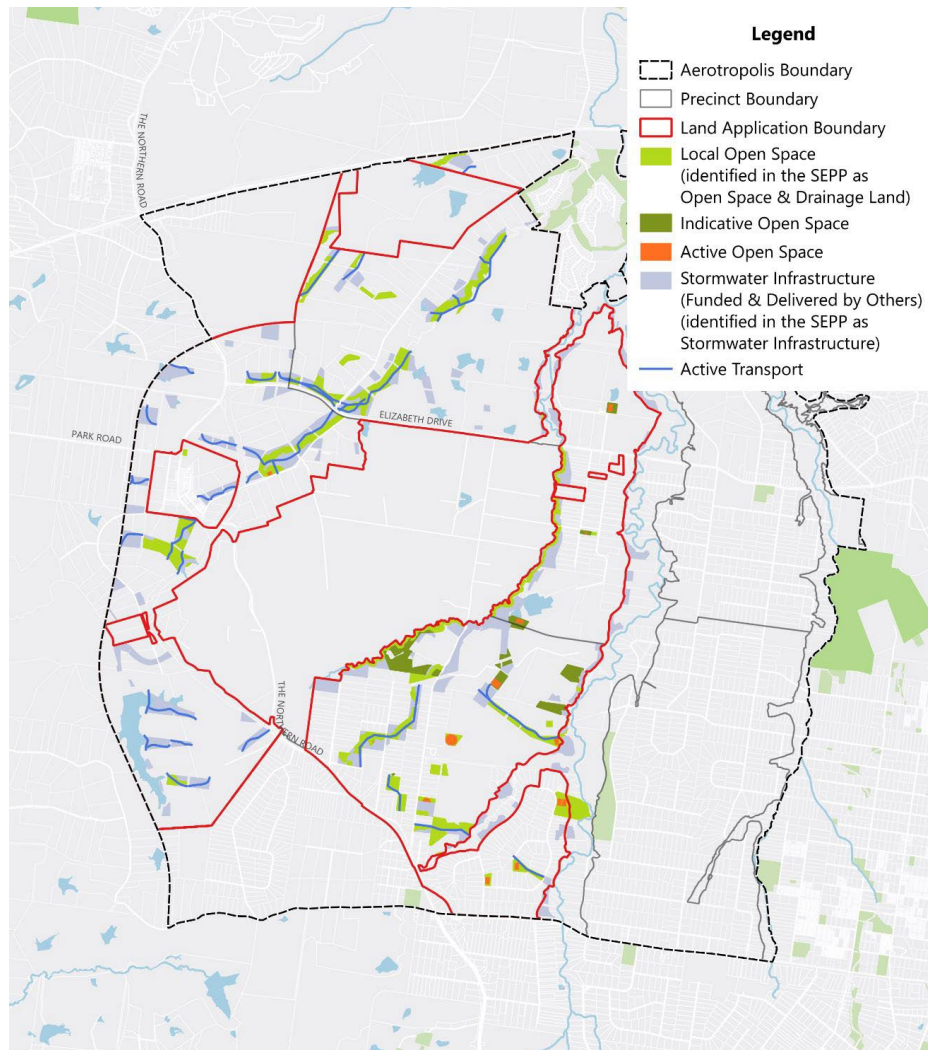
## **APPENDIX A: IDC BACKGROUND REPORT - INFRASTRUCTURE SCHEDULES**

## APPENDIX B: INFRASTRUCTURE LOCATION MAPS

## ROAD INFRASTRUCTURE MAPS

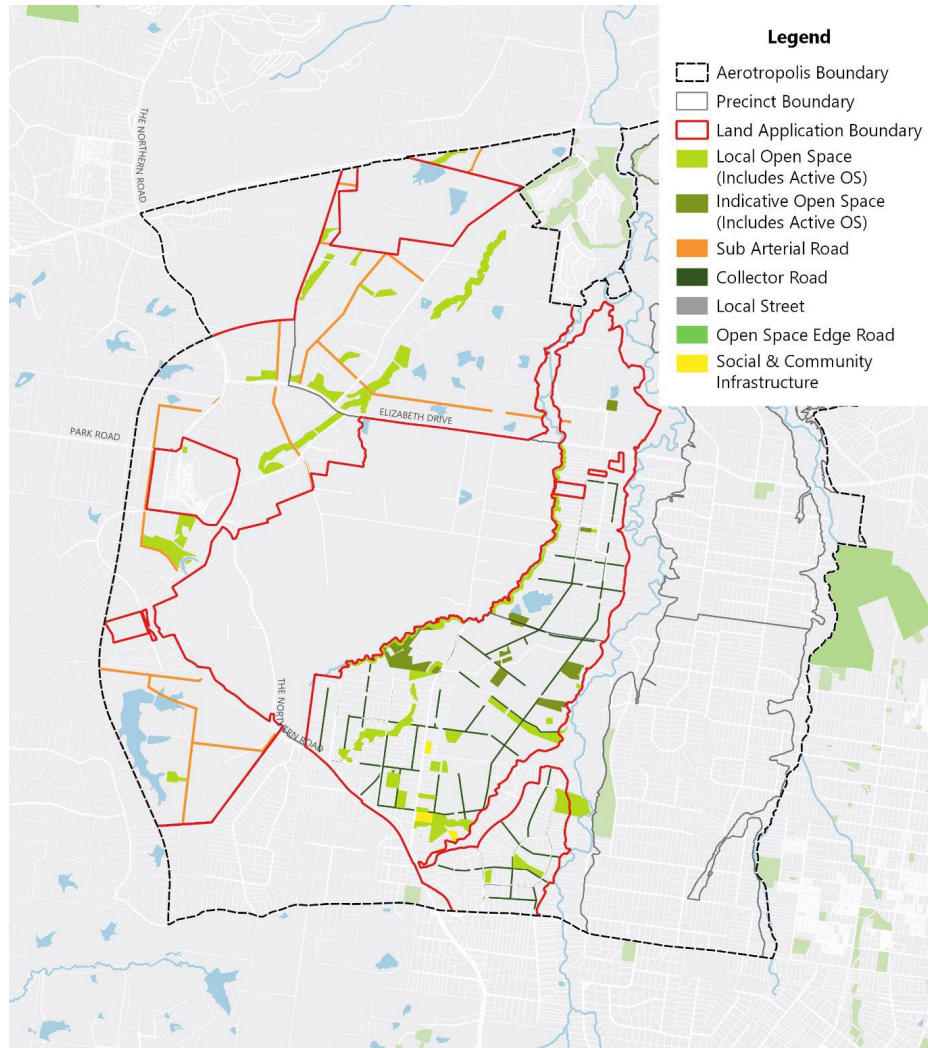


## OPEN SPACE INFRASTRUCTURE



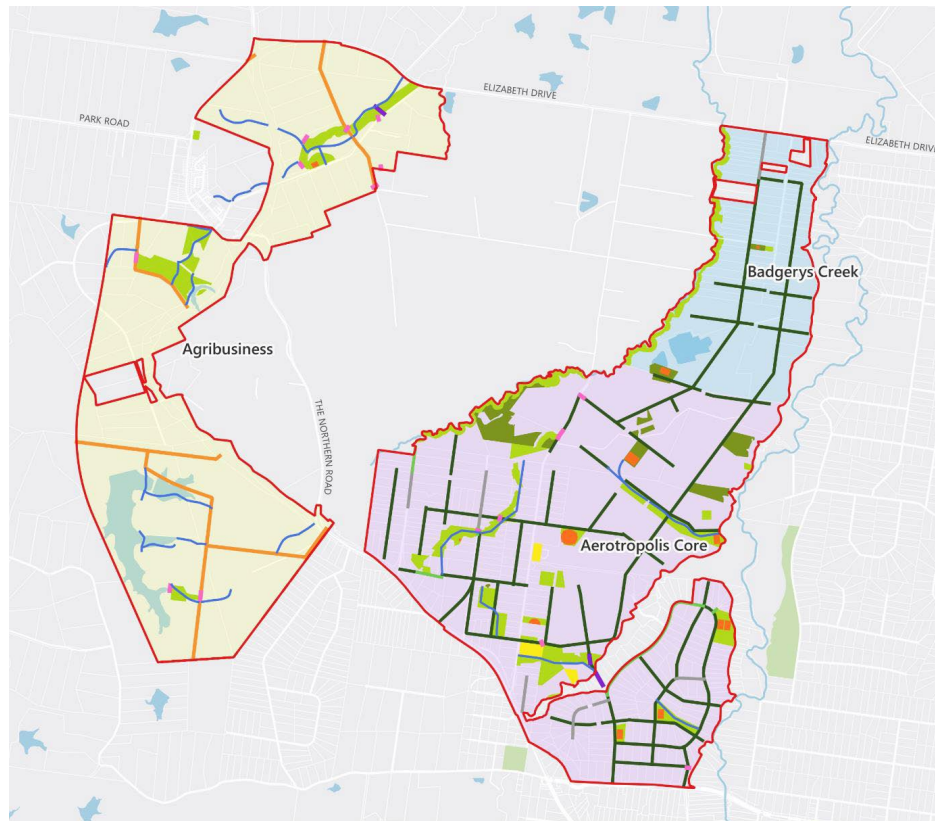


LAND to be ACQUIRED.





## LIVERPOOL INFRASTRUCTURE PLAN

**Aerotropolis Section 7.12 Plan (Liverpool) - Infrastructure**

<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Land Application Boundary	<span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px;"></span> Local Open Space	<span style="border-bottom: 2px solid orange; display: inline-block; width: 20px;"></span> Sub Arterial Road	<span style="border-bottom: 2px solid blue; display: inline-block; width: 20px;"></span> Active Transport
<span style="background-color: #E6E6FA; display: inline-block; width: 15px; height: 10px;"></span> Aerotropolis Core Precinct	<span style="background-color: #6B8E23; display: inline-block; width: 15px; height: 10px;"></span> Indicative Open Space	<span style="border-bottom: 2px solid green; display: inline-block; width: 20px;"></span> Collector Road	<span style="border-bottom: 2px solid purple; display: inline-block; width: 20px;"></span> Bridge
<span style="background-color: #FFFACD; display: inline-block; width: 15px; height: 10px;"></span> Agribusiness Precinct	<span style="background-color: #FF8C00; display: inline-block; width: 15px; height: 10px;"></span> Active Open Space	<span style="border-bottom: 2px solid grey; display: inline-block; width: 20px;"></span> Local Street	<span style="border-bottom: 2px solid pink; display: inline-block; width: 20px;"></span> Culvert
<span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px;"></span> Badgerys Creek Precinct	<span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px;"></span> Community Facilities	<span style="border-bottom: 2px solid green; display: inline-block; width: 20px;"></span> Open Space Edge Road	

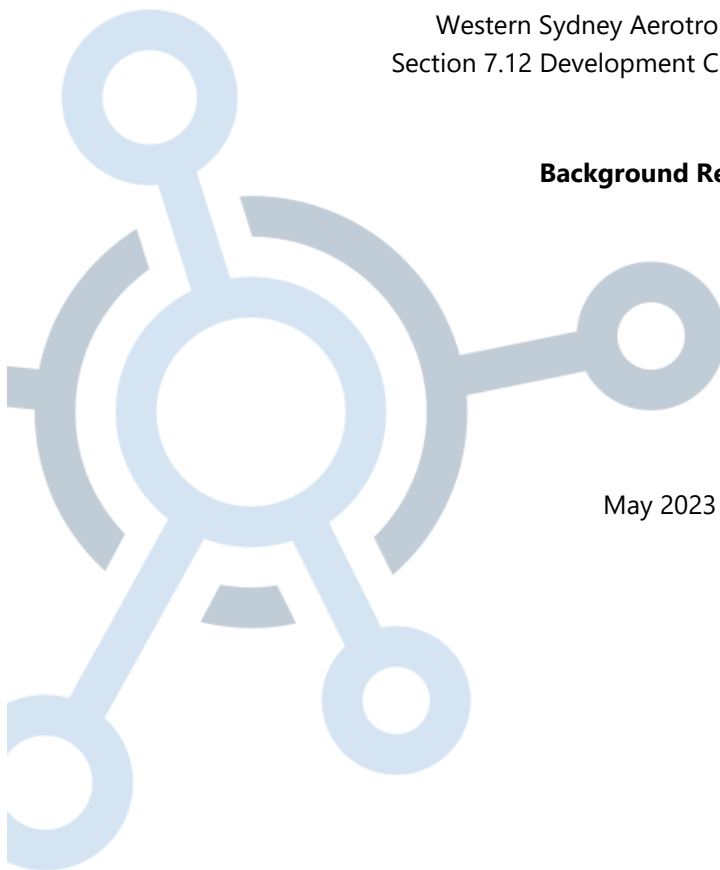


## infrastructure & development consulting

### Western Sydney Aerotropolis Precincts Section 7.12 Development Contributions Plans

#### Background Report

May 2023



Infrastructure planning

master planning

civil engineering

project management

contract administration



## Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>5</b>
1.1	Purpose of Report.....	5
1.2	Land Subject to the Section 7.12 Development Contributions Plans.....	5
1.3	Excluded Development Areas .....	9
1.4	Excluded State and Utility Infrastructure .....	9
1.5	Assumptions Used to Determine Levy Rates .....	11
<b>2</b>	<b>Anticipated Development.....</b>	<b>12</b>
2.1	Planning Framework.....	12
2.2	Land Use Zones .....	12
2.3	Land Use & Structure Plan .....	14
2.4	Precinct Development Visions .....	15
2.4.1	Aerotropolis Core .....	15
2.4.2	Agribusiness .....	16
2.4.3	Badgerys Creek.....	17
2.4.4	Northern Gateway.....	18
2.5	Development Typologies.....	19
2.5.1	Enterprise & Light Industry.....	19
2.5.2	Business & Enterprise .....	20
2.5.3	Commercial Centre (Mixed Use).....	20
2.5.4	Local/Neighbourhood Centre.....	20
2.5.5	Agribusiness .....	21
2.5.6	Education .....	21
2.5.7	Residential Typologies.....	21
2.6	Residential Land Use Composition .....	21
<b>3</b>	<b>Development Costs.....</b>	<b>23</b>
3.1	Constrained Land .....	23
3.2	Developable Area.....	25
3.3	Floor Space Ratios .....	25
3.4	Site & Cost Rate Assumptions .....	26
3.5	Cost Summary .....	27
<b>4</b>	<b>Roads Infrastructure.....</b>	<b>28</b>
4.1	Sub Arterial Roads.....	29
4.2	Collector Roads.....	29
4.3	Local Roads & Open Space Edge Roads .....	29



4.4	Bridges and Culverts .....	29
4.5	Quantities.....	30
4.6	Cost Rates .....	31
4.6.1	Sub Arterial Roads.....	31
4.6.2	Collector Roads .....	32
4.6.3	Local Street .....	33
4.6.4	Open Space Edge Roads .....	34
4.6.5	Bridges and Culverts .....	35
<b>5</b>	<b>Open Space Infrastructure.....</b>	<b>36</b>
5.1	Local Open Space .....	37
5.2	Indicative Open Space .....	37
5.3	Active Open Space .....	37
5.4	Active Transport in Open Space.....	37
5.5	Quantities.....	38
5.6	Cost Rates .....	39
<b>6</b>	<b>Social Infrastructure .....</b>	<b>40</b>
6.1	Social Infrastructure Needs Assessment .....	40
6.2	Provision Rates.....	41
6.3	Quantities.....	43
6.4	Cost Rates .....	45
6.5	Locations .....	46
6.5.1	Aerotropolis Core .....	46
6.5.2	Agribusiness & Northern Gateway .....	46
<b>7</b>	<b>Land Acquisition .....</b>	<b>47</b>
7.1	Cost Rates .....	48
<b>8</b>	<b>Section 7.12 Levy Rate .....</b>	<b>49</b>
	<b>Appendix A – Assumptions .....</b>	<b>50</b>
	<b>Appendix B – Infrastructure Maps .....</b>	<b>53</b>



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<b>Project Number</b>	20-501	<b>Date</b>	17 May 2023
<b>Project Name</b>	Aerotropolis S7.12 Development Contributions Plan	<b>Status</b>	Final
<b>Client</b>	Penrith City & Liverpool City Councils	<b>Revision</b>	C
<b>Author</b>	R. Higginson	<b>Reviewed</b>	C. Avis



## 1 Introduction

### 1.1 Purpose of Report

This report has been prepared by infrastructure & development consulting Pty Ltd (IDC) for Liverpool City Council and Penrith City Council to assist in the preparation of Section 7.12 Development Contributions Plans to meet the cost of local infrastructure across the Western Sydney Aerotropolis Initial Precincts.

This report provides a summary of the determination of the extent of local infrastructure required to support the development four Aerotropolis precincts – Northern Gateway, Badgerys Creek, Agribusiness and Aerotropolis Core.

The report also contains the methodology and calculations for the submission to the Minister for Planning and Public Spaces to justify Liverpool and Penrith Councils' request to implement a Section 7.12 levy in excess of standard maximum 1% of the cost of development.

### 1.2 Land Subject to the Section 7.12 Development Contributions Plans

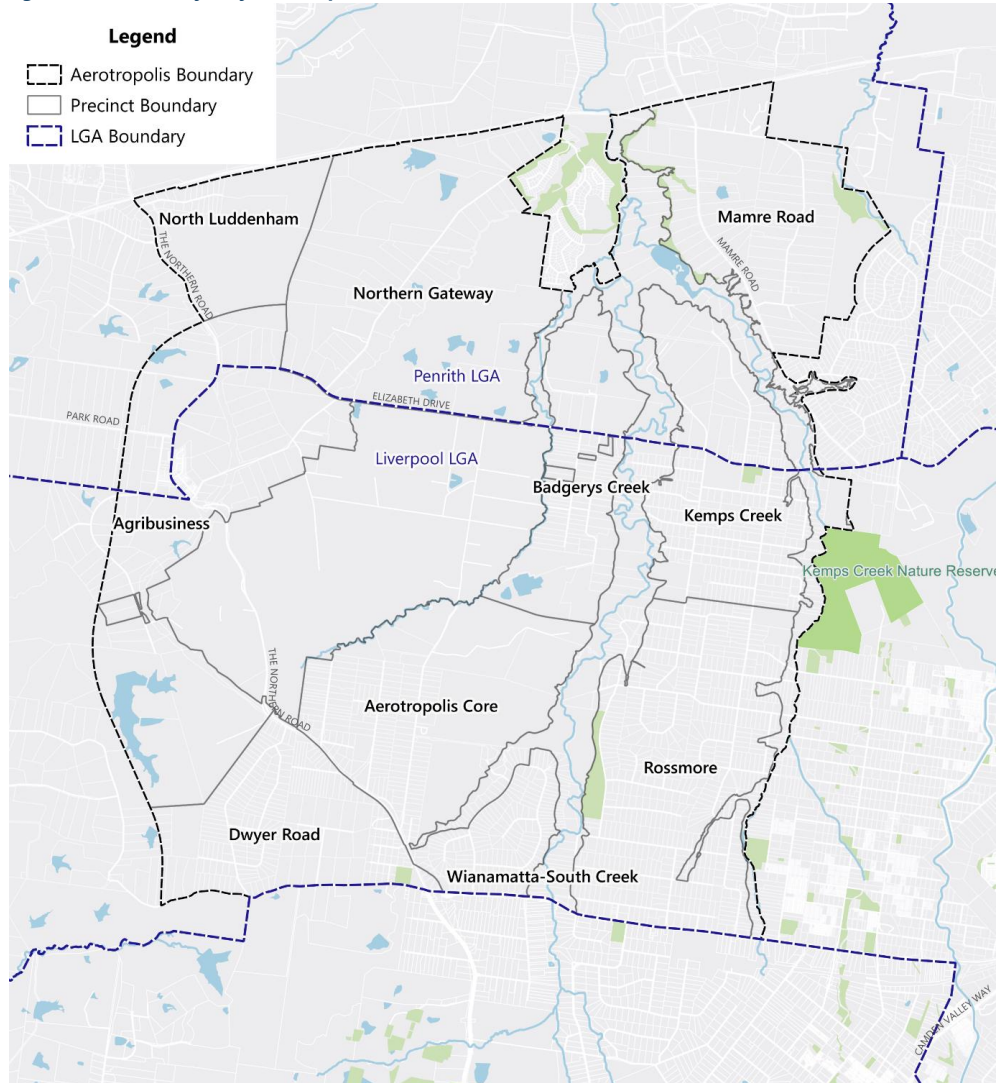
The Western Sydney Aerotropolis is shown in Figure 1. The Section 7.12 Development Contributions Plans only apply to some of the Aerotropolis Precincts, namely:

- Aerotropolis Core
- Badgerys Creek
- Northern Gateway
- Agribusiness

Two of the Precincts straddle the Liverpool / Penrith LGA boundary – Badgerys Creek and Agribusiness.

Two separate development contributions plans have been prepared to address local infrastructure contributions in the above precincts (and portions of precincts) within each of the two Local Government Areas. The land subject to the Liverpool Aerotropolis Precincts Contributions Plan is shown in Figure 2, and the land subject to the Penrith Aerotropolis Precincts Contributions Plan is shown in Figure 3.

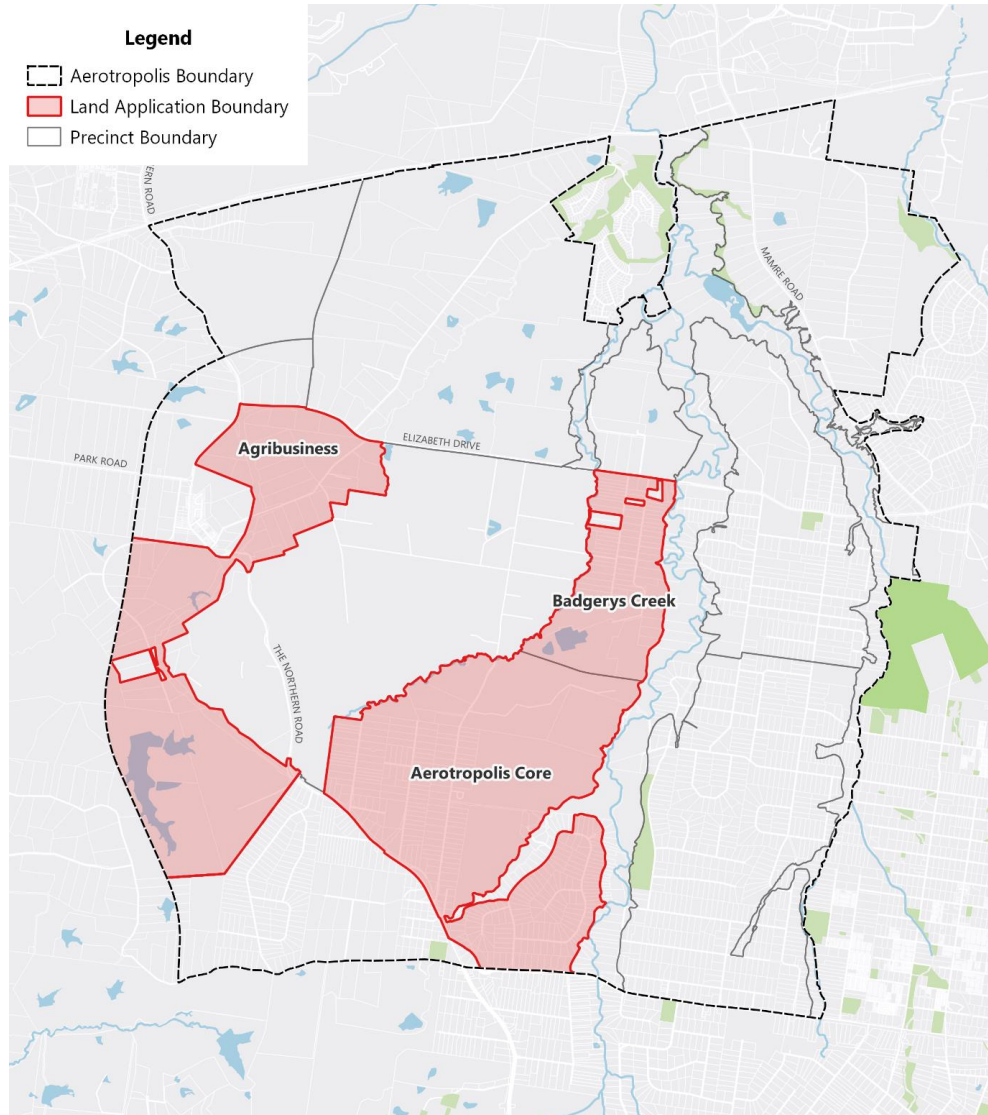
**Figure 1 - Western Sydney Aerotropolis**







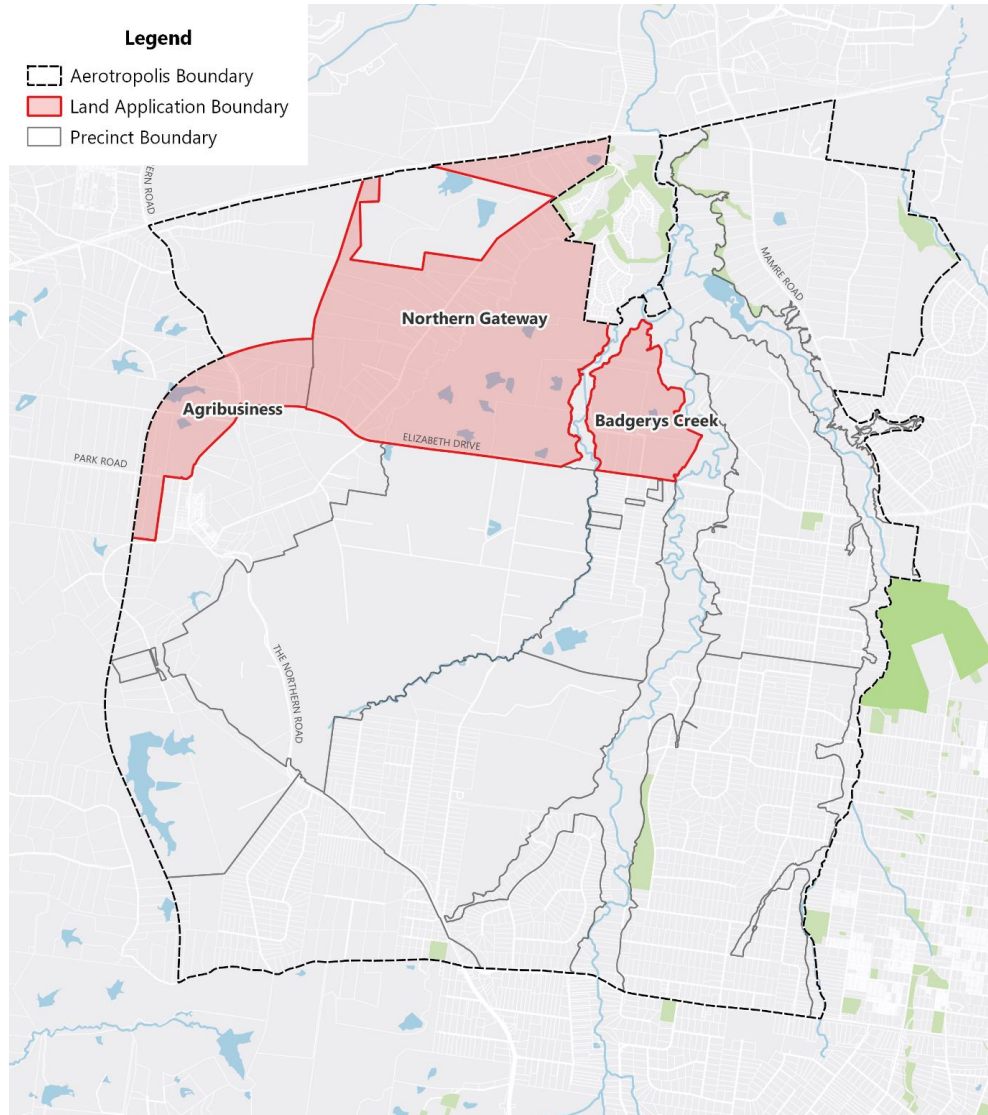
**Figure 2 - Liverpool Aerotropolis Precincts Section 7.12 Development Contributions Plan – Land Application Area**







**Figure 3 - Penrith Aerotropolis Precincts Section 7.12 Development Contributions Plan – Land Application Area**





### 1.3 Excluded Development Areas

The following areas have been excluded from the Section 7.12 Development Contributions Plans:

- Western Sydney International (Nancy-Bird Walton) Airport – the Commonwealth Government is responsible for development and infrastructure decisions for this site.
- Aerotropolis precincts yet to be rezoned under the Aerotropolis SEPP.
- The Mamre Road Precinct, which is subject to a separate Section 7.11 Development Contributions Plan.
- Sydney Science Park site – here, separate infrastructure provision arrangements are included in a voluntary planning agreement between the developer of this site and Penrith City Council.
- The Wianamatta-South Creek Precinct as it has been assumed that any infrastructure or environmental rehabilitation works planned for this area will be delivered through State government mechanisms.
- Luddenham village has been excluded from development assumptions, as the planning for this area is ongoing. Open space infrastructure within this area has been included in the plan, as it is included in the Aerotropolis SEPP Land Reservation Acquisition Map.

### 1.4 Excluded State and Utility Infrastructure

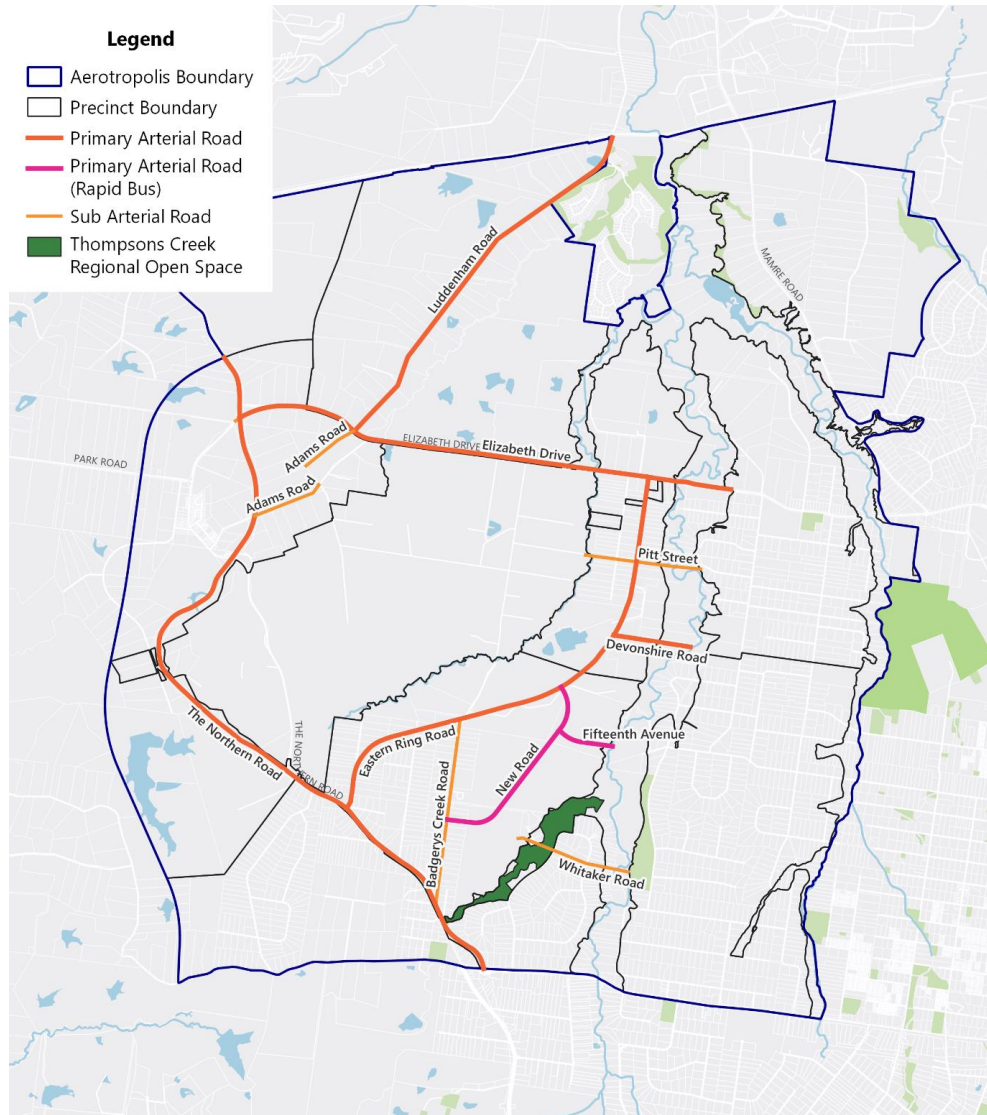
The Western Sydney Aerotropolis Special Infrastructure Contribution (SIC) was determined in March 2022. The SIC is anticipated to collect up to \$1.1 billion in contributions to deliver new state and regional roads, public and active transport, open space, health infrastructure, schools, justice facilities, emergency services and community facilities.

The costs of infrastructure items likely to be funded by the SIC are not included in the Development Contributions Plans or the calculation of the Section 7.12 rate. These include:

- **Roads:** The SIC includes over \$4.5 billion in road projects. Many of these roads are located within the Aerotropolis Precincts and have been identified in the WSAPP as Primary Arterial or Sub Arterial Roads. As these roads will be funded through the SIC, they have been excluded from this CP. The SIC roads identified in the WSAPP and located within the CP area are shown in Figure 4.
- **Open Space:** Thompsons Creek regional park will be funded through the SIC. The location of Thompsons Creek regional park is shown in Figure 4. The SIC also includes allowances for multifunctional and regional open space. Locations of this infrastructure are unknown at this stage.

The SIC includes an allowance to provide new and upgraded community facilities within the Aerotropolis. No specific projects have been identified in the SIC, although it is expected that SIC funds will be used to deliver more regional scale facilities.

**Figure 4 - SIC Infrastructure Identified in WSAPP**





### 1.5 Assumptions Used to Determine Levy Rates

This report provides an evidence base for the development consent levy rates in the Liverpool Aerotropolis Precincts Section 7.12 Development Contributions Plan and the Penrith Aerotropolis Precincts Section 7.12 Development Contributions Plan.

The levy rate is the **ratio of local infrastructure costs to development costs** in the Aerotropolis-zoned land within each LGA. A detailed list of assumptions used to determine the levy rates in both plans is included in Appendix A.



## 2 Anticipated Development

### 2.1 Planning Framework

The planning framework for the Aerotropolis heavily informs the type and extent of different development types expected. The main documents comprising the Aerotropolis planning framework which are referred to throughout this report are:

- Western Sydney Aerotropolis Plan, prepared by the Western Sydney Planning Partnership, September 2020 (the 'WSAP')
- State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (the 'Aerotropolis SEPP')
- Western Sydney Aerotropolis Precinct Plan, prepared by the Department of Planning and Environment, March 2022 (the 'WSAPP')
- Western Sydney Aerotropolis Development Control Plan 2022, prepared by the Department of Planning and Environment, (the 'DCP')

### 2.2 Land Use Zones

The Aerotropolis contains a number of flexible land use zones that guide how different land can be developed. The objective of each zone, as outlined in the Aerotropolis SEPP, is summarised in Table 1. Figure 4 shows the distribution of these zones.

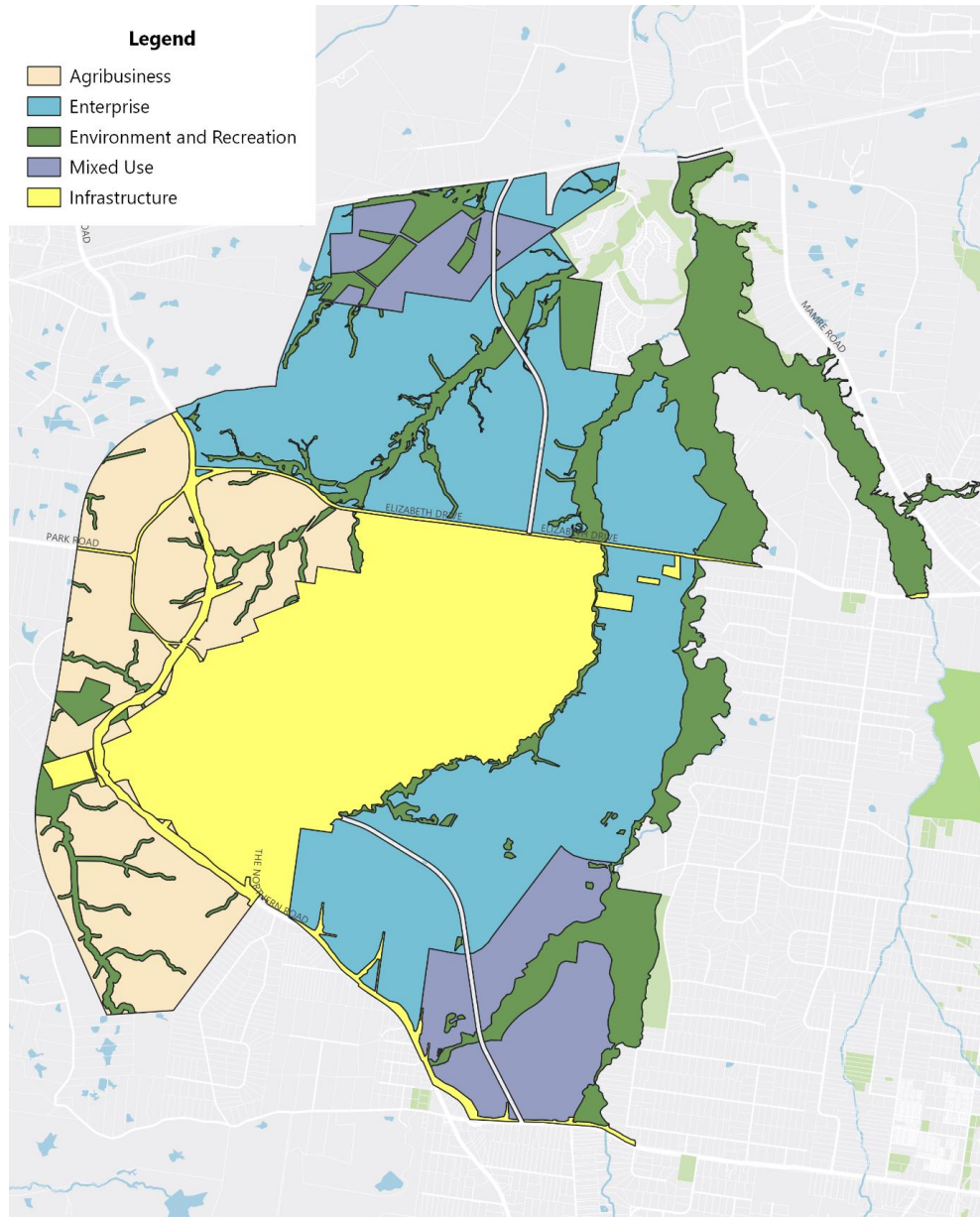
**Table 1 - Proposed Land Zoning**

Zone	Code	Objective
Enterprise	ENT	To encourage employment and business related professional services, high technology, aviation, logistics, food production and processing, health, education and create industries.
Mixed Use	MU	To integrate a mixture of compatible land uses in accessible locations. To promote business, office, retail, entertainment and tourist uses and a high standard of public amenity and convenient urban living. To provide for residential and other accommodation that includes active non-residential uses at street level.
SP2 Infrastructure	SP2	To provide for infrastructure and related uses
Agribusiness	AGB	To encourage diversity in agribusiness, including related supply chain industries and food production and processing that are appropriate for the area as well as sustainable and high technology agribusiness, including agricultural produce industries.
Environment & Recreation	ENZ	To protect, manage and restore areas of high ecological, scientific, cultural or aesthetic values. To protect the ecological, scenic and recreation values of waterways, including Wianamatta–South Creek and its tributaries, and provide a range of recreational settings and activities and compatible land uses.

Source: Aerotropolis SEPP



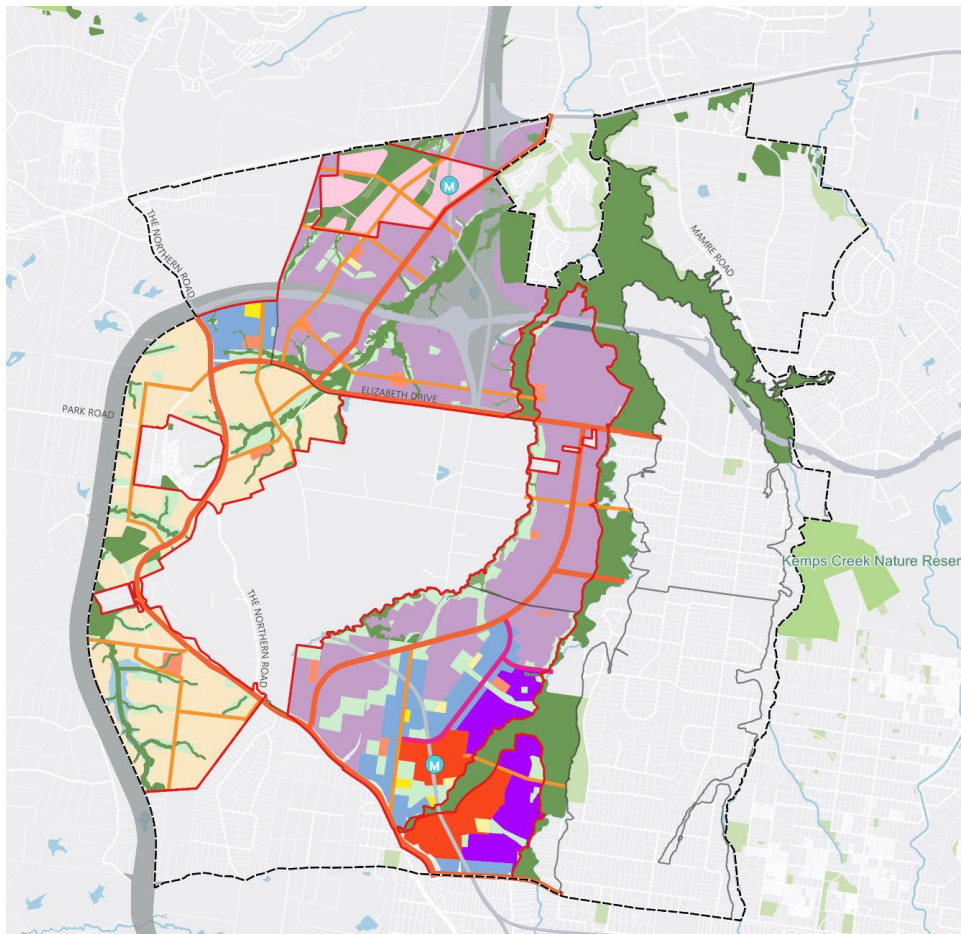
**Figure 5 - Aerotropolis Land Zoning Plan**



### 2.3 Land Use & Structure Plan

The WSAPP provides the place-based objectives and requirements to guide development in the Aerotropolis. The WSAPP sets out the finer grain detail to support the land use zoning and other provisions of the Aerotropolis SEPP. The WSAPP includes a Land Use & Structure Plan which provides the overall layout of within the Aerotropolis. The Land Use & Structure Plan is shown in Figure 6.

**Figure 6 - Land Use & Structure Plan**



#### Legend

Aerotropolis Boundary	Commercial Centre (Mixed Use)	Local/Neighbourhood Centre	Environment & Recreation
Precinct Boundary	East West Rail Link	Mixed Use Residential	Outer Sydney Orbital
Land Application Boundary	Education	Open Space/Stormwater	Primary Arterial Road
Agribusiness	Enterprise & Light Industry	Specialised Centre Mixed Use	Primary Arterial Road (Rapid Bus)
Business & Enterprise	Special Infrastructure	Sub Arterial Road	



## 2.4 Precinct Development Visions

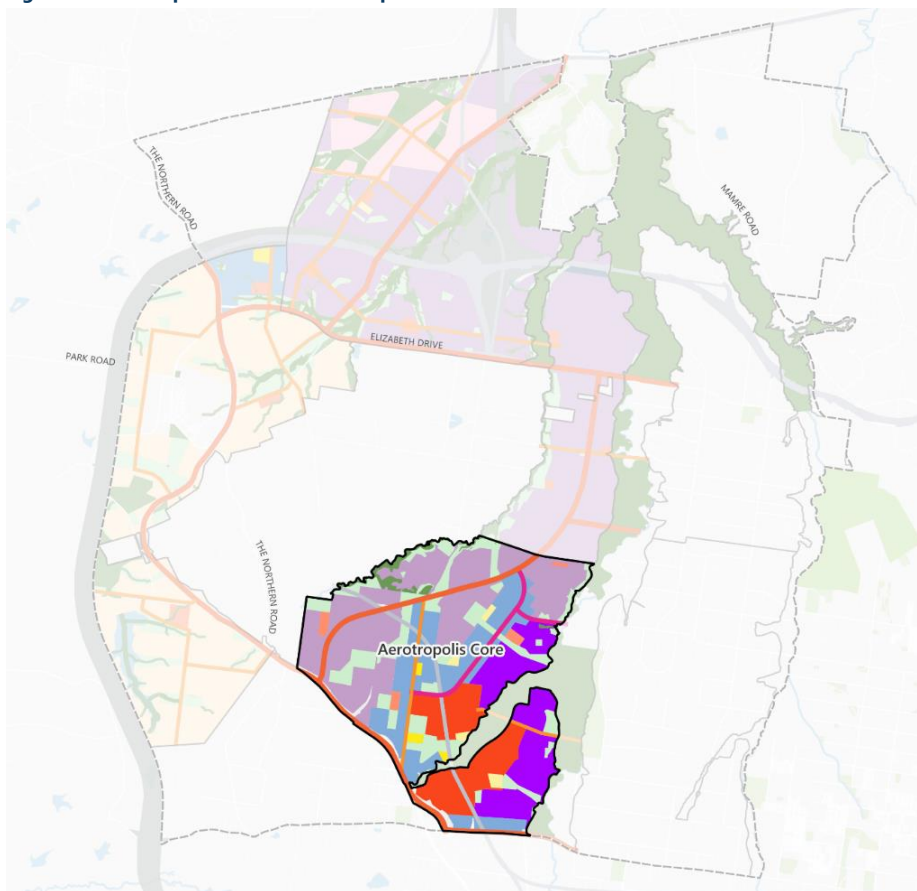
The development vision for each Aerotropolis precinct is detailed in the WSAPP. Key parts of the vision for each precinct are described below.

### 2.4.1 Aerotropolis Core

The Aerotropolis Core is a dense urban precinct planned around the Aerotropolis Metro station and the Wianamatta-South Creek Corridor system. The precinct is expected to accommodate up to 60,000 jobs, according to the WSAP.

Employment uses will be focused on advanced manufacturing, research and development, professional services, creative industries and science, technology, engineering and mathematics focused educational facilities, and will facilitate the emerging aerospace and defence industries. The Aerotropolis Core will also include residential development within walking distance of the Metro station or other public transport and will benefit from proximity to blue-green infrastructure including creeks and open spaces.

**Figure 7 - Aerotropolis Core Precinct Map**







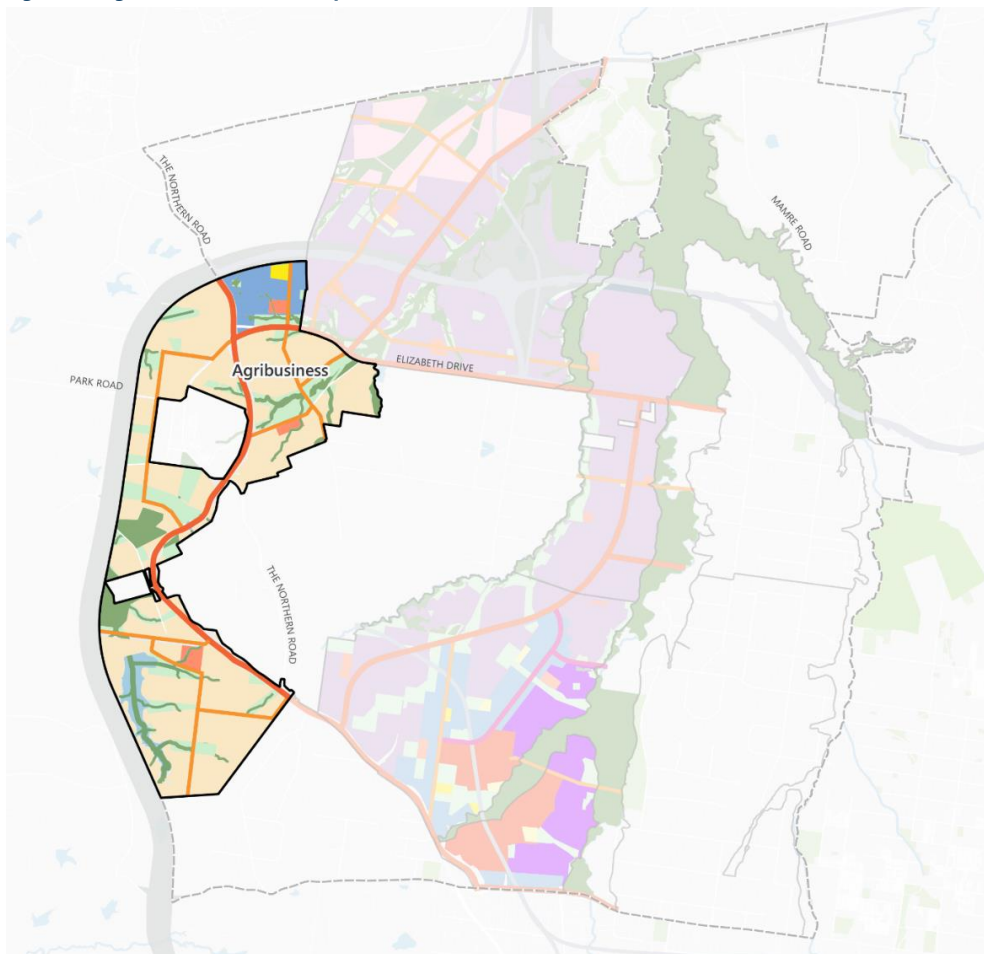
### 2.4.2 Agribusiness

The Agribusiness precinct wraps around the western edge of the airport and is framed by the proposed Outer Sydney Orbital. The close proximity of the precinct to the airport will allow the development of agribusiness uses which could include integrated logistics, air freight, integrated intensive production, food innovation, fresh product and value-added food – pharmaceuticals. The Precinct will also likely provide opportunities for education and tourism.

Open spaces have been identified in strategic locations to protect creek corridors and areas of high biodiversity significance, and to improve access to open space for residents in Luddenham Village.

The precinct traverses the Penrith / Liverpool LGA boundary. The development contributions plans respond to this by allocating the development and infrastructure costs on lands north and south of the LGA boundary to each council's development contributions plan.

**Figure 8 - Agribusiness Precinct Map**





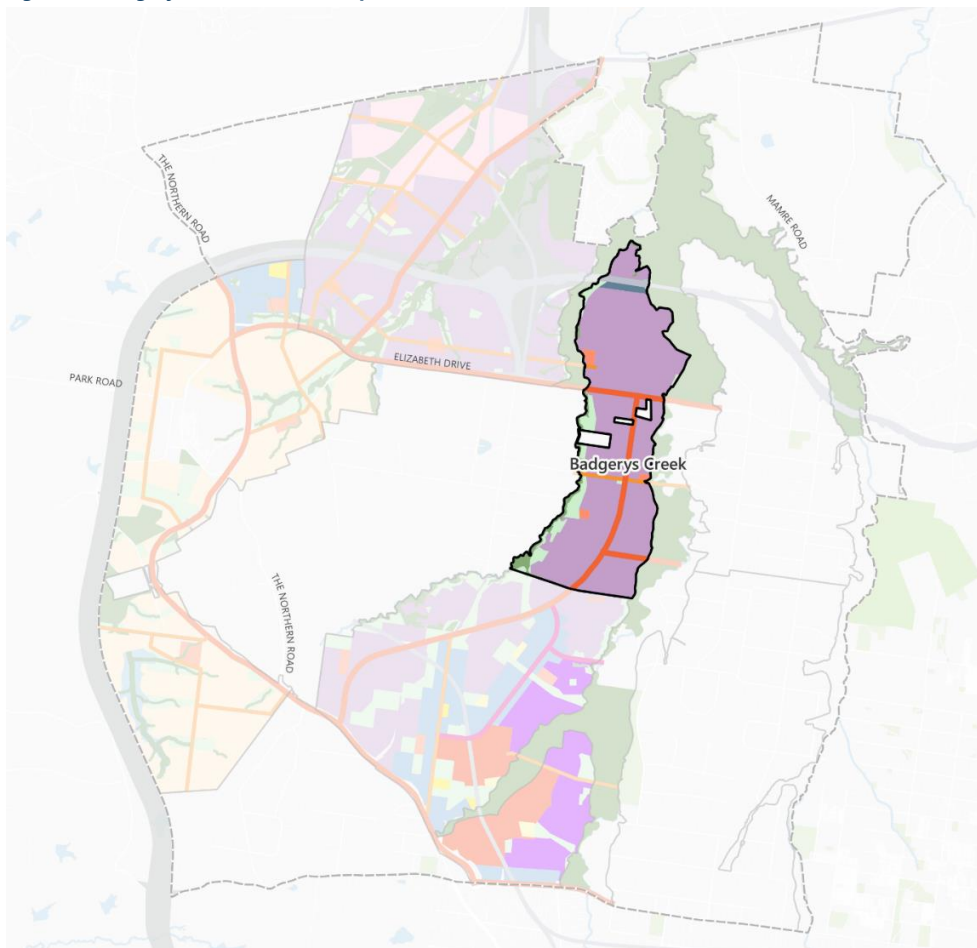
### 2.4.3 Badgerys Creek

The Badgerys Creek precinct is located on the eastern side of the airport and is bisected by Elizabeth Drive.

Badgerys Creek will support the Western Sydney Airport operations and will be well connected to the Aerotropolis Core metropolitan centre to the south and the Northern Gateway to the north-west. The Precinct will transform from lower density and less intensive land uses, buildings and structures to higher order employment-focused technology, advanced manufacturing and industry uses. Affected by aircraft noise, this Precinct is intended for a range of non-residential and employment generating uses that will benefit from proximity to the Western Sydney Airport.

The precinct traverses the Penrith/Liverpool LGA boundary. The development contributions plans respond to this by allocating the development and infrastructure costs on lands north and south of the LGA boundary to each Council's development contributions plan.

**Figure 9 - Badgerys Creek Precinct Map**



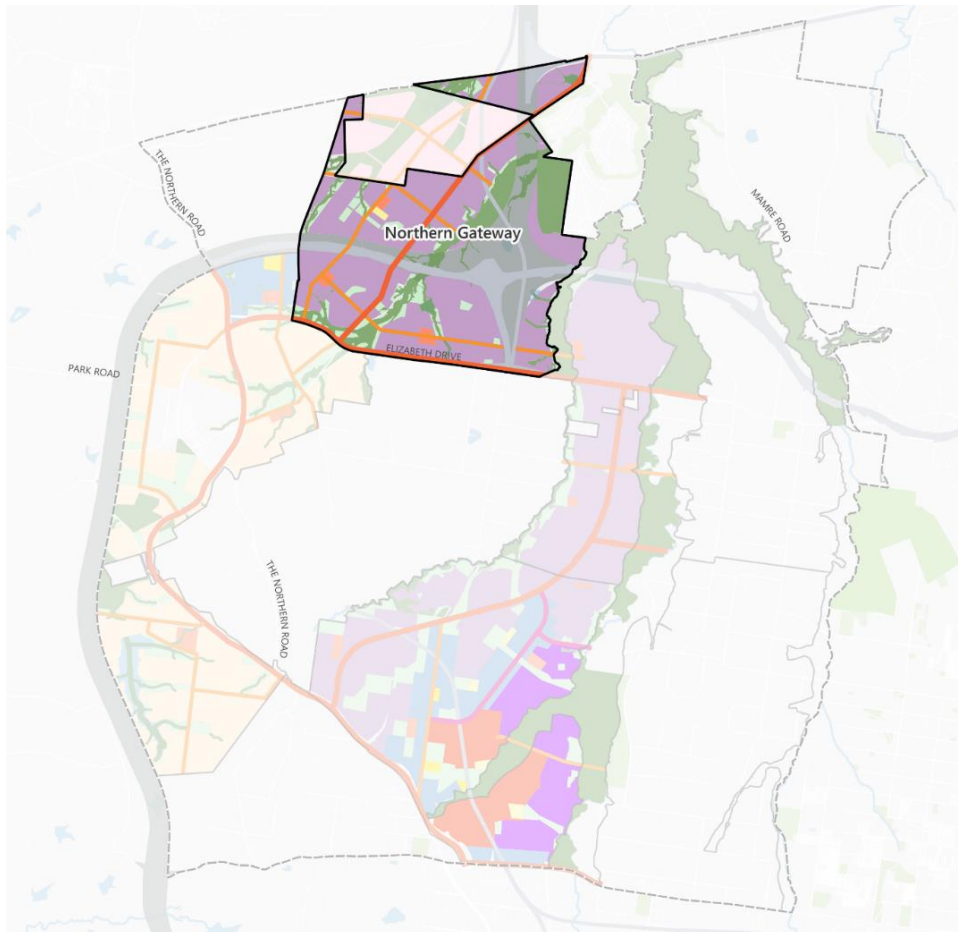


#### 2.4.4 Northern Gateway

The Northern Gateway will link the Airport with the Western Parkland City Metropolitan Cluster through high frequency public transport, freight, road and rail connections. The precinct will build on the approved Sydney Science Park development to provide a variety of residential and employment generating uses. It should be noted that residential uses are only permitted in the Northern Gateway in the Sydney Science Park. This area is excluded from the plan.

High order employment uses will include freight & logistics, warehousing, technology, commercial enterprise, offices, industry, fresh food markets, education, civic, health, visitor accommodation, recreation and entertainment. Sydney Metro services will provide connections between the precinct, the Western Sydney Airport and Aerotropolis Core Precinct. The Precinct will have access via Luddenham Road, Elizabeth Drive and the Agribusiness Precinct to the Airport. The precinct is bisected by major transport infrastructure including the M12 interchange and Outer Sydney Orbital, as well as vegetated riparian corridors and open space links.

**Figure 10 - Northern Gateway Precinct Map**





## 2.5 Development Typologies

The WSAPP includes a land use and structure plan, which breaks down the intended land uses on developable land into the following categories:

- Enterprise & Light Industry
- Business & Enterprise
- Commercial Centre (Mixed Use)
- Residential (Mixed Use)
- Local Neighbourhood Centre
- Agribusiness
- Education

In order to calculate the total cost of construction for the anticipated development, each developable land use was further broken down into a unique construction profile. The assumed breakdown for each construction profile has been reviewed by quantity surveyors, Mitchell Brandtman.

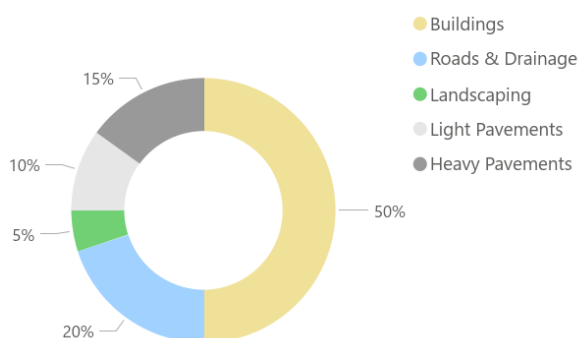
The construction profiles provide estimates of the required building, pavement (heavy duty), pavement (light duty), public roads and landscaping areas to assist in the cost estimation process.

A summary of each land use typology and the assumed construction profile is provided in the sections below.

### 2.5.1 Enterprise & Light Industry

This land use typology is made up of large warehouses and general industrial uses. Larger lot sizes and building footprints are expected, with associated carparking with relatively few circulation roads.

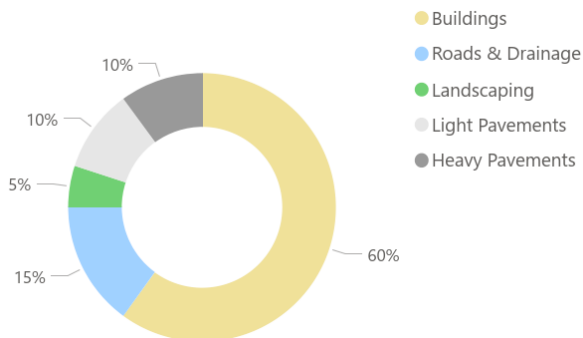
Buildings within this land use type are generally expected to be one to two storeys.





### 2.5.2 Business & Enterprise

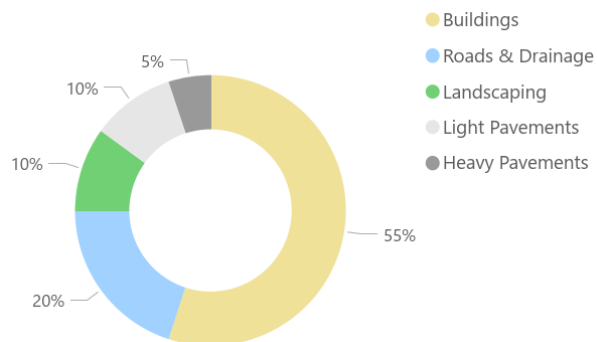
The Business & Enterprise typology is assumed to include warehousing with some office space located on upper floors of buildings. These sites are assumed to have a smaller average lot size than the above land use, and will accommodate a wide variety of business types.



### 2.5.3 Commercial Centre (Mixed Use)

Commercial centres will consist of mixed use environment focused on employment generating land uses, leveraging off the Metro and other mass transit.

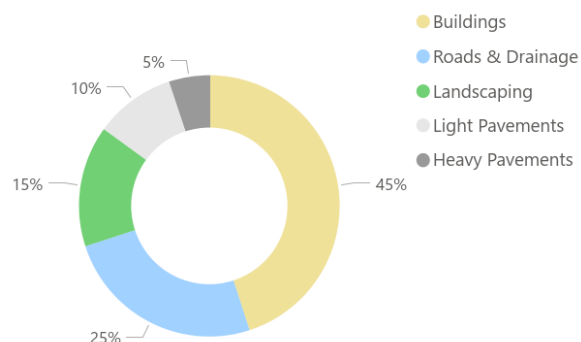
Multi-level retail and commercial facilities would be expected, with some at-grade parking as well as multi-deck parking within building footprints.



### 2.5.4 Local/Neighbourhood Centre

Local and neighbourhood centres are smaller retail centres that meet the convenience retailing needs of the community while acting as a local gathering place, particularly for employees.

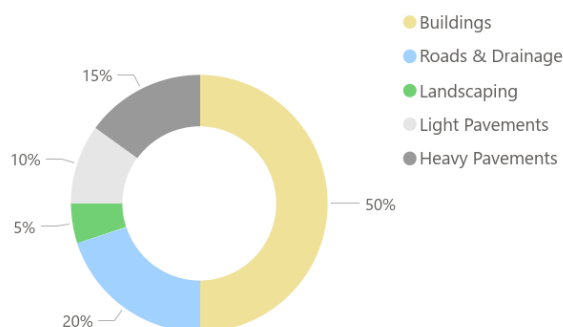
These centres will include a mix of uses, including retail facilities, specialist shops and supermarkets, personal services, office and employment uses.





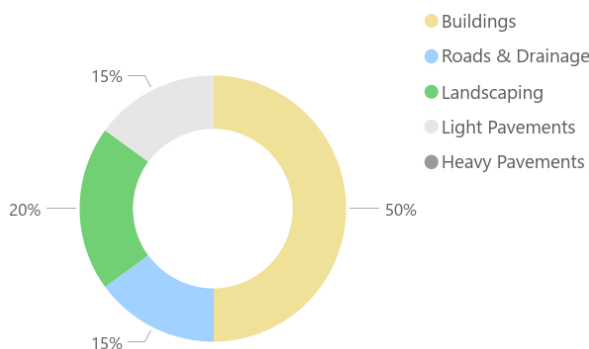
### 2.5.5 Agribusiness

Agribusiness uses could include integrated logistics, air freight, integrated intensive production and food innovation. This typology is similar to the Enterprise & Light Industry land use detailed above. Large lot sizes with warehousing and associated carparking are expected.



### 2.5.6 Education

This typology is based on typical primary and secondary schools, with an expectation for some vocational and/or tertiary education facilities. While a larger share of landscaping is expected in these land uses, many schools will also be co-located or adjacent to larger parks and sports fields.



### 2.5.7 Residential Typologies

In addition to non-residential building typologies, a similar exercise was taken into the likely composition and scale of residential development in the study area to assist in the cost estimation of works. Population forecasts from the WSAP 2020 were used to determine a feasible development mix. This is further detailed in Section 2.6 below.

## 2.6 Residential Land Use Composition

Based on the Aerotropolis SEPP zoning, all new residential development in the CP will be located within the Aerotropolis Core. Residential development is also permitted in the Sydney Science Park in Penrith LGA, however this site is excluded from the Section 7.12 Development Contributions Plan.

The WSAP indicates that a population of up to 24,000 is expected within the Aerotropolis Core Precinct. The upper range population projections were used to determine an approximate number of dwellings.



The anticipated resident populations were determined through a review of population assumptions and dwelling occupancy rates in six other contributions plans from across Western Sydney (Table 2).

**Table 2 - Household Population Assumptions**

Contribution Plan	Medium Density	Apartments (1 bed)	Apartments (2 bed)	Apartments (3 bed)
Liverpool City Council Established Areas	3.1	1.8	2.3	3.1
Edmondson Park*	2.4			
Showground Precinct	3.0	1.5	2.1	2.6
Rouse Hill**	2.7			
Schofields	2.7	1.2	1.9	2.9
Penrith City Centre	3.1	2.0	2.0	2.0

\* Up to 38 dwellings/ha

\*\* Up to 45 dwellings/ha

Based on the above, the following dwelling occupancy rates were assumed for determining social infrastructure demands for the Section 7.12 Development Contributions Plans.

**Table 3 - Household Population Assumptions**

Development Type	Persons per Dwelling
Medium Density	3.0
High Density (Low-Rise)	2.4
High Density (High-Rise)	2.1

Based on the above assumptions, a summary of the estimated residential development within the Aerotropolis Core is provided in Table 4.

**Table 4 - Residential Development Breakdown (Aerotropolis Core)**

Development Typology	Assumed Dwelling Split	Population per Dwelling	Population	Dwellings
Medium Density	50%	3.0	12,000	4,000
Apartments (Low Rise)	40%	2.4	9,600	4,000
Apartments (High Rise)	10%	2.1	2,400	1,143
		<b>Total</b>	<b>24,000</b>	<b>9,143</b>



### 3 Development Costs

The proposed Land Use & Structure Plan was provided to IDC by DPE in geospatial format. This data has been used to determine the developable area within each precinct, and subsequently the expected cost of development.

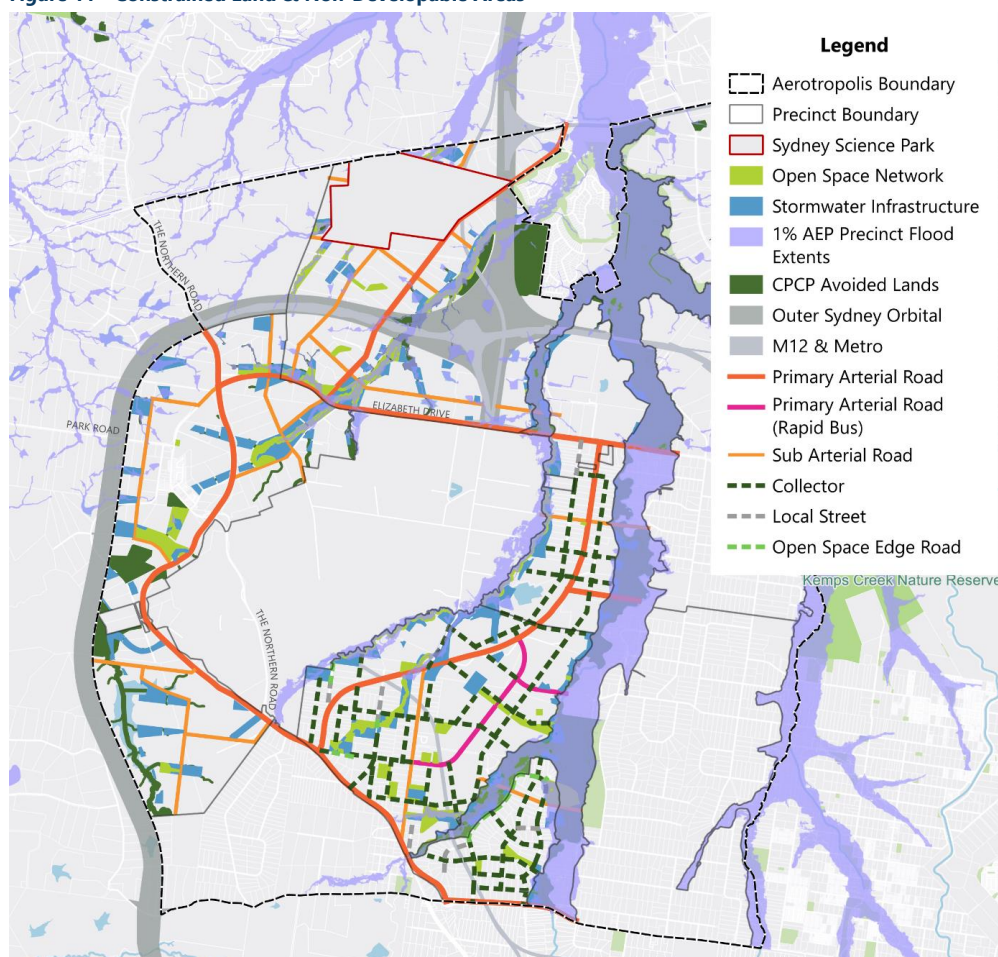
#### 3.1 Constrained Land

To calculate the developable area, a number of areas which are constrained or non-developable were removed from the structure plan. These areas are shown in Figure 11 and include:

- Arterial and sub arterial roads funded and delivered through the SIC
- Sub arterial, collector and local roads funded through the Section 7.12 Development Contributions Plans
- Major transport corridors, such as the Outer Sydney Orbital, Western Sydney Airport Metro, M12 Motorway etc.
- Land below the 1% Annual Exceedance Probability (AEP) flood level
- Land identified for open space or stormwater infrastructure
- Areas identified within the Cumberland Plain Conservation Plan as avoided land

The total constrained area of constrained land within each precinct is summarised in Table 5.



**Figure 11 - Constrained Land & Non-Developable Areas****Table 5 - Constrained Land Summary**

Precinct	Area (Ha)	Constrained Area (Ha)	% Constrained
Aerotropolis Core	1,381.5	419.7	30%
Badgerys Creek	633.5	58.6	9%
Northern Gateway*	1,382.4	717.3	52%
Agribusiness*	1,417.7	485.5	34%

\* Excludes Sydney Science Park in the Northern Gateway & Luddenham Village in Agribusiness



### 3.2 Developable Area

The developable area was calculated for each land use type within each precinct. Development and infrastructure costs in precincts which cover both LGAs have been separated by LGA to allow for separate contribution rates to be calculated. The developable areas within each precinct are tabulated below.

**Table 6 - Developable Area (m<sup>2</sup>)**

	Aerotropolis Core	Badgerys Creek (Liverpool)	Badgerys Creek (Penrith)	Agribusiness (Liverpool)	Agribusiness (Penrith)	Northern Gateway
Residential (Mixed Use)	1,810,742	-	-	-	-	-
Enterprise & Light Industry	3,942,321	3,463,581	2,134,651	-	-	6,486,555
Business & Enterprise	2,010,852	-	-	8,681	652,741	-
Commercial Centre (Mixed Use)	1,471,317	-	-	-	-	-
Local Neighbourhood Centre	144,214	35,693	34,963	128,642	50,190	99,586
Agribusiness	-	-	-	6,894,841	1,487,635	149
Education	119,309	-	-	-	-	25,035
<b>Total Developable Area</b>	<b>9,498,755</b>	<b>3,499,274</b>	<b>2,169,614</b>	<b>7,032,164</b>	<b>2,190,566</b>	<b>6,611,325</b>

### 3.3 Floor Space Ratios

Floor Space Ratios (FSR) were applied to all non-residential land uses to assist in calculating building costs. Where FSRs were not listed in the WSAPP, rates have been adopted from similar developments. The results are tabulated below.

**Table 7 - Adopted Floor Space Ratios**

Land Use	FSR	Source
Enterprise & Light Industry	0.5:1	Benchmarked Developments
Business & Enterprise	1:1	Benchmarked Developments
Commercial Centre (Mixed Use)	3.5:1	WSAPP
Residential (Mixed Use)	2.5:1	WSAPP
Local Neighbourhood Centre	1:1	WSAPP
Agribusiness	0.5:1	Benchmarked Developments
Education	0.5:1	Benchmarked Developments



### 3.4 Site & Cost Rate Assumptions

Development costs were determined by first developing a typical site area breakdown, as outlined in Section 2.5. For employment development typologies, each site was split into hardstand, landscape, roads & drainage, and developable area. Hardstand areas have been separated into light and heavy to account for varying pavement thicknesses.

For residential development typologies it was assumed that 30%, 20% and 15% of the site will be required for roads and drainage infrastructure for high rise apartments, low rise apartments and medium density development respectively. Costs for hardstand and landscaped areas are assumed to be included in building costs, which forms the balance of the site area.

The development typology breakdowns outlined in Section 2.5 are summarised in Table 8 below.

**Table 8 - Employment Development Typology Site Breakdowns**

<b>Development Typology</b>	<b>Pavements (Light Duty)</b>	<b>Pavements (Heavy Duty)</b>	<b>Landscaping</b>	<b>Public Roads &amp; Drainage</b>	<b>Building</b>
Enterprise & Light Industry	10%	15%	5%	20%	50%
Business Enterprise	10%	10%	5%	15%	60%
Commercial Centre (Mixed Use)	10%	5%	10%	20%	55%
Local Neighbourhood Centre	10%	5%	15%	25%	45%
Agribusiness	10%	15%	5%	20%	50%
Education	15%	0%	20%	15%	50%

The following cost rates were assumed for each development typology. Both the site breakdown assumptions and cost rates were reviewed and updated by Mitchell Brandtman Quantity Surveyors.

**Table 9 - Assumed Building Cost Rates**

Development Typology	Pavements (Light Duty) (\$/m <sup>2</sup> )	Pavements (Heavy Duty) (\$/m <sup>2</sup> )	Landscaping (\$/m <sup>2</sup> )	Public Roads & Drainage (\$/m <sup>2</sup> )	Building Cost (\$/m <sup>2</sup> )
Enterprise & Light Industry	\$175	\$350	\$50	\$345	\$2,250
Business Enterprise	\$175	\$350	\$50	\$345	\$2,450
Commercial Centre (Mixed Use)	\$175	\$350	\$50	\$345	\$3,500
Local Neighbourhood Centre	\$175	\$350	\$50	\$345	\$3,750
Agribusiness	\$175	\$350	\$50	\$345	\$1,800
Education	\$175	\$350	\$50	\$345	\$4,750
Medium Density Development	Included in build	Included in build	Included in build	\$345	\$3,050
Apartments (low rise)	Included in build	Included in build	Included in build	\$345	\$2,900
Apartments (high rise)	Included in build	Included in build	Included in build	\$345	\$3,350

Source: Rawlinsons (2020), reviewed and confirmed/updated by Mitchell Brandtman

### 3.5 Cost Summary

The approximate development costs were calculated based on the assumptions outlined above. A breakdown of these costs per development typology is provided below. The total cost of development for the four precincts included in the plans is expected to be in the order of \$60 billion.

**Table 10 - Development Costs (\$ millions)**

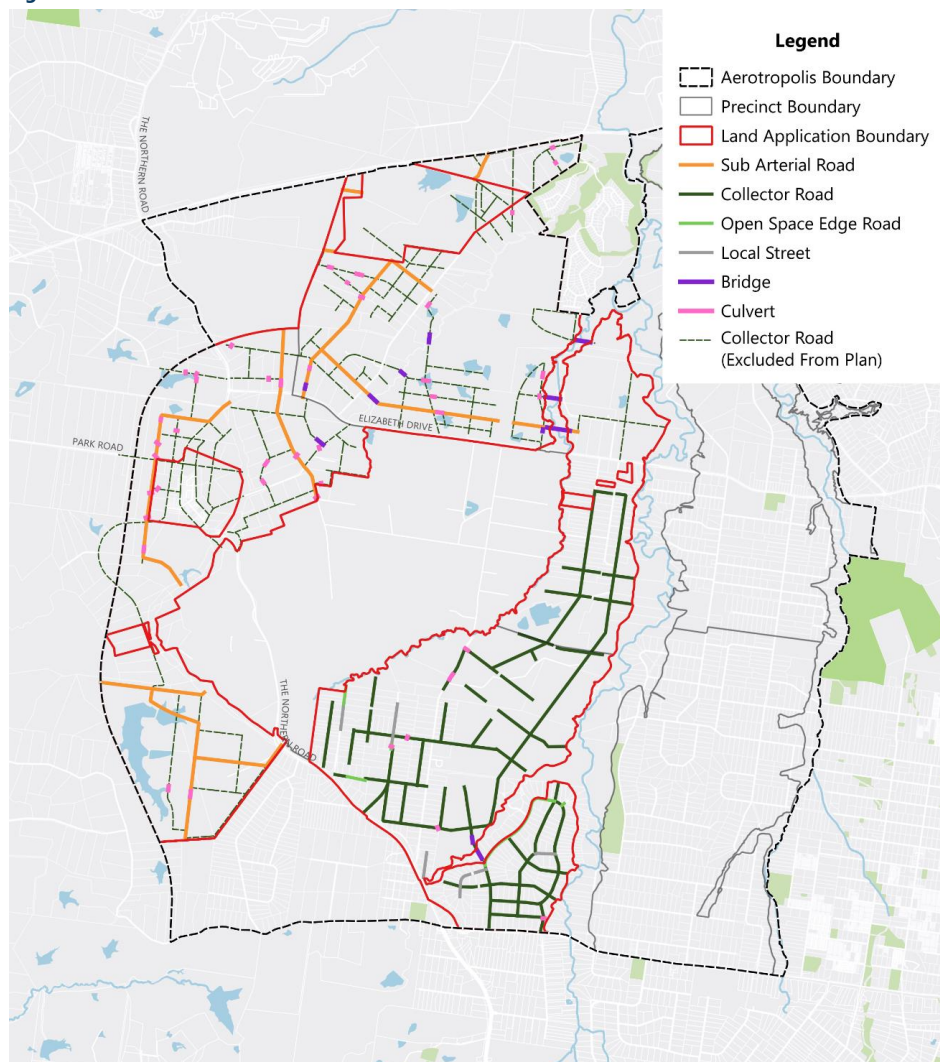
	Aerotropolis Core	Badgerys Creek (Liverpool)	Badgerys Creek (Penrith)	Agribusiness (Liverpool)	Agribusiness (Penrith)	Northern Gateway
Residential (Mixed Use)	\$ 3,969.62					
Enterprise & Light Industry	\$ 4,992.95	\$ 4,386.63	\$ 2,703.54			\$ 8,215.22
Business & Enterprise	\$ 5,141.25			\$ 22.20	\$ 1,668.90	
Commercial Centre (Mixed Use)	\$ 18,184.01					
Local Neighbourhood Centre	\$ 559.37	\$ 138.44	\$ 135.61	\$ 498.97	\$ 194.67	\$ 386.27
Agribusiness				\$ 7,180.98	\$ 1,549.37	\$ 0.16
Education	\$ 293.86					\$ 61.66
<b>Total Costs</b>	<b>\$ 33,141.05</b>	<b>\$ 4,525.07</b>	<b>\$ 2,839.15</b>	<b>\$ 7,702.14</b>	<b>\$ 3,412.94</b>	<b>\$ 8,663.31</b>

## 4 Roads Infrastructure

The roads included in the Aerotropolis Precincts Development Contributions Plans have been informed by the Street Hierarchy plan included in the WSAPP. As discussed in Section 1.4, many roads will be funded by the SIC and are therefore excluded from this plan. Roads funded through the SIC are shown in Figure 4.

Local roads will be provided by developers at their own cost through development conditions of consent in accordance with current practice in both LGAs. All roads included within the CP are discussed in the following sections and are shown in Figure 12. Maps showing the infrastructure included in the respective plans for each LGA are provided in Appendix B.

**Figure 12 - Roads Infrastructure**





#### 4.1 Sub Arterial Roads

Many proposed sub arterial roads within the Aerotropolis will be funded through the proposed Western Sydney Aerotropolis SIC. There are a number of additional sub arterial roads shown in the Street Hierarchy plan in the WSAPP which are not included the SIC. A number of these sub arterial roads will be funded through the Section 7.12 Development Contributions Plans and are shown in Figure 12.

#### 4.2 Collector Roads

Collector roads have been included within the Aerotropolis Core and the Liverpool component of the Badgerys Creek precinct. The collector roads included in the Section 7.12 Development Contributions Plans are shown in Figure 12.

#### 4.3 Local Roads & Open Space Edge Roads

New local roads are assumed to be provided by developers at their own cost through development conditions of consent in accordance with current practice in both LGAs.

Proposed local roads located along existing road alignments within the Aerotropolis Core and the Liverpool component of the Badgerys Creek precinct have been included in the CP. This includes local roads which are located adjacent to proposed open space (denoted as Open Space Edge Roads in the Street Hierarchy plan in the WSAPP and on Figure 12). This is to ensure that existing roads can be upgraded to match the proposed typical section outlined in the Aerotropolis DCP. The local roads included in the Section 7.12 Development Contributions Plans are shown in Figure 12.

#### 4.4 Bridges and Culverts

In addition to the above, the CP has included an allowance for bridges and culverts. Bridges and culverts will be provided along roads included in this CP as well as collector roads within all precincts. The following assumptions were adopted to determine the locations of bridges and culverts:

- A bridge will be required when the roads listed above crosses a watercourse that is fourth order or above and is impacted by the 1% AEP flood extents
- A culvert will be required when the roads listed above cross a watercourse that is second order or above, or a first order watercourse which is impacted by the 1% AEP flood extents





## 4.5 Quantities

The roads included in the plans were split based on road type and precinct. The results are tabulated below.

**Table 11 – Road Lengths & Culvert Numbers by Precinct**

Roads Infrastructure	Aerotropolis Core	Badgerys Creek (Liverpool)	Badgerys Creek (Penrith)	Agribusiness (Liverpool)	Agribusiness (Penrith)	Northern Gateway
Collector Road (m)	32,796	7,722				
Sub Arterial Road (m)			140	9,228	3,724	7,949
Local Road (m)	2,393	498				
Open Space Edge Road (m)	2,345					
Collector Road Bridge (m)	78		465	122		215
Collector Road Culvert (item)	5			5	7	12
Sub Arterial Road Bridge (m)			357			196
Sub Arterial Road Culvert (item)				4	6	3
Local Road Bridge (m)						
Local Road Culvert (item)						
Open Space Edge Road Bridge (m)						
Open Space Edge Road Culvert (item)	1					



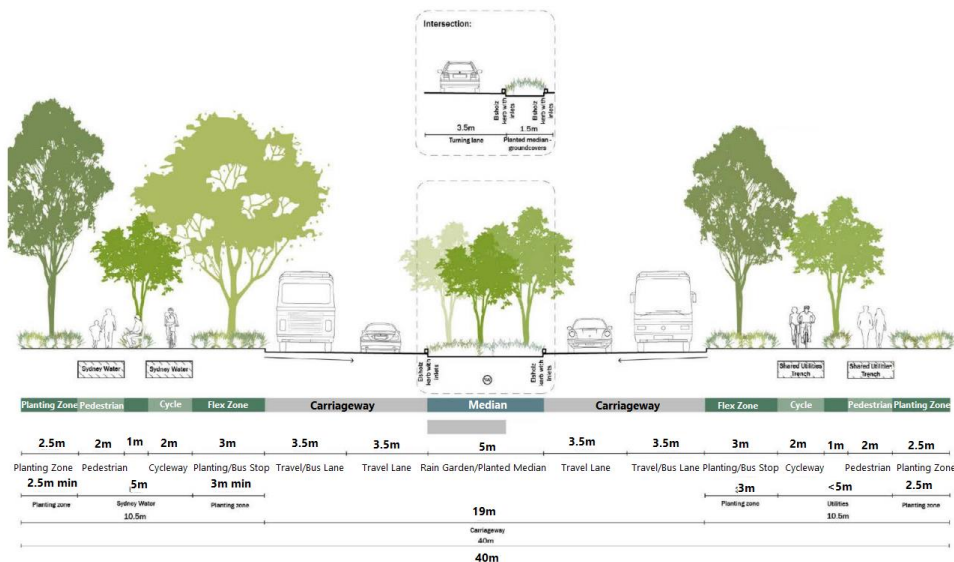
## 4.6 Cost Rates

### 4.6.1 Sub Arterial Roads

All new roads within the Aerotropolis are to be constructed in accordance with the Western Sydney Aerotropolis Phase 2 DCP. The DCP provides typical sections for each road typology. The typical section for sub arterial roads is provided in Figure 13.

IDC have developed cost rates per lineal metre of road based on contractor rates provided to IDC on past projects. These costs have been reviewed by Mitchell Brandtman and adjusted for current market conditions where necessary. The cost rate for Sub Arterial Roads is provided in Table 12.

**Figure 13 - Sub-Arterial Road Typical Section**



Source: Western Sydney Aerotropolis Development Control Plan 2022

**Table 12 - Sub Arterial Road Cost Rate**

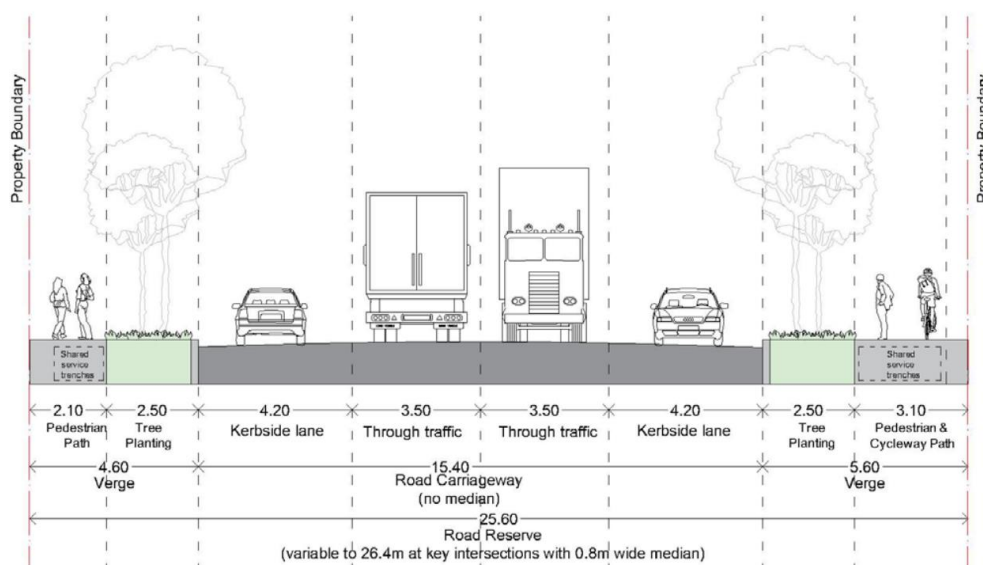
Item	Rate (\$/m)
Earthworks	\$28
Carriageway	\$2,191
Flex Zone (landscaping/parking)	\$831
Planted/WSUD Median	\$2,138
Utilities & Stormwater	\$2,119
Verge & Landscaping	\$2,450
Administration, Design, Contingency etc.	\$4,390
<b>Total</b>	<b>\$14,150</b>



#### 4.6.2 Collector Roads

Collector roads have been included within the Aerotropolis Core and the Liverpool component of the Badgerys Creek precinct. The typical section for collector roads is shown in Figure 14, and the cost rate developed for this typology is summarised in Table 13.

**Figure 14 - Collector Road Typical Section**



Source: Western Sydney Aerotropolis Development Control Plan 2022

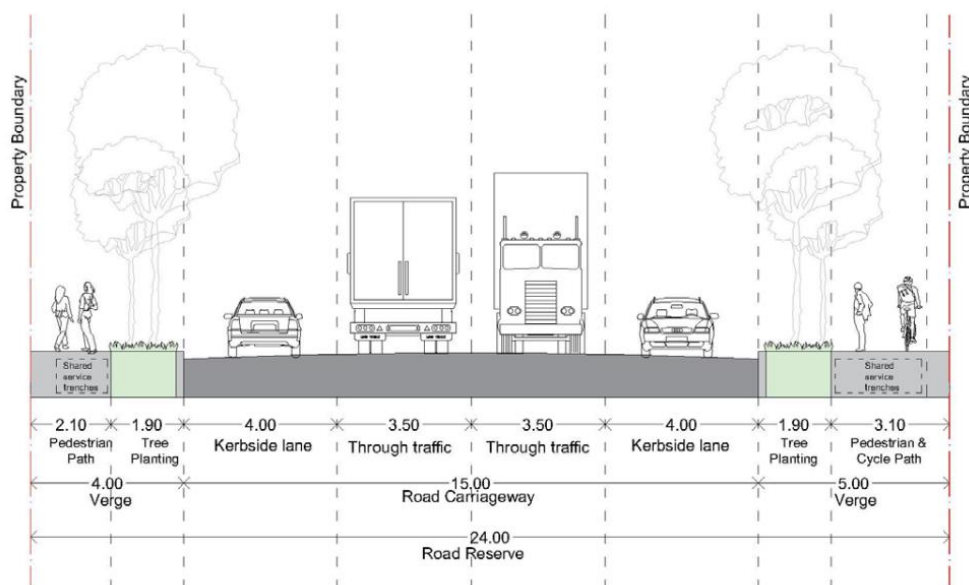
**Table 13 - Collector Road Cost Rate**

Item	Rate (\$/m)
Earthworks	\$13
Carriageway	\$1,625
Utilities & Stormwater	\$1,605
Verge & Landscaping	\$1,634
Administration, Design, Contingency etc.	\$2,195
<b>Total</b>	<b>\$7,070</b>

### 4.6.3 Local Street

As discussed in Section 4.3, local streets which are located along existing road alignments have been included within the Aerotropolis Core and Liverpool component of Badgerys Creek. The typical section for local streets is shown in Figure 15 and the cost rate developed for this typology is summarised in Table 14.

**Figure 15 - Local Street Typical Section**



Source: Western Sydney Aerotropolis Development Control Plan 2022

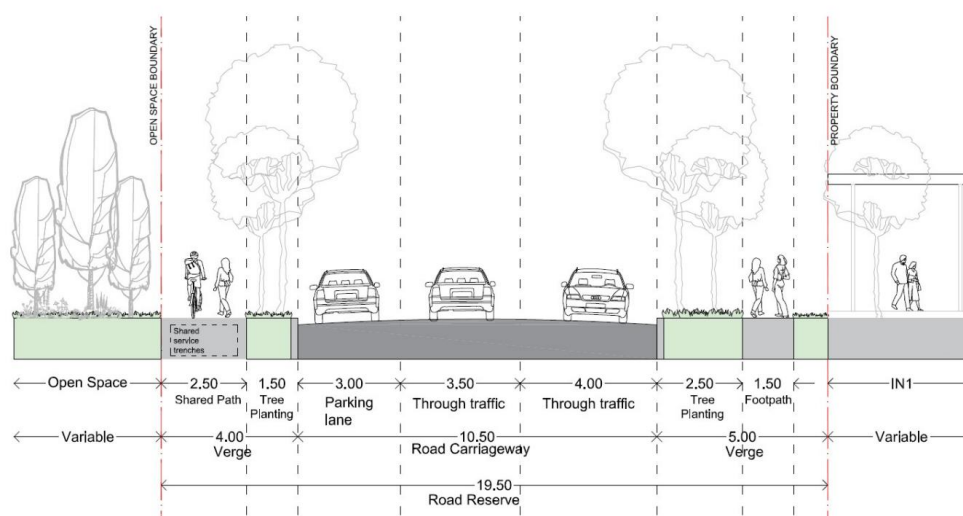
**Table 14 - Local Street Cost Rate**

Item	Rate (\$/m)
Earthworks	\$12
Carriageway	\$1,586
Utilities & Stormwater	\$1,605
Verge & Landscaping	\$1,435
Administration, Design, Contingency etc.	\$2,088
<b>Total</b>	<b>\$6,730</b>

#### 4.6.4 Open Space Edge Roads

As discussed in Section 4.3, local streets which are located along existing road alignments have been included within the Aerotropolis Core and Liverpool component of Badgerys Creek. This has included local streets which front proposed open space, called Open Space Edge Roads in the WSAPP. The typical section for open space edge roads is shown in Figure 16 and the cost rate developed for this typology is summarised in Table 15.

**Figure 16 - Open Space Edge Road Typical Section**



Source: Western Sydney Aerotropolis Development Control Plan 2022

**Table 15 - Open Space Edge Road Cost Rate**

Item	Rate (\$/m)
Earthworks	\$10
Carriageway	\$906
Flex Zone (landscaping/parking)	\$374
Utilities & Stormwater	\$1,605
Verge & Landscaping	\$1,496
Administration, Design, Contingency etc.	\$1,976
<b>Total</b>	<b>\$6,370</b>



#### 4.6.5 Bridges and Culverts

Cost rates for bridges and culverts were provided by Mitchell Brandtman. Bridge costs are provided on a per metre basis and assumes each bridge includes road carriageway, footpath and cycle path, with the respective widths for each component taken from the typical sections outlined above.

Culverts are assumed to cross the entire road reserve width. For sub arterial roads, it has been assumed twin 1200mm by 900mm precast concrete box culverts will be required. For collector and local roads, culverts are assumed to be twin 600mm diameter precast concrete pipes.

The cost rates adopted for bridges and culverts is summarised in Table 16. Note no bridges or culverts are required for the Local Streets provided in this plan.

**Table 16 - Bridge and Culvert Cost Rates**

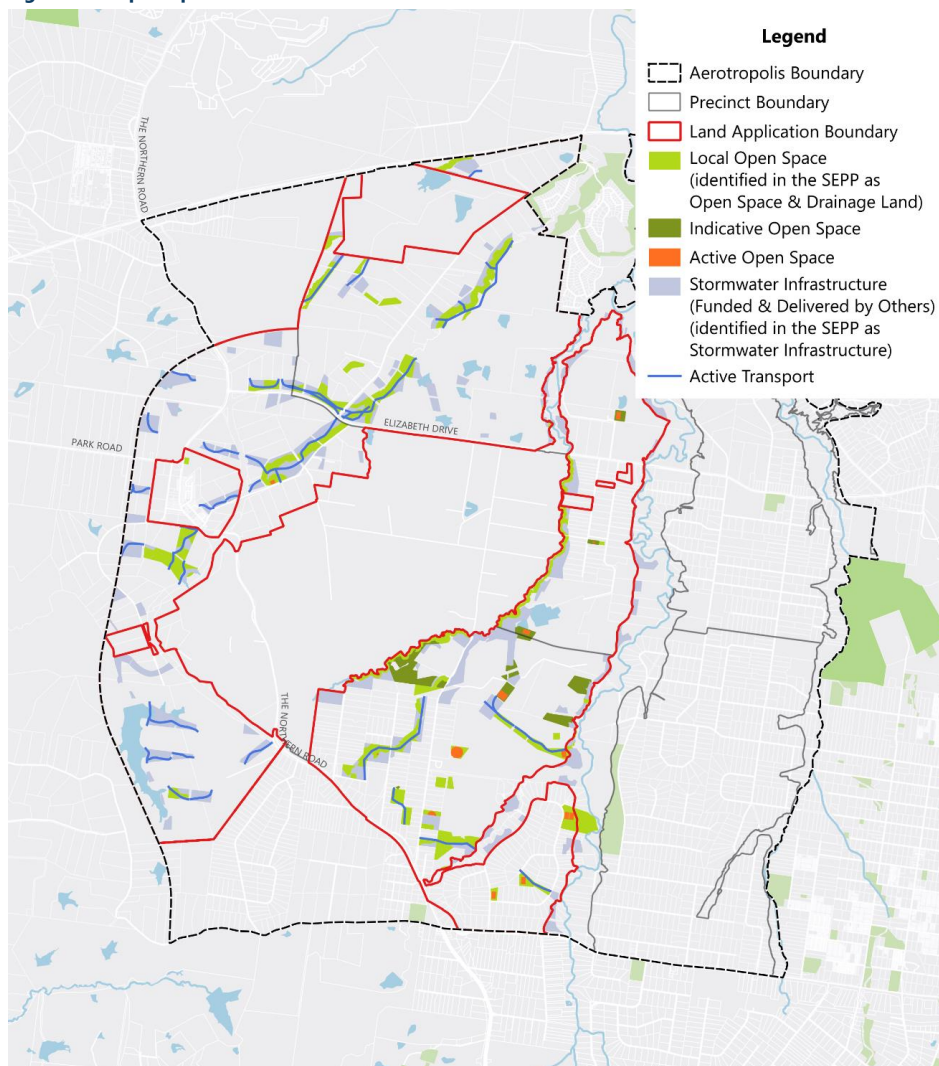
Infrastructure Type	Sub Arterial Road	Collector Road	Open Space Edge Road	Notes
Bridge (\$/m)	\$135,300	\$118,450	N/A	Assumed bridge width includes road carriageway, footpath and cycle path
Culvert (\$/item)	\$194,000	\$119,040	\$90,675	Assumed culvert crosses entire road reserve width, includes headwalls and scour protection

## 5 Open Space Infrastructure

The open space infrastructure included in the Aerotropolis Precincts Section 7.12 Development Contributions Plans have been informed by the Blue-Green Infrastructure Framework plan included in the WSAPP and the Aerotropolis SEPP maps showing local open space land to be acquired by the councils. As discussed in Section 1.4, the Thompsons Creek Regional Park will be funded by the SIC and has therefore excluded from the plans.

The open space included in the plans are discussed in the following sections and are shown in Figure 17. Maps showing the infrastructure included in the respective plans for each LGA are provided in Appendix B.

**Figure 17 - Open Space Infrastructure**





## 5.1 Local Open Space

Areas proposed for local open space are shown above in Figure 17. These areas correspond with land identified as 'Open Space and Drainage Land' on the Aerotropolis SEPP Land Reservation Acquisition Map. For the purpose of this CP, it has been assumed that local open space will have minimal embellishment.

## 5.2 Indicative Open Space

The Blue-Green Infrastructure Framework plan in the WSAPP includes additional open space areas which are not included in the SEPP Land Reservation Acquisition Map. These areas are labelled 'Indicative Open Space' in the Blue-Green Infrastructure Framework plan. While these areas are not included in the Land Reservation Acquisition Map in the Aerotropolis SEPP, they have been included in the Section 7.12 Development Contributions Plans and it is assumed that these areas will be acquired by Liverpool and Penrith City Councils to deliver open space infrastructure.

## 5.3 Active Open Space

Areas for active open space are shown above in Figure 17. These areas are located within areas identified for local open space, indicative open space or stormwater infrastructure on the Blue-Green Infrastructure Framework plan. While the locations proposed in the WSAPP may clash with proposed stormwater infrastructure (to be delivered and managed by Sydney Water), it has been assumed that the total quantum of active open space will be as shown in the Blue-Green Infrastructure Framework plan, however the locations can change where required.

## 5.4 Active Transport in Open Space

In addition to the above, this CP has also included costs associated with providing active transport connections through open space. The WSAPP includes an Active Transport Network plan which identifies key cycle paths across the Aerotropolis. This CP has included all active transport connections labelled as "cycle paths through open space" on the Active Transport Network plan. These connections are shown above in Figure 17. and are expected to connect to cycle paths provided as part of new local and collector roads within the Aerotropolis. While the locations proposed in the WSAPP may clash with proposed stormwater infrastructure, it has been assumed that the total quantum will be as shown in the Blue-Green Infrastructure Framework plan, however the locations can change where required.

The open space included in this Section 7.12 Development Contributions Plans is shown in Figure 17. Separate maps showing the infrastructure included in the respective plans for each LGA are provided in Appendix B.



## 5.5 Quantities

The open space infrastructure included in this CP was split based on infrastructure type and precinct. The results are tabulated below.

**Table 17 - Open Space Areas by Precinct**

Open Space Infrastructure	Aerotropolis Core	Badgerys Creek (Liverpool)	Badgerys Creek (Penrith)	Agribusiness (Liverpool)	Agribusiness (Penrith)	Northern Gateway
Open Space (m <sup>2</sup> ) (Open Space & Drainage Land identified in the SEPP)	1,042,242	167,632		493,958	50,065	828,503
Indicative Open Space (m <sup>2</sup> )	353,365	40,648	23,119			
Active Open Space (m <sup>2</sup> )	87,156	8,677	7,758	4,327		
Active Transport in Open Space (m)	5,725			8,769	1,746	8,158
<b>Total Open Space* (m<sup>2</sup>)</b>	<b>1,395,607</b>	<b>208,280</b>	<b>23,119</b>	<b>493,958</b>	<b>50,065</b>	<b>828,503</b>

\*Active Open Space is excluded from the total, as these areas are provided within either Open Space or Indicative Open Space



## 5.6 Cost Rates

Open space costs were calculated using two separate cost rates:

- A base embellishment cost rate which applies to all open space land. This base embellishment rates allows for planting of grass and trees and some basic landscaping. This cost rate was increased slightly at the request of both Councils to allow for additional embellishment, such as provision of benches, drinking fountains, etc. (note active transport connections in open space have been costed separately).
- An active open space embellishment rate which applies to areas identified for active open space. This is an extra-over rate (applied on top of the base embellishment rate) and allows for irrigation, lighting, benches, hardstand areas and amenities blocks.

The active transport through open space cost rates includes the provision of a 3m wide concrete path, bollard lighting and associated low voltage electrical infrastructure.

Both embellishment cost rates were provided by Mitchell Brandtman and are summarised in Table 17. The active transport in open space cost rate is based on contractor rates provided to IDC on past projects.

**Table 18 - Open Space Embellishment Cost Rates**

Infrastructure Type	Cost Rate	Inclusions
Open Space Base Embellishment Rate (\$/m <sup>2</sup> )	\$100	Grassed area with some trees/basic landscaping
Active Open Space Embellishment Rate (\$/m <sup>2</sup> )	\$125	Higher grade grassed area, amenities blocks, hardstand areas, benches, lighting and irrigation
Active Transport in Open Space (\$/m)	\$510	3m wide path, bollard lighting (every 10m) and associated LV electrical infrastructure





## 6 Social Infrastructure

### 6.1 Social Infrastructure Needs Assessment

A SINA prepared by GHD to identify the infrastructure required to support development of the initial precincts in the Aerotropolis. The recommendations are summarised in Table 19.

The recommendations of the SINA include local and regional infrastructure to be funded by public and private sources. Only those items that relate to these Section 7.12 Contributions Plans are shown in the table below.

**Table 19 - Social Infrastructure Recommendations Included in this Contributions Plan**

Infrastructure Type	Aerotropolis Core	Badgerys Creek	Agribusiness	Northern Gateway	Note
Community Facilities	3x local community spaces			2x local community spaces	Community spaces have been included in this CP. Sizes have been calculated using the provision rates outlined in Section 6.2.
	1x district community centre co-located with the district library			1x district community centre co-located with the district library.	
Childcare	1x council owned childcare centre		1x council owned childcare centre	2x council owned childcare centres	Childcare centres have been included in this CP. Sizes have been calculated using the provision rates outlined in Section 6.2.
Cultural Facilities	2x local cultural facilities			1x local cultural facility	Cultural facilities have been included in this CP. Sizes have been calculated using the provision rates outlined in Section 6.2.
Library	2x district libraries (one co-located to maker spaces and / or community services and the other is a joint library with the Multiversity).		1x branch library	1x branch library	Libraries have been included in this CP. Sizes have been calculated using the provision rates outlined in Section 6.2.
	1x branch library				Assumed district library within Multiversity is



Infrastructure Type	Aerotropolis Core	Badgerys Creek	Agribusiness	Northern Gateway	Note
					funded and delivered by others.
Sports Field	1x football field				Sports infrastructure within the Northern Gateway to be delivered in the Sydney Science Park
	2x district sports field (2 x rectangles and 1 x oval)				
	1x indoor sports facility		Add three netball courts to the existing three courts		
	1x indoor aquatic / swimming facilities				
	2x youth focussed outdoor recreation facilities				
Open Space	14x local parks		3x local parks	8x local parks	Open space is being provided in accordance with areas identified in the WSAPP.
	4x district parks	1x local park	1x district park	4x district parks	

Source: *Social Infrastructure Needs Assessment* – GHD (2020)

## 6.2 Provision Rates

The SINA provides high-level recommendations for the social infrastructure required to support the Aerotropolis initial precincts. To cost the recommended infrastructure, sizes were first estimated using provision rates provided by Cred Consulting.

The provision rates provide an estimate of the required area in square metres for each infrastructure type per person. Different rates are provided for residential and employment population. The provision rates are summarised in Table 20.

**Table 20 - Social Infrastructure Provision Rates**

Infrastructure Type	Residential Rate (m <sup>2</sup> /person)	Employment Rate (m <sup>2</sup> /person)
<b>Library/Community Facilities</b>		
Library floorspace	0.042	0.008
Multi-purpose community hall space	0.022	0.004
Flexible meeting space (within Aerotropolis Core district multi-purpose community hall and library)	0.031	N/A



Infrastructure Type	Residential Rate (m <sup>2</sup> /person)	Employment Rate (m <sup>2</sup> /person)
Cultural production space (small scale e.g. tech or pottery)	0.031	0.006
Community kitchen (within Aerotropolis Core district multi-purpose community hall and library)	0.046	N/A
Subsidised office space x 4 offices & hot desks (within Aerotropolis Core district multi-purpose community hall and library)	0.046	N/A
Foyer, lounge & café (within Aerotropolis Core district multi-purpose community hall and library)	0.092	N/A
Recording studio spaces (within Aerotropolis Core district multi-purpose community hall and library)	0.025	N/A
Connected outdoor, public civil space (within Aerotropolis Core district multi-purpose community hall and library)	0.307	N/A
High quality, 90 space council owned and managed early childhood education and care centre	0.056	0.034
<b>Parks</b>		
Play space (assumed located within a park) (item/person)	0.0005	0.0001
Outdoor fitness stations (item/person)	0.000067	0.00001
Youth precinct	0.02	N/A
Water play (provided in district park)	0.0002	N/A
<b>Indoor Leisure Centre</b>		
Outdoor toddler pool (within Aerotropolis Core)	0.0125	N/A
Outdoor 50m pool (8 lanes) (within Aerotropolis Core)	0.029	N/A
Shower/changeroom block (within Aerotropolis Core)	0.07	N/A
Amenities block including café/kiosk and community meeting rooms (within Aerotropolis Core)		N/A
Adjoining open space/picnic area (within Aerotropolis Core)	0.33	N/A
Learn to swim/hydrotherapy indoor pool (within Aerotropolis Core)	0.17	N/A
25m indoor pool (within Aerotropolis Core)	0.17	N/A
2x indoor courts (within Aerotropolis Core)	0.25	N/A
Community meeting rooms (within Aerotropolis Core)	0.05	N/A
Youth recreation hang out space (within Aerotropolis Core)	0.07	N/A
Foyer, lounge & café (within Aerotropolis Core)	0.13	N/A

Source: Cred Consulting (2020)



### 6.3 Quantities

Social infrastructure sizes were calculated based on the recommendations from the SINA and the provision rates outlined in Section 6.2.

Where a social infrastructure item is recommended in a precinct that covers both LGAs, the assumed size of the facility has been apportioned between each LGA's part of the precinct based on the expected population. These facilities will likely be provided in a single location, however splitting the area between each part of the precinct has allowed for costs to be apportioned between each of the Section 7.12 Development Contributions Plans. The results are summarised in Table 21. It should be noted that no social infrastructure is recommended for the Badgerys Creek precinct.

**Table 21 - Social Infrastructure Provision**

Social Infrastructure	Aerotropolis Core	Agribusiness (Liverpool)	Agribusiness (Penrith)	Northern Gateway
<b>Community Facilities</b>				
High quality, council owned and managed early childhood education and care centre (m <sup>2</sup> )	1,350	257	80	709
Branch Library (m <sup>2</sup> )		64	20	176
Local community centre (m <sup>2</sup> )				92
Local cultural facility (m <sup>2</sup> )				129
<b>District multi-purpose community hub with the following features (2,260m<sup>2</sup>) with adjoining open space (1,000m<sup>2</sup>):</b>	<b>3,260</b>			
Library floorspace (m <sup>2</sup> )	1,008			
Multi-purpose community hall space (m <sup>2</sup> )	528			
Flexible meeting space (m <sup>2</sup> )	100			
Cultural production space (small scale e.g. tech or pottery) (m <sup>2</sup> )	100			
Community kitchen (m <sup>2</sup> )	150			
Subsidised office space x 4 offices & hot desks (m <sup>2</sup> )	150			
Foyer, lounge & café (m <sup>2</sup> )	300			
Recording studio spaces (m <sup>2</sup> )	80			
Connected outdoor, public civil space (m <sup>2</sup> )	1,000			
<b>Sport and Recreation Facilities</b>				
District sports grounds (2 double playing fields and amenities) (ha)				
Multi-purpose outdoor courts (ha)				



Social Infrastructure	Aerotropolis Core	Agribusiness (Liverpool)	Agribusiness (Penrith)	Northern Gateway
Play space (assumed located within a park - average size 100m <sup>2</sup> )	12			11
Outdoor fitness stations	2			
Youth precinct (ha)	0.1			
Water play (provided in district park)	6			
<b>Indoor Leisure Centre (approx. 3,000m<sup>2</sup>) plus ancillary facilities</b>	<b>3,000</b>			
Outdoor toddler pool (m <sup>2</sup> )	300			
Outdoor 50m pool (8 lanes) (m <sup>2</sup> )	700			
Shower/changeroom block (m <sup>2</sup> )	200			
Adjoining open space/picnic area (m <sup>2</sup> )	1,000			
Learn to swim/hydrotherapy indoor pool (m <sup>2</sup> )	500			
25m indoor pool (m <sup>2</sup> )	500			
2x indoor courts (m <sup>2</sup> )	750			
Community meeting rooms (m <sup>2</sup> )	150			
Youth recreation hang out space (m <sup>2</sup> )	200			
Foyer, lounge & café (m <sup>2</sup> )	400			
Add three netball courts to existing three courts (assumed no land acquisition required)		3		



## 6.4 Cost Rates

Social infrastructure cost rates were provided by Penrith City Council in 2020 and were reviewed and updated where appropriate by Mitchell Brandtman. A summary of the cost rates adopted is provided in Table 22.

**Table 22 - Social Infrastructure Cost Rates**

Facility	Base Building Rate (\$/m <sup>2</sup> )	Fit Out Rate (\$/m <sup>2</sup> )	Source
<b>Library/Community Facilities</b>			
Library floorspace	\$4,250	\$2,500	Mitchell Brandtman
Multi-purpose community hall space	\$3,750	\$3,000	Mitchell Brandtman
Flexible meeting space	\$3,250	\$2,250	Mitchell Brandtman
Cultural production space (small scale e.g. tech or pottery)	\$2,500	\$1,850	Mitchell Brandtman
Community kitchen	\$4,850	\$1,850	Mitchell Brandtman
Subsidised office space	\$2,600	\$980	Mitchell Brandtman
Foyer, lounge & café	\$3,250	\$1,350	Mitchell Brandtman
Recording studio spaces	\$3,500	\$1,490	Mitchell Brandtman
Connected outdoor, public civil space	\$1,500	\$250	Mitchell Brandtman
High quality, council owned and managed early childhood education and care centre	\$3,600	\$1,650	Mitchell Brandtman
<b>Parks and Open Space</b>			
Play space (assumed located within a park)	\$600,000		Penrith City Council
Outdoor fitness stations	\$120,000		Penrith City Council
Youth precinct	\$4,500	\$4,500	Penrith City Council
Water play (provided in district park)	\$800,000		Cred Consulting
<b>Indoor Leisure Centre</b>			
Outdoor toddler pool	\$3,850	\$550	Mitchell Brandtman
Outdoor 50m pool (8 lanes)	\$3,850	\$550	Mitchell Brandtman
Shower/changeroom block	\$4,250	\$900	Mitchell Brandtman
Amenities block including café/kiosk and community meeting rooms	\$3,750	\$2,250	Mitchell Brandtman
Adjoining open space/picnic area	\$1,000	\$1,850	Mitchell Brandtman
Learn to swim/hydrotherapy indoor pool	\$4,500	\$1,550	Mitchell Brandtman
25m indoor pool	\$4,500	\$1,500	Mitchell Brandtman
2x indoor courts	\$3,250	\$1,480	Mitchell Brandtman
Community meeting rooms	\$3,000	\$2,250	Mitchell Brandtman



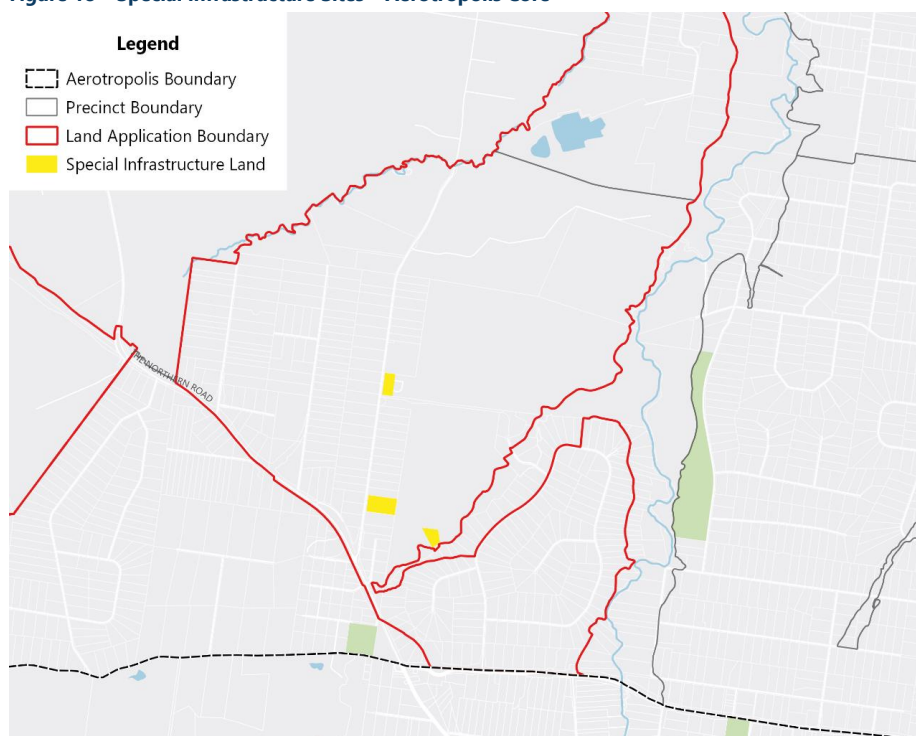
Facility	Base Building Rate (\$/m <sup>2</sup> )	Fit Out Rate (\$/m <sup>2</sup> )	Source
Youth recreation hang out space	\$2,650	\$1,350	Mitchell Brandtman
Foyer, lounge & café	\$2,400	\$1,350	Mitchell Brandtman

## 6.5 Locations

### 6.5.1 Aerotropolis Core

Liverpool City Council have requested three sites located within the Aerotropolis Core precinct which are identified as Special Infrastructure on the Land Use and Structure Plan in the WSAPP be acquired for the purpose of providing social infrastructure. It should be noted that these sites are larger than what will be required for the proposed social and community infrastructure. The locations of these sites are shown in Figure 18 below.

**Figure 18 – Special Infrastructure Sites – Aerotropolis Core**



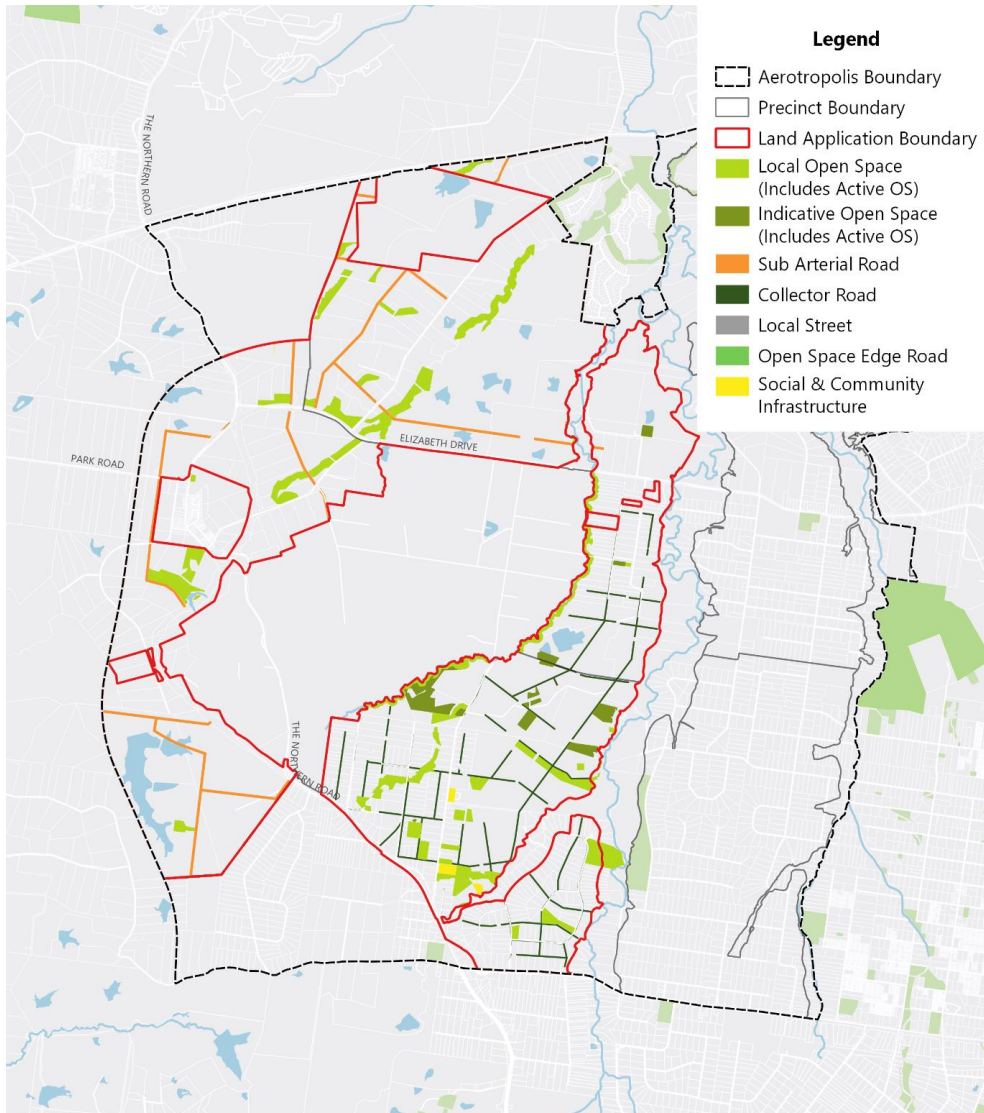
### 6.5.2 Agribusiness & Northern Gateway

Locations for social infrastructure have not yet been nominated. This CP includes a land acquisition allowance for the areas required within each precinct. It is expected that Councils will determine appropriate locations and acquire sites as required.

## 7 Land Acquisition

The land required to provide the infrastructure outlined in the above Sections 4 to 6 is shown in Figure 19.

**Figure 19 - Land to be Acquired**







## 7.1 Cost Rates

Penrith City Council sought an independent valuation of land values in the Aerotropolis due to the time that had elapsed since the exhibition of the draft CP. This valuation was peer reviewed by Deloitte and the Office of Strategic Lands (OSL). Land values have been updated to reflect current values that are being applied to land acquisition with the Western Parkland City and the Western Sydney Aerotropolis.

The rates adopted for the Section 7.12 Development Contributions Plans are summarised in Table 23. The constrained land rate has been adopted for any infrastructure which is located within areas shown in Figure 11.

**Table 23 - Land Acquisition Rates**

Land Type	Cost Rate (\$/m <sup>2</sup> )
Constrained Land	90
Good Developable Land (Mixed Use)	550
Good Developable Land (Enterprise)	500
Good Developable Land (Agribusiness)	250



## 8 Section 7.12 Levy Rate

A summary of the total development costs, Section 7.12 infrastructure costs and applicable Section 7.12 contribution rates for each LGA are provided in Table 24.

An administration fee has been added to the proposed levy (as is permissible in the draft guidelines) to account for the scale of additional resources that will be required by both Councils to implement and manage the plans.

**Table 24 - Proposed Section 7.12 Contribution Rate**

Component	Liverpool LGA Total	Penrith LGA Total
Development Costs (from Table 10)	\$ 45,368,266,482	\$ 14,915,397,588
Road Infrastructure Costs	\$ 495,302,465	\$ 326,528,610
Open Space Infrastructure Costs	\$ 229,696,440	\$ 96,189,490
Social Infrastructure Costs	\$ 67,955,092	\$ 13,251,250
Land Acquisition Costs	\$ 1,226,424,638	\$ 379,944,129
<b>Sub Total (Infrastructure &amp; Land Acquisition)</b>	<b>\$ 2,032,423,236</b>	<b>\$ 810,303,079</b>
Plan Administration (1.5% of infrastructure costs)	\$ 11,894,310	\$ 6,539,540
<b>Calculation Formula for Section 7.12 Levy Rate</b>	$\frac{\text{Total Infrastructure \& Admin Costs}}{\text{Total Development Costs}} \times 100$	
<b>Section 7.12 Levy Rate</b>	<b>4.5%</b>	<b>5.5%</b>

Maps showing the infrastructure provided in each of the plans are provided in Appendix B.



## Appendix A – Assumptions

#	Planning & Land Use Assumptions	Source
1.1	The Aerotropolis Section 7.12 Development Contributions Plans will apply only to land within the Aerotropolis Core, Badgerys Creek, Northern Gateway and Agribusiness Precincts.	N/A
1.2	The Sydney Science Park has been excluded from the Section 7.12 Area	Existing Agreed VPA with Penrith City Council
1.3	Job projections have been extracted from the <i>Western Sydney Aerotropolis Plan (WSAP 2020)</i> and <i>Western Sydney Aerotropolis Precinct Plan (WSAPP)</i>	
1.4	The upper range value has been adopted to provide a conservative approach to infrastructure estimation. The following projections were adopted for employment (jobs):	
	Aerotropolis Core	60,000      Aerotropolis Precinct Plan
	Badgerys Creek	11,000      Aerotropolis Precinct Plan
	Agribusiness	10,000      WSAP 2020
	Northern Gateway	21,000      WSAP 2020
1.5	For population, the following projection was adopted for residential (population):	
	Aerotropolis Core	24,000      WSAP 2020
	All dwellings within the Northern Gateway Precinct are located within the Sydney Science Park site, per 1.2 the Sydney Science Park has been excluded from the S7.12 Area.	
	Assumed average gross Floor Space Ratio (FSR) for employment development typologies:	
	Enterprise & Light Industry	0.5      Benchmarked Developments
1.6	Business & Enterprise	1      Benchmarked Developments
	Commercial Centre (Mixed Use)	3.5      Aerotropolis Precinct Plan
	Residential (Mixed Use)	2.5      Aerotropolis Precinct Plan
	Local Neighbourhood Centre	1      Aerotropolis Precinct Plan
	Agribusiness	0.5      Benchmarked Developments
1.7	Education	0.5      Benchmarked Developments
	Assumed average GFA (m <sup>2</sup> per unit) for residential development typologies:	
	Medium Density	180      Benchmarked Developments
	Apartments (low rise)	110      Benchmarked Developments
	Apartments (high rise)	90      Benchmarked Developments



#	Planning & Land Use Assumptions		Source
1.8	Total Residential Population	24,000	WSAP 2020
Residential Development Typology Split			
	Low Density	0%	Agreed rate in discussions with Councils
1.9	Medium Density	50%	
	Apartments Low Rise	40%	
	Apartments High Rise	10%	
Dwelling Occupation Rates (population per dwelling)			
2.0	Medium Density	3.00	Review of other Contributions Plans, ABS data & GSC projections
	Apartments Low Rise	2.40	
	Apartments High Rise	2.10	
Road Quantities & Rates			
Typical road cross sections have been informed by the Aerotropolis DCP			
Flex Zone Composition (pavement/landscape)			
2.1	Local Road (pavement percentage)	50%	IDC estimate from WSSDG
	Sub Arterial Road (pavement percentage)	50%	
Assumed Recycled water "Purple Pipe" reticulation on all roads		Yes	
Bridge & Culvert Rates			
2.2	Assumed bridge width includes road carriageway, footpath and cycle path		Mitchell Brandtman
	Assumed culvert crosses entire road reserve width, includes headwalls and scour protection		Mitchell Brandtman
Open Space Embellishment Rates			
	Open Space Base Embellishment (per sqm)	\$ 100.00	Base rate of \$75 provided by QS, extra \$25 added for additional embellishment, as requested by Councils.
2.3	Active Open Space Embellishment Rate (per sqm)	\$ 125.00	Rate provided by QS
	Active Transport in Open Space Rate (per metre)	\$ 510.00	Locations taken from <i>Blue-Green Infrastructure Framework</i> plan in WSAPP. Cost rate includes 3m wide path, LV cabling and bollard lighting every 10m
Community Facilities			
2.4	Social infrastructure requirements have been informed by the SINA prepared by GHD.		
	Cost rates were provided by Penrith City Council in 2020 and were reviewed and updated where appropriate by Mitchell Brandtman		



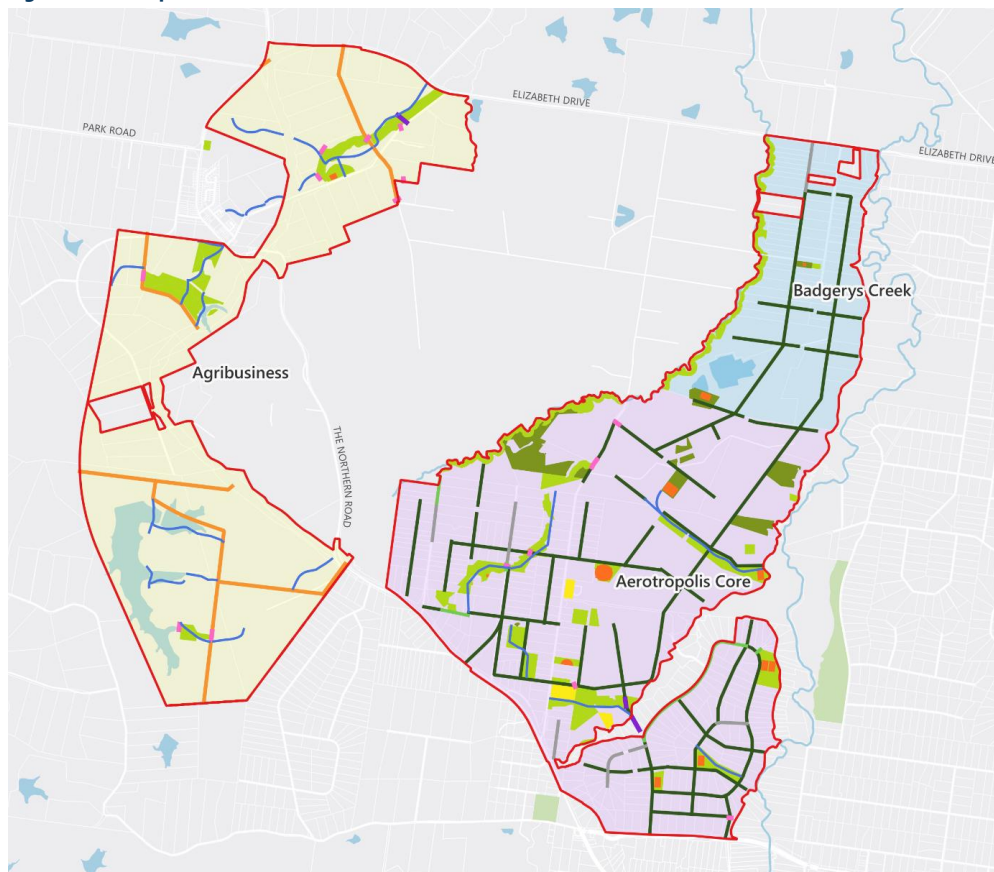
#	Planning & Land Use Assumptions		Source
	Land Acquisition Rates		
2.5	Constrained Land	\$ 90.00	Independent Land Valuation commissioned by PCC, reviewed by Office of Strategic Lands
	Good Developable Land (Mixed Use)	\$ 550.00	
	Good Developable Land (Enterprise)	\$ 500.00	
	Good Developable Land (Agribusiness)	\$ 250.00	
2.6	Plan Administration	1.5%	Standard allowance for 1.5% of infrastructure costs for plan administration



## Appendix B – Infrastructure Maps

### Roads, Open Space and Community Infrastructure – Liverpool Section 7.12 Development Contributions Plan

Figure 20 - Liverpool Infrastructure Plan



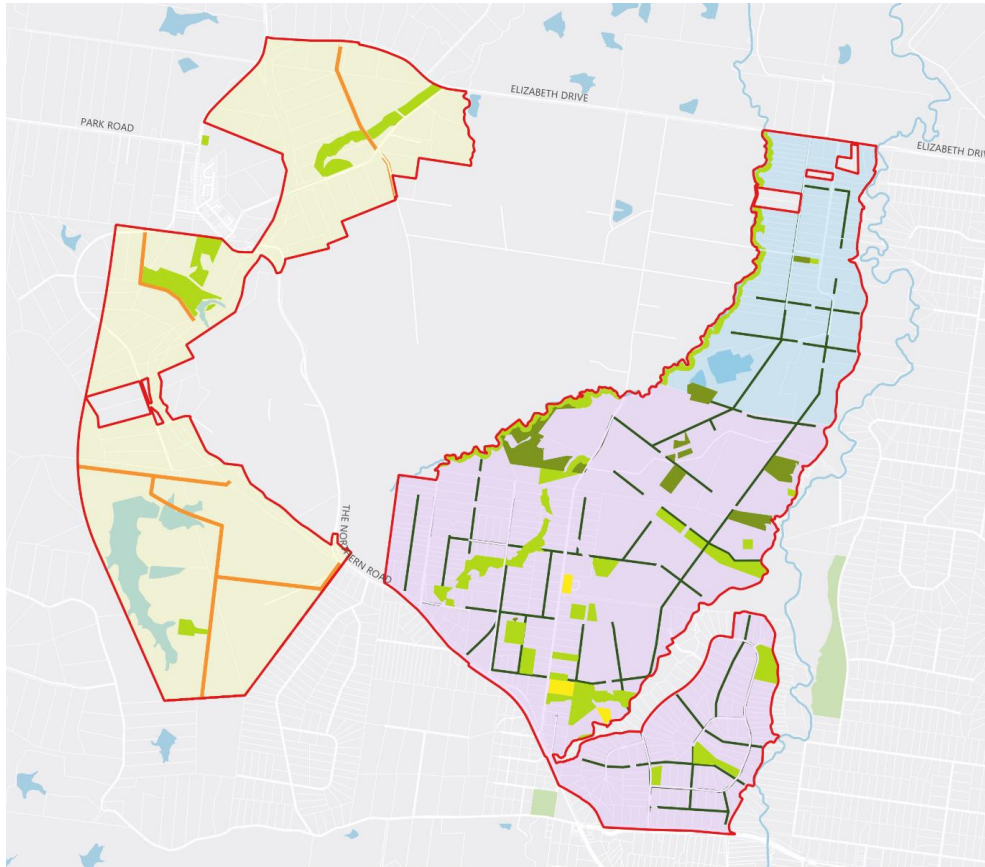
#### Aerotropolis Section 7.12 Plan (Liverpool) - Infrastructure

Land Application Boundary	Local Open Space	Sub Arterial Road	Active Transport
Aerotropolis Core Precinct	Indicative Open Space	Collector Road	Bridge
Agribusiness Precinct	Active Open Space	Local Street	Culvert
Badgerys Creek Precinct	Community Facilities	Open Space Edge Road	



### Land to be Acquired – Liverpool Section 7.12 Development Contributions Plan

Figure 21 – Liverpool Land Acquisition Plan



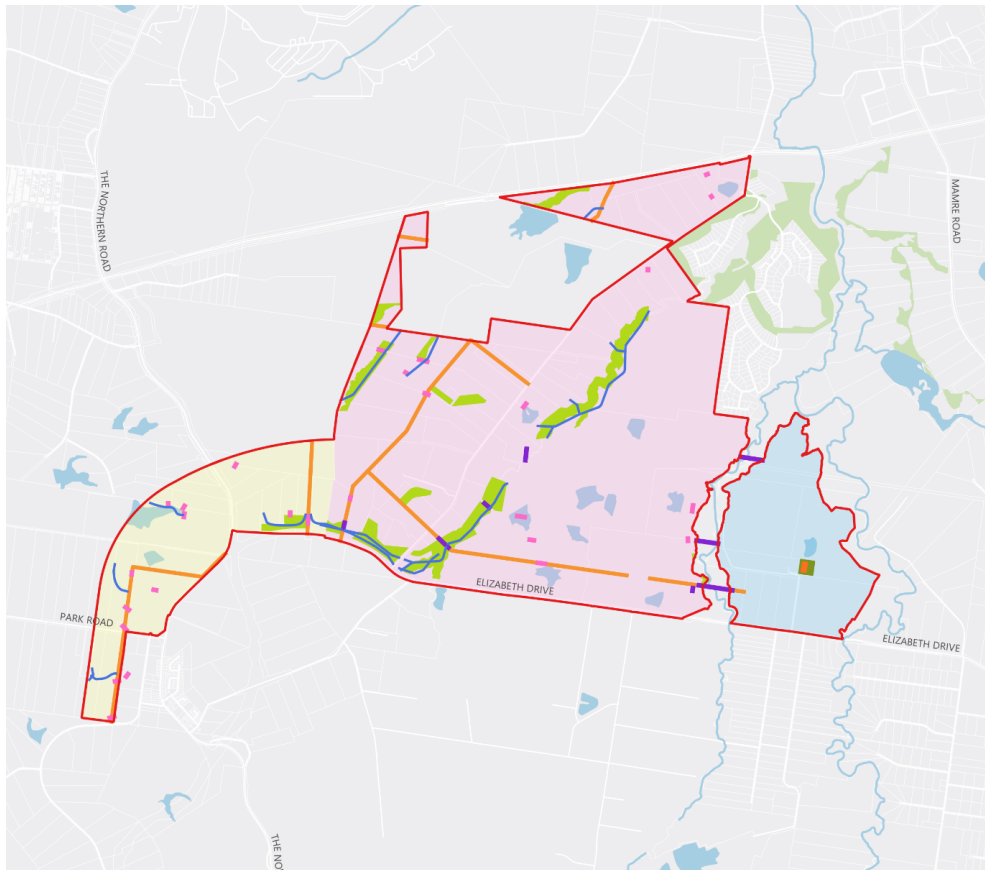
#### Aerotropolis Section 7.12 Plan (Liverpool) - Land

- |   |  |   |
|---|--|---|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Land Application Boundary      | <span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px;"></span> Local Open Space      | <span style="background-color: #006400; display: inline-block; width: 15px; height: 10px;"></span> Collector Road       |
| <span style="background-color: #CCCCFF; display: inline-block; width: 15px; height: 10px;"></span> Aerotropolis Core Precinct | <span style="background-color: #008000; display: inline-block; width: 15px; height: 10px;"></span> Indicative Open Space | <span style="background-color: #A9A9A9; display: inline-block; width: 15px; height: 10px;"></span> Local Street         |
| <span style="background-color: #FFFF00; display: inline-block; width: 15px; height: 10px;"></span> Agribusiness Precinct      | <span style="background-color: #FFD700; display: inline-block; width: 15px; height: 10px;"></span> Community Facilities  | <span style="background-color: #3CB371; display: inline-block; width: 15px; height: 10px;"></span> Open Space Edge Road |
| <span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px;"></span> Badgerys Creek Precinct    | <span style="background-color: #FF8C00; display: inline-block; width: 15px; height: 10px;"></span> Sub Arterial Road     |   |



### Roads and Open Space Infrastructure – Penrith Section 7.12 Development Contributions Plan

Figure 22 – Penrith Infrastructure Plan



#### Aerotropolis Section 7.12 Plan (Penrith) - Infrastructure

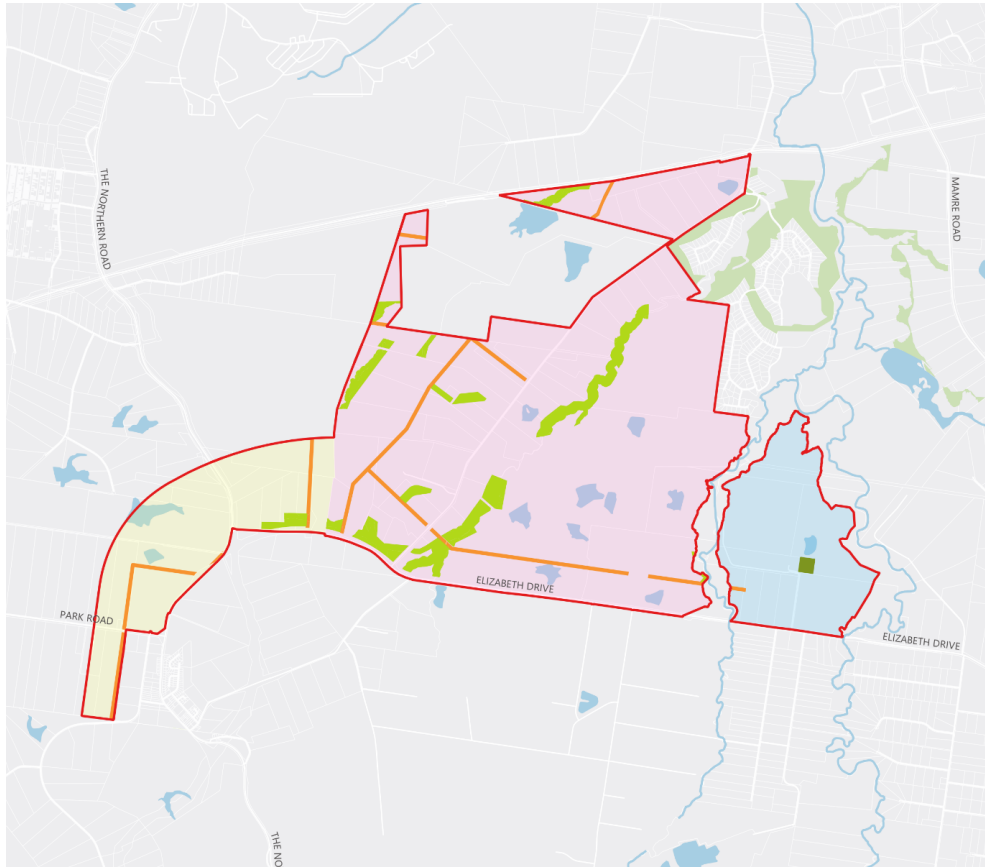
- |  |  |  |
|--|--|--|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Land Application Boundary     | <span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px;"></span> Local Open Space      | <span style="border-bottom: 2px solid purple; width: 15px;"></span> Bridge         |
| <span style="background-color: #FFFFE0; display: inline-block; width: 15px; height: 10px;"></span> Agribusiness Precinct     | <span style="background-color: #808000; display: inline-block; width: 15px; height: 10px;"></span> Indicative Open Space | <span style="border-bottom: 2px solid magenta; width: 15px;"></span> Culvert       |
| <span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px;"></span> Badgerys Creek Precinct   | <span style="background-color: #FF8C00; display: inline-block; width: 15px; height: 10px;"></span> Active Open Space     | <span style="border-bottom: 2px solid blue; width: 15px;"></span> Active Transport |
| <span style="background-color: #FFB6C1; display: inline-block; width: 15px; height: 10px;"></span> Northern Gateway Precinct | <span style="border-bottom: 2px solid orange; width: 15px;"></span> Sub Arterial Road                                    |  |





### Land to be Acquired – Penrith Section 7.12 Development Contributions Plan

Figure 23 – Penrith Land Acquisition Plan



#### Aerotropolis Section 7.12 Plan (Penrith) - Land

- |  |  |
|--|--|
| <span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Land Application Boundary     | <span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px;"></span> Local Open Space      |
| <span style="background-color: #FFFFE0; display: inline-block; width: 15px; height: 10px;"></span> Agribusiness Precinct     | <span style="background-color: #6B8E23; display: inline-block; width: 15px; height: 10px;"></span> Indicative Open Space |
| <span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px;"></span> Badgerys Creek Precinct   | <span style="border-bottom: 2px solid orange; display: inline-block; width: 15px;"></span> Sub Arterial Road             |
| <span style="background-color: #FFB6C1; display: inline-block; width: 15px; height: 10px;"></span> Northern Gateway Precinct |  |

COM 01

**Grants Donations and Community Sponsorship  
Report**

<b>Strategic Objective</b>	Healthy, Inclusive, Engaging Promote a harmonious community that celebrates its diversity
<b>File Ref</b>	118120.2023
<b>Report By</b>	Galavizh Ahmadi Nia - Manager Community Development and Planning
<b>Approved By</b>	Tina Bono - Director Community & Lifestyle

**EXECUTIVE SUMMARY**

Council is committed to building strong and resilient communities in the Liverpool Local Government Area (LGA) and 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 a recommendation for endorsement of funding totalling **\$34,820** from the Community Grants Program, Sustainable Environment Program and Community Sponsorship Program.

**RECOMMENDATION**

That Council:

1. Endorses the funding recommendation of **\$5,000** (GST exclusive) under the **Community Grant Program** for the following project.

<b>Applicant</b>	<b>Project</b>	<b>Recommended</b>
Shining Stars Foundation	Liverpool Homeless Outreach	\$5,000

2. Endorses the funding recommendation of **\$19,950** (GST exclusive) under the **Sustainable Environment Grant Program** for the following project.

Applicant	Project	Recommended
Wattle Grove Public School	Water Wise Wattees	\$5,000
St Catherine of Siena Primary School	Waste Separation System	\$5,000
Good Samaritan Catholic College	Think Global Eat Local	\$5,000
Outer Liverpool Community Services Inc	Garden of the Senses	\$4,950

3. Endorses the funding recommendation of **\$9,870** (GST exclusive) under the **Community Sponsorship Program** for the following projects.

Applicant	Project	Recommended
The Business Concierge	Survivor Life Skills	\$9,870

## **REPORT**

### **Community Grant Program**

The Community Grant Program received one application which met the eligibility criteria and is recommended for funding as follows:

<b>Applicant</b>	Shining Stars Foundation		
<b>Project</b>	Liverpool Homeless Outreach		
<b>Amount Requested</b>	\$5000	<b>Total Project Cost</b>	\$5000
<b>Location</b>	Liverpool, 2170	<b>Date</b>	May 2023

<b>About the Applicant</b>	Shining Stars Foundation (SSF) is a not-for-profit organisation delivering community outreach programs for those less fortunate or people experiencing homelessness. SSF provide emergency food outreach service to those homeless in Liverpool through meals, food hampers and essential toiletry items. SSF is seeking funding to support capacity building initiatives that connect vulnerable people to employment opportunities.
<b>Description</b>	<p><b>Objective:</b></p> <p>Through the Liverpool Homeless Outreach Program, SSF aims to provide food relief and capacity building opportunities to those experiencing homelessness in the Liverpool LGA. SSF works alongside local support services to build and promote self-reliance and resilience through accommodation and employment opportunities.</p> <p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Promote awareness and access to support services that focus on employability and self-development skills; and</li> <li>• Reduced number of people experiencing homelessness in the Liverpool LGA through food relief and connections to support services.</li> </ul>
<b>Beneficiaries</b>	People experiencing homelessness in Liverpool LGA, local support groups and organisations.
<b>Assessment</b>	<p><b>Recommended for Funding - \$5000</b></p> <p>The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 3 - Evolving, Prosperous, Innovative, Objective 4 - Visionary, Leading, Responsible</i>, and meets the Community Grant Program funding priorities.</p> <p><b>Expected program outcomes 7.4.1 a), b), c) e) and f)</b></p>

**Sustainable Environment Grant Program**

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

<b>Applicant</b>	Wattle Grove Public School		
<b>Project</b>	Water Wise Wattees		
<b>Amount Requested</b>	\$5000	<b>Total Project Cost</b>	\$6000
<b>Location</b>	Wattle Grove, 2173 NSW	<b>Date</b>	July 2023
<b>About the Applicant</b>	Wattle Grove Public School is a kindergarten to year six school located in Wattle Grove. The school is passionate about sustainability with a multi-stage plan to create environmentally sustainable spaces across the school grounds. The school aims to improve biodiversity in the local area, enhance water and soil quality and provide educational opportunities for the school community focusing on sustainable living.		
<b>Description</b>	<p><b>Objective:</b> Through the schools Veggie Patch Club and Water Wise Wattees program (volunteer programs) the school plans to invest in a vegetable garden, install water tanks, plant native varieties of plants including Aboriginal Bush Tucker and use harvested rainwater to water gardens.</p> <p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>Improved water preservation and conservation with a change in student behaviour towards sustainability and waste minimisation; and</li> <li>Increased number of students participating in the Veggie Patch program promoting an efficient water management system.</li> </ul>		
<b>Beneficiaries</b>	School Students, teachers, support staff, volunteers and school community.		
<b>Assessment</b>	<p><b>Recommended for Funding - \$5000</b></p> <p>The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 2 - Livable, Sustainable, Resilient</i>, and meets the Sustainable Environment Grants Program's funding priorities of <i>Waste Minimisation; Sustainable Water Use; Environmental Improvement; and Sustainable Living</i>.</p> <p><b>Expected program outcomes 7.5.1 a), b), c) e) and f)</b></p>		

<b>Applicant</b>	St Catherine of Siena Primary School		
<b>Project</b>	Waste Separation System		
<b>Amount Requested</b>	\$5000	<b>Total Project Cost</b>	\$6000
<b>Location</b>	Prestons, 2170 NSW	<b>Date</b>	May 2023
<b>About the Applicant</b>	St Catherine of Siena Primary School is a kindergarten to year six school located in Prestons. The school is seeking opportunities to deliver programs for students to learn essential life skills around waste minimisation, environmental improvement, and sustainable living.		
<b>Description</b>	<p><b>Objective:</b> The school aims to implement a waste separation system through science and health programs designed to reduce landfill waste by sorting rubbish into categorised bins. Through an educational waste-sorting program and use of fifty sorting bins, the school envisions becoming a waste-free in the coming years.</p> <p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Increase number of students educated on waste minimisation and participating in the waste management system; and</li> <li>• Reduce waste at the school through purposeful bin placement and programs.</li> </ul>		
<b>Beneficiaries</b>	School Students, teachers, and school community.		
<b>Assessment</b>	<p><b>Recommended for Funding - \$5000</b> The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 2 - Livable, Sustainable, Resilient</i>, and meets the Sustainable Environment Grants Program's funding priorities of <i>Waste Minimisation; Sustainable Water Use; Environmental Improvement; and Sustainable Living</i>.</p> <p><b>Expected program outcomes 7.5.1 a), b), c) e) and f)</b></p>		

<b>Applicant</b>	Good Samaritan Catholic College		
<b>Project</b>	Think Global Eat Local		
<b>Amount Requested</b>	\$5000	<b>Total Project Cost</b>	\$6000
<b>Location</b>	Hoxton Park, 2168 NSW	<b>Date</b>	May 2023
<b>About the Applicant</b>	<p>Good Samaritan Catholic College (GSCC) is a kindergarten to year twelve school located in Hoxton Park. In 2018 the school received a Sustainable Environment Grant from Council to establish the Think Global Eat Local program and successfully grew over 1000 square metres of fruits and vegetables. The school is seeking further opportunities to enhance this program and equip students with essential life skills around waste minimisation and sustainable living.</p>		
<b>Description</b>	<p><b>Objective:</b></p> <p>The GSCC Garden Club (GSCCGC) aims to convert school grown produce (fruit and veg) into food and drinks through the purchase of equipment and machinery. The process of producing food and drinks from organic ingredients will teach students the value of sustainable living and waste minimisation through an effective recycling program.</p> <p>The sale of fruit drinks at major school events will enable the garden club to generate funds for reinvestment into future projects and equip students with important life skills around project management, budgeting and becoming self-reliant.</p> <p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Increase number of students educated on living sustainably;</li> <li>• Increase number of students practicing waste minimisation through the schools recycling program; and</li> <li>• Reinvestment of funds into student-led programs through garden club food and beverage sales.</li> </ul>		
<b>Beneficiaries</b>	School students, teachers, and school community.		
<b>Assessment</b>	<p><b>Recommended for Funding - \$5000</b></p> <p>The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 2 - Livable, Sustainable, Resilient</i>, and meets the Sustainable Environment Grants Program's funding priorities of <i>Waste</i></p>		

	<p><i>Minimisation; Sustainable Water Use; Environmental Improvement; and Sustainable Living.</i></p> <p><b>Expected program outcomes 7.5.1 a), b), c) e) and f)</b></p>
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<b>Applicant</b>	Outer Liverpool Community Services Inc		
<b>Project</b>	Garden of the Senses		
<b>Amount Requested</b>	\$4950	<b>Total Project Cost</b>	\$6000
<b>Location</b>	Hoxton Park, 2168 NSW	<b>Date</b>	May 2023
<b>About the Applicant</b>	<p>Outer Liverpool Community Services Inc (OLCSI) are a community-based organisation who aim to build a stronger community by connecting and enriching the lives of individuals and families in the western areas of the Liverpool Local Government Area (LGA). OLCSI is seeking opportunities to deliver environmentally friendly programs centered around health and sustainability.</p>		
<b>Description</b>	<p>The Garden of the Senses will be a sustainable space, designed specially to cater to the needs of people living with disability, particularly children. Through the experience of senses (touch, taste, smell, sight, and sound) the program aims to teach visitors how to grow herbs and care for the garden. The program will work closely with disability providers to deliver a sensual yet practical experience for children which demonstrates positive solutions to food waste, recycling, water management and active gardening.</p> <p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Increase community engagement and number of children participating in outdoor sustainable activities;</li> <li>• Raise awareness and equip children with basic skills on environmental sustainability, waste minimisation and self-sufficiency; and</li> <li>• Increase health, fitness, mood and cognition of participants by engaging in sensory stimulating experiences.</li> </ul>		
<b>Beneficiaries</b>	People living with disability (children & adults), families and community of people living with disability, and disability groups.		
<b>Assessment</b>	<b>Recommended for Funding - \$4950</b>		



	<p>The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 2 - Livable, Sustainable, Resilient</i>, and meets the Sustainable Environment Grants Program's funding priorities of <i>Waste Minimisation; Sustainable Water Use; Environmental Improvement; and Sustainable Living</i>.</p> <p><b>Expected program outcomes 7.5.1 a), b), c) e) and f)</b></p>
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### **Community Sponsorship Program**

The Community Sponsorship Program received one application which met the eligibility criteria and is recommended for funding as follows:

<b>Applicant</b>	The Business Concierge		
<b>Project</b>	Survivor Life Skills		
<b>Amount Requested</b>	\$9,870	<b>Total Project Cost</b>	\$9,870
<b>Location</b>	Liverpool LGA Schools	<b>Date</b>	August 2023
<b>About the Applicant</b>	<p>The Business Concierge Ltd. is a not-for-profit organisation that provides courses and training programs to high school students around financial literacy, stress and mental health, employment, and other life skills. The organisation offers up to 60 subjects designed to meet the needs of students.</p>		
<b>Description</b>	<p><b>Objectives:</b></p> <p>The Survivor Life Skills project aims to deliver a self-development course that equips students with lifelong skills. Students will gain knowledge in making informed and educated decisions in areas of finance, employment and other key skills which are not available within the school curriculum. The program is beneficial to all individuals, inclusive of age, gender, race, or socio-economic status.</p> <p><b>Outcomes:</b></p> <ul style="list-style-type: none"> <li>• Increased number of young people participating in self-development initiatives around budgeting and money management;</li> <li>• Improved ability to set and achieve goals; and</li> <li>• Improved employability skill set with to seek and obtain employment.</li> </ul>		

<b>Beneficiaries</b>	1500 primary school and high school students across the Liverpool LGA (Ashcroft High School, Holsworthy High School, William Carey, Miller Liverpool Boys, Liverpool Girls, All Saints Catholic College, and Miller Public School)
<b>Assessment</b>	The project aligns with the Community Strategic Plan Objective 1 - <i>Healthy, Inclusive, Engaging</i> , Objective 2 - <i>Livable, Sustainable, Resilient</i> , and meets the Community Sponsorship funding priorities.  <b>Expected program outcomes 7.7.1</b> a), b), c), d) and e).

## **FINANCIAL IMPLICATIONS**

Costs associated with this recommendation have been included in Council's budget for the current year and long-term financial plan. A full breakdown of operating budget is included below.

<b>COMMUNITY SPONSORSHIP</b>			
Budget	Balance	<i>Recommended for funding in this report</i>	<b>Remaining</b>
\$100,000	<b>\$20,000</b>	\$9,870	<b>\$10,130</b>
<b>COMMUNITY GRANTS</b>			
Budget	Balance	<i>Recommended funding in this report</i>	<b>Remaining</b>
\$102,000	<b>\$55,419</b>	\$5,000	<b>\$50,419</b>
<b>MATCHING GRANTS</b>			
Budget	Balance	<i>Recommended funding in this report</i>	<b>Remaining</b>
\$200,000	<b>\$106,450</b>	<i>Nil</i>	<b>\$106,450</b>
<b>SUSTAINABLE ENVIRONMENT GRANTS*</b>			
Budget	Balance	<i>Recommended funding in this report</i>	<b>Remaining</b>
\$75,000	<b>\$51,997.40</b>	\$19,950	<b>\$32,047.40</b>
<b>COMBINED FUNDING BALANCE</b>			
Combined Budget	Combined Balance	<i>Total recommended funding in this report</i>	<b>Remaining</b>
\$477,000	<b>\$233,866.40</b>	\$34,820	<b>\$199,046.40</b>

## **CONSIDERATIONS**

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<b>Economic</b>	The financial impacts are outlined in the report above.
<b>Environment</b>	Raise community awareness and support action in relation to environmental issues.
<b>Social</b>	Support community organisations, groups, and volunteers to deliver coordinated services to the community.
<b>Civic Leadership</b>	Foster neighborhood pride and a sense of responsibility. Operate a well-developed governance system that demonstrates accountability, transparency, and ethical conduct.
<b>Legislative</b>	Local Government Act 1993, including sections 24 and 356. Council may by resolution contribute money or otherwise grant financial assistance to persons for the purpose of exercising its functions. The Council's grant programs are targeted to ensure a lawful and consistent approach to its contributions and financial assistance. Key functions that are supported are Council's functions of providing goods, services, and facilities, and carrying out activities, appropriate to the current and future needs within the Liverpool local community and of the wider public, subject to the Local Government Act, the regulations and any other law.
<b>Risk</b>	There is no risk associated with this report.

## **ATTACHMENTS**

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Nil

**COM 02****Response Report - Matavai Pacific Cultural Arts**

<b>Strategic Objective</b>	Healthy, Inclusive, Engaging Promote a harmonious community that celebrates its diversity
<b>File Ref</b>	156097.2023
<b>Report By</b>	Craig Donarski - Director Casula Powerhouse Arts Centre
<b>Approved By</b>	Tina Bono - Director Community & Lifestyle

**EXECUTIVE SUMMARY**

At its Ordinary Meeting of Council on 16 November 2022, Council resolved:

“That Council:

- 1. Explore opportunities as discussed with Matavai Cultural Arts Centre and Casula Powerhouse Arts Centre (CPAC) to provide the space requirements to support Matavai Cultural Arts Centre within CPAC as soon as possible.*
- 2. Present to Council a report on options to include a Multicultural Living Museum in either:
  - a. The Visitation Precinct; or*
  - b. The upgrade of Lighthorse Park.**
- 3. Provide a workshop on the delivery of the Visitation Precinct by February 2023.*
- 4. Direct the Acting CEO to come back with fees and charges.*
- 5. Find an appropriate process for engagement; and*
- 6. Also identify the benefits for supporting such an organisation as this and the additional benefit to the visitation economy of Liverpool”*

The report provides a status update to the above resolutions.

**RECOMMENDATION**

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That Council receive and note this report.

**REPORT**

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**Background**

At its meeting in November 2022, the Council endorsed the exploration of facility options for Matavai Pacific Cultural Arts (MPCA).

Matavai is just one of the cultural bodies that underpin the opportunity for Liverpool to utilise our cultural diversity and deliver a unique tourist attraction for both national and international visitation.

They, like many of our diverse cultures, are already well organised and are operating cultural performing arts activities as just one part of their contribution to our community. The performances and cultural activities are already well established and acknowledged for their excellence not only nationally but also internationally.

The resolution was for Council Officers to work with MPCA to find appropriate premises locally that will ensure the organisation remains in the Liverpool LGA, continuing to provide both important services to the community and uplifting the cultural offering of Liverpool to audiences from across Greater Sydney and beyond.

Established in 2013, (MPCA) are currently located in a rented commercial warehouse space in Prestons. MPCA promotes and teaches the positive fundamentals of Pacific culture through dance, language, music, and creative arts.

MPCA runs 28 weekly Samoan, Tongan, Hawaiian, Tahitian, Māori, Cook Islands and Oceanic group classes, alongside a weekly Talanoa group in association with Western Sydney University and an elite Matavai Show Group that performs at various events and festivals.

These activities are routinely attended by more than 400 people each week, drawing attendees from across the LGA and beyond. The Show Group have become highly acclaimed across Australia and internationally, most recently at the Australian Museum Gala Dinner in May and at Allianz Stadium in April.

Locally, MPCA performs at events in Liverpool both large and small, including the massive Samoa Day celebrations at the Whitlam Centre. They will be the headline act at Council's Pacific Summer events in November and the Pacific Culture Up Late event at CPAC in February 2024.

**Site Options**

Council Officers have held a series of meetings with the representatives of Matavai Pacific Cultural Arts (MPCA) to explore their space requirements and assess how they could be accommodated within Council facilities including CPAC. At the initial meeting an offer for an ongoing casual booking arrangement where MPCA could use the Performance Space at CPAC including storage provision was provided.

MPCA responded that this option did not address their underlying need to find a new base for all their activities and allow for future expansion of their program offerings.

Council Officers subsequently met with MPCA at the Lurnea Community Hub (LCH) site to explore whether it may be a better fit for their activities. The two large function rooms in the site, coupled with access to various outdoor spaces, were identified by them as being appropriate to their needs for both their existing programs and the possible future expansion of their offerings.

Concurrently Council is undertaking all the necessary processes to finalise a Plan of Management between Council and the State Government for the LCH site to secure longer tenancy options at the precinct.

In the interim Council can enter into a hire agreement with MPCA for a maximum period of 12 Months until the Plan of Management is executed by Council and State Government. In the case of MPCA there is an expectation from Council that any agreement between both parties will be ongoing in nature after that 12-month period

Subsequent meetings and correspondence with MPCA have worked through these arrangements and they are currently considering the offer.

In response to the status of the Visitation Precinct, Council has commenced master planning of the Collingwood Precinct, which is currently in its early stages. The masterplan is a long-term visionary plan which has no funding for construction, therefore it won't be responsive to the need for space by MPCA in the short term.

Further workshops on delivery of the Visitation Precinct and associated issues will be held as part of the ongoing consultation process with key stakeholders and the community.

The Lighthorse Park Upgrade is in its late stages of the detailed design process, which includes a community hub, that is scheduled for completion in late 2026. Council Officers are revising the size and functionality of the building and once constructed will determine the use.

## **FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation at this stage.

## **CONSIDERATIONS**

<b>Economic</b>	Facilitate the development of new tourism based on local attractions, culture, and creative industries.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	<p>Raise awareness in the community about the available services and facilities.</p> <p>Provide cultural centers and activities for the enjoyment of the arts.</p> <p>Support community organisations, groups, and volunteers to deliver coordinated services to the community.</p> <p>Promote community harmony and address discrimination.</p> <p>Deliver high quality services for children and their families.</p>
<b>Civic Leadership</b>	<p>Facilitate the development of community leaders.</p> <p>Deliver services that are customer focused.</p>
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

## **ATTACHMENTS**

Nil

**CORP 01**

**2022/23 - Quarter 3, Budget Review**

<b>Strategic Direction</b>	Generating Opportunity Meet the challenges of Liverpool's growing population
<b>File Ref</b>	137245.2023
<b>Report By</b>	Vishwa Nadan - Chief Financial Officer
<b>Approved By</b>	Farooq Portelli - Acting Director Corporate Support

**EXECUTIVE SUMMARY**

**Operating budget**

The table below provides a summary of Council's original 2022-23 operating budget and the revised operating budget as at 31 March 2023 (Q3).

	2022-23 Original Budget (\$m)	2022-23 Revotes (\$m)	2022-23 Resolution (\$m)	2022-23 Q1 Request (\$m)	2022-23 Q2 Request (\$m)	2022-23 Q3 Request (\$m)	2022-23 Revised budget (\$m)	Original - Revised Budget favourable / (unfavourable) movement (\$m)
Rates	155.4	-	-	-	0.6	0.8	156.8	1.4
Other operating revenue	63.4	-	-	3.1	0.5	4.5	71.5	8.1
Capital grants and contributions	112.7	7.2	-	4.4	(9.7)	(6.0)	108.7	(4.0)
Expenditure	(227.2)	-	(0.3)	(3.1)	(0.8)	(5.5)	(236.9)	(9.6)
<b>Operating result</b>	<b>104.3</b>	<b>7.2</b>	<b>(0.3)</b>	<b>4.4</b>	<b>(9.4)</b>	<b>(6.2)</b>	<b>100.1</b>	<b>(4.1)</b>
Less: capital grants and contributions	(112.7)	(7.2)	-	(4.4)	9.7	6.0	(108.6)	4.0
<b>Net operating result excluding capital grants and contributions</b>	<b>(8.4)</b>	<b>-</b>	<b>(0.3)</b>	<b>-</b>	<b>0.3</b>	<b>(0.2)</b>	<b>(8.5)</b>	<b>(0.1)</b>

In June 2022 Council adopted its 2022-23 operating budget with projected revenue of \$331.5 million and expenditure of \$227.2 million. In terms of the net operating result before grants and contributions provided for capital purposes, Council budgeted for an operating deficit of \$8.4 million.

The proposed budget changes as part of Quarter 3 review will not change the projected operating deficit before grants and contributions for capital purposes. Details of budget adjustments are provided (Refer attachments 1 and 2 – Note D).

These projections were compiled after extensive consultation with key staff across the Council and are based on business intelligence available at the time of reporting. The following significant assumptions, however, have been made:

- \$2.9 million Financial Assistance Grant for 2023/24 will be received in advance by 30 June 2023.



- Estimated value of road surfaces that will be written-off as part of renewals program will be around \$2 million.

Any changes to these assumptions have potential to have significant impact on the projected results.

### Capital budget

The table below provides a summary of Council's original 2022/23 capital budget and the new revised capital budget as at 31 March 2023 (Q3).

	2022-23 Original Budget (\$m)	2022-23 Revotes (\$m)	2022-23 Resolution (\$m)	2022-23 Q1 Request (\$m)	2022-23 Q2 Request (\$m)	2022-23 Q Request (\$m)	2022-23 Revised budget (\$m)	Original - Revised Budget favourable / (unfavourable) movement (\$m)
Infrastructure and Environment	77.1	18.9	-	-	(19.6)	(6.2)	70.2	(6.9)
Economy and Commercial Development	167.6	35.3	0.1	27.5	0.3	33.4	264.2	96.6
Other	20.9	2.4	-	0.9	0.5	(6.4)	18.3	(2.6)
<b>Capital expenditure</b>	<b>265.6</b>	<b>56.6</b>	<b>0.1</b>	<b>28.4</b>	<b>(18.8)</b>	<b>20.8</b>	<b>352.7</b>	<b>87.1</b>

The current Q3 review has resulted in a \$20.8 million overall increase to \$352.7 million budget inclusive of \$56.6 million carryover and resolutions (Refer attachment 3 – Note E).

### Unrestricted cash

On 1 July 2022, Council had an unrestricted cash balance of \$30.1 million. This is projected to be \$37.4 million by 30 June 2023 (Refer attachment 6).

### Key financial indicators (refer attachment 7)

The table below provides a summary of Council's key financial indicators.

KPI	Indicator	Comment
Operating performance ratio		No material change. Requires Council to achieve a balanced budget before capital grants and contributions
Own source operating ratio		Council's 55.5% is close to the benchmark of 60%
Debt service ratio		

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**RECOMMENDATION**

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That Council approves the identified budget variations in accordance with this report.

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**REPORT**

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**Legislative requirements**

Section 203(1) of the *Local Government (General) Regulation 2021* requires the Responsible Accounting Officer to provide a quarterly budget review not later than two months after each quarter's end. This report provides an overview of the results on the financial review for the quarter ended 31 March 2023 (Q3).

**Operating budget**

In June 2022, Council adopted its 2022/23 operating budget with projected revenue of \$331.5 million and expenditure of \$227.2 million. In terms of the net operating result before grants and contributions provided for capital purposes, Council budgeted a net operating deficit of \$8.4 million. A comprehensive budget review conducted for the quarter ending 31 March 2023 (Q3) has resulted in no change to the net operating result excluding capital grants and contributions. A summary of the required adjustments is detailed in **Attachment 2**.

As part of the budget review, managers have conducted a review of their programs with a view to providing a revised forecast for the financial year ending 30 June 2023. Managers took into consideration events that have occurred to date and/or information that has become available since the adoption of the original budget and the impact of which provides the basis for the budget adjustments.

The review has resulted in a net \$0.7 million (refer attachment 1 – Note A) decrease in total revenue, mainly attributable to the following:

**Increases:**

- \$3.0 million grant from Transport of NSW for post flood pothole repair;
- \$3.0 million higher than expected interest on investment holdings;
- \$1.7 million deferred revenue for approved and determined development applications recognised as income;
- \$1.0 million works in kind arrangements for road works and land under roads;
- \$0.8 million anticipated increase in rates and domestic waste annual charges due to growth; and
- \$0.6 million grant funding for CBD revitalisation program.

**Decreases:**

- \$4.2 million grant adjustment on Lighthorse Park redevelopment as per funding agreement that stipulates council to contribute two third of the total funding;
- \$1.9 million gain on disposal of laneway anticipated in FY2023-24;
- \$1.3 million reversal of budgeted revenue from environmental compliance levy is ceased from 31 December 2021;
- \$1.0 million reduction in grants due to delay in land acquisition and licence agreement on Governor Macquarie Drive & Hume Highway Intersection;
- \$1.0 million reversal of grant for RC3 - Neighbourhood Connector - Edmondson Park unlikely to be built this financial year;
- \$0.9 million reversal of grant for RMN6-Main Neighbourhood-Edmondson park unlikely to be built this financial year; and
- \$0.6 million no anticipated return on equity from joint venture due to current insurance market and flood and storm claims..

Total expenditure is projected to increase by net \$5.5 million (Refer attachment 1 – Note B), mainly comprising:

**Increases:**

- \$3.0 million road repairs funded from post flood pothole repair grant;
- \$1.0 million additional legal costs;
- \$0.6 million CBD revitalisation program funded from grants; and
- \$0.5 million anticipated increase in road surface write-off.

**Capital budget**

As at 31 March 2023, Council has a capital expenditure program of \$352.7 million as detailed in **Attachment 3**.

The Q3 budget review has resulted in a \$20.8 million increase to Council's capital expenditure program (Refer attachment 1 – Note E). The budget adjustments include the following:

**Increases:**

- \$24.8 million funds required towards land acquisition of 600 Cowpasture Road;
- \$9.5 million funds required towards land acquisition of Local Open space – LP62 – in Austral;
- \$4.9 million reversal of target budget adjustments (delivery oversubscriptions of infrastructure projects);

- \$1.6 million land acquisition for LS4-Local Sporting Field-Austral will be completed this financial year; and
- \$1.0 million for works-in-kind for road works completed for Local Collector Road -CR1-Austral.

**Decreases:**

- \$4.6 million Lighthouse Park Redevelopment due to reversal of grant funded budget to comply with funding agreement;
- \$2.5 million sale of laneway anticipated to settle in FY 2023-24;
- \$1.8 million Construction of Flood Detention Basin 29 - Austral - Construction (staged) will not commence due to delay in land acquisition;
- \$1.6 million Middleton Drive - M7 Underpass – Construction, budget reduction due to ongoing pre-commencement negotiations. To be delivered in 23/34 financial year.
- \$1.5 million Flood Detention Basin 14 Edmondson Park – Construction, budget reduction due to ongoing negotiations with adjacent landowners. To be delivered in 23/24 financial year.
- \$1.0 million Governor Macquarie Drive & Hume Highway Intersection, delay in land acquisition and licence agreement;
- \$1.0 million RC3 - Neighbourhood Connector - Edmondson Park unlikely to be built this financial year;
- \$0.9 million RMN6-Main Neighbourhood-Edmondson Park unlikely to be built this financial year;
- \$0.8 million adjustment on online booking system and corporate applications due to revised cost estimates;
- \$0.6 million construction of McGirr Park - Key Suburb Park Program is anticipated to commence early 2023/2024 program year due to ongoing contamination remediation works;
- \$0.5 million waste related works at Rose St Depot will no longer be required;
- \$0.5 million project deferred to FY 2023-24 for the design works of new Depot; and
- \$0.5 million Woodward Park Masterplan works delayed and planned for FY 2023-24.

The year-to-date capital expenditure to 31 March 2023 was \$131.5 million.

Details of the proposed budget changes are provided in the following attachments:

- **Attachment 1 – Summary Financial Results (Consolidated) – Q3 Budget Review Summary (QBRs):** This report presents a summary of Council's budgeted financial position at end of the quarter.
- **Attachment 2 – Operating Budget Adjustments:** This report provides details of operating budget adjustments
- **Attachment 3 – Capital Budget Adjustments:** This report provides details of capital budget adjustments
- **Attachments 4 & 5 – Grants Status Reports:** This has two components: 1. listing all annual grant submissions; 2. listing all grants that have been applied for during the quarter detailing the project title, amount sought, funding body and status of the application.
- **Attachment 6 – Forecast Cash and Investments:** Providing a reconciliation of restricted and unrestricted funds held as at 31 March 2023.
- **Attachment 7 – Key Performance Indicators**
- **Attachment 8 - Consultancy and Legal Expenses**
- **Attachment 9 – Contracts:** Contracts entered into during the quarter
- **Attachment 10 - City Development Fund and Environment Levy**

This Report recommends that Council receives and notes the report and votes the budget variations in accordance with this report.

## **CONSIDERATIONS**

<b>Economic</b>	The revised budget net operating result before Grants and Contributions following Quarter 2 Budget Review and Council resolutions to 31 March 2023 will be a deficit of \$8.5 million.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	Deliver services that are customer focused. Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
<b>Legislative</b>	Local Government (General) Regulation 2021, section 203

**CORPORATE SUPPORT REPORT**

	<p>Local Government Code of Accounting Practice and Financial Reporting</p> <p>The responsible accounting officer (RAO) is required to provide a budget review statement complying with the Code not later than two months after each quarter's end, including –</p> <ul style="list-style-type: none"> <li>• revised estimate of income and expenditure for the year by reference to the statement of Council's revenue policy in the operational plan;</li> <li>• RAO's report on whether the Council's financial position is satisfactory, having regard to the original estimate; and</li> <li>• remedial action if the position is not satisfactory.</li> </ul>
<b>Risk</b>	<p>The risk is deemed to be low.</p> <p>The risk is considered within Council's risk appetite.</p>

**ATTACHMENTS**

1. QBRs - Consolidated Financial Results
2. Operating Budget Adjustments
3. Capital Budget Adjustments
4. Grant Status Report - Applications
5. Grant Status Report - Received
6. Cash and Investment Report
7. Key Performance Indicators
8. Consultancy and Legal Expenses Budget Review Statement
9. Contracts and Other Expenses Statements
10. City Development Fund and Environment Levy Reserves

## Attachment 1

Liverpool City Council  
Summary Financial Results - Consolidated  
For the period 1 July 2022 to 30 June 2023

	2022/23 Actual Actual	2022/23 Original Budget	2022/23 Revisions	2022/23 Q1 Review	2022/23 Q2 Review	2022/23 Revised Budget	2022/23 Quarter 3 Request	2022/23 Proposed Budget
Net Operating Results Before Grants & Contributions for Capital Purposes	(11,936,441)	(8,362,408)	0	(275,000)	(56,339)	339,182	(186,467)	(8,541,032)
Revenue								
Rates & Annual Charges	149,577,493	155,433,771	0	0	0	620,000	800,000	156,853,771
User Charges & Fees	19,159,490	18,870,010	0	0	(160,838)	(134,180)	371,189	18,946,181
Interest & Investment Revenue	3,960,785	4,936,185	0	0	500,000	1,500,000	3,000,000	9,936,185
Grants & Contributions - Operating	24,209,482	20,425,806	0	0	2,279,988	139,496	3,654,190	26,499,480
Grants & Contributions - Capital (s711) *	69,723,365	51,788,498	7,218,053	0	4,396,422	(9,674,705)	(5,979,785)	47,748,483
Grants & Contributions - Capital (s711) *	49,811,609	60,956,556	0	0	0	0	0	60,956,556
Other Revenues	7,957,261	12,393,895	0	0	(96,170)	(1,000,000)	23,190	11,320,915
Rental Income	4,684,472	4,272,374	0	0	535,806	(29,750)	(44,118)	4,734,312
Net Gain from the Disposal of Assets	0	1,900,000	0	0	0	0	(1,900,000)	0
Share of interests in Joint Ventures	0	600,000	0	0	0	0	(600,000)	0
Total Revenue	329,083,956	331,577,095	7,218,053	0	7,455,208	(8,579,139)	(675,334)	336,995,883
Expenses								
Employee Costs	77,502,259	89,593,258	0	0	341,498	(2,041,805)	(1,027,677)	86,865,274
Borrowing Costs	1,488,372	1,103,273	0	0	0	0	(32,250)	1,071,023
Materials & Services - Tipping & Waste Services	31,812,087	34,770,689	0	0	(1,898,406)	100,000	50,000	33,022,283
Materials & Services - Other	47,041,425	46,546,070	0	250,000	2,404,283	5,075,189	4,884,138	59,159,680
Legal Costs	1,299,022	352,210	0	0	415,300	353,000	1,000,000	2,120,510
Consultants	2,601,878	1,539,706	0	0	679,000	270,000	116,707	2,605,413
Depreciation	49,014,475	47,962,866	0	0	1,169,338	(3,000,000)	0	46,132,204
Other Expenses	8,380,750	3,326,377	0	25,000	4,112	0	0	3,355,489
Net Loss from the Disposal of Assets	2,345,155	2,000,000	0	0	0	0	500,000	2,500,000
Revaluation decrement / impairment of IPP&E	0	0	0	0	0	0	0	0
Total Expenses	221,485,423	227,194,449	0	275,000	3,115,125	756,384	5,490,918	236,831,876
Net Operating Result	107,598,532	104,382,646	7,218,053	(275,000)	4,340,083	(9,335,523)	(6,166,252)	100,164,007
Less: Grants & Contributions for Capital Purposes *	119,534,973	112,745,054	7,218,053	0	4,396,422	(9,674,705)	(5,979,785)	108,705,039
Net Operating Results Before Grants & Contributions for Capital Purposes	(11,936,441)	(8,362,408)	0	(275,000)	(56,339)	339,182	(186,467)	(8,541,032)
Add back: Grants & Contributions - Capital (s711)	49,811,609	60,956,556	0	0	0	0	0	60,956,556
Add back: Depreciation	49,014,475	47,962,866	0	0	1,169,338	(3,000,000)	0	46,132,204
Add back: Non-cash Borrowing Costs	0	0	0	0	0	0	0	0
Add back: Net Accrual of revenue & expenses	3,367,125	(600,000)	0	0	0	0	600,000	0
Add back: Asset Write-off / Revaluation decrement	3,159,362	2,000,000	0	0	0	0	500,000	2,500,000
Net changes in Operating Reserves	(146,481,029)	(68,608,470)	0	250,000	871,006	(3,588,297)	(2,422,049)	(73,497,810)

**Liverpool City Council**  
**Summary Financial Results - Consolidated**  
**For the period 1 July 2022 to 30 June 2023**

Liverpool City Council Summary Financial Results - Consolidated For the period 1 July 2022 to 30 June 2023										Attachment
	2021-22 Annual Actual	2022-23 Original Budget	2022-23 Revotes	2022-23 Resolutions	2022-23 Q1 Review	2022-23 Q2 Review	2022-23 Revised Budget	2022-23 Quarter 3 Request	2022-23 Proposed Budget	
Surplus operating funds	(53,064,900)	33,348,544	0	(25,000)	1,984,005	(6,249,115)	29,058,434	(1,508,516)	27,549,918	
Add back: Grants & Contributions - Capital (Others)	69,723,365	51,788,498	7,218,053	0	4,396,422	(9,674,705)	53,728,268	(5,979,785)	47,748,483	
Net changes in Capital Reserves	24,939,747	102,107,178	42,755,651	0	23,146,696	(9,168,185)	158,841,340	18,742,792	177,584,132	
Surplus operating and capital funds	41,598,211	187,244,220	49,973,704	(25,000)	29,527,123	(25,092,005)	241,628,042	11,254,491	252,882,533	
Capital Expenditure										
Infrastructure & Environment	43,978,631	77,074,375	18,874,464	0	(38,728)	(19,613,860)	76,296,251	(6,229,431)	70,066,820	
Planning & Compliance	17,883,495	5,226,903	76,085	0	483,314	341,125	6,127,427	(1,074,292)	5,053,135	
Community & Culture	1,124,600	666,500	513,306	0	465,000	144,845	1,789,651	60,000	1,849,651	
Corporate Services	37,818,236	5,229,000	620,000	0	0	0	5,849,000	(4,207,000)	1,642,000	
City Presentation	5,148,829	9,808,000	1,221,420	0	0	0	11,029,420	(1,150,000)	9,879,420	
Office of the CEO	59,493	0	0	0	0	0	0	0	0	
Economy & Commercial Development	52,816,987	167,609,472	35,255,485	135,000	27,523,532	285,000	230,808,489	33,436,178	264,244,667	
Capital Works Program	158,830,271	265,614,250	56,560,760	135,000	28,433,118	(18,842,890)	331,900,238	20,835,455	352,735,693	
Principal Loan Repayment	10,858,393	15,181,185	0	0	0	0	15,181,185	(520,024)	14,661,161	
Borrowings	(96,200,000)	(60,300,000)	0	0	0	0	(60,300,000)	(11,800,000)	(72,100,000)	
Book Value of Assets Disposed	(108,390)	(2,600,000)	0	0	0	0	(2,600,000)	0	0	
Total Capital Expenditure	73,380,274	217,895,435	56,560,760	135,000	28,433,118	(18,842,890)	284,181,423	11,115,431	295,296,854	
Net changes in cash reserves	(31,782,062)	(30,651,215)	(6,587,056)	(160,000)	1,094,005	(6,249,115)	(42,553,381)	139,060	(42,414,321)	



## Attachment 2

Liverpool City Council  
Operating Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary	Original Budget	Revised Budget	Post Budget Resolutions	New Grants Expense	New Grants Revenue	Depreciation	Transfers	New Requests	Total Request	Proposed Budget
Infrastructure & Environment	4,511,930	(482,121)	(5,004,051)	0	(5,105,493)	(2,079,918)	0	(26,810)	(7,212,221)	(7,704,342)
Planning & Compliance	58,899,888	60,006,957	1,107,069	(29,000)	(845,292)	198,624	0	2,400,000	1,724,332	61,731,289
Community & Culture	86,164,920	88,544,121	2,379,201	34,060	(34,060)	285,193	60,000	627,991	973,184	89,517,305
Corporate Services	(9,036,592)	(8,216,298)	820,294	0	22,250	560,959	(60,000)	(2,967,750)	(2,444,541)	(10,660,839)
City Presentation	(36,755,028)	(38,888,529)	(2,133,501)	(3,000,000)	3,000,000	866,513	0	(140,000)	726,513	(38,162,016)
Office of the CEO	(5,067,827)	(5,344,610)	(276,783)	0	0	115,203	0	0	115,203	(5,229,407)
Economy & Commercial Development	5,665,355	10,720,739	5,055,384	(637,000)	637,000	53,426	0	(102,148)	(48,722)	10,672,017
<b>Net Operating Results</b>	<b>104,382,646</b>	<b>106,330,259</b>	<b>1,947,613</b>	<b>(3,631,940)</b>	<b>(2,325,595)</b>	<b>0</b>	<b>0</b>	<b>(208,717)</b>	<b>(6,166,252)</b>	<b>100,164,007</b>
Less: Grants & Contributions for Capital Purposes	112,745,054	114,684,824	1,939,770	0	(5,979,785)	0	0	0	(5,979,785)	108,705,039
<b>Net Operating Results before Grants &amp; Contribution for Capital Purposes</b>	<b>(8,362,408)</b>	<b>(8,354,565)</b>	<b>7,843</b>	<b>(3,631,940)</b>	<b>3,654,190</b>	<b>0</b>	<b>0</b>	<b>(208,717)</b>	<b>(186,467)</b>	<b>(8,541,032)</b>

## Attachment 2

Operating Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Project	Project Description	Comments	Total Request	Grants & Contributions	External Reserves	FUNDING Internal Reserves	General Fund	Total Funding
<b>Rates &amp; Annual Charges</b>								
301144	Waste Planning & Policy	Additional revenue anticipated based on the run rate	800,000	0	200,000	0	600,000	800,000
301110	Rates	Additional revenue anticipated based on the run rate	600,000	0	0	0	0	600,000
<b>User Charges &amp; Fees</b>								
301264	Edmondson Park Preschool	Reversal due to delay in operation	371,189	0	0	0	371,189	371,189
301010	Building - Approval and Development Compliance	Reversal of revenue as no more environment compliance levy is anticipated to be received	(28,811)	0	0	0	(28,811)	(28,811)
301052	Development Application Assessment	Additional income transferred from deferred revenue for approved and determined development applications	(1,300,000)	0	0	0	(1,300,000)	(1,300,000)
			1,700,000	0	0	0	1,700,000	1,700,000
<b>Interest &amp; Investment Revenue</b>								
301114	Revenue and Treasury Operations	Additional interest revenue due to higher interest rate and investment holdings	3,000,000	0	2,000,000	0	1,000,000	3,000,000
301121	S7.11 Admin	Additional interest revenue due to higher interest rate and investment holdings	1,000,000	0	0	0	1,000,000	1,000,000
			2,000,000	0	2,000,000	0	0	2,000,000
<b>Grants &amp; Contributions - Operating</b>								
201767	Road Repairs - Regional and Local Roads Repair Program	Grant funding for post flood pothole repair (Transport for NSW)	3,654,190	3,654,190	0	0	0	3,654,190
301264	Edmondson Park Preschool	Reversal of grant due to delay in operation	3,000,000	3,000,000	0	0	0	3,000,000
301114	Revenue and Treasury Operations	Interest subsidy adjustment for Lurnea loan	(34,060)	(34,060)	0	0	0	(34,060)
201173	CBD Revitalisation Program	Grant funding received for CBD revitalisation program	22,250	22,250	0	0	0	22,250
201765	Heavy Vehicle Safety	Grant for Transport for NSW	637,000	637,000	0	0	0	637,000
201717	Affordable Housing Strategy	Contributions from member councils	2,000	2,000	0	0	0	2,000
201080	Graduated Licensing Scheme	Program funding has been withdrawn by funding body	30,000	30,000	0	0	0	30,000
			(3,000)	(3,000)	0	0	0	(3,000)
<b>Grants &amp; Contributions - Capital (Others)</b>								
101452	River Connection - Georges River Pedestrian Bridge - Design	Correction of WPCPLP grant transferred in Q1 review	(5,979,785)	(5,979,785)	0	0	0	(5,979,785)
102415	River Connection Liverpool Stn Pedestrian Overpass - Design	Correction of WPCPLP grant transferred in Q1 review	(250,000)	(250,000)	0	0	0	(250,000)
102434	Lighthouse Park Redevelopment - Design	Adjustment as per funding agreement that stipulates council to contribute two third of the total funding	(193,930)	(193,930)	0	0	0	(193,930)
102762	Governor Macquarie Drive & Hume Highway Intersection	Delay in land acquisition and licence agreement.	(4,166,070)	(4,166,070)	0	0	0	(4,166,070)
103213	Thomas Moore Reserve Retaining Wall - Chipping Norton	Grant received from State Government under the Crown Lands Flood Recovery Program.	(1,000,000)	(1,000,000)	0	0	0	(1,000,000)
103249	Pye Hill Reserve - Regional Trail Pathway - Design	Grant from Department of Planning under the Places to Roam Program	195,000	195,000	0	0	0	195,000
103730	Shared Path Camden Valley Way, Edmondson Park	Grant from Department of Planning under the Places to Roam Program	139,000	139,000	0	0	0	139,000
101283	RC3 - Neighbourhood Connector - Edmondson Park	Reversal of grant as it is unlikely to be built this financial year	170,507	170,507	0	0	0	170,507
101493	RWNG-Main Neighbourhood-Edmondson park	Reversal of grant as it is unlikely to be built this financial year	(971,343)	(971,343)	0	0	0	(971,343)
103209	Local Collector Road - CR1-Austral	WKA for road works and Council resolution for land under road	(940,000)	(940,000)	0	0	0	(940,000)
			1,037,051	1,037,051	0	0	0	1,037,051
<b>Other Revenues</b>								
301213	Floodplain & Water Management	Additional revenue due to higher than anticipated number of applications	23,190	0	0	0	23,190	23,190
<b>Rental Income</b>								
200519	School of Arts	Unlikely to secure lease during FY2022-23	(44,118)	0	0	(38,325)	(5,793)	(44,118)
201001	Shops Northumberland Street Car Park Arcade	Unlikely to secure lease during FY2022-23	(12,608)	0	0	0	(12,608)	(12,608)
201126	Community Hall Building at Bill Anderson Reserve	Revised rent based on CPI increase adjustment	1,817	0	0	(17,700)	0	(17,700)
201730	MK Care Pty Ltd (Professional Suite)-Lurnea Hub	Rent review for FY2022-23	4,998	0	0	0	1,817	1,817
201747	Pump house kiosk, Bigge Park Liverpool	Rent adjustments due to renovation	(20,625)	0	0	(20,625)	0	(20,625)

## Attachment 2

Operating Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Project	Project Description	Comments	Total Request	Grants & Contributions	External Reserves	FUNDING Internal Reserves	General Fund	Total Funding
	Net Gain from the Disposal of Assets		(1,900,000)	0	0	0	(1,900,000)	(1,900,000)
301001	Accounting Administration	Disposal of laneway anticipated in FY2023-24	(1,900,000)	0	0	0	(1,900,000)	(1,900,000)
	Share of interests in Joint Ventures		(600,000)	0	0	0	(600,000)	(600,000)
301001	Accounting Administration	Due to current insurance market and flood and storm claims, no return on equity anticipated	(600,000)	0	0	0	(600,000)	(600,000)
	Total Revenue		(675,334)	(2,325,595)	2,200,000	(38,325)	(511,414)	(675,334)
	Employee Costs		(1,027,677)	(3,560)	56,000	0	(1,080,117)	(1,027,677)
200980	Trees General	Various contract work funded by salary savings	(317,315)	0	0	0	(317,315)	(317,315)
301144	Waste Planning & Policy	Higher duties arrangement funded from salary savings	56,000	0	56,000	0	0	56,000
301303	City Presentation	Salary savings allocated to fund higher duties arrangement	(56,000)	0	0	0	(56,000)	(56,000)
301264	Edmondson Park Preschool	Reversal of employee cost due to delay of childcare centre to be operational	(363,447)	(34,060)	0	0	(329,387)	(363,447)
301302	City Community and Culture	Reversal of salary savings due to delay in operation of Edmondson Park preschool	272,585	0	0	0	272,585	272,585
301302	City Community and Culture	Salary savings allocated to fund additional utilities for Whillam Leisure Centre	(200,000)	0	0	0	(200,000)	(200,000)
201173	CBD Revitalisation Program	Budget allocation for grant funded CBD revitalisation program	30,500	30,500	0	0	0	30,500
201584	LEP Review and DCP Review - Phase 2	Reversal of salary savings to fund professional services	75,000	0	0	0	75,000	75,000
301062	Development Application Assessment	Salary savings to fund external assessments of development applications	(500,000)	0	0	0	(500,000)	(500,000)
301223	City Design and Public Domain	Reversal of salary savings allocated to fund engagement of external Urban Design expert	(25,000)	0	0	0	(25,000)	(25,000)
	Borrowing Costs		(32,250)	0	(32,250)	0	0	(32,250)
201664	Basin 14 Loan Borrowings	Revised cost due to delay of loan drawn down	(32,250)	0	(32,250)	0	0	(32,250)
	Materials & Services - Tipping & Waste Services		50,000	0	0	0	50,000	50,000
200563	Drainage Systems	Funds required to cover tipping expenditure	50,000	0	0	0	50,000	50,000
	Materials & Services - Other		4,884,138	3,605,500	0	6,000	1,272,638	4,884,138
200557	Footpath, Cycle ways and Kerb & Gutter	Additional funds required for footpath and K&G repair works at various locations	200,000	0	0	0	200,000	200,000
200563	Drainage Systems	Additional funds required to cover the expenditure up to the end of FY	90,000	0	0	0	90,000	90,000
200980	Trees General	Additional contract work funded from salary savings	317,315	0	0	0	317,315	317,315
201767	Road Repairs - Regional and Local Roads Repair Program	Post flood pothole repair funded by grant	3,000,000	3,000,000	0	0	0	3,000,000
200468	Woodward Park - Whillam Leisure Centre	Additional utility costs funded from salary savings	200,000	0	0	0	200,000	200,000
301073	Human Resources	Budget reallocation to fund consultants	(56,707)	0	0	0	(56,707)	(56,707)
200170	Rosebank Cottage	Funds required for additional works	15,000	0	0	0	15,000	15,000
200519	School of Arts	Utilities recharge reversed as it is unlikely to secure a lease during FY2022-23	4,530	0	0	0	4,530	4,530
201022	Shp R4 33 Moore St Liverpool	Additional budget required for painting the premise	6,000	0	0	6,000	0	6,000
201173	CBD Revitalisation Program	Budget allocation for grant funded CBD revitalisation program	606,500	606,500	0	0	0	606,500
201341	Macquarie Mail	Security patrols of Macquarie Mail for 2 months commencing 5 April 2023	32,500	0	0	0	32,500	32,500
201779	Ibis Management for FY 2022/23	Ongoing management of Ibis in the LGA, including Cecil Hills Lake	20,000	0	0	0	20,000	20,000
201080	Graduated Licensing Scheme	Program funding has been withdrawn by funding body	(3,000)	(3,000)	0	0	0	(3,000)
201594	LEP Review and DCP Review - Phase 2	Reversal of professional services funded from salary savings	(75,000)	0	0	0	(75,000)	(75,000)
201765	Heavy Vehicle Safety	Advertising and promotional materials funded from grants	2,000	2,000	0	0	0	2,000
301052	Development Application Assessment	External assessments of development applications funded from salary savings	500,000	0	0	0	500,000	500,000
301223	City Design and Public Domain	Reversal of request for engagement of external Urban Design expert funded from salary savings	25,000	0	0	0	25,000	25,000

## Attachment 2

Operating Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Project	Project Description	Comments	Total Request	Grants & Contributions	External Reserves	Internal Reserves	General Fund	Total Funding
<b>Legal Costs</b>								
			1,000,000	0	0	0	1,000,000	1,000,000
301080	Legal Services	Additional legal cost based on actual expenditure	1,000,000	0	0	0	1,000,000	1,000,000
<b>Consultants</b>								
			116,707	30,000	0	0	86,707	116,707
301073	Human Resources	Additional consultancy funded from materials and services	56,707	0	0	0	56,707	56,707
301090	Sustainable Environment	Increase in budget required to cover variations for both the Climate Action Plan and Integrated Pest Management Strategy, and to initiate the 4 yearly review of biodiversity mapping and reporting.	30,000	0	0	0	30,000	30,000
201717	Affordable Housing Strategy	Develop conceptual framework and prepare draft report. - grant funded	30,000	30,000	0	0	0	30,000
<b>Depreciation</b>								
			0	0	(107,636)	0	107,636	0
301144	Waste Planning & Policy	Depreciation reallocation	(107,636)	0	(107,636)	0	0	(107,636)
301018	City Library	Depreciation reallocation	107,636	0	0	0	107,636	107,636
<b>Net Loss from the Disposal of Assets</b>								
			500,000	0	0	0	500,000	500,000
301001	Accounting Administration	Anticipated increase in road surface write-off	500,000	0	0	0	500,000	500,000
<b>Total Expenses</b>								
			5,490,918	3,631,940	(83,886)	6,000	1,936,864	5,490,918
<b>Net Operating Results</b>								
			(6,166,252)	(5,957,535)	2,283,886	(44,325)	(2,448,278)	(6,166,252)
<b>Less: Grants &amp; Contributions for Capital Purposes</b>								
			(5,979,785)	(5,979,785)	0	0	0	(5,979,785)
<b>Net Operating Results Before Grants &amp; Contributions for Capital Purposes</b>								
			(186,467)	22,250	2,283,886	(44,325)	(2,448,278)	(186,467)

## Attachment 3

Liverpool City Council  
Capital Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary	Original Budget	Revised Budget	Post Budget Resolutions	Deferred to 2023/24	Project Brought Forward	Budget Variations	New Grants / Contribution	Works In Kind	Transfers	New Requests	Total Request	Proposed Budget
Infrastructure & Environment	77,074,375	76,296,251	(778,124)	(4,435,663)	0	(2,128,275)	309,507	0	25,000	0	(6,229,431)	70,666,820
Planning & Compliance	5,226,903	6,127,427	900,524	(200,000)	0	0	0	(874,292)	0	0	(1,074,292)	5,053,135
Community & Culture	666,500	1,789,651	1,123,151	0	0	0	0	0	60,000	0	60,000	1,849,651
Corporate Services	5,229,000	5,849,000	620,000	(2,246,000)	0	(1,961,000)	0	0	0	0	(4,207,000)	1,642,000
City Presentation	9,808,000	11,029,420	1,221,420	(500,000)	0	(350,000)	0	0	0	(300,000)	(1,150,000)	9,879,420
Office of the CEO	0	0	0	0	0	0	0	0	0	0	0	0
Economy & Commercial Development	167,609,472	230,808,489	63,199,017	(2,489,300)	0	23,273,723	0	0	(85,000)	12,736,755	33,436,178	264,244,667
Capital Expenditure before Loans & Disposal of Assets	265,614,250	331,900,238	66,285,988	(9,870,963)	0	18,834,448	309,507	(874,292)	0	12,436,755	20,835,455 E	352,735,693
Loan Principal	15,181,185	15,181,185	0	0	0	0	0	0	0	(520,024)	(520,024)	14,661,161
Borrowings	(60,300,000)	(60,300,000)	0	0	0	0	0	0	0	(11,800,000)	(11,800,000)	(72,100,000)
Book Value of Assets Disposed	(2,600,000)	(2,600,000)	0	0	0	0	0	0	0	2,600,000	2,600,000	0
Total Capital Expenditure	217,895,435	284,181,423	66,285,988	(9,870,963)	0	18,834,448	309,507	(874,292)	0	2,716,731	11,115,431	295,296,854

## Attachment 3

Capital Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary		Project	Project Description	Comment	Requests	Transfers	Grants & Contribution	S7.11	FUNDING		General Fund	Total Funding
									External Reserves	Internal Reserves		
New Requests		103024	Rose St Depot - Upgrades	Waste related works will no longer be required	(500,000)				(500,000)			(500,000)
New Requests		103057	Western Works Depot Office	Funds required towards purchase of portable accommodation, storage container and diesel fuel facilities.	200,000						200,000	200,000
Budget Variation		103164	Waste Office Upgrade	Budget no longer required due to a change in direction for waste depot office.	(350,000)				(350,000)			(350,000)
Deferred Projects		103199	Design Works - New Depot	Project deferred to FY 2023-24.	(500,000)						(500,000)	(500,000)
Transfers		102073	Anzac Public Art Memorial, Holsworthy Barracks 100yrs of WW1	Funds required to meet original project scope. Transfer from CP-101513 Gross Pollutant Trap		80,000					80,000	80,000
Transfers		102170	Miller Master Plan	Transfer to CP-102391 Chipping Norton Lakes Masterplan		(10,000)				(10,000)		(10,000)
Transfers		102391	Chipping Norton Lakes Masterplan	Additional funding requested for completion of reports and presentations to Council Committees		10,000					10,000	10,000
Budget Variation		101726	CCTV Centralisation	Additional funds required for CCTV in various childcare centres	118,000						118,000	118,000
Budget Variation		101775	Corporate Systems Upgrade - Pathway	Budget adjustment due to revised cost estimates.	(25,000)						(25,000)	(25,000)
Deferred Projects		101775	Corporate Systems Upgrade - Pathway	Project deferred to FY 2023-24.	(50,000)						(50,000)	(50,000)
Budget Variation		101776	Corporate Systems Upgrade - Aurion	Budget adjustment due to revised cost estimates.	(45,000)						(45,000)	(45,000)
Budget Variation		101932	Infrastructure Upgrade - Mobility	Project will not be completed this financial year.	(226,000)						(226,000)	(226,000)
Transfers		101933	Automation - User and Software	Transfer to CP-103741 Liverpool City Council - Camms Strategy Configurations		(100,000)					(100,000)	(100,000)
Deferred Projects		101937	Infrastructure Upgrade - Surveillance Program	Project deferred to FY 2023-24.	(400,000)						(400,000)	(400,000)
Budget Variation		101938	Digital Transformation - Systems Integration Program	Project is on hold.	(300,000)						(300,000)	(300,000)
Deferred Projects		101939	Business Continuity Program - Software	Project is deferred to future years.	(146,000)						(146,000)	(146,000)
Deferred Projects		101940	Minor Systems Upgrade Program - Software	Project is deferred to future years.	(45,000)						(45,000)	(45,000)
Deferred Projects		101997	Business Continuity Program - Hardware	Project is deferred to future years.	(100,000)						(100,000)	(100,000)
Budget Variation		101998	Specialised Computer Replacement Program	Project will not be completed this financial year.	(20,000)						(20,000)	(20,000)
Budget Variation		102157	Infrastructure Upgrade - Audio Visual upgrade	Budget adjustment due to revised cost estimates.	(300,000)						(300,000)	(300,000)
Deferred Projects		102158	Infrastructure Upgrade - BCP - Second VDC	Project is deferred to future years.	(240,000)						(240,000)	(240,000)
Deferred Projects		102159	Infrastructure Switch Upgrade- Switch Replacement	Project is deferred to future years.	(300,000)						(300,000)	(300,000)
Budget Variation		102163	Corporate Systems Upgrade - Pinforce	Budget adjustment due to revised cost estimates.	(35,000)						(35,000)	(35,000)
Budget Variation		102187	Contract Management System (CMS)	Budget adjustment due to revised cost estimates.	(100,000)						(100,000)	(100,000)
Budget Variation		102188	Council Meeting Webcasting	Funds no longer required as project will not be delivered.	(50,000)						(50,000)	(50,000)
Deferred Projects		102392	City 3D Modelling	Project is deferred to future years.	(15,000)						(15,000)	(15,000)
Budget Variation		102393	Online Booking System - One Council Application	Budget adjustment due to revised cost estimates.	(458,000)						(458,000)	(458,000)
Budget Variation		102394	Corporate Application Strategy	Budget adjustment due to revised cost estimates.	(380,000)						(380,000)	(380,000)
Budget Variation		102395	Cyber Security	Funds no longer required as project will not be delivered.	(140,000)						(140,000)	(140,000)
Deferred Projects		103201	CCTV - Illegal Dumping	Project is deferred to FY 2023-24.	(950,000)			(950,000)				(950,000)
Transfers		103741	Liverpool City Council - Camms Strategy Configurations	Funds required towards CAMMS Implementation		100,000					100,000	100,000
New Requests		101126	Cabriamatta Creek West Arm (2) - Passive Area - Edmondson Park	Funds required towards land acquisition	32,500			32,500				32,500
Budget Variation		101471	Woodward Park Masterplan	Works delayed and planned for FY 2023-24.	(475,000)						(475,000)	(475,000)
Deferred Projects		101592	Road Closure 24 Scott Street Liverpool	Sale anticipated to settle in FY 2023-24	(2,489,300)					(2,489,300)		(2,489,300)
New Requests		101609	Open Space (P4)	Funds required towards land acquisition	4,000			4,000				4,000
New Requests		101634	Raingarden (9) - Maxwells Creek - Edmondson Park	Funds required towards land acquisition	2,000			2,000				2,000
Budget Variation		101751	Construction of Liverpool Civic Place	Interest rate increase of 0.5% on loan borrowings.	236,723						236,723	236,723
New Requests		102072	DC44-Trunk Drainage Channel-Austral	Funds required towards land acquisition	240,000			240,000				240,000
New Requests		102074	LS4-Local Sporting Field-Austral	Land acquisition will be completed this financial year.	1,632,255			1,632,255				1,632,255
New Requests		102082	DC40-Trunk Drainage Channel-Austral	Funds required towards land acquisition	45,000			45,000				45,000
New Requests		102084	B14-Trunk Drainage Basin-Austral	Funds required towards land acquisition	65,000			65,000				65,000
Budget Variation		102168	Casula Mail Master Plan	Work delayed and start date not available yet.	(20,000)						(20,000)	(20,000)
New Requests		102246	Local Open space - LP62 - in Austral	Funds required towards land acquisition	9,508,000			9,508,000				9,508,000

## Attachment 3

Capital Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary	Project	Project Description	Comment	Requests	Transfers	Grants & Contribution	S7.11	External Reserves	Internal Reserves	General Fund	Total Funding
Budget variation	102402	Woodward Park Activation	Work delayed and expected to commence in FY 2023-24.	(100,000)						(100,000)	
New Requests	102403	EWIS - 33 Moore St	Funds required towards building works	10,000						10,000	10,000
New Requests	102406	Former Courthouse	Funds required towards heritage restoration works	236,000						236,000	236,000
New Requests	102524	Flood Detention Basin 29 - Austral - Land Acquisition	Funds required towards land acquisition	9,500			9,500				9,500
Budget variation	102620	Liverpool Animal Pound	Project to be reviewed	(360,000)					(360,000)		(360,000)
New Requests	102635	Local Sporting Field-LSB-Austral	Funds required towards land acquisition	41,000			41,000				41,000
New Requests	102665	Local Passive Open Space-LP22-Austral	Funds required towards land acquisition	852,000			852,000				852,000
New Requests	103048	Land Acquisition - Community facilities site	Funds required towards land acquisition	5,500			5,500				5,500
New Requests	103071	Local Passive Open Space-LP2-Austral	Funds required towards land acquisition	7,500			7,500				7,500
Budget variation	103162	Safety Systems	Works delayed	(290,000)						(290,000)	(290,000)
New Requests	103200	Local Passive Open space -LP6-Austral	Funds required towards land acquisition	26,000			26,000				26,000
Budget variation	103207	Acquisition of 600 Cowpasture Road	Funds required towards land acquisition	24,802,000				4,937,000	20,000,000	(135,000)	24,802,000
Budget variation	103223	Carries Hill Recreation Precinct Stage2 Master Plan	Project expected to commence in FY 2023-24	(100,000)					(100,000)		(100,000)
New Requests	103225	OSR - Open Space Active Area - Edmondson Park	Funds required towards land acquisition	5,500			5,500				5,500
New Requests	103226	Open Space (OS6)-Edmondson Pk-Passive Area	Funds required towards land acquisition	4,500			4,500				4,500
Budget variation	103233	Miller Masterplan	Work delayed and expected to commence start in FY 2023-24	(220,000)						(220,000)	(220,000)
New Requests	103236	Local Sporting Field-LS1-Austral	Funds required towards land acquisition	6,000			6,000				6,000
Budget variation	103269	Monetisation of City Centre Car Parks	Project expected to commence in FY 2023-24	(200,000)					(200,000)		(200,000)
New Requests	103349	District Passive Open Space - DP12 - Austral	Funds required towards land acquisition	4,500			4,500				4,500
Transfers	103726	Pump house kiosk, Bigge Park Liverpool	Project to be delivered by Buildings Construction		(85,000)				(85,000)		(85,000)
Transfers	100143	Implementation of Disability Action Plan	To cover shortfalls identified due to scope changes. Transfer from CP 101728.		90,000					90,000	90,000
Transfers	100866	Bridge Rehabilitation & Renewal	Savings identified, surplus to be reallocated to other projects in program. Transfer to CP102434 - Lighthouse Park Redevelopment		(50,000)					(50,000)	(50,000)
Transfers	100905	Water & Energy Conservation Delivery Program	To cover shortfalls identified due to scope changes. Transfer from CP 101789 Library & Museum Rehabilitation Program		100,000					100,000	100,000
Transfers	101370	Casula Powerhouse Arts Centre Building Upgrades	Long lead time for supply of key component for works, works deferred to and budgeted in the 2023-24 FY Program. Transfer to CP102434 - Lighthouse Park Redevelopment		(400,000)					(400,000)	(400,000)
Transfers	101512	Erosion Protection - Harris Creek & Helles Park	Funds required towards drainage works. Transfer from 102873 Phase 1 Urban Forest Strategy - Greening City Tree planting		135,000					135,000	135,000
Transfers	101513	Gross Pollutant Trap	Budget savings due to reduced scope of works. Transfer to CP 101698 Bernera Rd Extension - Road Construction (Croalia Avenue)		(50,190)					(50,190)	(50,190)
Transfers	101513	Gross Pollutant Trap	Budget savings due to reduced scope of works. Transfer to CP 102073 Anzac Public Art Memorial, Holsworthy Barracks 100yrs of WW1		(60,000)					(60,000)	(60,000)
Transfers	101522	Outdoor Fitness Gym Program	Additional funds required to meet program scope and shortfall of carryover from CP 102873 Phase 1 Urban Forest Strategy - Greening City Tree planting		40,000					40,000	40,000
Transfers	101698	Bernera Rd Extension - Road Construction (Croalia Avenue)	Budget shortfall due to increased scope of works. Transfer budget from CP 103099 Anzac Park Basin Remediation Works		130,000					130,000	130,000
Transfers	101698	Bernera Rd Extension - Road Construction (Croalia Avenue)	Budget shortfall due to increase in scope of works. Transfer budget from CP 101513 Gross Pollutant Trap		50,190					50,190	50,190
Transfers	101718	Access Improvement Program	Budget shortfall due to increased scope of works. Budget transferred from CP 102821 Canpark - On Street Parking on Narrow Streets		58,465					58,465	58,465
Transfers	101727	Leisure Centre Upgrade Program - Whitlam	Works commencement delayed to August 2023 due to centre operations. Works budgeted in 2023-24 FY Program. Current year surplus to be reallocated to other sections of works program. Transfer to CP 102434 - Lighthouse Park Redevelopment		(210,000)					(210,000)	(210,000)
Transfers	101728	Leisure Centre Upgrade Program - Holsworthy Pool	Savings identified due to project scope changes. Transfer to CP 100143.		(90,000)					(90,000)	(90,000)
Transfers	101789	Library & Museum Rehabilitation Program	Savings identified due to cost of works being lower than original estimates. Transfer to CP 100905 Water & Energy Conservation Delivery Program		(100,000)					(100,000)	(100,000)

## Attachment 3

Capital Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary	Project	Project Description	Comment	Requests	Transfers	Grants & Contribution	S7.11	External Reserves	Internal Reserves	General Fund	Total Funding
Transfers	102326	Cycleway - Casula Powerhouse to Leacocks Regional Park	Project deferred due to ongoing negotiations with landowners. Transfer to CP.102434 - Lighthouse Park Redevelopment		(250,000)					(250,000)	(250,000)
Transfers	102434	Lighthouse Park Redevelopment – Design	Program funding reallocated to meet original project scope. Transfer from CP.100866 Bridge Rehabilitation & Renewal.		50,000					50,000	50,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.103137 Atkinson Street Highway to East End		300,000					300,000	300,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.102372 - Greendale - Land Acquisition		200,000					200,000	200,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.102326 - Cycleway - Casula Powerhouse to Leacocks Regional Park		250,000					250,000	250,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.102953 - Gbb Park - Local Park Upgrade Program		40,000					40,000	40,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.101370 - Casula Powerhouse Arts Centre Building Upgrades		400,000					400,000	400,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.101727 - Leisure Centre Upgrade Program - Whillam		210,000					210,000	210,000
Transfers	102434	Lighthouse Park Redevelopment – Design	Transfer from CP.103179 - 59 Ninth Ave Austral and adjacent sites Former RFS Site		1,280,000					1,280,000	1,280,000
Budget Variation	102434	Lighthouse Park Redevelopment – Design	Reversal of Q1 budget transfer to CP.101452 - River Connection Georges River Pedestrian Bridge Design	250,000						250,000	250,000
Budget Variation	102434	Lighthouse Park Redevelopment – Design	Reversal of Q1 budget transfer to CP.102415 - River Connection Liverpool Stn Pedestrian Overpass Design	193,930						193,930	193,930
Budget Variation	102434	Lighthouse Park Redevelopment – Design	Reversal of grant funded budget to comply with funding agreement.	(4,610,000)						(4,610,000)	(4,610,000)
Deferred Projects	102480	Affleck Park – Park Development	Due to ongoing contamination remediation works at the project site, construction is anticipated to commence early 2023/2024 program year.	(210,000)			(210,000)				(210,000)
Transfers	102480	Affleck Park – Park Development	Due to ongoing contamination remediation works at the project site, construction is anticipated to commence early 2023/2024 program year. Transfer to CP.102520 - Flood Detention Basin 6		(650,000)					(650,000)	(650,000)
Transfers	102520	Flood Detention Basin 6 - Austral - Construction (staged)	Removal of GSW / latent conditions. Transfer additional funds into the project to cover latent condition costs from other projects/program savings. To be funded from savings identified in other projects or programs. Transfer from CP.103124		675,000					675,000	675,000
Transfers	102520	Flood Detention Basin 6 - Austral - Construction (staged)	Transfer from CP.102781 - McGirr Park		580,000					580,000	580,000
Transfers	102520	Flood Detention Basin 6 - Austral - Construction (staged)	Transfer from CP.102480 - Affleck Park Development		650,000					650,000	650,000
Transfers	102520	Flood Detention Basin 6 - Austral - Construction (staged)	Transfer from CP.102989 - Traffic Facilities Safety Related Projects		110,000					110,000	110,000
Budget Variation	102521	Flood Detention Basin 29 - Austral - Construction (staged)	Construction will not commence due to delay in land acquisition.				(1,800,000)				(1,800,000)
Budget Variation	102762	Governor Macquarie Drive & Hume Highway Intersection	Delay in land acquisition and licence agreement.	(1,800,000)		(1,000,000)					(1,000,000)
Deferred Projects	102765	Midland Drive - M7 Underpass - Construction	Budget reduction due to ongoing pre-commencement negotiations. To be delivered in 23/24 financial year.	(1,635,660)			(1,635,660)				(1,635,660)
Deferred Projects	102781	McGirr Park - Key Suburb Park Program	Due to ongoing contamination remediation works at the project site, construction is anticipated to commence early 2023/2024 program year. Defer 2023-2024 FY Program.	(600,000)			(600,000)				(600,000)
Transfers	102781	McGirr Park - Key Suburb Park Program	Transfer to CP.102520 - Flood Detention Basin 6		(580,000)					(580,000)	(580,000)
Transfers	102781	McGirr Park - Key Suburb Park Program	Transfer to CP.101522 - Outdoor Fitness Gym Program		(40,000)					(40,000)	(40,000)
Transfers	102781	McGirr Park - Key Suburb Park Program	Transfer to CP.102782 - Lions Lookout Key Suburb Park Program - Design.		(40,000)					(40,000)	(40,000)
Transfers	102781	McGirr Park - Key Suburb Park Program	Transfer to CP.102872 - Apex Park Indigenous Garden		(20,000)					(20,000)	(20,000)
Transfers	102782	Lions Lookout - Key Suburb Park Program - Design	Additional funds required to meet program scope shortfall and deliver Arborist Report. Transfer from CP.102781 McGirr Park - Key Suburb Park Program		40,000					40,000	40,000
Transfers	102821	Carpark - On Street Parking in Narrow Streets	Budget savings transferred to CP.103132 Greendale Road - Road Realignment.		(63,790)					(63,790)	(63,790)
Transfers	102821	Carpark - On Street Parking in Narrow Streets	Budget savings transferred to CP.101718 Access Improvement Program.		(58,465)					(58,465)	(58,465)
Transfers	102872	Apex Park - Indigenous Garden	Additional funds required to meet program scope and project shortfall due to variation. Transfer from CP.102781 McGirr Park - Key Suburb Park Program		20,000					20,000	20,000
Transfers	102873	Phase 1 Urban Forest Strategy – Greening City Tree planting	Savings due to reduced scope of works. Transfer to CP.101512 Erosion Protection - Harris Creek & Helles Park.		(135,000)					(135,000)	(135,000)
Transfers	102953	Gbb Park - Local Park Upgrade Program	Savings identified, surplus to be utilised in other sections of program. Transfer to CP.102434 - Lighthouse Park Redevelopment		(40,000)					(40,000)	(40,000)
Transfers	102959	Green Valley Library Structural and Roof	To cover shortfalls identified due to scope changes. Transfer from CP.103066 Heritage Conservation Program - Liverpool Court House		70,000					70,000	70,000
Transfers	102972	Greendale Road, Greendale - Land acquisition	Project cancelled following to unfavourable re-evaluation of cost benefit analysis due to newly identified project constraints. Surplus to be reallocated to other projects in program. Transfer to CP.102434 - Lighthouse Park Redevelopment		(200,000)					(200,000)	(200,000)
Transfers	102989	Traffic Facilities - Safety Related Projects	Savings identified, surplus to be reallocated to other projects in program. Transfer to CP.102520 - Flood Detention Basin 6		(110,000)					(110,000)	(110,000)



## Attachment 3

Capital Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary	Project	Project Description	Comment	Requests	Transfers	Grants & Contribution	\$7.11	External Reserves	Internal Reserves	General Fund	Total Funding
Transfers	103027	Stormwater Culvert - Seventeenth Ave, Austral	Works complete. Budget savings due to reduction in the scope of works. Transfer to CP 103132 Greendale Road - Road Realignment.	(1,500,003)	(128,000)					(128,000)	(128,000)
Deferred Projects	103028	Flood Detention Basin 14 Edmondson Park - Construction	Budget reduction due to ongoing negotiations with adjacent landowners. To be delivered in 23/24 financial year.	(1,500,003)			(1,500,003)				(1,500,003)
Deferred Projects	103063	Drainage Improvements - Casula Parklands	Project deferred to FY 2023-24 program year due to design and scope variation.	(290,000)			(290,000)				(290,000)
Transfers	103086	Heritage Conservation Program - Liverpool Court House	Savings identified due to project scope changes. Transfer to CP 103194 Watlie Grove Community Centre		(30,000)					(30,000)	(30,000)
Transfers	103086	Heritage Conservation Program - Liverpool Court House	Transfer \$70,000 to CP 102959.		(70,000)					(70,000)	(70,000)
Transfers	103099	Amalfi Park Basin - Remediation Works	Project deferred to 2023-24 program year due to only one tender received above budget allocated. Tenders to be re-advised. Transfer to CP 101698 Bernera Road Extension - Road Construction (Croatta Avenue)		(130,000)					(130,000)	(130,000)
Deferred Projects	103099	Amalfi Park Basin - Remediation Works	Project deferred to 2023-24 program year due to only one tender received above budget allocated. Tenders to be re-advised.	(200,000)				(100,000)		(100,000)	(200,000)
Transfers	103124	Salon Road - Heathcote to Concrete	Project deferred. Surplus to be reallocated to other projects in program.		(675,000)					(675,000)	(675,000)
Transfers	103132	Greendale Road - Road Realignment	Transfer to CP 102520 - Flood Detention Basin 6		128,000					128,000	128,000
Transfers	103132	Greendale Road - Road Realignment	Patching works to address road failures identified on Greendale Road at various locations due to extreme weather conditions. Transfer from CP 103027								
Transfers	103132	Greendale Road - Road Realignment	Stormwater Culvert - Seventeenth Avenue Austral								
Transfers	103132	Greendale Road - Road Realignment	Transfer from CP 103145 Sixth Avenue - Fourth to End		95,000					95,000	95,000
Transfers	103132	Greendale Road - Road Realignment	Transfer from CP 103146 Seventh Avenue - East and West		135,000					135,000	135,000
Transfers	103137	Greendale Road - Road Realignment	Project ordered. Surplus to be reallocated to other projects in program. Transfer to CP 102434 Lighthouse Park - Redevelopment		63,790					63,790	63,790
Transfers	103137	Admison Street - Highway to East End	Project ordered. Surplus to be reallocated to other projects in program. Transfer to CP 102434 Lighthouse Park - Redevelopment		(300,000)					(300,000)	(300,000)
Transfers	103145	Sixth Avenue - Fourth to End	Patching works complete. Budget savings to be transferred to CP 103132 Greendale Road - Road Realignment.		(95,000)					(95,000)	(95,000)
Transfers	103146	Seventh Avenue - East & West	Patching works complete. Budget savings to be transferred to CP 103132 Greendale Road - Road Realignment.		(135,000)					(135,000)	(135,000)
Transfers	103150	Gill Avenue and Hoxton Park Road - Intersection Improvements	Project deferred due to TNSW is not supporting at this stage. Transfer \$80,000 to CP 103743 Nuwarra Rd Drainage Works.		(80,000)					(80,000)	(80,000)
Budget Variation	103160	Delivery oversubscriptions - Infrastructure & Environment	Reversal of target budget adjustment	4,892,895						4,892,895	4,892,895
Transfers	103179	59 Ninth Ave Austral and adjacent sites Former RFS - Site	Land acquisition negotiations ongoing. Works deferred until negotiations are completed. Surplus to be reallocated to other sections of program. Transfer to CP 102434 Lighthouse Park Redevelopment.		(1,280,000)					(1,280,000)	(1,280,000)
Transfers	103194	Watlie Grove Community Centre	To cover shortfalls identified due to scope changes. Transfer from CP 103086 Heritage Conservation Program - Liverpool Courthouse.		30,000					30,000	30,000
Budget Variation	103206	Synthetic Cricket Wicket Construction	No scope of work received.	(50,100)						(50,100)	(50,100)
Budget Variation	103213	Thomas Moore Reserve Retaining Wall - Chipping Norton	Additional budget funded from grant.	195,000						195,000	195,000
New Grants / Contributions	103249	Pye Hill Reserve - Regional Trail Pathway - Design	Design budget forecast for current financial year.	139,000						139,000	139,000
Budget Variation	103275	Jardine Park - Off Leash Dog Park	Project deferred indefinitely.	(200,000)			(200,000)			(200,000)	(200,000)
New Grants / Contributions	103730	Shared Path Camden Valley Way, Edmondson Park	Construction of shared footpath	170,507			170,507			170,507	170,507
Transfers	103740	Bigge Park Cafe makeover works	Structural works for Bigge Park cafe to prevent any further delays in the cafe/kiosk fit out and opening.		85,000				85,000	85,000	85,000
Transfers	103743	Nuwarra Road Drainage Works	Urgent drainage upgrade works to eliminate localised flooding. Transfer from CP 103150		80,000					80,000	80,000
Works in kind	101283	RC3 - Neighbourhood Connector - Edmondson Park	Unlikely to be built this financial year	(971,343)			(971,343)				(971,343)
Works in kind	101493	RUN6-Main Neighbourhood-Edmondson Park	Unlikely to be built this financial year	(940,000)			(940,000)				(940,000)
Deferred Projects	103152	Public Domain Master Plan - Design	Project deferred to FY 2023-24	(200,000)						(200,000)	(200,000)
Works in kind	103209	Local Collector Road - CRT - Austral	Works-in-kind for road works completed	1,037,051			1,037,051				1,037,051
Capital Expenditure before Loans & Disposal of Assets				20,835,455	0	(495,493)	4,430,800	3,987,000	16,850,700	(3,937,552)	20,835,455
Budget Variation	101592	Road Closure 24 Scott Street Liverpool	Delay on sale of land.	2,600,000			0	0	2,500,000	100,000	2,600,000
Total Book Value of Assets Disposed				2,600,000	0	0	0	0	2,500,000	100,000	2,600,000
Budget Variation	301114	Revenue and Treasury Operations	Loan for Liverpool Animal Pound unlikely to be drawn	(255,300)						(255,300)	(255,300)
Budget Variation	201664	Basin 14 Loan Borrowings	Anticipated reduced loan amount	(182,488)				(182,488)			(182,488)
Budget Variation	201506	Civic Place Borrowings	Revised loan repayment due to likely change in interest rate	(82,236)						(82,236)	(82,236)
Budget Variation	102618	Capital Purpose Borrowings	Anticipated reduced loan amount	3,200,000					3,200,000		3,200,000
Budget Variation	102618	Capital Purpose Borrowings	Loan for Liverpool Animal Pound unlikely to be drawn	5,500,000					5,500,000		5,500,000
Budget Variation	103276	Capital Purpose Borrowings	Borrowing for land acquisition and construction for CEC	(20,500,000)					(20,500,000)		(20,500,000)

Attachment 3

Capital Budget Adjustments  
For the period 1 July 2022 to 30 June 2023

Summary	Project	Project Description	Comment	Requests	Transfers	Grants & Contribution	S7.11	External Reserves	Internal Reserves	General Fund	Total Funding
Total Loan Borrowings & Repayments				(12,320,024)	0	0	0	(182,488)	(11,800,000)	(337,536)	(12,320,024)
Total Capital Expenditure				11,115,431	0	(495,493)	4,430,800	3,804,512	7,550,700	(4,175,088)	11,115,431
Summary:											
Budget Variation				9,114,424	0						
Deferred Projects				(9,870,963)	0						
New Grants / Contributions				309,507	0						
New Requests				12,436,755	0						
Project brought forward				0	0						
Transfers				0	0						
Works in kind				(874,292)	0						
Total Requests				11,115,431	0						

## Attachment 4

LIVERPOOL CITY COUNCIL GRANT / FUNDING APPLICATIONS  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Grant Sought (\$)	March Status
City Presentation	Waste & Cleansing	Litter Prevention Grants Program - Stream 1: On-Ground Hotspot Projects (FULL APPLICATION)	Council litter prevention program	State	Environmental Protection Authority	\$35,000	Pending
Community and Culture	Casula Powerhouse Arts Centre	Australia Day community events	Australia Day community events grants	Federal	National Australia Day Council	\$30,000	Successful
Community and Culture	Casula Powerhouse Arts Centre	23/24 Liverpool LGA funding for Casula Powerhouse Arts Centre (223ORGR2136)	Organisation Funding (Arts and Cultural Funding Program 2022/23)	State	Create NSW	\$200,000	Pending
Community and Culture	Casula Powerhouse Arts Centre	CPAC programming (2425MYEO101)	Multi-Year Funding Arts and Cultural Funding Program	State	Create NSW	\$991,337	Pending
Community and Culture	Community Development and Planning	Sinovich Park and Sporting Facility, Edmondson Park	Westinvest	State	Department of Premier and Cabinet	\$31,675,634	Unsuccessful
Community and Culture	Community Development and Planning	Miller Town Centre – Social Infrastructure Renewal	Westinvest	State	Department of Premier and Cabinet	\$27,000,000	Unsuccessful
Community and Culture	Community Development and Planning	Georges River Parklands and Chipping Norton Lakes Precinct	Westinvest	State	Department of Premier and Cabinet	\$39,466,355	Unsuccessful
Community and Culture	Community Development and Planning	Austral to Western Sydney Parklands Connections	Westinvest	State	Department of Premier and Cabinet	\$15,100,000	Unsuccessful
Community and Culture	Community Development and Planning	Motherland African Cultural Festival/Pacific Summer	Stronger Together Major Festival Local Council Grants	State	Multicultural NSW	\$1,000,000	Successful
Community and Culture	Community Development and Planning	Wenden Leisure Centre (Miller) Active Kids project	Active Fest 2023	State	Office of Sport	\$15,000	Successful
Community and Culture	Community Development and Planning	Affleck Gardens Park - adventure	Open Spaces Program - Places to Play	State	Department of Planning and Environment	\$200,000	Successful
Community and Culture	Libraries and Museum	Seniors Festival: A week of Wellbeing	NSW Seniors Festival Grant 2023	State	Department of Family and Community Services	\$3,000	Successful
Community and Culture	Libraries and Museum	Civic Place	Public Library Grants	State	State Library of NSW	\$500,000	Successful
Community and Culture	Recreation Management	Carnes Hill Aquatic and Leisure Centre	Westinvest	State	Department of Premier and Cabinet	\$53,397,418	Successful
Community and Culture	Recreation Management	Carnes Hill Outdoor Sport and Recreation Predict	Westinvest	State	Department of Premier and Cabinet	\$20,000,000	Unsuccessful
Community and Culture	Recreation Management	Lurnea's Wellbeing and Coffee Club	Reducing Social Isolation for Seniors Grant	State	Department of Family and Community Services	\$50,000	Successful
Community and Culture	Recreation Management	Ron Darcy Oval	Clubgrants Category 3 Infrastructure Grants: Sport and Recreation	State	Office of Responsible Gambling	\$300,000	Successful
Community and Culture	Recreation Management	Installation of Wheelchair Access Lift - William Leisure Centre	Stronger Communities Programme Round 8	Federal	Department of Infrastructure, Transport, Regional Development	\$17,500	Pending

## Attachment 4

LIVERPOOL CITY COUNCIL GRANT / FUNDING APPLICATIONS  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Grant Sought (\$)	March Status
Economy & Commercial Development	City Economy	George Street Upgrade and Sari Street Placemaking	Westinvest	State	Department of Premier and Cabinet	\$9,382,457	Unsuccessful
Economy & Commercial Development	City Economy	Macquarie Mall Revitalisation	Westinvest	State	Department of Premier and Cabinet	\$2,205,200	Unsuccessful
Economy & Commercial Development	Property Services	Brickmakers Creek - Woodward Park	Westinvest	State	Department of Premier and Cabinet	\$29,923,091	Successful
Economy & Commercial Development	Property Services	Liverpool Stadium	Westinvest	State	Department of Premier and Cabinet	\$9,891,294	Unsuccessful
Infrastructure & Environment	City Environment	Fairy Glen	Places to Roam Program - Community Garden Program	State	Department of Planning and Environment	\$75,000	Successful
Infrastructure & Environment	City Environment	Marsupial Munch - Liverpool One stop food shop for Wildlife carers	Environmental Education program	State	Department of Planning and Environment	\$60,000	Successful
Infrastructure & Environment	City Environment	Koala Roaming Conservation Project - Vehicle Strike Mitigation: 4 Vehicle Activated Signs	NSW Koala Vehicle Strike Hotspots Project	State	Department of Planning and Environment	\$101,500	Pending
Infrastructure & Environment	Infrastructure Delivery	McGirr Park	Metropolitan Greenspace Program	State	Department of Planning and Environment	\$600,000	Successful
Infrastructure & Environment	Infrastructure Delivery	Liverpool Animal Shelter - Rossmore Grange	Westinvest	State	Department of Premier and Cabinet	\$12,000,000	Unsuccessful
Infrastructure & Environment	Infrastructure Delivery	Pye Hill Reserve	Places to Roam program - Regional Trails program	State	Department of Planning and Environment	\$950,000	Successful
Infrastructure & Environment	Infrastructure Delivery	Light Horse Park upgrade - Georges River Pedestrian and Cycle-way Bridge	Westinvest	State	Department of Premier and Cabinet	\$20,000,000	Unsuccessful
Infrastructure & Environment	Infrastructure Delivery	Lighthouse Park upgrade - lift connection to railway station	Westinvest	State	Department of Premier and Cabinet	\$30,000,000	Unsuccessful
Infrastructure & Environment	Infrastructure Delivery	Moorebank Aquatic and Wellness Centre	Westinvest	State	Department of Premier and Cabinet	\$43,652,318	Unsuccessful
Infrastructure & Environment	Infrastructure Delivery	Light Horse Park embellishment and upgrades	Westinvest - Local Government Allocation	State	Department of Premier and Cabinet	\$27,743,238	Successful
Infrastructure & Environment	Infrastructure Delivery	Embankment Stabilisation and Erosion Protection Works for Georges River Embankment at Casula	Current coastal and estuary grants round	State	Department of Planning and Environment	\$5,943,337	Unsuccessful
Infrastructure & Environment	Infrastructure Delivery	Basin 14 - Camden Valley Way Shared Path	Places to Roam program - Regional Trails program	State	Department of Planning and Environment	\$300,000	Successful
Infrastructure & Environment	Infrastructure Delivery	Sinozich Park and Sporting Facility, Edmondson Park	Accelerated Infrastructure Fund	State	Department of Planning and Environment	\$25,000,000	Unsuccessful
Infrastructure & Environment	Infrastructure Delivery	Carnes Hill Stage 2 Recreation and Community Precinct	Accelerated Infrastructure Fund	State	Department of Planning and Environment	\$25,000,000	Unsuccessful

## Attachment 4

LIVERPOOL CITY COUNCIL GRANT / FUNDING APPLICATIONS  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Grant Sought (\$)	March Status
Infrastructure & Environment	Infrastructure Delivery	Restoration of Powerhouse Road	Infrastructure Betterment Fund	State	Department of Regional NSW	\$7,936,637	Pending
Infrastructure & Environment	Infrastructure Delivery	Bringley Road, Rossmore - North Avenue to Eastwood Road	Get NSW Active	State	Transport for NSW	\$1,700,660	Pending
Infrastructure & Environment	Infrastructure Delivery	Camden Valley Way, Leppington -Shared Path	Get NSW Active	State	Transport for NSW	\$664,461	Pending
Infrastructure & Environment	Infrastructure Delivery	Newbridge Road Shared Path, Chipping Norton	Get NSW Active	State	Transport for NSW	\$561,200	Pending
Infrastructure & Environment	Infrastructure Delivery	Angle Park improve foreshore access (P2SGrant22-2300027)	Open Spaces Program: Places to Swim 2022/23	State	Department of Planning and Environment	\$750,000	Successful
Infrastructure & Environment	Infrastructure Delivery	Hume Highway Shared Path (GFR1065)	Get NSW Active	State	Transport for NSW	\$450,000	Pending
Planning & Compliance	City Planning	Moore Street Upgrade	WestInvest	State	Department of Premier and Cabinet	\$11,100,000	Unsuccessful
Planning & Compliance	City Planning	Macquarie Street Upgrade	WestInvest	State	Department of Premier and Cabinet	\$13,450,000	Successful
Planning & Compliance	City Planning	Railway Street Upgrade	WestInvest	State	Department of Premier and Cabinet	\$7,569,719	Successful
Planning & Compliance	City Planning	Norfolk Serviceway Upgrade	WestInvest	State	Department of Premier and Cabinet	\$5,376,862	Unsuccessful
Planning & Compliance	City Planning	Scott Street Upgrade	WestInvest	State	Department of Premier and Cabinet	\$8,111,016	Successful
Planning & Compliance	City Planning	Transformation and Revitalisation of Laneway Access Routes	WestInvest	State	Department of Premier and Cabinet	\$387,400	Unsuccessful
Planning & Compliance	City Planning	Fourth Avenue upgrade between Fifth Avenue and Sixth Avenue, Austral	Accelerated Infrastructure Fund	State	Department of Planning and Environment	\$4,740,000	Successful
Planning & Compliance	City Planning	Intersection upgrade of Compasture Road/Qantas Blvd, Middleton Grange	Accelerated Infrastructure Fund	State	Department of Planning and Environment	\$5,730,000	Unsuccessful
Planning & Compliance	City Planning	Intersection upgrade of Bernera Road/Yarrunga Street/Yato Road, Prestons	Accelerated Infrastructure Fund	State	Department of Planning and Environment	\$5,980,000	Unsuccessful
Planning & Compliance	City Planning	Connecting with Country Heritage Design Guide 2023-25	Local Government Heritage Grant 2023-25	State	Department of Planning and Environment	\$25,000	Successful
Planning & Compliance	City Planning	The Homestead - Stormwater and Earthworks Upgrades	Community Heritage Grants 2023-25	State	Department of Planning and Environment	\$17,049	Pending
Planning & Compliance	City Planning	Former Liverpool Courthouse heritage interpretation / exhibition	Community Heritage Grants 2023-25	State	Department of Planning and Environment	\$50,000	Pending

**LIVERPOOL CITY COUNCIL GRANT / FUNDING APPLICATIONS**  
**July 2022 - June 2023**

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Grant Sought (\$)	March Status
Planning & Compliance	City Planning	Conservation works at Former Liverpool Courthouse 2023-25	Caring for State Heritage Grant 2023-25	State	Department of Planning and Environment	\$90,000	Pending
	City Planning	Conservation works at Collingwood House	Caring for State Heritage Grant 2023 - 25	State	Department of Planning and Environment	\$30,000	Pending
Planning & Compliance	City Planning	Improved lighting and public art at Biggs Park	Graffiti Management Grants	State	Department of Communities and Justice	\$100,000	Successful
Planning & Compliance	City Planning	Liverpool City Centre Cycle paths for Moore Street and George Street	Get NSW Active	State	Transport for NSW	\$677,800	Pending
Planning & Compliance	City Planning	Former Soldiers Memorial School of Arts (CWMF00730)	Community War Memorials Fund	Federal	Department of Veterans Affairs	\$10,000	Pending
Planning & Compliance	City Planning	A.E. Smith Boer War Memorial (CWMF00677)	Community War Memorials Fund	Federal	Department of Veterans Affairs	\$1,600	Pending
					Total	\$508,318,083	

**Total Grants applied for** **\$508,318,083**

Grant Status:	Successful	\$149,892,482
	Pending	\$13,534,744
	Unsuccessful	\$344,890,857

**Total Grants applied for** **\$508,318,083**

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
City Presentation	City Works - Open Spaces	Species Hibernia sp		State	NSW Environment Protection Authority	\$10,171
City Presentation	City Works - Open Spaces	Weed Action Program	Weed Action Program 2020-2025 Emergency Funding Skunk Vine	State	NSW Local Land Services	\$34,500
City Presentation	City Works - Open Spaces	Noxious Weeds and Waterways	Greater Sydney Wild Deer Management Program	State	Local Land Services	\$66,795
City Presentation	Local Emergency Management	Flood & Storm Response - July 2022	Flood affected councils declared as disaster areas	State	Department of Planning and Environment	\$1,000,000
City Presentation	City Works - Civil Operations	Road Repairs - Regional and Local Roads Repair Program		State	Transport for NSW	\$10,457,263
City Presentation	Operational Facilities	Rural Fire Service		State	NSW Rural Fire Service	\$173,400
City Presentation	Waste and Cleansing	Education and Communication for CRC		State	NSW Environment Protection Authority	\$5,990
Community and Culture	Events Management	Australia Day		Other	National Australia Day Council	\$19,700
Community and Culture	Casula Powerhouse Arts Centre	WOW Kids Festival		Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$80,000
Community and Culture	Casula Powerhouse Arts Centre	Culture Up Late		State	Department of Premier and Cabinet	\$400
Community and Culture	Casula Powerhouse Arts Centre	Refugee Curators SLM		Other	Sydney Living Museums	\$31,750
Community and Culture	Events Management	Southwest Sessions	CBD Revitalisation Program	State	Department of Enterprise, Investment and Trade	\$335,973
Community and Culture	Casula Powerhouse Arts Centre	Robyn Cauglan	22/23 Local Government Authority Arts & Cultural Projects	State	Department of Premier and Cabinet Create NSW	\$17,100
Community and Culture	Casula Powerhouse Arts Centre	Flight	22/23 Local Government Authority Arts & Cultural Projects	State	Department of Premier and Cabinet Create NSW	\$108,100
Community and Culture	Casula Powerhouse Arts Centre	Creative Hybrids Lab	22/23 Local Government Authority Arts & Cultural Projects	State	Department of Premier and Cabinet Create NSW	\$46,200

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Community and Culture	Casula Powerhouse Arts Centre	Artist in Residency	22/23 Local Government Authority Arts & Cultural Projects	State	Department of Premier and Cabinet Create NSW	\$18,500
Community and Culture	Casula Powerhouse Arts Centre	Artist Development - Generator	22/23 Local Government Authority Arts & Cultural Projects	State	Department of Premier and Cabinet Create NSW	\$6,000
Community and Culture	Casula Powerhouse Arts Centre	Critical Disability Aesthetics	22/23 Local Government Authority Arts & Cultural Projects	State	Department of Premier and Cabinet Create NSW	\$4,100
Community and Culture	Casula Powerhouse Arts Centre	Katy B Plummer		Federal	Australia Council for the Arts	\$45,000
Community and Culture	Events Management	Motherland Africa	Stronger Together Major Festival Local Council Grants	State	Multicultural NSW	\$400,000
Community and Culture	Children's Services	Inclusion Support - Cecil Hills CCC		Federal	Department of Education, Skills and Employment	\$9,660
Community and Culture	Children's Services	Inclusion Support - Hinchinbrook CCC		Federal	Department of Education, Skills and Employment	\$18,439
Community and Culture	Children's Services	Inclusion Support - Holsworthy CCC		Federal	Department of Education, Skills and Employment	\$15,451
Community and Culture	Children's Services	Inclusion Support - Prestons CCC		Federal	Department of Education, Skills and Employment	\$18,423
Community and Culture	Children's Services	Inclusion Support - Warwick Farm CCC		Federal	Department of Education, Skills and Employment	\$2,070
Community and Culture	Children's Services	Inclusion Support - Wattle Grove CCC		Federal	Department of Education, Skills and Employment	\$12,650
Community and Culture	Children's Services	Inclusion Support - Casula Preschool		Federal	Department of Education, Skills and Employment	\$32,652
Community and Culture	Children's Services	Start Strong for LDC - Holsworthy Early Education and Care		State	NSW Department of Education	\$46,528
Community and Culture	Children's Services	Start Strong for LDC - Preston Early Education and Care		State	NSW Department of Education	\$45,532
Community and Culture	Children's Services	Start Strong for LDC - Warwick Farm Early Education and Care		State	NSW Department of Education	\$40,888



Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Community and Culture	Children's Services	Start Strong for LDC - Wattle Grove Early Education and Care		State	NSW Department of Education	\$52,170
Community and Culture	Children's Services	Start Strong for LDC - Cecil Hill Early Education and Care		State	NSW Department of Education	\$59,306
Community and Culture	Children's Services	Start Strong for LDC - Hinchinbrook Early Education and Care		State	NSW Department of Education	\$58,524
Community and Culture	Children's Services	Cecil Hills CCC	Childcare Benefit	Federal	Department of Education, Skills and Employment	\$447,102
Community and Culture	Children's Services	Cecil Hills CCC	Subsidies	State	NSW Department of Education and Training	\$13,741
Community and Culture	Children's Services	Early Childhood Management		Federal	Department of Education, Skills and Employment	-\$50,664
Community and Culture	Children's Services	Family and Children's Services Planning - salary subsidy		State	NSW Department of Education and Training	\$46,027
Community and Culture	Children's Services	Hinchinbrook CCC	Childcare Benefit	Federal	Department of Education, Skills and Employment	\$691,635
Community and Culture	Children's Services	Hinchinbrook CCC	Subsidies	State	NSW Department of Education and Training	\$12,610
Community and Culture	Children's Services	Holsworthy CCC	Childcare Benefit	Federal	Department of Education, Skills and Employment	\$444,203
Community and Culture	Children's Services	Holsworthy CCC	Subsidies	State	NSW Department of Education and Training	\$16,813
Community and Culture	Children's Services	Prestons CCC	Childcare Benefit	Federal	Department of Education, Skills and Employment	\$430,422
Community and Culture	Children's Services	Prestons CCC	Subsidies	State	NSW Department of Education and Training	\$20,279
Community and Culture	Children's Services	Warwick Farm CCC	Childcare Benefit	Federal	Department of Education, Skills and Employment	\$448,121
Community and Culture	Children's Services	Warwick Farm CCC	Subsidies	State	NSW Department of Education and Training	\$16,666

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Community and Culture	Children's Services	Wattle Grove CCC	Childcare Benefit	Federal	Department of Education, Skills and Employment	\$535,970
Community and Culture	Children's Services	Wattle Grove CCC	Subsidies	State	NSW Department of Education and Training	\$16,082
Community and Culture	Children's Services	Casula Preschool	Early Childhood Educational and Care Grants Program	State	NSW Department of Education and Training	\$393,202
Community and Culture	Community and Development Planning	Chipping Norton Lakes Masterplan		State	Planning Ministerial Corporation c/o Department of Planning & Environment	\$37,045
Community and Culture	Community and Development Planning	Brickmakers Creek - Corridor Masterplan		State	Planning Ministerial Corporation c/o Department of Planning & Environment	\$26,325
Community and Culture	Community and Development Planning	Collingwood Visitation Precinct Masterplan		State	Planning Ministerial Corporation c/o Department of Planning & Environment	\$3,500
Community and Culture	Community and Development Planning	Youth Week		State	Department of Communities and Justice	\$4,781
Community and Culture	Community and Development Planning	2168 Strong Children and Families		Other	Mission Australia	\$125,968
Community and Culture	Community and Development Planning	Community Hubs		Other	Community Hubs Australia	\$53,814
Community and Culture	Community and Development Planning	Reducing Social Isolation for Seniors (RSIS)		State	Department of Communities and Justice	\$50,000
Community and Culture	Community and Development Planning	CD Youth		State	NSW Office of Sport	\$12,988
Community and Culture	Community and Development Planning	Community Development & Planning Admin	Program funding	State	NSW Department of Family and Community Services	\$31,296
Community and Culture	Community Recreation	Whitlam Leisure Centre Accessibility Upgrade		State	NSW Office of Sport	\$49,500
Community and Culture	Libraries and Museum	Library Service Access Upgrade		State	Library Council of NSW	\$50,000
Community and Culture	Libraries and Museum	Seniors Promotional Programs		State	Community Development	\$3,300

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Community and Culture	Libraries and Museum	Specialty Programs		State	Department of Communities and Justice	\$5,000
Community and Culture	Libraries and Museum	Specialty Programs	2022 National Science Week Grants program	Other	Inspiring Australia	\$3,200
Community and Culture	Libraries and Museum	Library Management Services		State	Library Council of NSW	\$678,034
Community and Culture	Libraries and Museum	Heritage Services		Federal	National Library of Australia	\$13,636
Corporate Services	Financial Services	Financial Reporting and Internal Control	Financial Assistance Grants - General purpose (80%)	Federal	Department of Premier and Cabinet, Division of Local Government	\$1,276,140
Corporate Services	Financial Services	Financial Reporting and Internal Control	Financial Assistance Grants - Road component (20%)	Federal	Department of Premier and Cabinet, Division of Local Government	\$587,514
Corporate Services	Financial Services	Revenue and Treasury Operations	Low Cost Loans Initiative	State	Department of Planning and Environment	\$675,828
Corporate Services	Financial Services	Accounting Administration	Local Government Infrastructure Scheme Interest subsidy	Federal	Department of Premier and Cabinet, Division of Local Government	\$23,826
Economy and Commercial Development	City Economy	CBD Revitalisation Program		State	Department of Enterprise, Investment and Trade	\$636,868
Economy and Commercial Development	City Economy	Liverpool Innovation Precinct	Program funding	Other	Western Sydney Business Chamber	\$5
Economy and Commercial Development	City Economy	Office of West Invest		State	Crown Finance Entity, WestInvest	\$187,825
Economy and Commercial Development	City Economy	WestInvest Data Interrogation and Analysis		State	Crown Finance Entity, WestInvest	\$122,021
Economy and Commercial Development	City Economy	WestInvest Financial and Economic Assessment		State	Crown Finance Entity, WestInvest	\$87,980

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Economy and Commercial Development	City Economy	WestInvest Grant funding and support		State	Crown Finance Entity, WestInvest	\$80,000
Economy and Commercial Development	City Economy	WestInvest Project Planning		State	Crown Finance Entity, WestInvest	\$73,072
Economy and Commercial Development	Property Assets	Rosebank Cottage	Stronger Communities program	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	-\$273
Economy and Commercial Development	Property Services	Edmondson Avenue Land Acquisition		State	Department of Planning and Environment	\$300,000
Economy and Commercial Development	Property Services	Edmondson Park Basin 14 - Land Acquisition		State	Department of Planning and Environment	\$4,800,000
Infrastructure and Environment	City Environment	Angle Park - Site Remediation	Open Spaces Program: Places to Swim 2022/23	State	Department of Planning and Environment	\$375,000
Infrastructure and Environment	City Environment	Harris Creek Reserve Fairy Glen Garden		State	Department of Planning and Environment	\$41,200
Infrastructure and Environment	Infrastructure Delivery	Epsom Road - Childs to Governor Macquarie		Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$452,500
Infrastructure and Environment	Infrastructure Delivery	Casula Parkland Corridor	5M Trees Program	State	Department of Planning and Environment	\$1,560
Infrastructure and Environment	Infrastructure Delivery	Water & Energy Conservation Delivery Program		Other	Rosebank Child Sexual Abuse Service Inc	\$8,182
Infrastructure and Environment	Infrastructure Delivery	Sports Amenity Building Upgrade Program	Local Roads and Community Infrastructure Program Phase 3	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$47,802
Infrastructure and Environment	Infrastructure Delivery	Casula Parklands (5MT) - Tree Planting	5M Trees Program	State	Department of Planning and Environment	\$11,285
Infrastructure and Environment	Infrastructure Delivery	Commuter carpark CPAC - Design and Construction		State	Transport for NSW	\$899,460

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Infrastructure and Environment	Infrastructure Delivery	Wattle Grove Drive, Wattle Grove - Heathcote to Anzac	Roads to Recovery	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$166,700
Infrastructure and Environment	Infrastructure Delivery	Governor Macquarie Drive & Hume Highway Intersection		State	Transport for NSW	\$460,000
Infrastructure and Environment	Infrastructure Delivery	Pye Hill Reserve - Key Suburb Park Program	Local Roads and Community Infrastructure Program Phase 3	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$265,867
Infrastructure and Environment	Infrastructure Delivery	Jacaranda Crescent, Casula - Old Kurrajong Road	Local Roads and Community Infrastructure Program Phase 2	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	-\$438,236
Infrastructure and Environment	Infrastructure Delivery	Old Kurrajong Road, Casula - Jacaranda to Highway (R2R)	Roads to Recovery	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$515,341
Infrastructure and Environment	Infrastructure Delivery	Phase 2 - Urban Forest Strategy	5M Trees Program	State	Local Government NSW	\$7,742
Infrastructure and Environment	Infrastructure Delivery	Macquarie Street Streetscape Improvements - Moore to Scott	Public Spaces Legacy Program	State	Department of Planning and Environment	\$1,177,122
Infrastructure and Environment	Infrastructure Delivery	Phillimona Gardens - Public Spaces Legacy Program	Public Spaces Legacy Program	State	Department of Planning and Environment	\$315,791
Infrastructure and Environment	Infrastructure Delivery	Casula Performance Platform - Public Spaces Legacy Program	NSW Public Spaces Legacy Program	State	Department of Planning and Environment	\$7,480
Infrastructure and Environment	Infrastructure Delivery	Liverpool City Centre Traffic Calming Proposal		State	Transport for NSW	\$126,941
Infrastructure and Environment	Infrastructure Delivery	Grimson Crescent - Saunders to Orange Grove		Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$183,344
Infrastructure and Environment	Infrastructure Delivery	Greendale Road - Road Realignment	Roads to Recovery	Federal	Department of Infrastructure, Transport, Regional Development, Communications and the Arts	\$7,583
Infrastructure and Environment	Infrastructure Delivery	North Liverpool Road - Elizabeth to Meadows		State	Transport for NSW	\$342,000

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Infrastructure and Environment	Infrastructure Delivery	Synthetic Cricket Wicket Construction	Australian Cricket Infrastructure Fund	Other	NSW Cricket Association	\$39,204
Infrastructure and Environment	Infrastructure Delivery	Thomas Moore Reserve Retaining Wall - Chipping Norton	Flood affected councils declared as disaster areas	State	Department of Planning and Environment	\$21,831
Infrastructure and Environment	Infrastructure Delivery	Pye Hill Reserve - Regional Trail Pathway - Design	Places to Roam Regional Trails Program	State	Department of Planning and Environment	\$539,939
Infrastructure and Environment	Infrastructure Delivery	Pye Hill Reserve - Public Spaces Legacy Program		State	Department of Planning and Environment	\$391,350
Infrastructure and Environment	Infrastructure Planning	Moorebank Voluntary Acquisition Scheme		State	Department of Planning and Environment	\$694,317
Infrastructure and Environment	Infrastructure Planning	GPT Audit in the Georges River Catchment		Other	Georges Riverkeeper	\$74,000
Infrastructure and Environment	Construction Strategic Projects	Phillip Park - Redevelopment of Lumea Community Hub		State	Department of Regional NSW	\$1
Infrastructure and Environment	Construction Strategic Projects	Lighthorse Park Redevelopment - Design		State	Department of Regional NSW	\$109,411
Infrastructure and Environment	Construction Strategic Projects	Flood Detention Basin 14 Edmondson Park - Construction	Places to Roam Regional Trails Program	State	Department of Planning and Environment	\$170,507
Infrastructure and Environment	Construction Strategic Projects	Denham Court Road Upgrade	Special Infrastructure Contribution Funding	State	Department of Planning and Environment	\$16,167
Planning and Compliance	City Planning	Denham Court Road Upgrade - Planning and Design		State	Department of Planning and Environment	\$1,715,000
Planning and Compliance	City Planning	Railway Street Shared Spaces Demonstration		State	Department of Planning and Environment	\$250,000
Planning and Compliance	City Planning	St Mary's to WSA Bradfield		State	Sydney Metro - Western Sydney Airport	\$25,125

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Planning and Compliance	City Planning	Bernera Road Upgrade at Yarrawa Street		State	Transport for NSW	\$60,000
Planning and Compliance	City Planning	Governor Macquarie Drive Upgrade - Munday Street to ATC Access		State	Transport for NSW	\$160,000
Planning and Compliance	City Planning	Governor Macquarie Drive Upgrade at Alfred Road and Childs R		State	Transport for NSW	\$110,000
Planning and Compliance	City Planning	Kurrajong Road Intersection Upgrade at Beech Rd and Lyn Pde		State	Transport for NSW	\$60,000
Planning and Compliance	City Planning	Lighting Upgrades and Public Art at Bigge Park		State	Community Development	\$100,000
Planning and Compliance	City Planning	Slow Down		State	Transport for NSW	\$6,000
Planning and Compliance	City Planning	Choose Right Buckle Right		State	Transport for NSW	\$6,000
Planning and Compliance	City Planning	Liverpool Pioneers Memorial Park War Graves Archaeological I		Federal	Office of Australian War Graves - Department of Veterans Affairs	\$63,636
Planning and Compliance	City Planning	Railway Street Shared Spaces Demonstration		State	Department of Planning and Environment	\$99,628
Planning and Compliance	City Planning	Heavy Vehicles		State	Transport for NSW	\$2,000
Planning and Compliance	City Planning	Road Safety		State	Transport for NSW	\$55,000
Planning and Compliance	City Planning	City Design and Public Domain	Staff funding	Other	Sydney South West Area Health Service	\$42,383
Planning and Compliance	Western Sydney Planning Partnership	Western Sydney Planning Partnership		State	Department of Planning and Environment	\$150,000

Attachment 5

LIVERPOOL CITY COUNCIL GRANTS RECEIVED  
July 2022 - June 2023

Group	Service Delivery Unit	Project	Program	Funding Source	Funding Agency	Received as at 31/03/2023 (\$)
Planning and Compliance	Western Sydney Planning Partnership	Western Sydney Planning Partnership		State	Transport for NSW	\$281,644
Planning and Compliance	Western Sydney Planning Partnership	Western Sydney Planning Partnership		Other	Member Councils	\$202,462
Planning and Compliance	Western Sydney Planning Partnership	Western Sydney Land Acquisition		State	Department of Planning and Environment	\$50,000
Planning and Compliance	Western Sydney Planning Partnership	Western Sydney Land Acquisition		Other	Member Councils	\$74,670
Planning and Compliance	Western Sydney Planning Partnership	Metropolitan Rural Land Strategy		Other	Member Councils	\$14,787
Planning and Compliance	Western Sydney Planning Partnership	Affordable Housing Strategy		State	Department of Planning and Environment	\$50,000
Planning and Compliance	Western Sydney Planning Partnership	Affordable Housing Strategy		Other	Member Councils	\$30,000
				<b>Total Grants Received</b>		<b>\$37,394,363</b>
<b>Grants Received</b> <b>Add Works in Kind</b> <b>Grants and Contributions 31 March 2023</b>						<b>\$37,394,363</b> <b>\$1,037,051</b> <b>\$38,431,414</b>



**Liverpool City Council**  
**Quarter 3 Review 2022/23**  
**For the period 1 July 2022 to 30 June 2023**  
**Forecast Cash and Investments**

Attachment 6

	1 July 2022 Opening Balance	Projected Movements			30 June 2023 Projected Closing Balance
		Transfers IN	Transfers OUT	Net Transfers	
<b>Externally Restricted</b>					
S7.11 Contributions	271,308,640	66,659,977	(96,292,537)	(29,632,560)	241,676,080
City Development Fund	737,878	1,412,837	(1,636,749)	(223,912)	513,966
Domestic Waste Reserve	8,556,428	39,254,438	(44,726,417)	(5,471,979)	3,084,449
Environment Levy	5,890,028	1,985,740	(2,551,703)	(565,963)	5,324,065
Stormwater Reserve	758,948	1,693,960	(1,890,000)	(196,040)	562,908
Edmondson Park Reserve	2,770,968	34,828	0	34,828	2,805,796
Contribution Reserve	3,522,777	0	(275,745)	(275,745)	3,247,032
Grants Reserve	12,156,452	0	(650,000)	(650,000)	11,506,452
Better Waste & Recycling Reserve	484,922	217,215	(690,000)	(472,785)	12,137
Grants Reserve - Operating	916,487	0	(97,720)	(97,720)	818,767
Deferred Grants Reserve - Capital	38,294,117	0	(19,942,473)	(19,942,473)	18,351,644
Deferred Grants Reserve - Operating	3,132,788	0	(2,434,289)	(2,434,289)	698,499
<b>Total Externally Restricted</b>	<b>348,530,433</b>	<b>111,258,995</b>	<b>(171,187,633)</b>	<b>(59,928,638)</b>	<b>288,601,795</b>
<b>Internally Restricted</b>					
Employee Leave Entitlement Reserve	4,484,000	0	0	0	4,484,000
Insurance Reserve	1,796,043	0	0	0	1,796,043
Parking Strategy Reserve	1,713,848	1,577,206	(2,876,365)	(1,299,159)	414,689
Moorebank Voluntary Acquisition Reserve	83,142	0	0	0	83,142
General Property Reserve	5,054,309	3,207,705	(4,497,226)	(1,289,521)	3,764,788
Loan Reserve	66,164,440	72,100,000	(137,764,440)	(65,664,440)	500,000
Carnes Hill Stage 2 Precinct Development Reserve	4,586,546	0	(440,360)	(440,360)	4,146,186
<b>Total Internally Restricted</b>	<b>83,882,327</b>	<b>76,884,911</b>	<b>(145,578,391)</b>	<b>(68,693,480)</b>	<b>15,188,847</b>
<b>Total Restricted</b>	<b>432,412,760</b>	<b>188,143,906</b>	<b>(316,766,024)</b>	<b>(128,622,118)</b>	<b>303,790,642</b>
<b>Unrestricted Cash</b>	<b>30,110,563</b>			<b>7,319,171</b>	<b>37,429,734</b>
<b>Total Cash and Investments</b>	<b>462,523,323</b>				<b>341,220,376</b>

## Attachment 7

## Key Performance Indicators Budget Review Statement

Council is committed to maintaining critical financial performance indicators within acceptable benchmarks.

Current and targeted benchmarks are:

	Performance Indicator	2021/22 Actual	2022/23 Original Budget	2022/23 Budget Review September	2022/23 Budget Review December	2022/23 Budget Review March	Benchmark	Description
1	Operating Performance Ratio Benchmark: Greater than or equal to 0% - average over 3 years	-3.6%	-4.1%	-4.1%	-4.1%	-3.6%	≥0%	The Operating Performance Ratio measures Council's achievement of containing operating expenditure within operating revenue.
2	Own Source Operating Ratio Benchmark: Greater than 60% - average over 3 years	55.7%	59.5%	54.9%	55.5%	55.8%	>60%	This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.
3	Building and Infrastructure Renewals Ratio Benchmark: Greater than 100% - average over 3 years	89.0%	94.7%	76.2%	76.2%	76.2%	>100%	This indicator is used to assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

	Performance Indicator	2021/22 Actual	2022/23 Original Budget	2022/23 Budget Review September	2022/23 Budget Review December	2022/23 Budget Review March	Benchmark	Description
4	Infrastructure Backlog Ratio Benchmark: Less than 2%	2.6%	2.4%	0.9%	0.9%	0.9%	<2%	This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.
5	Asset Maintenance Ratio Benchmark: Greater than 100% - average over 3 years	96%	96%	102%	102%	102%	>100%	This ratio compares actual against required annual asset maintenance. A ratio above 1.0 indicates Council is investing enough funds to stop the Infrastructure backlog growing.
6	Debt Service Ratio Benchmark: Greater than 0% and less than or equal to 20% - average over 3 years	4.7%	5.8%	5.8%	5.8%	5.6%	>0% & ≤20%	This ratio measures the availability of operating cash to service debt including interest, principal and lease payments.
7	Real Operating Expenditure Benchmark: A decrease in Real Operating Expenditure per capita over time	\$654	\$651	\$660	\$662	\$677	Decrease per capita over time	This indicator measures productivity changes over time based on the movement in real per capita expenditure.

**Liverpool City Council**  
**Quarterly Budget Review Statement**  
**For the period 01/01/23 to 31/03/23**  
**Consultancy & Legal Expenses**

**Attachment 8**

Expense	YTD Expenditure (Actual Dollars)	Budgeted (Y/N)
Consultancies	1,571,591	Y
Legal Fees	1,663,980	Y

**Definition of a consultant:**

A consultant is a person or organisation engaged under contract on a temporary basis to provide recommendations or high level specialist or professional advice to assist decision making by management. Generally it is the advisory nature of the work that differentiates a consultant from other contractors.

**Comments**

Expenditure included in the above YTD actual but not budgeted includes:

**Details**

Review and analysis of market and Council's strategies, directions and NSW EPA direction on waste, organics and bulky waste processing	69,415
Installation and operation of new mattress shredding mobile equipment at Rose Street Depot	37,800
External penetration testing, reporting and debrief of LCC IT systems	26,869
Development of technical specifications of Ernie Smith Reserve Soccer Fields	22,308
Review of Environmental Factors	9,911
IR Strategic advice	3,875
Planning & Development legal fees	585,668
Legal support on procurement for waste processing and disposal services	14,935
Title searches	1,623
Other legal fees	1,536
Skip trace searches	361
<b>Total</b>	<b>774,301</b>

## Attachment 9

## Liverpool City Council

Contracts Budget Review Statement  
For the period 01/01/23 to 31/03/23

Contracts Listing - contracts entered into during the quarter

Contractor Awarded To	Contract Details and Purpose Summary	Contract Value	Start Date Awarded Date	Duration of Contract	Budgeted (Y/N)	Comments
Convil Group Pty Ltd	VP3189 Woodbrook Road Upgrades	\$919,630.00	12/01/2023	12 months + 12 months	Y	Lump Sum
Plantabox Pty Ltd	PQ3225 Railway Street Shared Spaces	\$241,639.00	18/01/2023	3 years + 2 years	Y	Lump Sum
Auscage Pty Ltd	PQ3215 Local Park Upgrade – Gibbs Park	\$122,665.60	07/02/2023	38 Weeks	Y	Lump Sum
ECS International Security and Investigations	PQ3224 Cash Collection and Banking Services	\$220,000.00	02/03/2023	3 years + 2 Years	Y	Schedule of Rates Amount of Contract from RIT
Burton Contractors Pty Ltd	WT3158 Upgrade of Governor Macquarie Drive	\$8,078,031.18	03/03/2023	12 months	Y	Lump Sum
Optimal Stormwater Pty Ltd	VP3208 Water Quality Modelling for Liverpool City	\$65,460.00	06/03/2023	6 Months	Y	Lump Sum
Growth Civil Landscapes Pty Ltd	VP3206 Grimson Park Upgrade	\$730,939.57	20/03/2023	44 Weeks		Lump Sum
O'Connor Marsden & Associates Pty Limited	RCL3193 Provision of Probity Advisory Services - 1	\$500,000.00	28/03/2023	3 years + 2 years	Y	Schedule of Rates Amount of Contract from RIT
Centium Pty Ltd						
Archblue Consulting Trust T/A Archblue Consulting (Aus) Pty Ltd						
Wozniak Family Trust T/A Analiwan Advisory Pty Ltd						
Procure Group Pty Ltd						
M & R Robinson Pty Ltd T/A The Shop Consulting						
InConsult Pty Ltd						

1. Contracts listed are those entered into during the quarter being reported.
2. Contracts for employment are not required to be included.

Attachment 10

Liverpool City Council  
Quarter 3 Review 2022/23  
For the period 1 July 2022 to 30 June 2023  
Detail Reserve Movement

	2022-23 Original Budget	2022-23 Revised Budget	2022-23 Current Review	2022-23 Proposed Budget
<b>City Development Fund</b>				
<b>Opening Balance</b>				
<i>Operating</i>	<b>737,878</b>	<b>737,878</b>		<b>737,878</b>
<i>Revenue</i>	<b>1,412,837</b>	<b>1,412,837</b>	<b>0</b>	<b>1,412,837</b>
City Development Fund Receipts/Interest	1,412,837	1,412,837	-	1,412,837
<i>Expenditure</i>	<b>1,636,749</b>	<b>1,636,749</b>	<b>0</b>	<b>1,636,749</b>
Facade Upgrade	30,000	30,000	-	30,000
CBD Wi-Fi Data Fees	10,000	10,000	-	10,000
CBD CCTV Operation & Maintenance	100,000	100,000	-	100,000
Christmas Tree Lighting	-	70,000	-	70,000
City Activation	70,000	-	-	-
Eat Your Heart Out	100,000	-	-	-
LIRS Round2 Borrowings	1,096,749	1,096,749	-	1,096,749
Most Blessed Nights	-	100,000	-	100,000
CDF Fund Admin	230,000	230,000	-	230,000
<b>Projected Closing Balance</b>	<b>513,966</b>	<b>513,966</b>	<b>0</b>	<b>513,966</b>

Attachment 10

Liverpool City Council  
Quarter 3 Review 2022/23  
For the period 1 July 2022 to 30 June 2023  
Detail Reserve Movement

	2022-23 Original Budget	2022-23 Revised Budget	2022-23 Current Review	2022-23 Proposed Budget
<b>Environment Levy</b>				
<b>Opening Balance</b>				
<i>Operating</i>	5,890,028	5,890,028		5,890,028
<i>Revenue</i>	1,985,740	1,985,740	0	1,985,740
Environment Levy Receipts/Interest	1,985,740	1,985,740	-	1,985,740
<i>Expenditure</i>	1,463,578	1,517,903	0	1,517,903
Bush Regeneration	712,824	712,824	-	712,824
Water Quality Monitoring	50,000	50,000	-	50,000
Natural Environment Implementation	593,100	647,425	-	647,425
Floodplain & Water Management	89,892	89,892	-	89,892
Environment Restoration Plan Delivery	17,762	17,762	-	17,762
<i>Capital Expenditure</i>	797,000	1,033,800	0	1,033,800
Bush Regeneration Program	797,000	797,000	-	797,000
Environment Education Centre - Design	-	236,800	-	236,800
<b>Projected Closing Balance</b>	5,615,190	5,324,065	0	5,324,065

## CORP 02

## Investment Report April 2023

<b>Strategic Objective</b>	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
<b>File Ref</b>	143480.2023
<b>Report By</b>	Vishwa Nadan - Chief Financial Officer
<b>Approved By</b>	Farooq Portelli - Acting Director Corporate Support

**EXECUTIVE SUMMARY**

This report details Council's investment portfolio and its performance at 30 April 2023. Key highlights include:

- Council held investments with a market value of \$411 million.
- The Reserve Bank of Australia (RBA)'s official cash rate is at 3.85 per cent.
- The portfolio yield (for the year to April 2023) was 75 basis points above the benchmark (AusBond Bank Bill Index)

	AusBond Bank Bill Index (ABBI)
Benchmark	2.37%
Portfolio yield	3.12%
<b>Performance above benchmark</b>	<b>0.75%</b>

- Year-to-date, Council's investment income was \$7.96 million higher than the original budget. This is due to a combination of increase in market interest rates and unrealised gain in fair value of Floating Rate Notes (FRNs).
- Year-to-date, Council's investment in mortgage-backed securities (MBSs) is valued at \$443 thousand below face value. Council's investment advisor (Amicus Advisory) continues to review Council's investment in MBSs and recommends Council continue to hold its investments in the Class A and both Class C securities. There is significant uncertainty associated with these investments, however presently the investment advisor believes there is, on balance, more upside opportunity than downside risk. This is subject to ongoing regular review. MBSs are no longer rated.



- Council's investments and reporting obligations fully complied with the requirements of section 625 of the *Local Government Act 1993* and section 212 of the *Local Government (General) Regulation 2021*.
- Council's portfolio also fully complied with limits set out in its current Investment Policy, noting the exception applicable to MBSs (as investment in them pre-dates the current Investment Policy).
- Council is committed to NSW TCorp's balanced investment framework and held 18.64 per cent of its portfolio in ADIs rated BBB and below.

## RECOMMENDATION

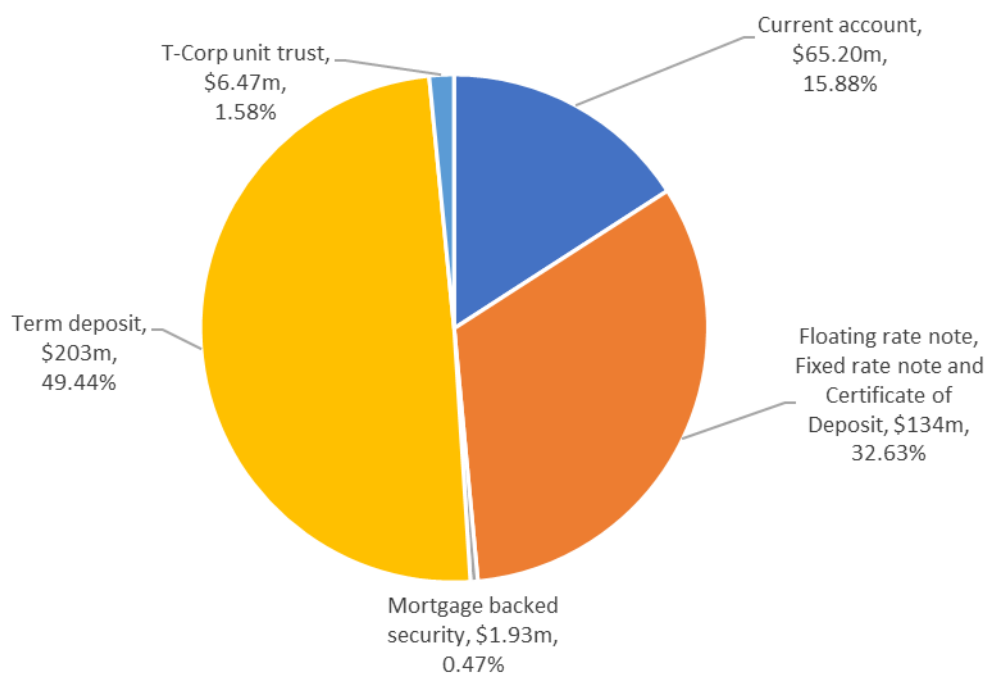
That Council receive and note this report.

## REPORT

Section 212 of the *Local Government (General) Regulation 2021* 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 30 April 2023, Council held investments with a market value of \$411 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	Apr-23	Mar-23	Jun-22
Senior debts (FRNs ,TCDs & FRBs)*	98.83%	98.81%	98.62%
MBS (Reverse mortgage-backed securities)	81.32%	82.36%	76.53%
T-Corp unit trusts	105.69%	104.43%	103.12%

**\*Definition of terms**

- *FRN - Floating Rate Note - returns an aggregate of a fixed margin and a variable benchmark (usually the Bank Bill Swap Rate).*
- *FRB - Fixed Rate Bond – returns a fixed coupon (interest) rate and is tradeable before maturity.*
- *TCD - Transferrable Certificate of Deposit - security issued with the same characteristics as a term deposit, however it can be sold back (transferred) into the market prior to maturity. A floating TCD pays a coupon linked to a variable benchmark (90-day Bank Bill Swap Rate).*

Council continues to closely monitor the investments in its portfolio to ensure continued compliance and minimal exposure to risk.

Council is committed to NSW TCorp's balanced investment framework and held 18.64 per cent of its portfolio in ADIs rated BBB and below.

**Mortgaged-backed securities**

Council's investment advisor (Amicus Advisory) regularly reviews investments in grandfathered mortgage-backed securities (MBSs) and continues to recommend "hold" position on investments in Class A and both Class C securities.

There is significant uncertainty associated with these investments, however presently the investment advisors believe there is, on balance, more upside opportunity than downside risk. Notwithstanding this recommendation, Amicus has assessed that both Class C securities are likely to eventually default. However, Council will continue to receive interest up until default which is likely to be many years in the future. Fitch Rating Agency has decided to withdraw its rating on MBSs and as a result, Council's investments in these securities are now classed as non-rated. Year-to-date, Council's investment in MBSs are valued at \$443 thousand below face value.

## 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	65,204,087	15.88%			
Term deposits < 1 year	140,000,000	34.10%			
T-Corp unit trust	6,473,673	1.58%			
Tradeable securities	133,962,093	32.63%			
<b>Portfolio % &lt; 1 year ( Short term liquidity)</b>	<b>345,639,853</b>	<b>84.19%</b>	<b>30%</b>	<b>100%</b>	<b>Yes</b>
Term deposit > 1 year < 3 years	63,000,000	15.34%	0%	70%	Yes
Grand fathered securities	1,928,526	0.47%	N/A	N/A	Yes
<b>Portfolio % (Medium term liquidity)</b>	<b>64,928,526</b>	<b>15.81%</b>			<b>Yes</b>
<b>Total portfolio</b>	<b>410,568,379</b>	<b>100.00%</b>			

## Counterparty policy limit compliance

Issuer	Security rating	Market value	% Total value	Maximum Institutional policy limit % holdings	Complies to Investment policy "Yes/No"
AMP Bank Ltd	BBB	22,155,074	5.40%	15%	Yes
ANZ Banking Group Ltd	AA-	20,563,354	5.01%	35%	Yes
Australian Unity Bank	BBB+	4,000,000	0.97%	15%	Yes
Bendigo & Adelaide Bank Ltd	BBB+	2,677,609	0.65%	15%	Yes
Bank of Nova Scotia	A+	2,503,067	0.61%	25%	Yes
Bank of Queensland Ltd	BBB+	19,302,649	4.70%	15%	Yes
Citibank Australia Ltd	A+	999,827	0.24%	25%	Yes
Commonwealth Bank of Australia Ltd	AA-	117,461,026	28.61%	35%	Yes
Emerald Reverse Mortgage Trust ( Class A)	Unrated	785,826	0.19%	5%	Yes
Emerald Reverse Mortgage Trust ( Class C)	Unrated	1,142,700	0.28%	5%	Yes
Great Southern Bank	BBB	2,501,818	0.61%	15%	Yes
HSBC Sydney Branch	AA-	5,004,937	1.22%	35%	Yes
ING Direct	A	1,622,035	0.40%	25%	Yes
Macquarie Bank	A+	17,318,944	4.22%	25%	Yes
Members Equity Bank Ltd	BBB	9,000,000	2.19%	15%	Yes
National Australia Bank Ltd	AA-	62,343,966	15.18%	35%	Yes
Northern Territory Treasury	AA-	15,000,000	3.65%	35%	Yes
NSW Treasury Corporation	Unrated	6,473,673	1.58%	5%	Yes
Police Credit Union	Unrated	2,000,000	0.49%	5%	Yes
P&N Bank	BBB	5,000,000	1.22%	15%	Yes
Rabobank Australia Ltd	A+	4,194,317	1.02%	25%	Yes
RACQ Bank	BBB+	1,497,118	0.36%	15%	Yes
Sumitomo Mitsui Banking	A	3,973,173	0.97%	25%	Yes
Suncorp Bank	A+	9,193,937	2.24%	25%	Yes
UBS AG	A+	2,303,237	0.56%	25%	Yes
Westpac Banking Corporation Ltd	AA-	71,550,092	17.43%	35%	Yes
<b>Portfolio Total</b>		<b>410,568,379</b>	<b>100.00%</b>		

### Credit rating policy limit compliance

Credit rating	Market value	% Portfolio	Maximum policy limit	Complies to Investment policy "Yes/No"
AA Category	293,545,410	71.50%	100%	Yes
A Category	40,486,502	9.86%	60%	Yes
BBB Category	66,134,268	16.11%	45%	Yes
Unrated	10,402,200	2.53%	10%	Yes
<b>Total Portfolio</b>	<b>410,568,379</b>	<b>100.00%</b>		

### Compliance with Investment policy – In summary

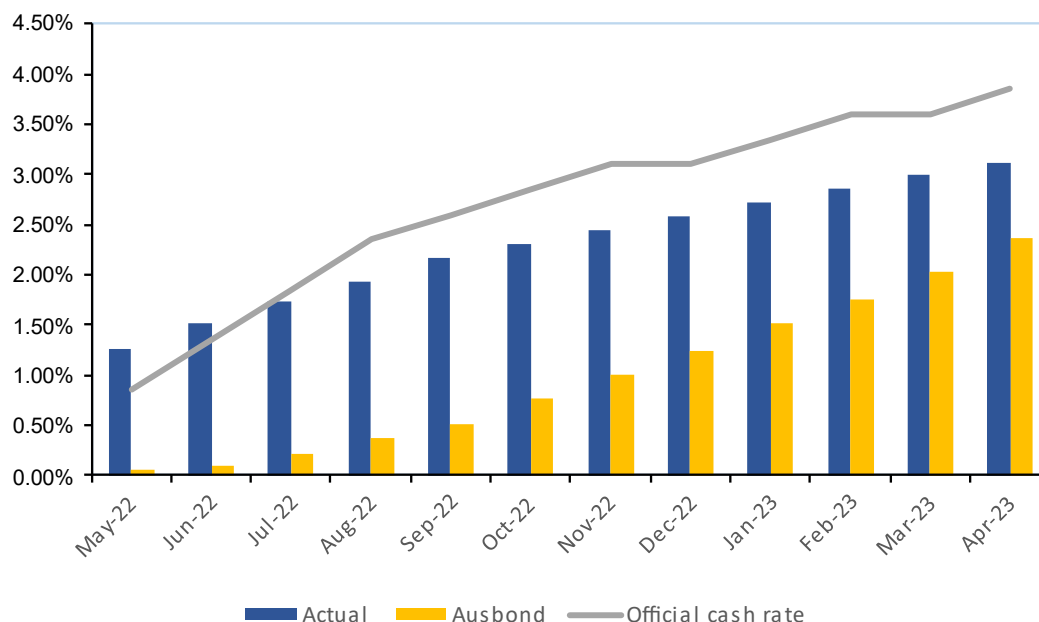
Legislative requirements	✓	Fully compliant, noting exception applicable to grandfathered mortgaged-backed investments.
Portfolio credit rating limit	✓	Fully compliant
Institutional exposure limits	✓	Fully compliant
Overall portfolio credit limits	✓	Fully compliant
Term to maturity limits	✓	Fully compliant

### 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 for the year to April 2023 exceeded the ABBI index by 75 basis points (portfolio yield: 3.12%; ABBI: 2.37%).

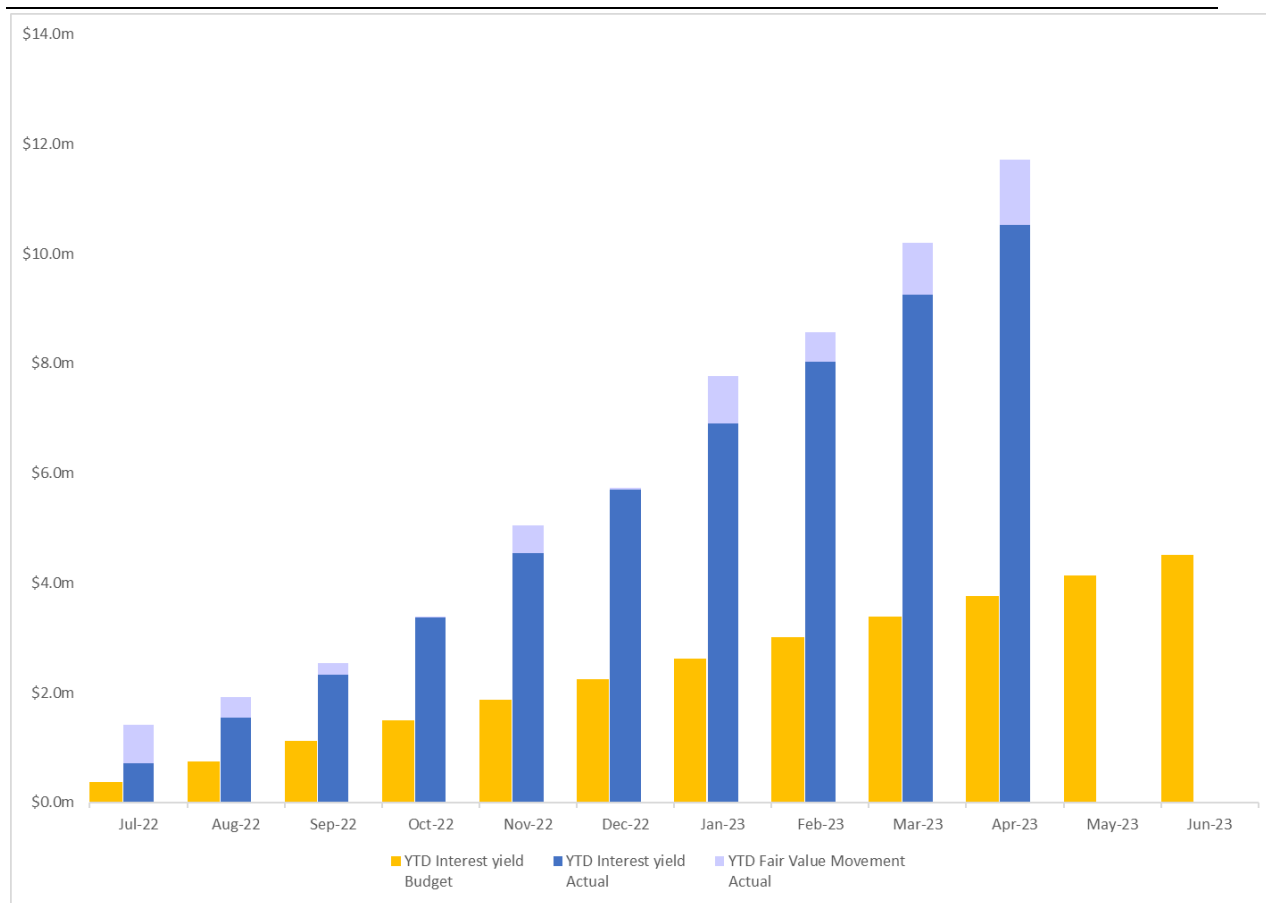
Comparative yields for the previous months are charted below:



### Performance of portfolio returns against budget

Year-to-date, Council's investment income was \$7.96 million higher than the original budget. This is due to a combination of increase in market interest rate and unrealised gain in fair value of Floating Rate Notes (FRNs).

	YTD Budget	YTD Actuals	Budget Variance
Interest yield on cash holdings	\$3.75m	\$10.52m	\$6.77m
Fair value market movement	\$0.00m	\$1.19m	\$1.19m
<b>Total</b>	<b>\$3.75m</b>	<b>\$11.71m</b>	<b>\$7.96m</b>



### **Economic outlook – Reserve Bank of Australia**

The Reserve Bank of Australia has increased the official cash rate to 3.85 per cent in its meeting on 02 May 2023.

### **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*, section 212 of the *Local Government (General) Regulation 2021* 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.

## **CONSIDERATIONS**

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<b>Economic</b>	Council's investment income was \$7.96 million higher than the original budget at 30 April 2023.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	There are no civic leadership and governance considerations.
<b>Legislative</b>	<p>Local Government Act 1993, section 625</p> <p>Local Government (General) Regulation 2021, section 212</p> <p>As required by the Local Government Act, Council is fully compliant with the ministerial requirements specified in the <i>Local Government Act 1993 – Investment Order</i> (relating to investments by councils) and with reporting requirements under section 212 of the <i>Local Government (General) Regulation 2021</i>.</p>
<b>Risk</b>	The capital value and return-on-investment is subject to market risks. Investment limits prescribed in Council's policy framework is aimed to mitigate these risks.

## **ATTACHMENTS**

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1. Investment Portfolio April 2023



**Portfolio Valuation As At 30 April 2023**

Fixed Interest Security	Maturity Date	Rating	Current	Market Value	Total	Yield
<b>Current Account</b>						
CBA Business Saver		AA-	35,979,346.62	35,979,346.62	8.76%	3.10%
CBA General Account		AA-	1,757,351.10	1,757,351.10	0.43%	0.00%
AMP Business Saver		BBB	2,378,484.67	2,378,484.67	0.58%	1.50%
AMP Notice Account		BBB	14,776,589.05	14,776,589.05	3.60%	4.05%
Macquarie Bank Accelerator Account		A+	10,312,315.70	10,312,315.70	2.51%	2.25%
			65,204,087.14	65,204,087.14	15.88%	
<b>Fixed Rate Bond</b>						
Commonwealth Bank	14/01/2027	AA-	5,000,000.00	4,680,951.80	1.14%	2.40%
Bank of Queensland	27/10/2026	BBB+	4,750,000.00	4,353,192.03	1.06%	2.10%
Bank of Queensland	29/10/2025	BBB+	4,000,000.00	3,949,457.20	0.96%	4.00%
Bendigo & Adelaide Bank	17/03/2025	BBB+	2,750,000.00	2,677,609.16	0.65%	3.00%
UBS AG	26/02/2026	A+	2,550,000.00	2,303,236.59	0.56%	1.10%
ING Direct	19/08/2026	A	1,800,000.00	1,622,034.87	0.40%	1.10%
NAB	25/02/2027	AA-	4,500,000.00	4,281,917.54	1.04%	2.90%
Suncorp	25/01/2027	A+	4,500,000.00	4,192,125.77	1.02%	2.50%
			29,850,000.00	28,060,524.96	6.83%	
<b>Floating Rate Note</b>						
ANZ Bank	09/05/2023	AA-	3,000,000.00	2,999,018.11	0.73%	4.36%
ANZ Bank	06/12/2023	AA-	7,000,000.00	7,023,439.14	1.71%	4.66%
ANZ Bank	29/08/2024	AA-	5,000,000.00	5,014,835.90	1.22%	4.33%
ANZ Bank	16/01/2025	AA-	3,000,000.00	3,010,061.92	0.73%	4.42%
ANZ Bank	31/03/2028	AA-	2,500,000.00	2,515,998.77	0.61%	4.78%
Citibank, N.A.	14/11/2024	A+	1,000,000.00	999,827.39	0.24%	4.37%
Commonwealth Bank	16/08/2023	AA-	7,500,000.00	7,505,406.24	1.83%	4.40%
Commonwealth Bank	11/01/2024	AA-	9,500,000.00	9,537,970.66	2.32%	4.78%
Credit Union Australia	24/10/2024	BBB	2,500,000.00	2,501,817.73	0.61%	4.80%
HSBC	27/09/2024	AA-	3,000,000.00	3,002,962.39	0.73%	4.52%
HSBC	27/09/2024	AA-	2,000,000.00	2,001,974.92	0.49%	4.52%
Macquarie Bank	07/08/2024	A+	4,000,000.00	4,006,438.38	0.98%	4.18%
Macquarie Bank	12/02/2025	A+	3,000,000.00	3,000,189.67	0.73%	4.34%
NAB	16/05/2023	AA-	2,000,000.00	1,999,450.52	0.49%	4.37%
NAB	26/09/2023	AA-	8,000,000.00	8,014,017.42	1.95%	4.63%
NAB	26/09/2023	AA-	4,000,000.00	4,007,008.71	0.98%	4.63%
NAB	26/02/2024	AA-	5,000,000.00	5,023,168.95	1.22%	4.59%
NAB	19/06/2024	AA-	4,000,000.00	4,018,402.56	0.98%	4.61%
Rabobank Australia Branch	27/01/2027	A+	2,700,000.00	2,681,800.58	0.65%	4.39%
Rabobank Australia Branch	19/01/2028	A+	1,500,000.00	1,512,516.37	0.37%	4.86%
RACQ Bank	24/02/2026	BBB+	1,500,000.00	1,497,118.23	0.36%	5.01%
ScotiaBank	07/09/2023	A+	2,500,000.00	2,503,066.66	0.61%	4.61%
Suncorp	30/07/2024	A+	3,000,000.00	3,001,086.93	0.73%	4.46%
Suncorp	30/07/2024	A+	2,000,000.00	2,000,724.62	0.49%	4.46%
Sumitomo Mitsui Banking	20/01/2027	A	4,000,000.00	3,973,173.07	0.97%	4.47%
Westpac	16/11/2023	AA-	6,000,000.00	6,014,931.65	1.47%	4.42%
Westpac	24/04/2024	AA-	4,000,000.00	4,024,747.90	0.98%	4.82%
Westpac	16/08/2024	AA-	2,500,000.00	2,510,412.24	0.61%	4.35%
			105,700,000.00	105,901,567.61	25.79%	



**Mortgage Backed Security**

EmeraldMBS2006-1A	21/08/2051	Unrated	871,547.88	785,826.18	0.19%	3.95%
EmeraldMBS2006-1C	21/08/2056	Unrated	1,000,000.00	783,314.33	0.19%	4.70%
EmeraldMBS2007-1C	23/07/2057	Unrated	500,000.00	359,385.89	0.09%	4.63%
			2,371,547.88	1,928,526.40	0.47%	

**Term Deposit**

AMP	04/12/2023	BBB	2,000,000.00	2,000,000.00	0.49%	3.30%
AMP	17/07/2023	BBB	3,000,000.00	3,000,000.00	0.73%	4.00%
Australian Unity Bank	25/08/2023	BBB	4,000,000.00	4,000,000.00	0.97%	3.40%
Bank of Queensland	22/12/2023	BBB+	5,000,000.00	5,000,000.00	1.22%	1.20%
Bank of Queensland	28/03/2024	BBB+	3,000,000.00	3,000,000.00	0.73%	2.40%
Bank of Queensland	31/05/2024	BBB+	3,000,000.00	3,000,000.00	0.73%	3.72%
Commonwealth Bank	23/06/2023	AA-	10,000,000.00	10,000,000.00	2.44%	3.94%
Commonwealth Bank	17/07/2023	AA-	10,000,000.00	10,000,000.00	2.44%	4.25%
Commonwealth Bank	28/03/2024	AA-	3,000,000.00	3,000,000.00	0.73%	2.43%
Commonwealth Bank	23/05/2023	AA-	5,000,000.00	5,000,000.00	1.22%	3.76%
Commonwealth Bank	22/11/2023	AA-	5,000,000.00	5,000,000.00	1.22%	4.19%
Commonwealth Bank	12/12/2024	AA-	10,000,000.00	10,000,000.00	2.44%	4.63%
Commonwealth Bank	13/01/2025	AA-	5,000,000.00	5,000,000.00	1.22%	4.63%
Commonwealth Bank	27/11/2025	AA-	10,000,000.00	10,000,000.00	2.44%	4.60%
Members Equity Bank	22/12/2023	BBB	5,000,000.00	5,000,000.00	1.22%	1.20%
Members Equity Bank	23/05/2023	BBB	4,000,000.00	4,000,000.00	0.97%	3.20%
NAB	31/05/2023	AA-	5,000,000.00	5,000,000.00	1.22%	2.90%
NAB	23/06/2023	AA-	5,000,000.00	5,000,000.00	1.22%	3.80%
NAB	14/07/2023	AA-	5,000,000.00	5,000,000.00	1.22%	4.10%
NAB	20/10/2023	AA-	5,000,000.00	5,000,000.00	1.22%	4.51%
NAB	30/05/2024	AA-	5,000,000.00	5,000,000.00	1.22%	3.49%
NAB	13/09/2024	AA-	5,000,000.00	5,000,000.00	1.22%	1.10%
NAB	08/09/2025	AA-	5,000,000.00	5,000,000.00	1.22%	0.82%
Northern Territory Treasury	16/12/2024	AA-	5,000,000.00	5,000,000.00	1.22%	1.00%
Northern Territory Treasury	15/12/2025	AA-	5,000,000.00	5,000,000.00	1.22%	1.20%
Northern Territory Treasury	15/12/2026	AA-	5,000,000.00	5,000,000.00	1.22%	1.50%
Police Credit Union SA	16/08/2023	Unrated	2,000,000.00	2,000,000.00	0.49%	0.65%
P&N Bank	22/12/2023	BBB	5,000,000.00	5,000,000.00	1.22%	1.20%
Westpac	22/12/2023	AA-	10,000,000.00	10,000,000.00	2.44%	1.25%
Westpac	31/05/2023	AA-	5,000,000.00	5,000,000.00	1.22%	2.95%
Westpac	23/06/2023	AA-	5,000,000.00	5,000,000.00	1.22%	3.80%
Westpac	03/10/2023	AA-	2,000,000.00	2,000,000.00	0.49%	4.20%
Westpac	17/10/2023	AA-	5,000,000.00	5,000,000.00	1.22%	4.44%
Westpac	20/10/2023	AA-	8,000,000.00	8,000,000.00	1.95%	4.57%
Westpac	20/11/2023	AA-	10,000,000.00	10,000,000.00	2.44%	4.60%
Westpac	25/03/2024	AA-	3,000,000.00	3,000,000.00	0.73%	2.39%
Westpac	31/05/2024	AA-	5,000,000.00	5,000,000.00	1.22%	3.54%
Westpac	21/08/2023	AA-	6,000,000.00	6,000,000.00	1.46%	3.96%
			203,000,000.00	203,000,000.00	49.44%	
<b>Total</b>			406,125,635.02	404,094,706.11	98.42%	

**T-Corp**

NSWTC IM Long Term Growth Fund	Unrated	6,125,337.88	6,473,673.39	1.58%
		6,125,337.88	6,473,673.39	1.58%
<b>Total</b>		406,125,635.02	404,094,706.11	98.42%
<b>Portfolio Total</b>		412,250,972.90	410,568,379.50	100.00%

**CORP 03****Online Confidentiality**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
<b>File Ref</b>	144790.2023
<b>Report By</b>	George Georgakis - Manager Council and Executive Services Jessica Saliba - Coordinator Governance
<b>Approved By</b>	Farooq Portelli - Acting Director Corporate Support

**EXECUTIVE SUMMARY**

Council at its meeting on 1 March 2023 considered a Notice of Motion in relation to the issue of online confidentiality. In accordance with the resolution from that meeting, Council staff wrote to the Office of Local Government on the matter and their response is provided for Council's information and consideration.

**RECOMMENDATION**

That Council receive and note the information from the Office of Local Government.

**REPORT**

Council at its meeting on 1 March 2023 considered a Notice of Motion in relation to the issue of online confidentiality and resolved:

*That Council:*

- 1. Write to the Office of Local Government to raise the concerns of risk regarding confidentiality and online Council Committee Meetings and inquire if they are intending to amend regulations contained in the Council Meeting Practice Procedures that might address the growing risk in holding online meetings and possible increased opportunities for breach of confidentiality.*
- 2. Upon receipt of the response from the Office of Local Government, Council investigate and report back to Council on possible procedures to improve the confidentiality assurances when holding Council Committee meetings containing confidential information online.*

In accordance with the resolution from that meeting, Council staff wrote to the Office of Local Government on the matter and Council's correspondence and the Office's response is attached to the report for Council's consideration.

It is felt that adequate provisions are contained within Council's Code of Meeting Practice and Council's Code of Conduct which addresses this matter and as such no further changes are recommended.

## **FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

## **CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	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.
<b>Legislative</b>	Section 10A of the Local Government Act 1993; Code of Meeting Practice and Code of Conduct as required under the Local Government Act 1993.
<b>Risk</b>	The risk is deemed to be low and is considered to be within Council's risk appetite.

## **ATTACHMENTS**

1. Correspondence from Council and response from the Office of Local Government



Ref No.: 068714.2023  
Contact: George Georgakis  
Ph: 8711 7584  
Date: 9 March 2023

Council Governance Team  
Office of Local Government  
Locked Bag 3015  
NOWRA NSW 2541

By email to: [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au)

Dear Sir/Madam,

**Re: Online Confidentiality**

Council at its meeting on 1 March 2023 considered a Notice of Motion from a Councillor regarding Online Confidentiality.

Attached is the Notice of Motion as published in the Council Agenda which includes the background to the Notice of Motion, the Chief Executive's Comment to the proposed motion and the Council resolution from the 1 March 2023 meeting.

The resolution is also shown below:

That Council:

1. Write to the Office of Local Government to raise the concerns of risk regarding confidentiality and online Council Committee Meetings and inquire if they are intending to amend regulations contained in the Council Meeting Practice Procedures that might address the growing risk in holding online meetings and possible increased opportunities for breach of confidentiality.
2. Upon receipt of the response from the Office of Local Government, Council investigate and report back to Council on possible procedures to improve the confidentiality assurances when holding Council Committee meetings containing confidential information online.

In accordance with point 1 of the resolution, Council is writing to obtain advice from the Office of Local Government in relation to these concerns so that staff can then report back to Council on possible procedures to improve the confidentiality assurances when holding Council Committee meetings containing confidential information online.

Please contact me on 8711 7584 or at [Georgakisg@liverpool.nsw.gov.au](mailto:Georgakisg@liverpool.nsw.gov.au) if you have any queries regarding this matter.

Yours sincerely

  
George Georgakis  
Manager Council and Executive Services



Customer Service Centre Ground floor, 33 Moore Street, Liverpool NSW 2170  
All correspondence to Locked Bag 7064 Liverpool BC NSW 1871  
Call Centre 1300 36 2170 Email [lcc@liverpool.nsw.gov.au](mailto:lcc@liverpool.nsw.gov.au)  
Web [www.liverpool.nsw.gov.au](http://www.liverpool.nsw.gov.au) NRS 13 36 77 ABN 84 181 182 471

LIVERPOOL  
CITY  
COUNCIL

1

ORDINARY MEETING  
1 MARCH 2023  
NOTICES OF MOTION

<b>NOM 02</b>	<b>Notice of Motion- Cllr Rhodes - Online Confidentiality</b>
<b>Strategic Objective</b>	Visionary, Leading, Responsible Place customer satisfaction, innovation and best practice at the centre of all operations
<b>File Ref</b>	046091.2023
<b>Author</b>	Karress Rhodes - Councillor

**BACKGROUND**

Since all Government COVID restriction having been lifted, Council has move to hold the majority of Council Committee meetings both online and or through hybrid meetings of Council.

It is not uncommon in such meetings to discuss confidential information that is not to be shared outside the meetings.

On the Council Website there is a reminder that confidential information from Council meetings is not to be shared with Family members or other people.

However there is a growing risk increased by the number of online meetings held by Council where confidentiality could be either intentionally or unintentionally breached because attendees are joining meetings from places that might be outside even the attending members complete security control.

It is not uncommon for Councillors and Committee members to join Council online meetings from places such as their home, their car, or places of work where one would expect other people to possibly be at that location.

Council has codes of Conduct for Councillors or similar regulations within Community Committee Charters that Council relies upon for compliance enforcement should any confidentiality breach occur, but Council does not have any regulations regarding how attendance online might be better controlled that might better address the risk of confidentiality.

In saying this, no one is accusing anyone that any such breach may have occurred, it is purely to raise the risk to Council that either intentional or unintentional breach of confidentiality may occur though attending online meetings...

Council does not have any form of independent power to ensure participants at confidential online meetings are indeed alone at all times during those meetings and therefore can by no means guarantee that such online meetings are in fact confidential.

The risk issue is further hampered by the encouraged practice of online attendees in fact turn off their cameras and Mics in a bid to maintain better connections and less interference during the meetings.

The only mention in the Office of Local Government Meeting practice procedures regarding confidentiality is as below:

**14. What obligations do council officials have in relation to information about matters that were considered in a part of a meeting that was closed to the public?**

Under the Model Code of Conduct for Local Councils in NSW, all council officials have an obligation to maintain the integrity and security of confidential documents or information in their possession, including confidential business papers. In particular, all council officials must:

- protect confidential information
- only release confidential information if they have authority to do so
- only use confidential information for the purpose it is intended to be used
- not use confidential information for the purpose of securing a private benefit for themselves or for any other person
- not use confidential information with the intention to cause harm or detriment to the council or any other person or body
- not disclose any information discussed during a confidential session of a council meeting.

It is also an offence under section 664(1A) of the Act to disclose information about a matter that was considered in a meeting that was closed to the public under section 10A.

**15. What happens if a council official inappropriately discloses information about a matter that was considered in a part of a meeting that was closed to the public?**

Where a council official fails to comply with their obligations in relation to the protection of confidential information they may face disciplinary action. This might include termination of employment for council staff or suspension or disqualification from civic office for a councillor. Guidelines on the Closure of Council Meetings April 2013 13 A council official may also face prosecution under section 664 of the Act if they disclose information about a matter that was considered in a meeting that was closed to the public under section 10A. The inappropriate disclosure of such information can also have broader ramifications for the trust and constructive working relationships between staff and councillors so necessary to the effective functioning of a council.

The matter might be addressed by amendments to Council Charter rules that all on line participants must attend through ear plug attachment assuring there is no sound is emitting from the connecting device and that the Camera and Mic must be left on at all times.

I acknowledge the above suggestions might add to the instability of connections and I acknowledge that Council staff may have recommendations on how this growing risk might be best addressed.

**LIVERPOOL  
CITY  
COUNCIL**

3

**ORDINARY MEETING  
1 MARCH 2023  
NOTICES OF MOTION**

## **NOTICE OF MOTION**

That Council:

1. Write to the Office of Local Government to raise the concerns of risk regarding confidentiality and online Council Committee Meetings and inquire if they are intending to amend regulations contained in the Council Meeting Practice Procedures that might address the growing risk in holding online meetings and possible increased opportunities for breach of confidentiality.
2. Council investigate and report back to the April Council meetings 2023 on possible procedures to improve the confidentiality assurances when holding Council Committee meetings containing confidential information online.

## **CHIEF EXECUTIVE OFFICER'S COMMENT**

Council's Code of Meeting Practice (which includes the clauses below from the Office of Local Government's Model Code) provides for the following in relation to attendance by Councillors at meetings by audio-visual link:

### **Attendance by councillors at meetings by audio-visual link**

*5.18 Councillors may attend and participate in meetings of the council and committees of the council by audio-visual link with the approval of the council or the relevant committee.*

*5.19 A request by a councillor for approval to attend a meeting by audio-visual link must be made in writing to the CEO prior to the meeting in question and must provide reasons why the councillor will be prevented from attending the meeting in person.*

*5.20 Councillors may request approval to attend more than one meeting by audiovisual link. Where a councillor requests approval to attend more than one meeting by audio-visual link, the request must specify the meetings the request relates to in addition to the information required under clause 5.19.*

*5.21 The council must comply with the Health Privacy Principles prescribed under the Health Records and Information Privacy Act 2002 when collecting, holding, using and disclosing health information in connection with a request by a councillor to attend a meeting by audio-visual link.*

*5.22 A councillor who has requested approval to attend a meeting of the council or a committee of the council by audio-visual link may participate in the meeting by audio-visual link until the council or committee determines whether to approve their request and is to be*

**LIVERPOOL  
CITY  
COUNCIL**

4

**ORDINARY MEETING  
1 MARCH 2023  
NOTICES OF MOTION**

*taken as present at the meeting. The councillor may participate in a decision in relation to their request to attend the meeting by audio-visual link.*

*5.23 A decision whether to approve a request by a councillor to attend a meeting of the council or a committee of the council by audio-visual link must be made by a resolution of the council or the committee concerned. The resolution must state:*

*(a) the meetings the resolution applies to, and (b) the reason why the councillor is being permitted to attend the meetings by audio-visual link where it is on grounds other than illness, disability, or caring responsibilities.*

*5.24 If the council or committee refuses a councillor's request to attend a meeting by audio-visual link, their link to the meeting is to be terminated.*

*5.25 A decision whether to approve a councillor's request to attend a meeting by audio-visual link is at the council's or the relevant committee's discretion.*

*The council and committees of the council must act reasonably when considering requests by councillors to attend meetings by audio-visual link. However, the council and committees of the council are under no obligation to approve a councillor's request to attend a meeting by audio-visual link where the technical capacity does not exist to allow the councillor to attend the meeting by these means.*

*5.26 The council and committees of the council may refuse a councillor's request to attend a meeting by audio-visual link where the council or committee is satisfied that the councillor has failed to appropriately declare and manage conflicts of interest, observe confidentiality or to comply with this code on one or more previous occasions they have attended a meeting of the council or a committee of the council by audio-visual link.*

*5.27 This code applies to a councillor attending a meeting by audio-visual link in the same way it would if the councillor was attending the meeting in person. Where a councillor is permitted to attend a meeting by audio-visual link under this code, they are to be taken as attending the meeting in person for the purposes of the code and will have the same voting rights as if they were attending the meeting in person.*

*5.28 A councillor must give their full attention to the business and proceedings of the meeting when attending a meeting by audio-visual link. The councillor's camera must be on at all times during the meeting except as may be otherwise provided for under this code.*

*5.29 A councillor must be appropriately dressed when attending a meeting by audio-visual link and must ensure that no items are within sight of the meeting that are inconsistent with the maintenance of order at the meeting or that are likely to bring the council or the committee into disrepute.*

Staff can incorporate the above clauses into Committee Charters to further control attendance by Committee members at meetings by audio-visual link. Further, if the Notice of



**LIVERPOOL  
CITY  
COUNCIL**

**ORDINARY MEETING  
1 MARCH 2023  
NOTICES OF MOTION**

Motion is adopted by Council, staff can liaise with the Office of Local Government regarding possible improvements to the confidentiality assurances for those participating online when discussing information of a confidential nature and report back to the April 2023 Council meeting.

## FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

## ATTACHMENTS

Nii

## Council

### COUNCIL DECISION

**Motion:**

**Moved: Ctr Rhodes**

Seconded: Clr Ammoun

That Council:

1. Write to the Office of Local Government to raise the concerns of risk regarding confidentiality and online Council Committee Meetings and inquire if they are intending to amend regulations contained in the Council Meeting Practice Procedures that might address the growing risk in holding online meetings and possible increased opportunities for breach of confidentiality.
2. Upon receipt of the response from the Office of Local Government, Council investigate and report back to Council on possible procedures to improve the confidentiality assurances when holding Council Committee meetings containing confidential information online.

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



## Office of Local Government

5 O'Keefe Avenue NOWRA NSW 2541  
Locked Bag 3015 NOWRA NSW 2541

Our Reference: A845149  
Your Reference: 068714.2023  
Contact: Council Governance  
Phone: 02 4428 4100

Mr George Georgakis  
Manager Council and Executive Services  
Liverpool City Council  
Locked Bag 7064  
LIVERPOOL BC NSW 1871

Via email: [GeorgakisG@liverpool.nsw.gov.au](mailto:GeorgakisG@liverpool.nsw.gov.au)

Dear Mr Georgakis

Thank you for your letter of 9 March 2023 on behalf of Liverpool City Council (Council) about the protection of confidential information discussed at Council or committee meetings conducted wholly or partly by audio-visual means.

If adopted by Council, the non-mandatory provisions of the Model Code of Meeting Practice for Local Councils in NSW (Model Meeting Code) contain several safeguards to ensure the confidentiality of information discussed at Council or committee meetings conducted wholly or partly by audio-visual means.

The Model Meeting Code includes the following safeguards:

- councillors attending a meeting by audio-visual link must ensure that no other person is within sight or hearing of the meeting at any time that the meeting is closed to the public under section 10A of the *Local Government Act 1993* (the Act) (clause 14.20)
- councillors attending meetings by audio visual link must keep their camera on at all times during the meeting (clause 5.29)
- a failure to comply with these requirements is an act of disorder within the meaning of the Model Meeting Code (clause 15.11(a)). Where a councillor attending a meeting by audio-visual link is expelled from a meeting for an act of disorder, the chairperson may terminate the councillor's audio-visual link to the meeting (clause 15.22)
- future requests by a councillor to attend a meeting by audio-visual link may be refused where the councillor has failed to comply with the meeting code on one or more previous occasions they have attended a meeting by audio-visual link (clause 5.27).

Councillors may also face disciplinary action under Council's code of conduct and/or prosecution for an offence under the Act for any failure to protect confidential information while attending a meeting by audio-visual link that has been closed to the public.

T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209  
E [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au) W [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au) ABN 20 770 707 468

**\*A856036\***

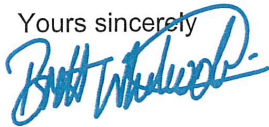
Councillors also have obligations under the Model Code of Conduct for Local Councils in NSW, including:

- to maintain the integrity and security of confidential information (clause 8.10)
- to protect confidential information and only release it if they have authority to do so (clause 18.11(b) and (c))
- not to disclose any confidential information discussed during a confidential session of a council or committee meeting (clause 18.11(g)).

It is also an offence under section 664(1A) of the Act to disclose information discussed at a council or committee meeting that has been closed to the public. This offence can carry a penalty of up to \$5,500.

I hope this information is of assistance.

Yours sincerely



29 March 2023

**Brett Whitworth**  
Deputy Secretary, Local Government

**CORP 04****Local Government Remuneration Tribunal 2023**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
<b>File Ref</b>	149407.2023
<b>Report By</b>	Jessica Saliba - Coordinator Governance
<b>Approved By</b>	Farooq Portelli - Acting Director Corporate Support

**EXECUTIVE SUMMARY**

On 27 April 2023 the Local Government Remuneration Tribunal (the Tribunal) produced their Annual report and Determination under sections 239 and 241 of the *Local Government Act* 1993 (the Act).

It is recommended that Council notes this report and resolves to set the fees payable to the Mayor and Councillors within the limits as determined by the Local Government Remuneration Tribunal.

The tribunal has determined a 3 per cent increase in the minimum and maximum fees applicable for the 2023-24 financial year, commencing from 1 July 2023.

As part of this determination, the Tribunal also considers the categorisation of each Council. The tribunal determined that Liverpool Council's status as "metropolitan large" remains unchanged. The rationale of its determination is included as an attachment to this report.

**RECOMMENDATION**

That Council:

1. Receives and notes the 2023 Annual Report and Determination – LGRT;
2. Resolves to set the fees payable to the Mayor and Councillors for the period 1 July 2023 to 30 June 2024 to an amount equal to the maximum allowable under the determination of the Local Government Remuneration Tribunal, dated 27 April 2023;
3. Direct the CEO to write to the appropriate authority asking them to review the Tribunals legislative remit to include anticipated growth; and
4. Direct CEO to put in a submission for re-categorisation in 2024.

## **REPORT**

The requirements governing the Mayor and Councillors' annual remuneration is outlined in Council's adopted Civic Expenses and Facilities Policy.

On 27 April 2023 the Local Government Remuneration Tribunal (the Tribunal) produced their *Annual Report and Determination* under sections 239 and 241 of the *Local Government Act 1993* (the Act). The Tribunal determines the categories by which each council is classified, and the minimum and maximum amounts of fees to be paid to mayors and councillors.

Liverpool Council requested to be reclassified from Metropolitan Large to Major CBD however having regard to section 239 of the *Local Government Act 1993*, the criteria, the submission Liverpool put forward and for reasons outlined regarding anticipated growth versus actual growth the tribunal was not persuaded to include Liverpool Council in the Major CBD category.

Liverpool Council therefore remains within the "Metropolitan large Council" category along with 10 other Councils.

The Tribunal has categorised "Metropolitan Large" councils as typically having a minimum residential population of 200,000 and may include features such as:

- Total operating revenue exceeding \$200M per annum;
- The provision of significant regional services to greater Sydney including, major education, health, retail, sports and other recreation and cultural facilities;
- Significant industrial, commercial and residential centres and development corridors; and
- High population growth.

As part of its review, the Tribunal has formed a new category "Metropolitan Major". The primary criteria assessed for this category are those Councils which "typically have a minimum residential population of 400,000". On that basis, the Blacktown and Canterbury-Bankstown (both of which were previously categorised as "Metropolitan large Councils"), have been re-categorised upwards to this new category.

The Local Government Remuneration Tribunal has determined (effective 1 July 2023) that:

1. Pursuant to Section 239 of the Act that Liverpool City Council will be categorised a "Metropolitan Large" council; and
2. Pursuant to Section 241 of the Act, the annual fees to be paid to Councillors and Mayors in a Metropolitan Large Council, be a minimum of \$19,760 and a maximum of \$32,590. An additional fee is to be paid to the Mayor at a minimum of \$41,960 and maximum of \$94,950. These fees represent a 3 per cent increase which is consistent with the government's policy on wages.

	Existing Allowance 2022/23	Proposed Allowance 2023/24
Mayor	\$92,180	\$94,950
Councillor	\$31,640	\$32,590

In recognition of the increasing workload and time commitments required by the Mayor and Councillors (and noting that almost all metropolitan councils have adopted the tribunal maximum) it is recommended that Council set the fees payable to the Mayor and Councillors for the period 1 July 2023 to 30 June 2024 to the maximum allowable within the above limits.

## **FINANCIAL IMPLICATIONS**

If adopted, Council's budget for the current year and long-term financial plan will be updated as follows:

	2023/24	2024/25	2025/26	2026/27	2027/28
<b>Operating budget / LTFP impact</b>	\$13k	\$13k	\$13k	\$13k	\$13k
<b>General Fund Impact</b>	\$13k	\$13k	\$13k	\$13k	\$13k

## **CONSIDERATIONS**

<b>Economic</b>	The fees to be paid have been included in the 2023-2024 budget
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
<b>Legislative</b>	Section 239 and 241 of the <i>Local Government Act 1994</i> (LG Act)
<b>Risk</b>	There is no risk associated with this report.

## **ATTACHMENTS**

1. Local Government Remuneration Tribunal Annual Report 2023
2. OLG Circular 2023-24

**Local Government  
Remuneration Tribunal**

# Annual Determination

Report and determination under sections  
239 and 241 of the Local Government Act  
1993

27 April 2023



# Contents

<b>Executive Summary</b>	<b>3</b>
Categories	3
Fees	4
<b>Section 1 – Introduction</b>	<b>5</b>
<b>Section 2 – 2022 Determination</b>	<b>6</b>
<b>Section 3 – 2023 Review</b>	<b>7</b>
2023 Process	7
Categories	8
Submissions Received – Categorisation	12
Request for New Categories	12
Requests for Recategorisation	17
<b>Section 4 – 2023 Fees</b>	<b>21</b>
Time for Fresh Thinking	24
Conclusion	27
<b>Section 5 – Determinations</b>	<b>29</b>
Determination No. 1 – Allocation of councils into each of the categories as per section 239 of the LG Act effective 1 July 2023	29
Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2023	33
<b>Appendices</b>	<b>36</b>
Appendix 1 Criteria that apply to categories	36



# Executive Summary

The *Local Government Act 1993* (the LG Act) requires the Local Government Remuneration Tribunal (the Tribunal) to report to the Minister for Local Government by 1 May each year on its determination of categories of councils and the maximum and minimum amounts of fees to be paid to mayors, councillors, and chairpersons and members of county councils.

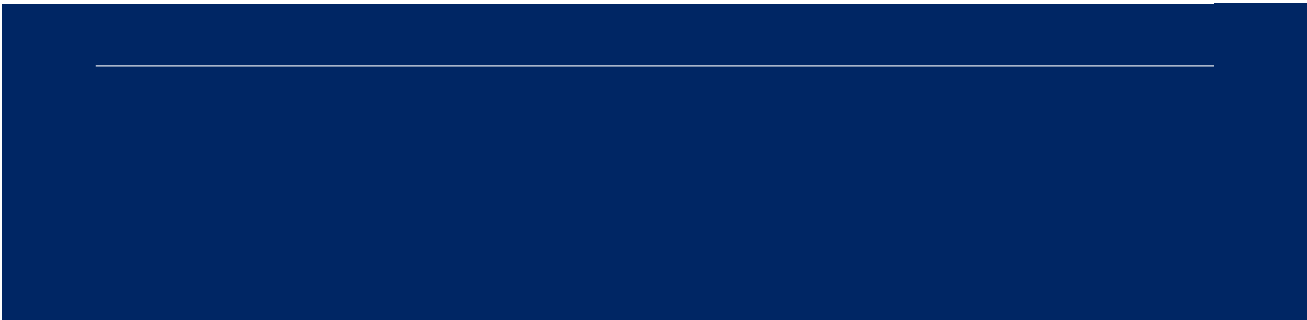
## Categories

Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years.

In accordance with the LG Act the Tribunal undertook a review of the categories and allocation of councils into each category as part of this review.

Accordingly, the revised categories of general purposes councils are determined as follows:

Metropolitan	Non-Metropolitan
Principal CBD	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Major	Regional Strategic Area
Metropolitan Large	Regional Centre
Metropolitan Medium	Regional Rural
Metropolitan Small	Rural Large
	Rural



## Fees

The Tribunal determined a 3 per cent per annum increase in the minimum and maximum fees applicable to each category.

For the new categories, the Tribunal has determined fees having regard to the relevant factors and relativities of remuneration ranges for existing categories.

Twenty six (26) councils are recategorised into a higher existing category or placed in a new category.

# Section 1 – Introduction

1. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every 3 years. The Tribunal last undertook a significant review of the categories and the allocation of councils into each of those categories in 2020.
2. Section 241 of the LG Act provides that the Tribunal determine the maximum and minimum amount of fees to be paid to mayors and councillors of councils, as well as chairpersons and members of county councils for each of the categories determined under section 239.
3. Section 242A(1) of the LG Act requires the Tribunal to give effect to the same policies on increases in remuneration as those of the Industrial Relations Commission.
4. The Tribunal can also determine that a council can be placed in another existing or new category with a higher range of fees without breaching the Government's Wages Policy as per section 242A (3) of the LG Act.
5. Natural disasters have a significant impact on the way mayors in particular work. There is an increase on time demands from the community, and media during these events as well as an increase in workloads. Whilst it is worth noting these issues, it is not within the Tribunal's authority to determine additional remuneration in recognition of the increasing demands on a mayor's time for these events.
6. The Tribunal's determination takes effect from 1 July each year.

## Section 2 – 2022 Determination

7. In 2022, the Tribunal received eight (8) submissions, which included five (5) requests for recategorisation. Three of these requests sought the creation of new categories.
8. The Tribunal found that the current categories and allocation of councils to these categories remained appropriate but noted that some councils may have a case for recategorisation at the next major review of categories in 2023.
9. The Tribunal determined that fees would increase 2 per cent in the minimum and maximum fees applicable to each category from 1 July 2022.

# Section 3 – 2023 Review

## 2023 Process

10. The Tribunal's annual review commenced in October when it wrote to all councils inviting submissions regarding fees, categorisation and any other general matters. The invitation noted that it is expected that submissions are endorsed by the respective council.
11. The Tribunal also wrote to the President of Local Government NSW (LGNSW) inviting a submission.
12. The Tribunal received 18 written submissions, of which 15 were from individual councils, 1 submission from LGNSW, 1 from Australian National University academic, Associate Professor Tanya Jakimow, and 1 from the United Services Union (USU).
13. The Tribunal notes that 12 of the 15 council submissions were endorsed by the representative councils.
14. The Tribunal acknowledges and thanks all parties for their submissions.
15. Noting its comments in its reports of 2021 and 2022, the Tribunal met Central NSW Joint Organisation member representatives in Orange, and Far South West Joint Organisation member representatives in Broken Hill. The Tribunal also gave an overview of its work to a meeting of the Country Mayors' Association in Newcastle. While in Broken Hill the Tribunal met with LGNSW representatives.
16. The Tribunal and Assessors met as required to discuss submissions, review category criteria and allocation of councils

## Categories

17. Section 239 of the LG Act requires the Tribunal to determine the categories of councils and mayoral offices at least once every three years. The Tribunal last reviewed the categories in 2020.
18. In determining categories, the Tribunal is required to have regard to the following matters that are prescribed in Section 240 of the LG Act:
- *the size of areas;*
  - *the physical terrain of areas;*
  - *the population of areas and the distribution of the population;*
  - *the nature and volume of business dealt with by each council;*
  - *the nature and extent of the development of areas;*
  - *the diversity of communities served;*
  - *the regional, national and international significance of the council;*
  - *such matters as the Remuneration Tribunal considers relevant to the provision of efficient and effective local government; and*
  - *such other matters as may be prescribed by the regulations.*
19. The 2020 Determination established the following categories:

Metropolitan	Non-Metropolitan
Principal CBD	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Large	Regional Strategic Area
Metropolitan Medium	Regional Centre

Metropolitan Small      Regional Rural

Rural

20. For its 2023 review, the Tribunal undertook an extensive examination of the categories, criteria and allocation of councils into each of the categories.
21. The Tribunal examined statistical and demographical data, with population data sourced from Australian Bureau of Statistics (ABS) 2021 Census (the latest available data).
22. Having regard to section 239 of the LG Act, information examined and provided through submissions, the Tribunal has determined the categories of general purpose councils as follows:

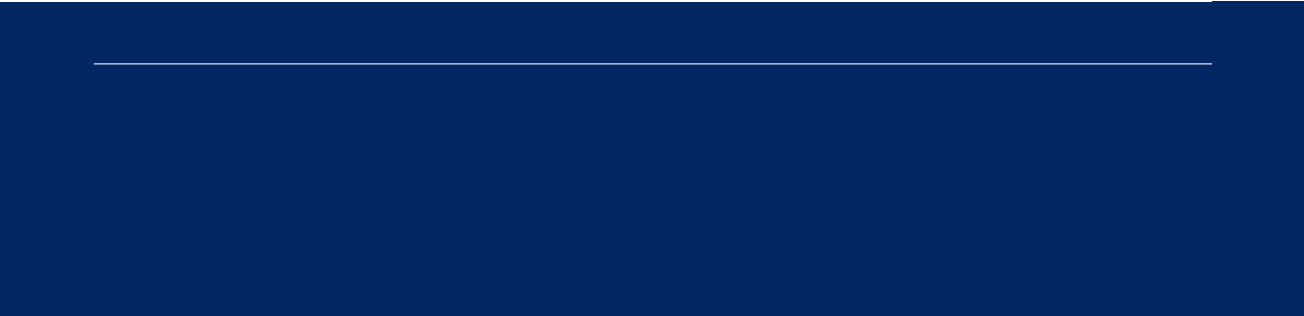
Metropolitan	Non-Metropolitan
Principal CBD	Major Regional City
Major CBD	Major Strategic Area
Metropolitan Major	Regional Strategic Area
Metropolitan Large	Regional Centre
Metropolitan Medium	Regional Rural
Metropolitan Small	Rural Large
Rural	

23. In reviewing the current model, the Tribunal sought to improve consistency of criteria.
24. In examining the criteria for each of the categories, the Tribunal is of the view that non-resident population criteria should also be included for consistency in the following categories:

- Major Strategic Area
- Regional Strategic Area
- Regional Centre
- Regional Rural

25. Three (3) councils will be reclassified as a result of meeting criteria thresholds into an existing category.
26. The Tribunal has determined the creation of two (2) new categories, being Metropolitan Major and Rural Large.
27. In determining the 2 new categories the Tribunal gave significant consideration to section 239 of the LG Act, statistical data, the existing categories and relativities between each category.
28. It was determined that the existing Rural category did not differentiate between large and small rural councils, in population, size, and terrain. Evidence demonstrated that a number of Rural councils are large in geographic area, requiring great distances to be covered. The Tribunal also examined a range of data that it believes goes to the delivery of efficient and effective local government.
29. Hence a new category Rural Large is created. The determination is amended to reflect the new category and criteria that includes a population greater than ten thousand, and a councillor to resident ratio of 1 to 1200. The Tribunal notes there are a number of Rural councils on the cusp of this new category.
30. The revised category also shows more clearly the differences for large rural and remote councils. It is becoming apparent these councils require





different considerations regarding the role Mayors and Councillors in servicing the community across such large distances.

31. Evidence reviewed established the need to differentiate between some Large Metropolitan councils. Comparison data reviewed included population, operating revenue, and submission evidence relevant to section 239 of the LG Act. This examination further exposed the gap between Metropolitan Large and Major CBD categories, thus resulting in the Tribunal establishing a new category to bridge the gap.
32. The determination is amended to reflect a new category, Metropolitan Major, with a population criteria threshold of 400,000 (including non-resident).
33. Accordingly, the Tribunal has identified a number of councils that will be recategorised into these new categories.
34. Given the relativities in population threshold criteria, the Tribunal is of the view that the population criteria for Regional Strategic Area be adjusted from 200,00 down to 100,000.
35. As a result, three (3) councils will be reclassified as Regional Strategic.
36. Whilst the Tribunal did explore additional criteria points that may go to efficient and effective local government, within the bounds of statutory provisions no further changes to the criteria could be determined in this review.
37. The category County Councils remain unchanged, retaining the categories of Water and Other.

38. **Appendix 1 Criteria that apply to categories** has been amended to reflect changes outlined above.

## Submissions Received – Categorisation

39. Nine (9) submissions received from councils requested recategorisation and five (5) of these requested the creation of new categories.
40. A summary of matters raised in submissions and the Tribunal's consideration of those matters is outlined below

## Request for New Categories

41. Requests were received for the creation of new categories namely, Metropolitan Large Growth Area, Metropolitan Major, Metropolitan Medium Growth and Regional Growth.
42. Blacktown City Council again requested the creation of a new category, Metropolitan Large - Growth Area. Council stated its current categorisation in Metropolitan Large "*does not reflect the complexities of servicing their rapid rate of growth and economic influence*".
43. Blacktown City Council contends that a new category would allow a criteria to be set that reflects:
- Size
  - Rate of growth
  - Economic influence
  - Operational budget

- Complexities of remaining financially sustainable whilst maintaining services and providing new infrastructure

44. Penrith Council reiterated previous submissions, again requesting the creation of a new category, Metropolitan Large Growth Centre. Council argues they are unique compared to other similar sized councils, providing significant regional services to Greater Western Sydney.
45. Penrith Council contends its claim for creation and inclusion in a new category is enhanced through their leading role in the region demonstrating the exponential growth that will occur in the Penrith Local Government area. Council submits they are playing a leading role in several significant city-shaping projects and initiatives such as:
  - Western Sydney Airport
  - Western Sydney Priority Growth Area
  - Penrith Health and Education Precinct
  - The Greater Sydney Commission District planning process
  - National Growth Areas Alliance
  - Sydney Science Park
  - Defence Industries Precinct and
  - South Creek Corridor
46. While the Tribunal understands that areas of Western Sydney are developing rapidly, not least with the new airport and associated infrastructure it is not persuaded to create a new category, Metropolitan Large - Growth Area/Centre. These councils are experiencing growth and will in the future have populations of residents and non-residents that meet the thresholds for recategorisation. It is not within the Tribunal's legislative

remit to anticipate growth. However as dealt with earlier in this determination, the Tribunal acknowledges the need for a new Metropolitan category to reflect increasing population and bridge gap between current categories, Metropolitan Large and Major CBD.

47. Canterbury Bankstown Council proposed the creation of a new category, Metropolitan Major, that would sit in between current category of Metropolitan Large and Major CBD.
48. Council based its argument for a new category on the following grounds:
  - Categories need to have consistent criteria
  - A new category of Metropolitan Major would capture increased population and workloads post amalgamation process
  - New criteria should be based on population size and councillor to resident ratio
  - Councils size, with a current population of 372,322 across five wards
  - Population and distribution of population
  - Councils' area and physical terrain
  - Diversity of communities served
  - Nature and volume of business dealt with by Council
49. Council proposed a new criteria could include population threshold and councillor to resident ratio, with thresholds being 350,000 and 1 to 24,000.
50. The Tribunal considered the suggested criteria of a councillor to resident ratio for all categories. Whilst the Tribunal has included this criteria for

Rural Large category, it has not included it for all categories. It may warrant further consideration for other categories in future reviews.

51. The Tribunal is persuaded to include a new category, Metropolitan Major, with a population criteria threshold of 400,000 in the determination.
52. Camden Council's submission requests the creation of a growth category for Metropolitan Medium councils. They argue the proposed new category would allow criteria to be established to better reflect their growth rate, economic influence and complexities involved in servicing growth.
53. Council proposes the new category be called Metropolitan Medium – Growth Area. Council submits that its inclusion into this new category is based on the following:
  - Population growth
  - Development corridors
  - Growing assets and major infrastructure
  - Major services and institutions
54. The Tribunal has already determined a new metropolitan category, taking into account population and relatives in population between existing categories. It is not persuaded to include another new metropolitan category.
55. Maitland City Council requested the creation of a new category, Regional Growth Area to bridge the gap between Regional Centre and Regional Strategic.
56. Council based its argument for a new category on the following grounds:

- Maitland is the fastest growing regional city in NSW
- significant role in accommodation growth
- Council being an emerging health centre, with the \$470 million investment in the new Maitland Hospital
- Significant role in delivery of state goals, including Greater Newcastle Metropolitan Plan 2036 and a state partner in infrastructure delivery including roads and facilities

57. Council also contends the current categorisation model for non-metropolitan is inadequate. It argues that the application of the population criteria is flawed as increments initially rise by 20,000 before leaping up by 160,000.
58. The current population criteria thresholds for non-metropolitan councils are outlined in the table below:

Category	Population Criteria
Rural	<20,000
Regional Rural	>20,000
Regional Centre	>40,000
Regional Strategic Area	>200,000
Major Strategic Area	>300,000

59. The Tribunal has considered the issues raised in Council's submission but is not persuaded for reasons noted earlier for anticipation of growth versus actual population, to create a new category, Regional Growth Area.

60. The Tribunal acknowledges the point made in Council's submission regarding incremental increases for non-metropolitan categories population criteria.
61. As outlined earlier the Tribunal has determined to change the population criteria for Regional Strategic from 200,000 to 100,000. This will result in Maitland Council being reclassified.

## Requests for Recategorisation

62. The Tribunal received four (4) requests for recategorisation. Liverpool, Byron, Tweed and Burwood Councils put forward individual cases for recategorisation for the Tribunal's consideration.
63. A summary of council's requests and the Tribunal's findings are outlined in the paragraphs below.
64. Liverpool Council requested to be reclassified from their current classification of Metro Large to Major CBD category. Liverpool Council's case to be included in Major CBD category is based on the following grounds:
- Population forecast to grow by 59.23% in the next 20 years from 242,817 to 386,646
  - A GDP estimated at \$13.03 billion, with 91,000 jobs in the LGA
  - Significant development in the LGA that includes new council offices and chambers, new city library, childcare facility, and the \$106 million Liverpool Quarter development consisting of retail, commercial, food and beverage spaces

- Liverpool being an integral part of Western Sydney Deal to deliver transformative change
- Liverpool being home to several significant infrastructure projects, including Western Sydney Airport, Western Sydney Infrastructure plan, Holsworthy Barracks and Liverpool Hospital upgrades
- Diversity of population

65. The Tribunal notes that the current criteria for Major CBD remains unchanged. It includes being a major provider of business and government services, and secondary CBD to metropolitan Sydney.
66. Having regard to section 239 of the LG Act, the criteria, the submission put forward, and for reasons outlined earlier in regard to anticipated growth versus actual growth, the Tribunal is not persuaded to include Liverpool Council in Major CBD category.
67. Byron Shire Council requested to be reclassified from their current category of Regional Rural into Regional Centre.
68. Council noted, based on ABS 2021 census data, with a population of 36,077, it is on the cusp of reaching the population threshold of 40,000 residents.
69. Council believes they meet several other additional criteria that supports their case for reclassification. Council's request is based on the following grounds:
  - Non-resident population of 4,817 travel from surrounding locations to work in the LGA



- A population growth increase of 7.2% over the last 5 years, which is above the state increase of 5.3%
- Proximity to Gold Coast and Ballina/Byron airports
- Byron being home to internationally renowned Hinterland region
- Byron being home to a large number of festivals and events

70. As outlined earlier in this determination, the criteria for Regional Centre has been amended to include non-resident population as a criteria point.

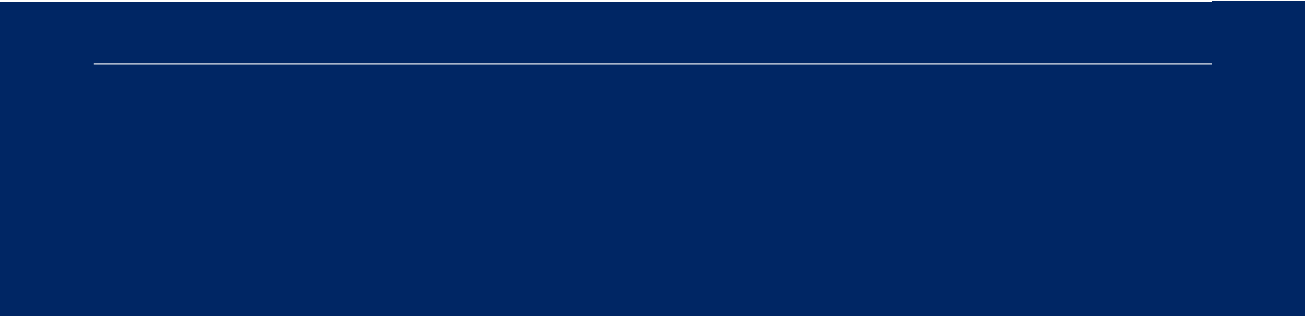
71. This result is Byron Shire Council will be reclassified to Regional Centre.

72. Tweed Shire Council once again requested reclassification from Regional Centre to Regional Strategic Area on the following grounds:

- Proximity to Sydney via Gold Coast airport
- Proximity to Brisbane and Gold Coast
- Tweed being a major city centre and population centre for Northern Rivers Joint Organisation
- Tweed being the largest employer and strongest growth area in the Northern Rivers
- The construction of new state of the art Tweed Valley Hospital due to open in late 2023

73. Tweed Shire Council will be reclassified as a result of changes to Regional Strategic Area criteria outlined earlier in this determination.

74. Burwood Council requested to be reclassified from their current classification of Metropolitan Small to Metropolitan Medium. Council acknowledged that they do not currently meet the population criteria to be




placed into the requested category. The criteria as outlined in the 2022 Determination, Appendix 1 of the criteria that apply to categories states

“Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.”

75. If Burwood Council’s non-resident working population was included, the total population would be 53,435 well short of exceeding the population threshold for Metropolitan Medium.
76. Further examination demonstrates that Burwood council does not meet the broader criteria for Metropolitan Medium. Accordingly, Burwood Council will remain in current classification of Metropolitan Small.
77. The matters raised generally in submissions of Berrigan, Cowra, Inner West, Kur-ring-gai, Singleton and Temora Councils are outside of the scope of the Tribunal statutory functions, but in the view of the Tribunal are worthy of further consideration. These matters relate to the current remuneration principles and structures that apply to mayors and councillors in NSW and the potential impacts of these constraints. These are discussed further below.

## Section 4 – 2023 Fees

78. In determining the maximum and minimum fees payable in each of the categories, the Tribunal is required by section 242A of the LG Act, to give effect to the same policies on increases in remuneration as those that the Industrial Relations Commission is required to give effect to under section 146C of the *Industrial Relations Act 1996* (IR Act), when making or varying awards or orders relating to the conditions of employment of public sector employees.
79. Pursuant to section 146C (1) (a) of the IR Act, the current government policy on wages is expressed in the Industrial Relations (Public Sector Conditions of Employment) Regulation 2014 (IR Regulation). The IR Regulation provides that public sector wages cannot increase by more than 3 per cent per annum and the tribunal therefore has the discretion to determine an increase of up to 3 per cent per annum.
80. Four (4) submissions received addressed the issue of the fees quantum increase. These submissions sought an increase of 2.5% or greater.
81. The LGNSW submission requested that the Tribunal increase fees by the maximum 3 per cent, but further argued that the maximum increase is *“inadequate and does not address the historic undervaluation of work performed by elected representatives and the substantial responsibility associated with local government.”*
82. LGNSW used economic and wage data to support their argument, that included:
  - Consumer Price Index (CPI)
  - National and State Wage cases
  - Market comparability

- 
83. LGNSW in their meeting with The Tribunal and Assessors, further emphasised that remuneration for Councillors and Mayors has been reduced in real terms due to impacts of inflation and capping of remuneration increases.
84. The Tribunal received a late submission from the USU, advocating for the maximum increase to be applied. The USU argued that all work carried out in local government needed to be fairly remunerated and reflect the rise in cost of living.
85. Whilst only five of the eighteen submissions received addressed the issue of quantum increase of fees, more than half of the submissions provided commentary on a range of remuneration issues.
86. Submissions suggested that the current remuneration structure is inadequate and requires further review. It has been suggested that the current remuneration structure does not adequately reflect:
- Role, responsibilities, and commitment required to perform functions successfully
  - Workloads
  - Complexity of role
  - Commitment and skills required
  - Fairness
87. Furthermore, it has been suggested that the low level of remuneration is a barrier to encouraging participation and diversity of candidates that reflects communities.

88. Associate Professor Jakimow of the Australian National University provided a detailed submission outlining the negative impacts of inadequate remuneration. The substance of the submission is that current remuneration levels do not adequately reflect the hours and complexity of work. Furthermore, low remuneration is a barrier to participation and diversity.
89. Associate Professor Jakimow argues that:
- “inadequate pay has significant negative consequences: low quality local democracy, an unacceptable burden on councillors and their families, and poor councillor diversity.”*
90. A number of submissions provided comparison data to demonstrate that the current remuneration principles and structure are not reflective of time, skills and competencies required to effectively perform the roles of councillor and mayor.
91. Comparisons were made to State and Federal parliamentary members, councillors and mayors in the Queensland and Victorian local government jurisdictions, average remuneration of a chairperson of a board, not for profit organisations and national minimum wage. The basis of the argument is that NSW mayor and councillors are paid below these organisations.
92. One submission noted that legislative change would be required to change remuneration model.
93. The Tribunal acknowledges issues raised in submissions regarding remuneration principles, structure and potential impacts. Many of these issues are worth serious consideration, they are however not currently

within the Tribunal's remit. The Tribunal concludes these matters should be given further investigation and consideration.

94. The Tribunal has considered key economic indicators, including the Consumer Price Index and Wage Price Index, and has determined that the full 3 per cent increase will apply to the minimum and maximum fees applicable to existing categories.
95. As an initial determination, the ranges for new categories are not subject to the wages policy. Future increases in those categories, as is the case for existing categories, will be subject to wages policy in accordance with section 242A(4) of the LG Act.
96. The minimum and maximum fees for the new categories have been determined having regard to the relativities of existing categories

## Time for Fresh Thinking

97. Submissions made to the 2023 review and the Tribunal's own conclusions from evidence it has examined, suggest that there are significant issues underlying the concerns raised about mayor and councillor remuneration. It is apparent to the Tribunal that those issues which include a lack of diversity in representation, changing nature of work required to be undertaken and changed community expectations cannot be easily resolved under the existing framework. In the Tribunal's view, there would be merit in a comprehensive review of the framework for mayor and councillor remuneration.
98. The criteria under which the Tribunal makes these determinations has

been in existence since 1994 and at that time NSW had 177 Councils. Much has changed over the past 30 years, but the criteria has not.

99. As noted earlier in this determination the Tribunal and Assessors met with two Joint Organisation member representatives. While much of what was discussed has been dealt with in this determination it is worthy for the record to restate the view of LGNSW of the *“need for major reform”*.
100. Key themes and issues raised during discussions by mayors, councillors and general managers with the Tribunal and Assessors include:
  - Changes to ways of working including expectations of increased use of social media and online platforms (“always on” expectations from constituents)
  - Impacts of future development
  - Impact of changes to legislation and regulation on workload
  - Serving constituents in regional centres, country areas regional areas, rural and remote areas
  - Remuneration principles
  - Natural Disasters including floods, fires, mice, locusts and tragedies generally
  - Confusion in roles and responsibilities – need for compulsory and consistent training of candidates prior to election and induction of those elected

- Popularly elected mayors and two-year mayoral terms and the role of the Deputy Mayor when a mayor is absent, as distinct from temporarily unavailable
- Questioning whether the guidelines by the Office of Local Government for the payment of expenses and the provision of facilities for mayors and councillors that were issued in 2009 are still fit for purpose. There appears to be significant variation in the interpretation of the guidelines and subsequent council policies
- The optional payment of superannuation being used for political purposes
- Paid parental leave for councillors
- Is remuneration holding back quality candidates or are behavioural issues – both in and out of meeting environment
- Parity in the payment differential in existing categories between councillors and mayors
- A possible alignment in categories of councillor to resident and ratepayer ratios and rateable property ratios
- Clarity in the payment of fees for chairpersons and voting members of Joint Organisations for additional workloads

101. Diversity was a strong theme heard by the Tribunal, both diversity of communities served and diversity of representation. We heard that

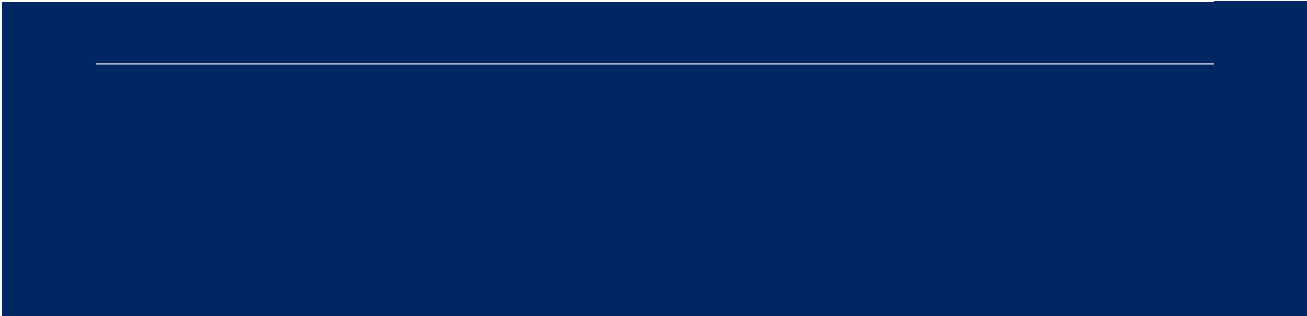


younger people, women, Aboriginal and Torres Strait Islander people and members of culturally and linguistically diverse communities among others, are underrepresented in many councils.

102. The Tribunal acknowledges that it is not within its authority to address many of the issues that were raised in submissions.
103. The Tribunal is not suggesting a fundamental review of the role of councillors and notes that people enter local government representation from a sense of civic service rather than for remuneration.

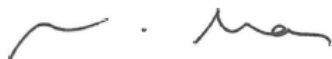
## Conclusion

104. The Tribunal is of the view that a broader consideration is required of the matters raised in this determination. If the Minister decided to refer these matters under section 238 (2) of the LG Act the Tribunal would be willing to assist noting that it would require considerable consultation with the sector and access to suitable resources from Government.
105. The Tribunal's determinations have been made with the assistance of the Assessors Ms Kylie Yates, Gail Connolly PSM (in her role as Acting Deputy Secretary) and Mr Brett Whitworth.
106. It is the requirement of the Tribunal that in the future all submissions have council endorsement.
107. Determination 1 outlines the allocation of councils into each of the categories as per section 239 of the LG Act.
108. Determination 2 outlines the maximum and minimum fees paid to



councillors and mayors and members and chairpersons of county councils  
as per section 241 of the LG Act.

109. The Tribunal acknowledges and thanks the secretariat for their excellent  
research and support in completing the 2023 determination.



Viv May PSM

**Local Government Remuneration Tribunal**

Dated 27 April 2023

# Section 5 – Determinations

Determination No. 1 – Allocation of councils into each of the categories as per section 239 of the LG Act effective 1 July 2023

## General Purpose Councils – Metropolitan

### Principal CBD (1)

- Sydney

### Major CBD (1)

- Parramatta

### Metropolitan Major (2)

- Blacktown
- Canterbury-Bankstown

### Metropolitan Large (10)

- Bayside
- Cumberland
- Fairfield
- Inner West
- Liverpool
- Northern Beaches
- Penrith
- Ryde
- Sutherland
- The Hills

### Metropolitan Medium (8)

- Campbelltown
- Camden
- Georges River
- Hornsby
- Ku-ring-gai
- North Sydney
- Randwick
- Willoughby

### Metropolitan Small (8)

- Burwood
- Canada Bay
- Hunters Hill
- Lane Cove
- Mosman
- Strathfield
- Waverley
- Woollahra

## General Purpose Councils - Non-Metropolitan

### Major Regional City (2)

- Newcastle
- Wollongong

### Major Strategic Area (1)

- Central Coast

### Regional Centre (23)

- Albury
- Armidale
- Ballina
- Bathurst
- Blue Mountains
- Byron
- Cessnock
- Clarence Valley
- Coffs Harbour
- Dubbo
- Eurobodella
- Hawkesbury

### Regional Strategic Area(4)

- Lake Macquarie
- Maitland
- Shoalhaven
- Tweed

- Lismore
- Mid-Coast
- Orange
- Port Macquarie-Hastings
- Port Stephens
- Queanbeyan-Palerang
- Shellharbour
- Tamworth
- Wagga Wagga
- Wingecarribee
- Wollondilly

**Regional Rural (12)**

- Bega
- Broken Hill
- Goulburn Mulwaree
- Griffith
- Kempsey
- Kiama
- Lithgow
- Mid-Western
- Nambucca
- Richmond Valleys
- Singleton
- Snowy Monaro

**Rural Large (18)**

- Bellingen
- Cabonne
- Cootamundra-Gundagai
- Cowra
- Federation
- Greater Hume
- Gunnedah
- Hilltops
- Inverell
- Leeton
- Moree Plains
- Murray River
- Muswellbrook
- Narrabri
- Parkes
- Snowy Valleys
- Upper Hunter
- Yass

**Rural (38)**

- Balranald
- Berrigan
- Bland
- Blayney
- Bogan
- Bourke
- Brewarrina
- Carrathool
- Central Darling
- Cobar
- Coolamon
- Coonamble
- Dungog
- Edward River
- Forbes
- Gilgandra

- 
- Glen Innes Severn
  - Gwydir
  - Hay
  - Junee
  - Kyogle
  - Lachlan
  - Liverpool Plains
  - Lockhart
  - Murrumbidgee
  - Narrandera
  - Narromine
  - Oberon
  - Temora
  - Tenterfield
  - Upper Lachlan
  - Uralla
  - Walcha
  - Walgett
  - Warren
  - Warrumbungle
  - Weddin
  - Wentworth

## County Councils

### Water (4)

- Central Tablelands
- Goldenfields Water
- Riverina Water
- Rous

### Other (6)

- Castlereagh-Macquarie
- Central Murray
- Hawkesbury River
- New England Tablelands
- Upper Hunter
- Upper Macquarie

## Determination No. 2 - Fees for Councillors and Mayors as per section 241 of the LG Act effective from 1 July 2023

The annual fees to be paid in each of the categories to Councillors, Mayors, Members and Chairpersons of County Councils effective on and from 1 July 2023 as per section 241 of the *Local Government Act 1993* are determined as follows:

### Table 4: Fees for General Purpose and County Councils

#### General Purpose Councils – Metropolitan

##### Councillor/Member Annual Fee (\$) effective 1 July 2023

Category	Minimum	Maximum
Principal CBD	29,610	43,440
Major CBD	19,760	36,590
Metropolitan Major	19,760	34,590
Metropolitan Large	19,760	32,590
Metropolitan Medium	14,810	27,650
Metropolitan Small	9,850	21,730

##### Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2023

Category	Minimum	Maximum
Principal CBD	181,210	238,450
Major CBD	41,960	118,210
Metropolitan Major	41,960	106,960
Metropolitan Large	41,960	94,950
Metropolitan Medium	31,470	73,440
Metropolitan Small	20,980	47,390

## General Purpose Councils - Non-Metropolitan

### Councillor/Member Annual Fee (\$) effective 1 July 2023

Category	Minimum	Maximum
Major Regional City	19,760	34,330
Major Strategic Area	19,760	34,330
Regional Strategic Area	19,760	32,590
Regional Centre	14,810	26,070
Regional Rural	9,850	21,730
Rural Large	9,850	17,680
Rural	9,850	13,030

### Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2023

Category	Minimum	Maximum
Major Regional City	41,960	106,960
Major Strategic Area	41,960	106,960
Regional Strategic Area	41,960	94,950
Regional Centre	30,820	64,390
Regional Rural	20,980	47,420
Rural Large	15,735	37,925
Rural	10,490	28,430





## County Councils

### Councillor/Member Annual Fee (\$) effective 1 July 2023

Category	Minimum	Maximum
Water	1,960	10,870
Other	1,960	6,490

### Mayor/Chairperson Additional Fee\* (\$) effective 1 July 2023

Category	Minimum	Maximum
Water	4,200	17,850
Other	4,200	11,860

\*This fee must be paid in addition to the fee paid to the Mayor/Chairperson as a Councillor/Member (s.249(2))

Viv May PSM

**Local Government Remuneration Tribunal**

Dated 27 April 2023

# Appendices

## Appendix 1 Criteria that apply to categories

### Principal CBD

The Council of the City of Sydney (the City of Sydney) is the principal central business district (CBD) in the Sydney Metropolitan area. The City of Sydney is home to Sydney's primary commercial office district with the largest concentration of businesses and retailers in Sydney. The City of Sydney's sphere of economic influence is the greatest of any local government area in Australia.

The CBD is also host to some of the city's most significant transport infrastructure including Central Station, Circular Quay and International Overseas Passenger Terminal. Sydney is recognised globally with its iconic harbour setting and the City of Sydney is host to the city's historical, cultural and ceremonial precincts. The City of Sydney attracts significant visitor numbers and is home to 60 per cent of metropolitan Sydney's hotels.

The role of Lord Mayor of the City of Sydney has significant prominence reflecting the CBD's importance as home to the country's major business centres and public facilities of state and national importance. The Lord Mayor's responsibilities in developing and maintaining relationships with stakeholders, including other councils, state and federal governments, community and business groups, and the media are considered greater than other mayoral roles in NSW.

## Major CBD

The Council of the City of Parramatta (City of Parramatta) is the economic capital of Greater Western Sydney and the geographic and demographic centre of Greater Sydney. Parramatta is the second largest economy in NSW (after Sydney CBD) and the sixth largest in Australia.

As a secondary CBD to metropolitan Sydney the Parramatta local government area is a major provider of business and government services with a significant number of organisations relocating their head offices to Parramatta. Public administration and safety have been a growth sector for Parramatta as the State Government has promoted a policy of moving government agencies westward to support economic development beyond the Sydney CBD.

The City of Parramatta provides a broad range of regional services across the Sydney Metropolitan area with a significant transport hub and hospital and educational facilities. The City of Parramatta is home to the Westmead Health and Medical Research precinct which represents the largest concentration of hospital and health services in Australia, servicing Western Sydney and providing other specialised services for the rest of NSW.

The City of Parramatta is also home to a significant number of cultural and sporting facilities (including Sydney Olympic Park) which draw significant domestic and international visitors to the region.

## Metropolitan Major

Councils categorised Metropolitan Major will typically have a minimum residential population of 400,000.

Councils may also be categorised Metropolitan Major if their residential population combined with their non-resident working population exceeds 400,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$300M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Major will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

## Metropolitan Large

Councils categorised as Metropolitan Large will typically have a minimum residential population of 200,000.

Councils may also be categorised as Metropolitan Large if their residential population combined with their non-resident working population exceeds 200,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$200M per annum
- the provision of significant regional services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- significant industrial, commercial and residential centres and development corridors
- high population growth.

Councils categorised as Metropolitan Large will have a sphere of economic influence and provide regional services considered to be greater than those of other metropolitan councils.

## **Metropolitan Medium**

Councils categorised as Metropolitan Medium will typically have a minimum residential population of 100,000.

Councils may also be categorised as Metropolitan Medium if their residential population combined with their non-resident working population exceeds 100,000. To satisfy this criteria the non-resident working population must exceed 50,000.

Other features may include:

- total operating revenue exceeding \$100M per annum
- services to greater Sydney including, but not limited to, major education, health, retail, sports, other recreation and cultural facilities
- industrial, commercial and residential centres and development corridors
- high population growth.

The sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Large councils.

## **Metropolitan Small**

Councils categorised as Metropolitan Small will typically have a residential population less than 100,000.

Other features which distinguish them from other metropolitan councils include:

- total operating revenue less than \$150M per annum.

While these councils may include some of the facilities and characteristics of both Metropolitan Large and Metropolitan Medium councils the overall sphere of economic influence, the scale of council operations and the extent of regional servicing would be below that of Metropolitan Medium councils.

## **Major Regional City**

Newcastle City Council and Wollongong City Councils are categorised as Major Regional City. These councils:

- are metropolitan in nature with major residential, commercial and industrial areas
- typically host government departments, major tertiary education and health facilities and incorporate high density commercial and residential development

- provide a full range of higher order services and activities along with arts, culture, recreation, sporting and entertainment facilities to service the wider community and broader region
- have significant transport and freight infrastructure servicing international markets, the capital city and regional areas
- have significant natural and man-made assets to support diverse economic activity, trade and future investment
- typically contain ventures which have a broader State and national focus which impact upon the operations of the council.

### **Major Strategic Area**

Councils categorised as Major Strategic Area will have a minimum population of 300,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum



- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Central Coast Council meets the criteria to be categorised as a Major Strategic Area. Its population, predicted population growth, and scale of the Council's operations warrant that it be differentiated from other non-metropolitan councils. Central Coast Council is also a significant contributor to the regional economy associated with proximity to and connections with Sydney and the Hunter Region.

### **Regional Strategic Area**

Councils categorised as Regional Strategic Area are differentiated from councils in the Regional Centre category on the basis of their significant population and will typically have a residential population above 100,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$250M per annum

- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Currently, only Lake Macquarie Council meets the criteria to be categorised as a Regional Strategic Area. Its population and overall scale of council operations will be greater than Regional Centre councils.

### **Regional Centre**

Councils categorised as Regional Centre will typically have a minimum residential population of 40,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large city or town providing a significant proportion of the region's housing and employment
- health services, tertiary education services and major regional airports which service the surrounding and wider regional community
- a full range of high-order services including business, office and retail uses with arts, culture, recreation and entertainment centres
- total operating revenue exceeding \$100M per annum
- the highest rates of population growth in regional NSW

- significant visitor numbers to established tourism ventures and major events that attract state and national attention
- a proximity to Sydney which generates economic opportunities.

Councils in the category of Regional Centre are often considered the geographic centre of the region providing services to their immediate and wider catchment communities.

### **Regional Rural**

Councils categorised as Regional Rural will typically have a minimum residential population of 20,000. To satisfy this criteria the non-resident working population can be included.

Other features may include:

- a large urban population existing alongside a traditional farming sector, and are surrounded by smaller towns and villages
- health services, tertiary education services and regional airports which service a regional community
- a broad range of industries including agricultural, educational, health, professional, government and retail services
- large visitor numbers to established tourism ventures and events.



Councils in the category of Regional Rural provide a degree of regional servicing below that of a Regional Centre.

### **Rural Large**

Councils categorised as Rural Large will have a residential population greater than 10,000, and a councillor to resident ratio of at least 1 to 1200.

Other features may include:

- one or two significant townships combined with a considerable dispersed population spread over a large area and a long distance from a major regional centre
- a limited range of services, facilities and employment opportunities compared to Regional Rural councils
- local economies based on agricultural/resource industries.

## **Rural**

Councils categorised as Rural will typically have a residential population less than 10,000.

## **County Councils - Water**

County councils that provide water and/or sewerage functions with a joint approach in planning and installing large water reticulation and sewerage systems.

## **County Councils - Other**

County councils that administer, control and eradicate declared noxious weeds as a specified Local Control Authority under the Biosecurity Act 2015.



Office of  
Local Government

## Circular to Councils

<b>Circular Details</b>	Circular No 23-03 / 10 May 2023 / A859646
<b>Previous Circular</b>	22-14 2022/23 <i>Determination of the Local Government Remuneration Tribunal</i>
<b>Who should read this</b>	Councillors / General Managers
<b>Contact</b>	Council Governance Team / 02 4428 4100 / <a href="mailto:olg@olg.nsw.gov.au">olg@olg.nsw.gov.au</a>
<b>Action required</b>	Council to implement

### 2023/24 Determination of the Local Government Remuneration Tribunal

#### What's new or changing

- The Local Government Remuneration Tribunal has determined an increase of 3% to mayoral and councillor fees for the 2023-24 financial year, with effect from 1 July 2023.
- The Tribunal is required to determine the remuneration categories of councils and mayoral offices at least once every three years under section 239 of the *Local Government Act 1993*. The Tribunal undertook a review of the categories as part of its 2023 determination.
- The Tribunal has determined the creation of two (2) new remuneration categories, 'Metropolitan Major' and 'Rural Large'.
- The Tribunal has also varied the criteria of several existing categories.
- As a result of the creation of the two new categories and changes to the criteria of some of the existing categories, the Tribunal has re-categorised twenty-six (26) councils into a higher existing category or into a new category.
- In its determination, the Tribunal has acknowledged the issues raised in submissions about the remuneration received by mayors and councillors, including a lack of diversity in representation, the changing nature of work required to be undertaken and changed community expectations. The Tribunal has suggested there would be merit in a comprehensive review of the framework for mayor and councillor remuneration. This will be considered as part of the Government's examination of the broader issues facing local government.

#### What this will mean for your council

- Sections 248 and 249 of the Act require councils to fix and pay an annual fee to councillors and mayors from 1 July 2023 based on the Tribunal's determination for the 2023-24 financial year.

#### Key points

- The level of fees paid will depend on the category the council is in.
- A council cannot fix a fee higher than the maximum amount determined by the Tribunal.
- If a council does not fix a fee, the council must pay the minimum fee determined by the Tribunal.

Office of Local Government  
5 O'Keefe Avenue NOWRA NSW 2541  
Locked Bag 3015 NOWRA NSW 2541  
T 02 4428 4100 F 02 4428 4199 TTY 02 4428 4209  
E [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au) W [www.olg.nsw.gov.au](http://www.olg.nsw.gov.au) ABN 20 770 707 468

**Where to go for further information**

- The Tribunal's report and determination is available [here](#).
- For further information please contact the Council Governance Team on 02 4428 4100 or by email at [olg@olg.nsw.gov.au](mailto:olg@olg.nsw.gov.au).

**Brett Whitworth**  
**Deputy Secretary, Local Government**

## CFD 01

## Response Report - RV Park

<b>Strategic Objective</b>	Liveable, Sustainable, Resilient Deliver a beautiful, clean and inviting city for the community to enjoy
<b>File Ref</b>	080442.2023
<b>Report By</b>	Susana Freitas - Visitor Economy Officer
<b>Approved By</b>	Julie Scott - Acting Director City Futures

**EXECUTIVE SUMMARY**

As per the previous council report, June 2022, the preferred site by the Campervan and Motorhome Club of Australia (CMCA) was Helles Park, Moorebank. This site has been identified by Council as a high-risk flood area and is not suitable for the proposed RV Park.

Other sites explored include Angle Park and Riverside Park in Chipping Norton. Angle Park is unsuitable due to being located in a high flood risk zone.

Opportunities for low impact tourism are being considered at Riverside Park Precinct with opportunities for short stay camping and glamping accommodation due to its location above the 1 in 20 flood levels. CMCA advised that Riverside Park was however unsuitable for their business model due to its distance from shops, services, and public transport. For Riverside Park to become suitable for an RV Park in the short term, it would require remedial works that include power, water and further feasibility studies.

Before approving an RV Park within the Chipping Norton Parklands, thorough community consultation will need to occur, considering the established residential area across the park. Council staff recommend exploring opportunities at Riverside Park, Chipping Norton to help the precinct begin positioning itself as the region's hub for eco-tourism, short-stay camping and glamping accommodations. This investigation will incur high costs as outlined in the report and will require a public expression of interest and a lease agreement with Council. Other locations such as the Southern Parklands, located in the Western Sydney Parklands (WSP) could also be considered for short stay accommodation uses.



**RECOMMENDATION**

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That Council notes the report.

**REPORT**

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At the March 2023 Council Meeting, Council resolved to:

1. Make all necessary arrangements in line with Council procedures to establish a CMCA RV Park in the Liverpool LGA; and
2. Provide a progress report back to the May 2023 Council meeting.

As per the previous council report June 2022, the preferred site by the Campervan and Motorhome Club of Australia (CMCA) was Helles Park, Moorebank. However, this site has been identified by Council as a high-risk flood area and it is not suitable for the proposed RV Park.

Upon further investigation of Helles Park, the site is also unsuitable for any overnight accommodation as the park is a former putrescible waste landfill. Which was cleared for use as a landfill in 1970 and later levelled and had grass cover capping in 1982. The site investigations identified soil contamination, landfill, waste, and landfill gas issues.

A human health risk assessment report (January 2020) has identified an overall risk to site users as low to moderate. A remediation action plan and site remediation are needed to ensure the park is suitable for potentially high-demand use. Based on the results of the preliminary site investigation (EP Risk 2019) and Phase 2 ESA (EP Risk 2020), there is an unacceptable risk to human health for on-site recreational uses under the current recreational/public open space land use.

There is currently no budget allocated towards the remediation works at Helles Park. Future remediation works will be tailored to the long-term uses/objectives of the site. As part of the Draft Georges River Parklands & Chipping Norton Lakes Spatial Framework investigation, Helles Park is proposed to continue to support a unique mix of sports, including the NSW Barefoot Water-Ski Association, the NSW Radio Control Car Club, and the Liverpool City Archers. The future proposed precinct will include multi-purpose courts, community recreational facilities, sports fields, and picnic areas.

Another location considered by the CMCA was Angle Park, Chipping Norton. Under the Draft Georges River Parklands & Chipping Norton Lakes Spatial Framework, Angle Park was designated as a Community Precinct considering its potential for community gatherings, outdoor events and commercial opportunities. This park will include passive recreation, sports

courts, playgrounds, picnic areas, accessible toilets, water-based hiring facilities and a new boat ramp access, a project that is part of the Places to Swing Grant 2022/23 awarded to Council early 2023. The Grant Project focused on providing an accessible foreshore walkway and a new pontoon to support water-based recreation options.

RV Parks are permissible in land zoned RE1 under the Liverpool LEP 2008. However, Angle Park is in a high-risk flood area. As highlighted in the previous reports, the Liverpool Development Control Plan 2008 part 1.9 (high flooding risk) prevents the development of an RV park on this site. There are likewise risks in electrical and sewage systems and evacuation routes. Furthermore, The Chipping Norton Lake Reserve Plan of Management (that includes both Helles Park and Angle Park) section 3, outlines that one of the Council's objectives is "To retain the use of all the reserves and buildings within the reserves for the public, and not to become exclusive to any one user group." Part 4.1 of the same documents, prohibits the use of the lake and reserves for camping purposes. As previously outlined, Council cannot therefore support the approval of an RV Park in either of these locations.

Further opportunities for glamping, eco-camping and alternative low-impact tourism accommodation have been considered under the Draft Spatial Framework (long term plan). Riverside Park Precinct has been flagged as a hub for eco-tourism, with opportunities for short stay camping and glamping accommodation due to its location above the 1 in 20 flood levels and biodiversity conservation opportunities in the Cumberland Plain Woodland in the Sydney basin. This precinct will in future, include foreshore and nature walks, trails, environmental education, RV parks, picnic areas and playgrounds. CMCA advised that Riverside Park was an unsuitable model due to its distance from shops, services, and public transport. For Riverside Park to become suitable for an RV Park in the short term, it would require remedial works that include power, water and further feasibility studies.

Before approving an RV Park within the Chipping Norton Parklands, a comprehensive community consultation will need to occur, considering the established residential area across from the park. It is recommended exploring opportunities at Riverside Park, Chipping Norton, to assist in the transformation to the precinct positioning itself as the region's hub for eco-tourism, short-stay camping and glamping accommodation. Recognising that this will incur the costs as previously outlined and will require a public expression of interest and a lease agreement with Council. Other locations like the Southern Parklands located in the Western Sydney Parklands (WSP) provide alternatives within the LGA designated for regional tourist activities and destination holiday parks. In consultation with CMCA, WSP has been identified as unsuitable for their business.

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## **FINANCIAL IMPLICATIONS**

There are no budget provision or funding allocated in the long-term financial plans for these works.

**CONSIDERATIONS**

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<b>Economic</b>	Facilitate economic development.  Facilitate the development of new tourism based on local attractions, culture and creative industries.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
<b>Civic Leadership</b>	Foster neighbourhood pride and a sense of responsibility.
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

**ATTACHMENTS**

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Nil

<b>CTTE 01</b>	<b>Minutes of the Liverpool Youth Council meeting held Tuesday 21 March 2023 and Minutes of the Liverpool Youth Council meeting held 18 April 2023</b>
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<b>Strategic Objective</b>	Healthy, Inclusive, Engaging Communicate, listen, engage and respond to the community by encouraging community participation
<b>File Ref</b>	131277.2023
<b>Report By</b>	Galavizh Ahmadi Nia - Manager Community Development and Planning
<b>Approved By</b>	Tina Bono - Director Community & Lifestyle

## **EXECUTIVE SUMMARY**

This report is tabled to present the Minutes of the Liverpool Youth Council Meeting held on Tuesday 21 March 2023 and the Minutes of the Liverpool Youth Council Meeting held on Tuesday 18 April 2023.

## **RECOMMENDATION**

That Council receives and notes the Minutes of the Liverpool Youth Council Meeting held on Tuesday 21 March 2023 and the Minutes of the Liverpool Youth Council Meeting held on Tuesday 18 April 2023.

## **REPORT**

The Minutes of the Liverpool Youth Council held on Tuesday 21 March 2023 and the Minutes of the Liverpool Youth Council Meeting held on Tuesday 18 April 2023 are attached for the information of Council.

There are no actions contained in the minutes for Council staff to undertake.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	Raise awareness in the community about the available services and facilities. Support community organisations, groups, and volunteers to deliver coordinated services to the community.
<b>Civic Leadership</b>	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. Deliver services that are customer focused.
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

## **ATTACHMENTS**

1. Minutes of the Liverpool Youth Council meeting held 21 March 2023
2. Minutes of the Liverpool Youth Council meeting held 18 April 2023



## Minutes

### MINUTES OF LIVERPOOL YOUTH COUNCIL MEETING

**Tuesday 21 March 2023**

#### COUNCILLORS:

Councillor Fiona Macnaught

Liverpool City Council

#### COMMITTEE MEMBERS:

Simbarashe Zimbudzana

Mikaela Jenkins

Nishant Goyal

Jorja Suga

Tiaan Vamarasi

Ella-Jay Nuttall

Phillip Gigliotti

Mustafa Sawalhi

President (**Chairperson**)

Secretary (**Minutes**)

Treasurer

Media Representative

Deputy Media Representative

Youth Councillor

Youth Councillor

Youth Councillor

#### COUNCIL ATTENDEES:

Derek Tweed

Liverpool City Council

#### APOLOGIES:

Vishal Kunnathur Senthilkumar

Councillor Charishma Kaliyanda

Youth Councillor

Liverpool City Council



## Minutes

### 1. WELCOME, ATTENDANCE AND APOLOGIES

President Simbarashe Zimudzana opened the meeting at 6.10pm and welcomed everyone to the March meeting for the Liverpool Youth Council. Simbarashe commenced the meeting with an Acknowledgement of Country.

### 2. DECLARATIONS OF INTEREST

Nil.

### 3. YOUTH WEEK PLANNING 2023

Youth Week 2023 will be held from Thursday 20 April – Sunday 30 April 2023.

Council has funds allocated to support Youth Week activities that can meet the theme set out by the Department of Communities and Justice (DCJ). The theme for 2023 is 'Connect. Participate. Celebrate'.

Updates on planned activities for Youth Week 2023 include:

- Carnes Hill Friday 21 April, 2-5pm
  - Carnes Hill Youth Week Takeover;
  - The Skateboard workshops and Hexagol Football activations are confirmed in;
  - Carnes Hill Library have confirmed their Retro Video Games activity;
  - The rock-climbing wall was unavailable. Seeking a new activity to replace this; and
  - Still awaiting food truck confirmation.

Youth Council members suggested the following additions to enhance this activity:

- Fun games to play such as Foosball, Air Hockey and Table Tennis games; and
- Local young musicians and performers to perform on the day.
- Youth Council Creative Writing Book Launch, Monday 24 April at Regional Museum 1-3pm
  - This event will be held at the Liverpool Regional Museum;
  - The Mayor has been invited to attend; and
  - Working with Council's Communications team to have the book ready for the launch.

Youth Council members suggested the following to enhance this event:



## Minutes

- Liverpool Youth Council members to attend and MC event;
- Provide afternoon tea for student writers and their families who attend;
- Invite students and their families who submitted Creative Writing entries last year; and
- Book a photographer so we can showcase the event and use for future promotions.
  
- Music and Dance Showcase at Ed Square, 28 April 5pm-8pm
  - Event will be called Youth Week Showcase @ Ed.Square;
  - Preliminary meeting held with the Frasers Property Group who manage the Edmondson Square Shopping centre. Currently awaiting their approval to deliver the event;
  - Event will include music performances from local young artists, games and competitions. Youth Service Providers to attend provide information and engagement activities; and
  - The event will include surveys to hear feedback from local young people and their needs as there are currently no youth services located in the Edmondson Park area.

**Moved:** Ella-Jay Nuttall

**Seconded:** Nishant Goyal

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

#### 4. CONFIRMATION OF PREVIOUS MINUTES

The meeting notes from the meeting held on 14 February were confirmed as a true record of that meeting.

**Moved:** Jorja Suga

**Seconded:** Nishant Goyal

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

#### 5. BUSINESS ARISING FROM PREVIOUS MINUTES

Nil





## Minutes

### 6. CORRESPONDENCE

Youth Council Secretary Mikaela Jenkins provided two updates relevant to Youth Council members:

- BD Infrastructure are currently looking for 15 young people (aged 18-24) of diverse backgrounds and experience to be part of their Youth Steering Group.

Their client, Jemena, is a gas distribution company located in NSW. As part of its reporting, it needs to prepare a five-year plan to submit to the Regulator for approval. Part of drafting this plan includes talking to customers and community members about what they think about the future of gas both now, and into the future.

The purpose of the Youth Steering Group is to provide recommendations to Jemena that reflect young people's values and priorities. Participants will be compensated for their time.

- Youth Action has an upcoming opportunity for young people to learn more about the voting process in the lead up to the NSW election. Young people aged 12-24 are invited to attend the NSW Youth Network meeting at 5.30pm - 7pm on Wednesday 22 March 2023. They will be joined by a guest speaker from the NSW Electoral Commission to answer any questions they may have about the voting process. Hear from young people who have been involved in election consultations with opportunities for you to get involved.

### 7. COUNCILLOR UPDATE

The following updates from the Council meeting held on 1 March 2023 were provided:

- Council will donate \$20,000 to AusRelief to support the victims of the Kahramanmaraş earthquake in Turkey and Syria. Council also observed a minute silence for the victims of this tragedy;
- Council will investigate a Smart Bin trial pending the outcome of a report on the cost savings of using the Smart Bins;
- Council has been notified that the playing fields at Phillips Park, Lurnea will be available for use effective from 1 March 2023; and
- Council has organised for the return of the popular Most Blessed Nights Street Food Market operating every Friday, Saturday and Sunday nights throughout March and April 2023.

**Moved:** Nishant Goyal

**Seconded:** Ella-Jay Nuttall

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.



## Minutes

### 8. YOUTH WORKER'S REPORT

#### 8.1 School Holidays Activities update

Council will be delivering school holiday activities in April.

There is a mix of sporting and digital based activities like Manga drawing and creative writing workshops.

For the first time, there will be all-inclusive, all-abilities dance workshop for anyone to attend which has been requested by families in the community, especially for any children who have disability.

#### 8.2 Youth Council Recruitment

Recruitment for a new group of 12 young people for the Youth Council of 2023-2026 has begun.

Recruitment is now open, and if any current Youth Council members are considering applying for a second term, please discuss with the Community Development Worker (Youth).

Youth Council members can support the recruitment with sharing amongst your peers, schools, and universities. Traditionally, Youth Council members also take part on the interview panel and assist to choose the next group to take over the reigns of Youth Council.

Youth Council members input on finding the right people is invaluable. Members who are interested in being involved with the recruitment process should reach out to the Community Development Worker (Youth).

**Moved:** Tiaan Vamarasi

**Seconded:** Nishant Goyal

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

### 9. TREASURER'S REPORT

The Youth Council budget is still looking healthy, with approximately \$9,300 available.

**Moved:** Jorja Suga

**Seconded:** Ella-Jay Nuttall

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.



## Minutes

### 10. YOUTH LIAISON REPORT

Nil.

### 11. MEDIA REPRESENTATIVE'S REPORT

There are currently 801 followers on Instagram, and 1,400 on Facebook.

**Moved:** Ella-Jay Nuttall

**Seconded:** Nishant Goyal

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

### 12. GENERAL BUSINESS

Nil.

### 13. CLOSE

The meeting closed at 7:30pm.

The next Liverpool Youth Council meeting will be held on Tuesday 18 April 2023 from 6.00pm – 8.00pm.



## Minutes

### MINUTES OF LIVERPOOL YOUTH COUNCIL MEETING

**Tuesday 18 April 2023**

#### COUNCILLORS:

Councillor Fiona Macnaught  
Councillor Charishma Kaliyanda

Liverpool City Council  
Liverpool City Council

#### COMMITTEE MEMBERS:

Simbarashe Zimbudzana  
Mikaela Jenkins  
Nishant Goyal  
Jorja Suga  
Tiaan Vamarasi  
Vishal Kunnathur Senthilkumar  
Ella-Jay Nuttall  
Mustafa Sawalhi

President (**Chairperson**)  
Secretary (**Minutes**)  
Treasurer  
Media Representative  
Deputy Media Representative  
Youth Councillor  
Youth Councillor  
Youth Councillor

#### COUNCIL ATTENDEES:

Derek Tweed

Liverpool City Council

#### APOLOGIES:

Phillip Gigliotti

Youth Councillor



## Minutes

### 1. WELCOME, ATTENDANCE AND APOLOGIES

President Simbarashe Zimudzana opened the meeting at 6.10pm and welcomed everyone to the April meeting for the Liverpool Youth Council. Simbarashe commenced the meeting with an Acknowledgement of Country.

### 2. DECLARATIONS OF INTEREST

Nil.

### 3. YOUTH WEEK PLANNING 2023

The Community Development Worker (Youth) provided an update for Youth Week 2023, which will be held from Thursday 20 April – Sunday 30 April 2023.

Council has funds allocated to support Youth Week activities that can meet the themes set out by The Department of Communities and Justice (DCJ). The theme for 2023 is 'Connect. Participate. Celebrate'.

Planned activities for Youth Week 2023 include:

#### **Carnes Hill Youth Week Takeover**

**Carnes Hill Community and Recreation Precinct, 600 Kurrajong Rd, Carnes Hill  
Friday 21 April, 2pm-5pm**

Activities:

- Learn to Skate Workshops and Jam competition with Concrete Riders at Carnes Hill Skate Plaza;
- Hexagol Football/Soccer activation;
- Table Sports (table tennis, air hockey and foosball);
- Humanity Matters Food Truck;
- Music performances with The Street University; and
- Competitions and Surveys.

#### **Youth Week Showcase @ Ed.Square**

**Edmondson Square Town Centre, 52 Soldiers Parade, Edmondson Park  
Friday 28 April, 5pm-8pm**

Activities:

- Music performances with The Street University;
- Table Sports (table tennis, air hockey and foosball);
- Competitions and prizes to be won; and



## Minutes

- Information for local Youth Support Services.

### **Youth Week – First Nations Art Workshops**

**PCYC Liverpool, 100 Cartwright Ave, Miller.**

**17 and 24 April, 4pm–7pm**

Community artist Amy Eldridge will teach young people the foundations of Aboriginal Art.

### **FREE Skate Coaching + Jams x Comp with Concrete Riders**

**Kelso Skate Park, 2 Kelso Cres, Moorebank NSW**

**Friday 21 April 2023, 9.00am – 11.20am**

Learn from the best at Kelso Skatepark for free Concrete Riders skate coaching sessions with sponsored riders, Ryan Helm and Lenard Tejada!

Followed by an all-wheels mini jam x comp with prizes!

### **Free Skate Workshop with TOTEM Skateboarding**

**Carnes Hill Skatepark, 600 Kurrajong Rd, Carnes Hill NSW**

**Tuesday 25 April 2023, 3.00pm-6.00pm**

Free mentoring skate session and skate jam for intermediate skaters and scooter riders.

**Moved:** Jorja Suga

**Seconded:** Tiaan Vamarasi

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

## **4. CONFIRMATION OF PREVIOUS MINUTES**

The minutes of the meeting held on 21 March 2023 were not confirmed at this meeting. These minutes will be tabled at the May meeting of the Liverpool Youth Council.

**Moved:** Vishal Kunnathur Senthilkumar

**Seconded:** Nishant Goyal

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

## **5. BUSINESS ARISING FROM PREVIOUS MINUTES**

Nil



## Minutes

### 6. CORRESPONDENCE

Youth Council Secretary Mikaela Jenkins provided one update relevant to Youth Council members:

- The Australian School of Entrepreneurship have recently partnered with the City of Parramatta to deliver a youth entrepreneurship workshop for 12-24 year olds in Parramatta for Youth Week;
- The event will support young people who are interested in entrepreneurship, innovation, and business. It's completely funded by the City of Parramatta and free for students. It's located in the new Western Sydney Start-up Hub in North Parramatta; and
- Further information about this program and booking can be done via:  
<https://events.humanitix.com/ignitingyourspark>;

**Moved:** Mustafa Sawalhi

**Seconded:** Vishal Kunnathur Senthilkumar

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

### 7. COUNCILLOR UPDATE

The following updates from the Council meeting held on 29 March 2023 were provided:

- Councillor Macnaught congratulated Councillor Kaliyanda and Councillor Hagarty on their recent elections to NSW State Parliament. Both Councillors have been part of the Youth Council for a number of years;
- Council has endorsed the Climate Change Policy and Liverpool Climate Action Plan which includes developing plans to maintain the Cumberland Plain Woodland;
- The bridge that links the suburbs of Prestons and Carnes Hill on Kurrajong Road will be officially named the 'Harry Hunt Memorial Bridge';
- The Carnes Hill Recreation and Community Precinct Stage 2 - Update was endorsed. The updated Carnes Hill Recreation Precinct Masterplan will include a 50-metre swimming pool; and
- Council recently undertook a Parks Review of all its parks and will continue to build on their maintenance by:
  - Developing a comprehensive register of all Council's assets; and
  - Expanding the use of the Asset Management Software called Brightly® to assist this process.



## Minutes

**Moved:** Tiaan Vamarasi      **Seconded:** Jorja Suga

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

### 8. YOUTH WORKER'S REPORT

#### 8.1 School Holidays Activities update

School holiday activities in April have been very well attended.

Once again, there is a varied mix of sporting and digital based activities available for school aged children and young people to participate in.

Activities include:

- Manga drawing;
- Creative writing workshops;
- Chess tournament;
- Laser tag and video games; and
- For the first time, four all-inclusive, all-abilities dance workshops which support children with disability to participate in an inclusive environment.

#### 8.2 Youth Council Recruitment

Applications for the next group of 12 young people who will represent the Liverpool Youth Council 2023 – 2026 has now closed.

25 applications were received from local young people. The next step in the process is to review the applications for eligibility, and then progress those who are eligible to the interview stage.

Tentative dates to conduct the Youth Council interviews will be from Monday 8 May – Friday 19 May. Current Youth Council members are welcome to be part of the interview panel.

**Moved:** Mustafa Sawalhi

**Seconded:** Vishal Kunnathur Senthilkumar

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.





## Minutes

### 9. TREASURER'S REPORT

The Youth Council budget is still looking healthy, with approximately \$9,200 available. A number of the planned activities for Youth Week will be funded from this budget.

**Moved:** Ella-Jay Nuttall

**Seconded:** Vishal Kunnathur Senthilkumar

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

### 10. YOUTH LIAISON REPORT

Nil to report.

### 11. MEDIA REPRESENTATIVE'S REPORT

There are currently 883 followers on Instagram, and 1,450 on Facebook.

The second round of stories from the Creative Writing Competition will be posted onto Youth Council's social media pages shortly. The posts will showcase the second placegetters and winners in the coming weeks.

**Moved:** Vishal Kunnathur Senthilkumar

**Seconded:** Ella-Jay Nuttall

**MOTION:** That the information be received and noted.

On being put to the meeting, the motion was declared carried.

### 12. GENERAL BUSINESS

Nil.

### 13. CLOSE

The meeting closed at 7:15pm.

The next Liverpool Youth Council meeting will be held on Tuesday 16 May 2023 from 6.00pm – 8.00pm.

**CTTE 02**

**Minutes of the Civic Advisory Committee  
meeting held on 31 March 2023**

<b>Strategic Objective</b>	Healthy, Inclusive, Engaging Promote a harmonious community that celebrates its diversity
<b>File Ref</b>	145066.2023
<b>Report By</b>	George Georgakis - Manager Council and Executive Services Jessica Saliba - Coordinator Governance
<b>Approved By</b>	Farooq Portelli - Acting Director Corporate Support

**EXECUTIVE SUMMARY**

This report is tabled in order to present the Minutes of the Civic Advisory Committee meeting held on 31 March 2023.

**RECOMMENDATION**

That Council:

1. Receives and notes the Minutes of the Civic Advisory Committee meeting held on 31 March 2023.
2. Endorse the actions and recommendations in the Minutes.

**REPORT**

The Minutes of the Civic Advisory Committee meeting held on 31 March 2023 are attached for the information of Council.

The minutes contain the following actions or Committee recommendations:

- The booklets for the Australia Day Awards and Order of Liverpool Awards to be disposed of and handed in after nominations have been placed to ensure confidentiality is not breached.
- The current process for the Awards be left as is for Council to communicate the opportunity for all people to be encouraged to nominate. Committee members voiced their opinion on not wanting to single out certain groups, just to publicise it as general and for all.

- Staff to advise the Committee of the number of different cultures and languages in the Liverpool local government area.
- The Civic Awards Policy to be updated as some of the information is outdated. There are some references to the Queen which now needs to be changed plus a few other changes that need to be made and brought to the next meeting.
- Staff to provide the Committee with an update on the John Edmondson VS statue.
- Staff alert guests invited to Casula Powerhouse Arts Centre (CPAC) to allow 15 minutes extra travel time as there is a small hold up on the roads to access CPAC.
- Staff to provide the Committee with an update on the Public Artwork Memorial Project matter. Further, the Committee recommended that as part of the public artwork for the 150<sup>th</sup> Anniversary, staff consider painted mural on walls relating to the history of the Liverpool local government area.
- Council staff to prepare a suitable designed interpretative sign to be placed at Remembrance Drive near the Cenotaph for motorists to be informed of the significance of the site. The proposed sign to then be forwarded to Transport for NSW for their consideration.
- The suggestion of having a Maria Locke Award within Council's Order of Liverpool Awards or Australia Day Awards to be discussed at a future Civic Advisory Committee meeting.

## **FINANCIAL IMPLICATIONS**

None of the actions contained in the minutes will have a financial impact on Council.

## **CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.

<b>Civic Leadership</b>	<p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council's services, roles and decision making processes.</p> <p>Deliver services that are customer focused.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	The risk is deemed to be low and is considered to be within Council's risk appetite.

## **ATTACHMENTS**

1. Civic Advisory Committee Minutes from 31 March 2023



## MINUTES FROM CIVIC ADVISORY COMMITTEE MEETING

31 March 2023

### COUNCILLORS:

Councillor Rhodes  
Councillor Harle (online)

**Acting Chairperson**  
Councillor

### COMMITTEE MEMBERS:

Colin Harrington  
Stephen Dobell-Brown  
Bob Brassell  
Ellie Robertson(online)  
June Young  
Beryl Lucas

Former Mayor  
Former Councillor  
Former Civic Officer  
Community Member  
Community Member  
Liverpool Quota Inc.

### COUNCIL ATTENDEES:

Alyson Infanti  
George Georgakis  
Susie Najjar  
Dr Mark Loves (online)

Civic Citizenship Coordinator  
Manager Council & Executive Services  
Committee Officer  
Procure Group / Code of Conduct Trainer

### APOLOGIES:

Deputy Mayor Hadid  
Alf Vella

Deputy Mayor  
Former Councillor



## OPEN

Meeting opened at 2:33pm.

### 1. WELCOME, ATTENDANCE AND APOLOGIES

Deputy Mayor Rhodes was appointed as Chairperson for the meeting on account of Deputy Mayor Hadid's absence. The meeting was opened and apologies were noted. Deputy Mayor Rhodes also did the Acknowledgement to Country.

### 2. DECLARATIONS OF INTEREST

NIL

### 3. CODE OF CONDUCT

Dr Mark Loves presented a PowerPoint to the Civic Advisory Committee Members. This outlined probity, procurement, integrity services and investigations.

Dr Mark Loves explained the functions of the Committee are to:

- Seek nominations or nominate worthy people and organisations for the Order of Liverpool Awards, Australia Day Awards, Queen's Honours and other relevant awards;
- Score and provide advice to Council on nominees for Council awards;
- Recommend a calendar of civic events; and
- Proactively promote Council's civic awards and functions to the wider community.

A number of topics were discussed such as General Conduct obligations, Bullying and Harassment, Aggressive v Assertive Behaviour, Conflict of Interest, Gifts and Benefits Confidentiality and Use of Resources.

Dr Mark Loves also touched on the legal and policy and procedures in line with the council and code of conduct. He gave some examples and scenarios of a situation that may arise for committee members in council. The conflict of interest was explained and what the better decision in each scenario should entail.

**Motion:**

**Moved: Bob Brassell**

**Seconded: Colin Harington**

On behalf of the committee a thank you was issued to Dr Mark Loves for the presentation. The relevant nature of the content was appreciated.

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



**Motion:**                      **Moved: June Young**

**Seconded: Colin Harrington**

The booklets for the Australia Day Awards and Order of Liverpool Awards to be disposed of and handed in after nominations have been placed to ensure confidentiality is not breached.

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

#### 4. ORDER OF LIVERPOOL AWARDS

At the previous meeting, the committee had deferred further discussion on the issue of encouraging nominations from a more diverse cross section of the community to this committee meeting.

**Motion:**                      **Moved: Cllr Rhodes**

**Seconded: Colin Harrington**

That the current process be left as is for council to communicate the opportunity for all people to be encouraged to nominate. Committee members voiced their opinion on not wanting to single out certain groups, just to publicise it as general and for all.

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

**Action:** Staff to advise of the number of different cultures and languages in the Liverpool Local Government Area.

**Motion:**                      **Moved : June Young**

**Seconded: Colin Harrington**

Committee members recommended that the Civic Awards Policy be updated as some of the information is outdated. There are some references to the Queen which now needs to be changed plus a few other changes that need to be made and to be brought to the next meeting.

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

#### 4. GENERAL BUSINESS

##### -John Edmondson VC Statue

Colin Harrington requested an update on the following matter which was last discussed at a Committee meeting in March 2018. The information is shown below:

*At the previous Committee meeting, Colin Harrington referred to a Council resolution from 24 September 2014 where Council resolved (in part) to:*



*"Request from the developer of Edmondson Park that they make available a prominent position for the erection of a bronze statue and citation plaque within the Town Centre and a financial contribution towards the statue."*

**Update: (Provided at March 2018 meeting)**

Council's Heritage Officer advised that Frasers, the new developer of the Edmondson Park Town Centre will be erecting a John Edmondson VC statue at an appropriate location on the site.

The update then on the page was Council's Heritage Officer advised that Frasers, the new developer of Edmondson Park Town Centre, will be erecting a John Edmondson VC statue at an appropriate location on the site. An update is requested.

**Action:** Staff provide an update on this matter.

**-Traffic safety at Congressional Drive, Casula**

Mr Brassell mentioned the safety issues at Congressional Drive leading into Casula Powerhouse Arts Centre. Mr Brassell pointed out that the traffic light which is positioned there operates on a timer and adds to the time to travel to CPAC. It is noted that there are several upcoming citizenship Ceremonies and that attendees should be informed of the new traffic conditions/lights.

**Motion:**                      **Moved: Beryl Lucas**

**Seconded: Colin Harrington**

The committee recommend that staff alert guests invited to events at CPAC to allow 15 minutes extra travel time as there is a small hold up on the roads to access CPAC.

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

**Public Artwork Memorial Project**

Mr Dobell-Brown noted from the previous Committee Minutes that a report on the public artwork to commemorate the 150<sup>th</sup> Anniversary of Liverpool was scheduled to be reported to Council in December 2022 and asked for an update on that.

**Action:** Staff to advise and provide an update.

**Motion:**                      **Moved: Beryl Lucas**

**Seconded: Stephen Dobell- Brown**

The Committee recommend that as part of the public artwork for the 150<sup>th</sup> Anniversary, staff consider painted mural on walls relating to the history of the Liverpool Local Government Area.

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





**Interpretive Sign at Remembrance Drive**

**Motion:**                      **Moved: Stephen Dobell-Brown**                      **Seconded: Bob Brassell**

The Committee recommend that Council staff prepare a suitable designed Interpretive sign to be placed at Remembrance Drive near the Cenotaph for motorists to be informed of the significance of the site.

The proposed sign to then be forwarded to Transport NSW for their consideration.

**Maria Locke Award**

Mr Dobell- Brown suggested having a Maria Locke award within Council's Order of Liverpool Awards (or Australia Day Awards).

Committee members disagreed as best not to single out a women's award and if a new award was to be added, to make it in memory of Maria Locke.

**Action:** The above to be discussed at a future Civic Advisory Committee Meeting.

**Committee Membership:**

**Action:** Staff to provide the committee with an updated list of who is on the Civic Advisory Committee.

**CLOSE**

**Meeting closed at 4:43pm**

**CTTE 03****Minutes of the Audit, Risk and Improvement  
Committee meeting held on 14 April 2023**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
<b>File Ref</b>	147626.2023
<b>Report By</b>	George Hampouris - Head of Audit, Risk and Improvement
<b>Approved By</b>	Anna Rizos - Acting Director Customer & Business Performance

**EXECUTIVE SUMMARY**

This report is tabled in order to present the Minutes of the Audit, Risk and Improvement Committee (ARIC) Meeting held on 14 April 2023.

**RECOMMENDATION**

That Council:

1. Receives and notes the Minutes of the Audit, Risk and Improvement Committee Meeting held on 14 April 2023; and
2. Endorse the recommendations in the Minutes.

**REPORT**

The Minutes of the Audit, Risk and Improvement Committee held on 14 April 2023 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.

**FINANCIAL IMPLICATIONS**

No recommendations pertaining to these minutes will require financial resources to implement.

**CONSIDERATIONS**

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<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	Provide information about Council's services, roles and decision making processes.  Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
<b>Legislative</b>	Local Government Act 1993, sections 8B and 23A.
<b>Risk</b>	The risk associated with this report is low.

**ATTACHMENTS**

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1. Audit, Risk and Improvement committee minutes



## Audit, Risk and Improvement Committee Minutes

14 April 2023 - Level 6 Boardroom, 35 Scott Street, Liverpool - 9.30am-12.30pm

### Committee Members Present:

Andrew McLeod	Chairperson, Independent Member
Sheridan Dudley	Independent Member
Robert Lagaida	Independent Member
Karress Rhodes	Councillor

### Attendees:

Peter Harle	Councillor
John Ajaka	Chief Executive Officer
Jason Breton	A/Director Operations
George Hampouris	Head of Audit, Risk and Improvement (Head of ARI)
Anna Rizos	A/Director Community and business performance
Farooq Portelli (online)	Director Corporate Services
Vishwa Nadan	Chief Financial Officer
Larissa Chan	NSW Audit Office, Director, Financial Audit Services
Craig Thomason	PWC (External Auditor)
William Attard	Manager Planning and Compliance
Tim Gavan (online)	Strategic Property Consultant
Mellissa Mallo (online)	Acting Coordinator Corporate Planning
Galavizh Ahmadi Nia (online)	Manager Community Development and Planning
Susie Najjar	Committee Officer

### 1. WELCOME / OPENING

The Chairperson welcomed attendees and opened the meeting at 9:35am

### 2. APOLOGIES

Deputy Mayor Hadid, Mayor Ned Mannoun

### 3. DECLARATIONS OF INTEREST

NIL

#### 4. CONFIRMATION OF PREVIOUS MINUTES

That the minutes of the Audit, Risk & Improvement Committee Meeting held on 20 February 2023 be confirmed as a true record of that meeting.

It was noted that for future minutes recommendations of the Committee are replaced with "ARIC resolution".

#### First order of business

##### **CEO organisational overview update**

The CEO provided an update on the development of the new Airport and the potential opportunities and challenges that it will bring to Liverpool.

The CEO highlighted the fact that over the last 6 months there has been a drop in the number of pending Industrial Relation matters, with only 2 matters open (from a peak of 45). This indicates a significant improvement in the industrial climate within Council.

The CEO provided the Committee an update on the rebranding of Council to "City of Liverpool". This was to be considered by Council in the April Council meeting. The CEO noted that Liverpool has put in a submission to recategorise itself from a "Metropolitan large" to a "Major CBD".

The CEO also highlighted that Council will also consider the changing its name to "City of Liverpool".

A very high-level update was provided on the Civic Place project including some of the key risks and opportunities associated with it.

Action: An organisation chart is provided to the Committee

#### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee receive and note the update from the CEO

## 5. ACTION TRACKING FROM MINUTES

### 5.1 ARIC resolution tracking

The Head of ARI provided the Committee with an overview of the resolution progress document and progress made to date.

The Committee received an update pertaining to the scope of the culture survey and provided some suggestions on what management should consider so that it adds value.

Action: That the 2 Enterprise Risk items identified in the progress document be consolidated

### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee receive and note this report.

## 6. FINANCIAL & PERFORMANCE MANAGEMENT

### 6.1 2022-23 External Audit Engagement Plan

The delivery model has recently changed and the Audit has been contracted out to PWC. The PWC lead auditors for the Liverpool Council engagement are Craig Thomason (Lead Partner) and Alexio Phibika (Senior manager). The Committee discussed some of the key issues that will be focused on as part of the financial audit which includes valuation, major capital projects and cyber security.

The Committee raised its concerns around the contracting arrangements which have resulted in ongoing fee increases and the dilution of overall value for money Council is receiving from its External Audit arrangements. The Committee made it clear that its concerns are in no way directed to the actual staff that have been involved in the audit process in the last few years.

Action: The timing of an ARIC meeting be scheduled so that it reviews the draft financial statements prior to going to Council. If required, an extraordinary/virtual meeting can be convened.

## ARIC RESOLUTION

A letter be written to the Minister for Local Government outlining the ARIC's concerns around the Government's policy position pertaining to its audit arrangements with Councils.

### 6.2 2022/23 Budget Updates

The CFO provided the Committee with an overview of Council's budget performance.

The Committee noted that the deficit is worse than forecast even though interest revenue has raised more than expected.

Council is projecting \$8.4 million deficit by the end of June. The worst case scenario is that there will be a \$10 million deficit. This is dependant on some of the variables which include items such as additional legal service costs, additional borrowing costs and provision for redundancies.

The Committee also discussed the treatment of grants and the risks associated with the grant's timing and disclosure. It was noted however that this was a timing issue rather than a genuine risk for the community.

The Committee also discussed the ratios outlined in this report. In relation to assets, the Committee discussed the risk that Council's asset maintenance is inadequately provided for. The Director Operations discussed what management are currently doing to validate the accuracy of the asset maintenance program.

Action: That the KPI year to year directional trends be colour coded for future meetings.

## ARIC RESOLUTION

That the Audit, Risk & Improvement Committee:

1. Receive and note this report.
2. That a future report is provided with a breakdown on Council grant management processes including the grant applications made and what percentage have been successful over the last 2 years.
3. Receives Council's Long Term Financial Plan once it is finalised.

### **6.3 Biannual Integrated Planning & Reporting Performance Report**

The CEO provided an overview of the biannual performance report and noted a few highlights. One in particular highlighted is the work done in the Development Assessment area to reduce the number of outstanding DAs from 907 in November 2022 to 766 DA's outstanding to date. This is a reduction of 15%

The Committee noted that as there are no numbers in some of the line areas it is difficult for a reader to understand what the particular service is delivering for the community. In some other instances there are numbers only, however no insights as to how they contributed to a particular outcome or measure of success.

The Committee noted that a lot of this information speaks to how busy certain areas are rather than the outputs and outcomes they deliver. The community therefore cannot therefore extract any valuable insights.

#### **ARIC RESOLUTION**

That the Audit, Risk and Improvement Committee notes and receives the Biannual Progress Report for period July to December 2022.

## **7. GOVERNANCE, COMPLIANCE AND INTERNAL CONTROL**

The delegation item (which was scheduled for reporting) was not included in the agenda as there were no updates to report on.

## **8. RISK MANAGEMENT**

### **8.1 Fraud Risk Assessment - Online Booking System**

The Head of ARI provided an overview of the outcomes of the review.

The Committee discussed the improvement opportunities associated with some of the existing processes including expanding the use of credit cards to eliminate some of the risks identified in this report.

Action: That the scale of bonds receipted are articulated so that the Committee can assess the magnitude of the risk at question.



#### ARIC RESOLUTION

1. That the Audit, Risk and Improvement Committee receives and notes this report.
2. That the feasibility of accepting only credit cards as a means of payment be considered.
3. The Audit report templates are revised so that they capture business improvement opportunities in addition to risks/controls.

#### **8.2 Update on Risk Assessment for each area of Council, in consultation with Child Safe Organisation Working Group.**

The Manager Community Development and Planning provided the Committee with an overview of this report. The priority for Council is around leadership, culture and governance to ensure best practice.

The Committee suggested that rather than resourcing this function it seeks to engage external experts to provide Council with clear actions and opportunities on how it can best meet this obligation.

Action: Discuss with Hornsby Council on its approach to risks and opportunities to best implement these requirements.

Action: That a future report is provided to the Committee with a detailed action plan.

#### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee receives and notes this report.

### **9. INTERNAL AUDIT**

#### **9.1 Internal Audit Report**

The Head of ARI provided an overview of the items pertaining to this report including:

- a background of the 4 year strategic plan which was endorsed by the Committee in 2021.

- the 2023-23 annual Audit plan including the identification of alterations and carry forwards to future plans.
- a summary of outcomes from the audits completed which included the Payroll Audit and the follow up Audit.
- an update on audit activities and challenges in the quarter.

The Committee expressed its extreme concern and alarm that around 40% of the sample of closed actions and risk treatments had not in fact been implemented and that non-verified indicators for 2021/202 could not be addresses as the Operational Plan had expired. The Committee noted the CEO's commitment and approach to ensure that these are addressed as a priority.

The Committee suggested some initiatives to improve the process pertaining to audit outcomes to ensure there is ELT visibility on areas of risks identified through audits.

The Committee commended Internal Audit for the methodology and quality of its strategic audit plan.

Action: That the auditees be present at the ARIC meetings when their audits are tabled.

Action: That management consider the Director signing off on the IP&R data going out to the Community

## ARIC RESOLUTION

That the Audit, Risk & Improvement Committee:

1. Notes the strategic audit plan 2021-24.
2. Notes the progress made against the annual plan and endorses the revisions and carry forwards proposed based on the attached.
3. Notes the audit activities report and outcomes from audits undertaken.
4. Notes the response from the CEO in relation to how the significant amount of audit actions being re-opened are going to be appropriately closed off and how it will be ensured that in future the actions are in fact implemented.

## 10. SERVICE REVIEWS & IMPROVEMENT

### 10.1 DA Staffing Issues and Performance Management Presentation

The CEO provided positive statistics with regards to the reduction in DA backlogs over the last 6 months. Development Assessment area reduced the number of

outstanding DAs from 907 in November 2022 to 766 DA's outstanding to date. This is a reduction of 15%

An increasing volume of development applications, coupled with a high staff turnover, a shortage of experienced development assessment planners in NSW and a complex regional growth environment in Western Sydney has resulted in a significant problem for the development assessment function at LCC. The Committee received a presentation pertaining to what Council's strategies are to proactively recruit planning staff.

It was noted that a detailed service review is being undertaken on Development Applications, and this is expected to be tabled to the Committee at its next meeting.

#### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee notes the presentation from the Manager Development Assessment.

### 11. ARIC SUPPORT

#### 11.1 Gap Analysis of OLG Requirements

The Head of ARI provided an overview of Council's compliance against the latest OLG guidelines.

#### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee

1. Notes the actions required to transition towards compliance.
2. Receives a further report in July with an amended Internal Audit Charter and ARIC Charter, reflecting the change in reporting lines.

### 12. SPECIAL AGENDA ITEMS

NIL

### 13. GENERAL BUSINESS (FOR INFORMATION)

#### 13.1 Liverpool Civic Place Update

The residual risk profiles across the project remain unchanged. The project team are still resolving the Council Office Fitout layout and design. The resolution of the Council Office Fitout is critical to provide certainty of total project costs. Furthermore, it provides certainty for dates for Council to vacate 33 Moore Street and meet its obligations with the University of Wollongong, who have a sunset date of January 2024 to occupy the balance of the property.

The Committee raised questions around the feasibility of including a childcare centre in the development. The CEO expressed that this commitment has not been locked in as yet and further information will be provided to the Committee. If it was to pursue Childcare, Council is also looking into whether it is the operator vs owner.

Action: That further information pertaining to the justification for childcare within the Civic Place is provided to the Committee.

Action: That for future reports the milestone reporting is included in its reporting alongside with budget/actuals.

#### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee:

1. Receives and notes the LCP project update.
2. Commend the Strategic Property Consultants on the improved ARIC paper reporting.

### 13.2 Potential Program Management Office (PMO) Design

The Committee suggested that the report's content is not within Council's charter. The Committee however did note that Council is addressing the risks associated with the management of its large and capital projects.

#### ARIC RESOLUTION

That the Audit, Risk & Improvement Committee receives and notes this report.

### **13.3 Chain of Responsibility - Project Update**

The A/Director Operations presented on the Chain of Responsibility program to date. The Committee expressed concerns that some of the first year items have not been completed. The A/Director agreed that at the next reporting period the program of works needs to be recalibrated with new timeframes to ensure first year action items are prioritised.

#### **ARIC RESOLUTION**

That the Audit, Risk & Improvement Committee receives the biannual update on the progress of deliverables identified in the 3 Year Project Plan.

### **13.4 Western Sydney Aerotropolis Risk and Opportunities Overview**

This item was deferred to the July 2023 ARIC meeting.

#### **ARIC RESOLUTION**

That the Audit, Risk & Improvement Committee notes that a detailed presentation from the A/ Director Economy and Commercial Development will be made at the July meeting.

### **14 CLOSE**

The Chairperson closed the meeting at 12:40pm.

### **15 NEXT MEETING**

Friday, 21 July 2023, Level 6 Boardroom, 35 Scott Street, Liverpool, 9:30 am – 12:30 pm.

## CTTE 04

**Minutes of the Tourism and CBD Committee  
meeting held 19 April 2023**

<b>Strategic Objective</b>	Evolving, Prosperous, Innovative Maintain strong relationships with agencies, stakeholders and businesses to achieve beneficial outcomes for the city
<b>File Ref</b>	148467.2023
<b>Report By</b>	Susana Freitas - Visitor Economy Officer
<b>Approved By</b>	Julie Scott - Acting Director City Futures

**EXECUTIVE SUMMARY**

This report is tabled in order to present the Minutes of the Tourism and CBD Committee Meeting held on 19 April 2023.

**RECOMMENDATION**

That Council:

1. Receives and notes the Minutes of the Tourism and CBD Committee Meeting held on 19 April 2023.
2. Endorse the recommendations in the Minutes.

**REPORT**

The Minutes of the Tourism and CBD Committee held on 19 April 2023 are attached for the information of Council.

The minutes contain the following actions or Committee recommendations:

- Visitor Economy Officer to share the 2023 events Calendar with the committee
- Visitor Economy Officer to investigate the current businesses and tourism officers around the Georges River and provide an update regarding the bike path along the River
- Visitor Economy Officer to provide a report on the current activities held on the Georges River within the Liverpool LGA

- Visitor Economy Officer to investigate the possibility of a water feature being built along the river and explore the possibility of Liverpool City Council participation in Vivid Sydney
- A presentation of an update on the historical housing in Liverpool to be provided at a future committee
- Council to investigate the potential to partner with NRMA regarding a ferry service in Liverpool and investigate other providers
- Visitor Economy Officer to provide an update at a future committee meeting regarding how the committee can utilise skilled students and migrants moving into Liverpool
- Visitor Economy Officer to investigate the visitation figures at Parramatta City Council
- Councillor Rhodes to investigate the visitation figures through WSROC for Cumberland City Council
- Visitor Economy Officer to provide information regarding the services Business Connect provide
- Visitor Economy Officer to investigate previous quality control meetings that assisted businesses and provide an update to the committee
- Visitor Economy Officer to share the public masterplan for Woodward Park

## **FINANCIAL IMPLICATIONS**

None of the actions contained in the minutes will have a financial impact on Council.

## **CONSIDERATIONS**

<b>Economic</b>	<p>Further develop a commercial centre that accommodates a variety of employment opportunities.</p> <p>Facilitate economic development.</p> <p>Facilitate the development of new tourism based on local attractions.</p> <p>Culture and creative industries.</p>
<b>Environment</b>	<p>There are no environmental and sustainability considerations.</p>
<b>Social</b>	<p>Provide cultural centres and activities for the enjoyment of the arts.</p>

<b>Civic Leadership</b>	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.
<b>Legislative</b>	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

**ATTACHMENTS**

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1. Minutes of the Tourism and CBD Committee Meeting April 2023





This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

## MINUTES OF TOURISM AND CBD COMMITTEE 19 April 2023

### COUNCIL MEMBERS

Karress Rhodes	Councillor (Chair)
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### COMMUNITY REPRESENTATION

Carol North-Samardzic	Community Representative
Dr Garth Lean	Western Sydney University
Fazila Farhad	South West Sydney Tourism Taskforce NSW Inc.
George Khoury	Khourys & Associates
Ernest Kulauzovic	Belgravia
Jeff Gibbs	Moorebank Sports Club
June Young OAM	Community Representative
Michelle Caruso	Community Representative
Nataly Rahme	Community Representative
Marc Edwards	Club Liverpool
Stevan Sipka	Western Sydney Airport
Peter Harle	Councillor (observer)

### COUNCIL STAFF

Christopher Guthrie	Coordinator Business Development
Susana Freitas	Visitor Economy Officer
Elizabeth Pirolo	Economic Development Assistant

### APOLOGIES

Hon. John Ajaka	Chief Executive Officer
Clara McGuirk	Strategic Events Lead
Nicole Smith	University of Wollongong
Navid Diwan	Diwansons Collection/ Designer Palace
Belinda Thomson	The William Inglis
Mazhar Hadid	Deputy Mayor (Chair)
Fiona Macnaught	Councillor

Meeting opened at 10:05am

### 1. WELCOME, ATTENDANCE, APOLOGIES AND OPENING

Councillor Rhodes opened the meeting and acknowledged the traditional custodians of the land.



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

## 2. DECLARATIONS OF INTEREST

Nil

## 3. ACKNOWLEDGEMENT OF PREVIOUS MINUTES

**Motion: That this Committee endorse the previous minutes from the meeting held in February 2023**

On being put to the meeting, the motion was declared carried

## 4. BUSINESS ARISING FROM PREVIOUS MINUTES

4.1 Strategic Events Lead to present the overall events budget including grants at a future committee meeting

4.1.1 Strategic Events Lead to attend June Meeting.

**Action: Visitor Economy Officer to share 2023 events calendar with members of the committee**

4.2 Visitor Economy Officer to provide future committee meeting presentations to committee members prior to the meeting

4.2.1 Action will commence for the June committee meeting

4.3 Visitor Economy Officer to share the successful Westinvest project concept plans with the minutes of the meeting

4.3.1 The successful projects included; direct allocation funding for Light Horse Park upgrades, and CBD Street Upgrades. Council was also successful in obtaining WestInvest funding for Brickmakers Creek and Carnes Hill Aquatic Centre. All WestInvest projects must be delivered by end of December 2026.

4.3.2 Councillor Rhodes advised that statues were intended to be placed along the river at Light Horse Park, and suggested to the committee if water features with fountains possibly falling from the foot bridge, could be investigated to be built along the river.

4.3.3 Ms Caruso suggested Council connect with Vivid Sydney to investigate the possibility of Liverpool City Council participate (sustainably) in the event.

4.3.4 Fazilla Farhad mentioned drone light shows taking place in the City of Sydney, and suggested drone shows could potentially take place along the Georges River.

4.3.5 Ms Young advised temporary fountain (the fountain that is in the Wattle Grove Lake) has been installed on the Georges River in the past.  
Councillor Rhodes advised flooding is a constant occurrence on the Georges River, this may cause issues if a fountain is placed in the river and advised a fountain may have to fall from the pedestrian bridge.



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

- 4.3.6 Ms Rahme shared with the committee images of Fagan Park in Dural which includes houses and gardens from different cultures, and suggested Liverpool City Council investigate incorporating a similar concept along the Georges River.
- 4.3.7 Councillor Rhodes advised to the committee that the lighting on Railway Street trees have been implemented.  
Mr Khoury praised the current lighting installation.
- 4.3.8 Councillor Rhodes advised that a large Community Centre will be built in Lighthorse Park and suggested that be used for cultural community events.
- 4.3.9 Mr Kulauzovic queried if there has been a study conducted investigating the current business and tourism offerings around the Georges River.  
Councillor Rhodes advised Council has passed a motion to develop a bike path and walk path that will be along the whole length of the Georges River through the LGA.

**Action: Visitor Economy Officer to provide update at next meeting in June**

Councillor Rhodes advised the committee of the Marina development on the Georges River, currently there is a DA approved for the development.  
Coordinator Business Development advised Mirvac development has started and that there are various other developers surrounding the Marina.  
Ms Fahad queried what type of zoning is currently on the Marina Development and asked if an update on the development can be provided at the next committee meeting.  
Councillor Rhodes advised the committee of the Moore Point development that will be opposite the Liverpool Railway Station, currently the development has been given gateway approval with a series of conditions.

- 4.3.10 Mr Sipka queried if there are any rowing clubs in Liverpool.  
Councillor Rhodes advised the committee that Liverpool has a sailing club based in Chipping Norton that hold national racing competitions. In Casula barefoot water skiing take place that hold national and international competitions, as well as Dragon Boat Racing operating in Voyager Point.

**Action: Visitor Economy Officer to provide a report on the current activities that are held on the Georges River within the Liverpool LGA**

- 4.3.11 Ms Caruso queried about the potential for a ferry service along the Georges River  
  
Councillor Rhodes advised a ferry service ran previously from Grand Flaneur Beach, Chipping Norton, in the past, however upon investigating the tour provider that runs tours along the Georges River currently, the business owner is reluctant to invest in a boat that is able to travel under the bridge on Newbridge Road as there currently is not interest in the market at this stage.



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

Council have investigated the option of a ferry service run on public transport with NRMA and at state government conferences however was unsuccessful.

4.3.12 Councillor Rhodes suggested to the committee the committee obtain more information regarding the current depth of the Georges River .

4.3.13 Mr Khoury queried the cost of the lift and pedestrian bridge that was submitted as a west invest application.

Action: Visitor Economy Officer to advise at the June Committee.

**Motion: Visitor Economy to investigate the possibility of a water feature to be built along the river and explore the possibility of Liverpool City Council's participation in Vivid Sydney.**

Moved: Michelle Caruso

Seconded: George Khoury

**Motion: A presentation be provided to the committee of an update of the historic housing in Liverpool.**

Moved: Councillor Rhodes

Seconded: Fazilla Farhad

**Motion: Council investigate the potential to partner with NRMA regarding a ferry service in Liverpool and investigate other providers.**

Moved: Councillor Rhodes

Seconded: Michelle Caruso

4.4 Visitor Economy Officer passed on feedback to Council's Urban Design and Public Domain Unit for Westinvest high street projects to have light-coloured pavers and consider changing the colour of the road to deal with urban heating for discussion and consideration.

4.5 Visitor Economy Officer to research the potential of a cruise provider on the Georges River and report back to the committee.

4.5.1 Visitor Economy Officer is currently investigating this action and will provide an update at a future committee meeting.

4.5.2 Councillor Rhodes advised that Council is currently investigating the opportunity to connect with the current tour operator on the Georges River but has been advised that the market for these types of tours need to have more interest from the community and tour providers.

4.5.3 Ms Fahad queried if Council has been encouraging any private businesses or investment around the Georges River for opportunities like the holding of a tour.

4.5.4 Councillor Rhodes advised Council is focusing on pathways that connect the River to the rest of LGA at this current time.



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

- 4.6 Visitor Economy Officer to present at a future committee meeting the number of international students currently staying in Liverpool.

4.6.1 Mr Lean advised at Western Sydney University the majority of international students that have been returning to campus' has been from predominately South Asia, South East Asia and a low amount from Europe and the UK.

4.6.2 Ms Caruso queried how can the committee utilise skilled university students and migrants moving into Liverpool.

Visitor Economy Officer advised council has a "jobs portal" webpage which advertises all jobs available online that are in Liverpool, however due to budget the Employment Officer Position was made redundant which has impacted what council is able to do in the Jobs space.

**ACTION: Visitor Economy Officer to provide an update at a future committee meeting**

**ACTION: Visitor Economy Officer to Investigate the visitation figures at Parramatta City Council**

**ACTION: Councillor Rhodes to investigate the visitation figures through WSROC for Cumberland City Council**

- 4.7 Visitor Economy Officer to present to a future committee meeting the current number of workers in the Liverpool CBD and future projections in the next 20 years

4.7.1 Visitor Economy Officer advised that there are 96,000 jobs in Liverpool LGA currently and by 2031 there are projected to be approximately 120,000 jobs within the LGA.

4.7.2 Coordinator Business Development advised 100 new people move into Liverpool every week, and by 2041 the population is projected to grow to 350,000 people.

4.7.3 Ms Caruso queried if a report can be provided to the committee regarding the demographic of the population growth.

Visitor Economy Officer and Mr Sipka to provide the figures of the population growth and their ancestry of people in Liverpool.

- 4.8 Visitor Economy Officer to contact VIP Karaoke to receive an analysis of the type of customers which are attending the venue and what time they are in Liverpool to help target specific markets to come to Liverpool at night.

4.8.1 Visitor Economy Officer attempted to contact the business and will update the committee when contact has been made.



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

- 4.9 Visitor Economy Officer to explore opportunities to be more involved with international tour operators and report back to the committee

4.9.1 Action will be included in the Destination Management Plan and will be updated by June an update will be provided at a future committee meeting

- 4.10 Visitor Economy Officer to provide committee members with the CBD cleaning timetable including how regularly Macquarie Mall is cleaned.

4.10.1 The Visitor Economy Officer advised the committee that there is a sweep and daily clean of the mall, and there is deep cleaning bi-annually of the mall however a deep clean will be organised more often as the events in the mall have caused oil spillage. The schedule of cleaning will be shared with the minutes to the committee.

- 4.11 Visitor Economy Officer to share Ian Bailey's letter regarding hospitality customer service, CBD sophistication and CBD cleanliness with the committee members

4.11.1 Letter has been shared with the committee with the February minutes

Councillor Rhodes advised Business Connect is now providing training to businesses to assist in business improvement.

**Action: Visitor Economy to provide information regarding the services business connect provide.**

4.11.2 Ms Young advised Council previously have run quality control meetings that assisted businesses in the past with quality control and improvement.

**Action: Visitor Economy to investigate and report back to the committee at a future meeting**

- 4.12 Visitor Economy Officer to work with Ms Hannouch (Manager of the Experience Centre) to hold future a committee meeting at the Western Sydney Airport Experience Centre

4.12.1 Completed – with a tour of the experience centre at the April meeting.

- 4.13 Visitor Economy Officer to contact committee members who have not attended three meetings in a row and have not extended an apology or have continually apologised for not attending and provide accurate figures on their attendance. Visitor Economy Officer to ask if there are issues in their attendance and if they wish to continue as part of the committee.

4.13.1 Visitor Economy Officer advised the EOI for applicants is now open as the two-year term is complete.

- 4.14 Councillor Rhodes requested that future committee meetings be held hybrid to provide the opportunity for people with technology issues to access it face to face.



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

4.14.1 All future committee meetings will be held on Microsoft Teams and face to face from June at Level 6, 35 Scott Street, Liverpool

4.15 Visitor Economy Officer to contact all community representatives regarding their ability to attend and consideration be taken by Council staff for dates that are suitable

4.15.1 The committee discussed suitable days for the committee and suggested if members are unable to attend to send an alternate.

4.16 That the Expression of Interest process for the Tourism and CBD Committee to be always open for new members when there are vacancies

4.16.1 Visitor Economy Officer confirmed the committee is always open for new members when there are vacancies.

4.17 Visitor Economy Officer to contact University of Wollongong and Club Liverpool regarding their attendance and suggest that they send an alternative representative when the main person cannot attend.

## 5. PRESENTATION

5.1 Tourism and CBD Chair and staff facilitated a workshop to explore development of the Tourism Website.

Highlights and suggestions included:

Activity 1: Content ideas – See Taste Do Brainstorm

Content highlights from the brainstorm will be shared at the June committee meeting.

Activity 2: Functionality of the website – what should the website be able to do?

The committee suggested:

- The website advertise activities, events and functions happening in Liverpool
- High functioning search engines/user friendly interface
- Highlight the cultural diversity within the LGA
- Incorporate AI/ Bot Chats that can assist users looking at the website

Activity 3: How do we market the website? Do we still need printed guides?

- Connecting with international magazines
- Destination Marketing
- Educating the Market of the LGA's offerings
- Marketing the website with QR codes instead of having physical copies of the visitor guides



This meeting was recorded for minute taking purposes  
His meeting occurred on MS Teams

## 6. GENERAL BUSINESS

6.1 Ms Rahme queries the current status of the parks in Chipping Norton if any further information can be provided.

Visitor Economy Officer advised a Georges River Master Plan is in the draft stages at the moment and is yet to be brought to Council. Council has been successful in receiving a grant from state government called "Places to Swim" that will provide upgrades to Angle Park.

6.2 Mr Khoury mentioned or questioned if there is a DA in the system for a stadium on the land owned Canterbury Bankstown Bulldogs

Councillor Rhodes clarified the plans for Woodward Park development does not include the DA by Canterbury Bankstown Bulldogs, WestInvest Grant application was submitted for a feasibility study for an arena to be built in Woodward Park.

**Action: Visitor Economy Officer to share the public masterplan for Woodward Park**

## 7. CLOSE

Tour of Western Sydney International Airport Experience Centre to commence at 12pm.

## NEXT MEETING

Microsoft Teams and Level 6, 35 Scott Street Liverpool  
27 June 2023  
10am – 12pm



## CTTE 05

## Minutes of Intermodal Committee 3 April

<b>Strategic Objective</b>	Evolving, Prosperous, Innovative Maintain strong relationships with agencies, stakeholders and businesses to achieve beneficial outcomes for the city
<b>File Ref</b>	151511.2023
<b>Report By</b>	Chris Guthrie - Coordinator Business Development
<b>Approved By</b>	Julie Scott - Acting Director City Futures

**EXECUTIVE SUMMARY**

This report is tabled in order to present the Minutes of the Intermodal Precinct Committee Meeting held on 3 April 2023.

Representatives from various agencies and the operator of the site, attended to update the Committee relating to activities on site, as well as clarification of relevant planning instruments relating to the site.

**RECOMMENDATIONS**

That Council:

1. Receives and notes the minutes of the Intermodal Precinct Committee
2. Endorses the following actions arising from the Committee meeting:
  - The Application form for vacancies on the Committee be circulated to the Committee and the Council website be updated with the form and vacancies
  - Coordinator Business Development to investigate this matter (regarding letter sent to DPIE and TfNSW on potential noise wall at MPE and to share with National Intermodal)
  - Coordinator Business Development to include the questions and responses Mr Rakowski provided to DPIE as an attachment to the minutes (attached)
  - LOGOS representative advised that they will forward the traffic plans (for Moorebank Avenue realignment) to the committee when they are available

## **REPORT**

The Minutes of the Intermodal Precinct Committee held on 3 April 2023 are attached for the information of Council, along with responses to questions received from the Department of Planning Industry and Environment (DPIE).

At its ordinary meeting held on 26 February 2020, Council endorsed the Intermodal Precinct Committee Charter to establish the Intermodal Precinct Committee, which is an advisory Committee to Council. The Charter was updated by Council at its meeting on April 27, 2022 with the direction to hold meetings on a bi-monthly basis.

Representatives of the operator of the site, Logos, attended to provide an update of works and proposed initiatives. The National Intermodal Company representative also provided an update on various activities.

In addition, DPIE representatives attended to discuss primarily the operation of the newly adopted State Environmental Planning Policy relating to the site and to table a new Fact Sheet.

Various questions were posed to the DPIE representatives, many of which were taken on notice. Responses to these questions have been attached to the minutes of the meeting.

## **FINANCIAL IMPLICATIONS**

None of the actions contained in the minutes will have a financial impact on Council.

## **CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	<p>Manage the environmental health of waterways.</p> <p>Manage air, water, noise and chemical pollution.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.</p> <p>Raise community awareness and support action in relation to environmental issues.</p> <p>Promote an integrated and user friendly public transport service.</p> <p>Support the delivery of a range of transport options.</p>

<b>Social</b>	<p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Promote community harmony and address discrimination.</p> <p>Support access and services for people with a disability.</p>
<b>Civic Leadership</b>	<p>Act as an environmental leader in the community.</p> <p>Undertake communication practices with the community and stakeholders across a range of media.</p> <p>Foster neighbourhood pride and a sense of responsibility.</p> <p>Encourage the community to engage in Council initiatives and actions.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p> <p>Actively advocate for federal and state government support, funding and services.</p>
<b>Legislative</b>	<p>There are no legislative considerations relating to this report.</p>
<b>Risk</b>	<p>The risk is deemed to be Low.</p> <p>The risk is considered within the Council's risk appetite.</p>

## **ATTACHMENTS**

1. Responses to questions taken on notice
2. Minutes - Intermodal Precinct Committee 3 April



## Liverpool City Council – Moorebank Intermodal Committee - Questions on Notice

April 2023

The following provides the Department of Planning and Environment response to Liverpool City Council – Moorebank Intermodal Committee document, titled '*NSW DPIE – FACT SHEET - Moorebank Freight Intermodal Precinct - April 2023 – Liverpool – LIPC*'

### Questions 1, 2 and 3

A range of people were involved in the development of the *Moorebank Freight Intermodal Precinct – Fact Sheet* and Chapter 6 of the Transport and Infrastructure SEPP 2021, including those named. All are familiar with the Moorebank Intermodal Precinct planning controls and approvals.

### Questions 4 and 5

An Explanation of Intended Effect (EIE) outlining the content of the proposed SEPP relating to the Precinct was publicly exhibited from 16 August to 27 September 2021. During development of the SEPP, the Department undertook targeted consultation with a range of stakeholders including State agencies, Liverpool Council and Campbelltown Council.

### Question 6

The existing planning approvals for the site will continue to apply when undertaking development authorised by those approvals. The SEPP provisions permit exempt or complying development that is consistent with the concept approvals, such as permitted land uses at the site. The SEPP provisions do not override or supersede the conditions of consent that relate to matters in s6.7 of the T&I SEPP.

### Question 7

The Department of Planning and Environment drew from a range of materials when developing the *Moorebank Freight Intermodal Precinct – Fact Sheet* to help explain the planning framework for the site.

The determinations for each application applying to the Precinct can be found on the Department's major projects web, which can be found in the following link.

<https://www.planningportal.nsw.gov.au/major-projects>

## Questions on Notice



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**Question 8**

Similar to other SEPP amendments, an evidence-based approach was utilised in the development of Chapter 6 of the Transport and Infrastructure SEPP 2021 - Chapter 6. This includes the review of various existing planning approvals applying to the Precinct.

The SEPP allows development up to 850,000m<sup>2</sup> using the complying development pathway, following the completion of a transport network assessment for the VPA that confirmed that the road and intersection upgrades are suitable to carry the traffic associated with that higher GFA.

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**Question 9**

The determinations for each application applying to the Precinct can be found on the Department's major projects website, which can be found in the following link.

<https://www.planningportal.nsw.gov.au/major-projects>

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**Question 10**

A traffic certificate only applies to complying development certificates under Chapter 6 of the Transport and Infrastructure SEPP 2021. The process was developed especially for the Precinct and there are no other rules requiring a Traffic Certificate for it. Traffic Certificates are issued when the Secretary is satisfied that the development will not have an unacceptable impact on the safe and efficient operation of the surrounding road network.

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**Question 11**

As stated above, the determinations for each application applying to the Precinct can be found on the Department's major projects website, which can be found in the following link.

<https://www.planningportal.nsw.gov.au/major-projects>

The pathway for any possible future applications in the Precinct will depend on the nature of the proposal (including its capital investment value). Schedule 1 to the Planning Systems SEPP sets out the criteria for development that is declared to be SSD.

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**Question 12**

As stated previously, obligations under the existing planning approvals continue to apply to the Precinct when undertaking development as exempt or complying under the T&I SEPP. The requirements for who carries out audits and who that information must be submitted to is specified in the development consent conditions, which are available on the Department's major projects website.

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**Question 13**

The figure of 10,789 heavy vehicle movements is the cumulative total drawn from the maximum traffic numbers shown in the EISs and environmental assessments for the two concept approvals. The Department does not accept the statement that this figure is incorrect.

## Questions on Notice



An independent traffic audit will be required where traffic monitoring data shows levels of heavy vehicles visiting the precinct reach the interim thresholds of 25%, 50% and 75% of the capacity of the Precinct.

The audit levels were identified as trigger points to aid understanding of the current performance of the surrounding road network. Audits will enable an understanding of any deterioration of performance over time and consideration of what can be directly attributed to heavy vehicle traffic growth from the Moorebank precinct and to other sources of traffic.

Traffic audits are a key input into the Planning Secretary's consideration of traffic certificate applications as they will help to identify whether the road network is performing safely and efficiently.

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**Question 14**

The Precinct operator is responsible for the management of the Moorebank Freight Intermodal Precinct and for providing applicants with up-to-date traffic monitoring data. The Precinct operator is the entity named in a current Operational Environmental Management Plan for the Moorebank Precinct and currently this is LOGOS. The precinct operator is also responsible for obligations under a development consent that may be the subject of commercial agreements.

The Department of Planning and Environment is responsible for overseeing the implementation and operation of the SEPP which includes the traffic certificates.

The Department of Planning and Environment reviews post-approval matters and requirements for SSD/SSI projects.

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**Questions 15 and 16**

Voluntary Planning Agreements (VPAs) are located on the State Voluntary Planning Agreements register, which can be found on the following website.

<https://www.planning.nsw.gov.au/Plans-for-your-area/Infrastructure-funding/State-Voluntary-Planning-Agreements>

The VPA for the Precinct applies to the entirety of the site (east and west precincts) and the Satisfactory Arrangements Certificate applies specifically to stage 2 of the west precinct.

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**Question 17**

The applications and determinations for each application in the Precinct can be found on the Department's major projects website, which can be found in the following link.

<https://www.planningportal.nsw.gov.au/major-projects>

Liverpool Council can ascertain the traffic generation data for each application from information on this website.

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**Question 18**

The allowable gross floor area for warehousing is specified in the development consents applicable to the site. The Department is not aware of any breaches of the development consent and for this reason does not accept that statement in the question that development is 'not legal'.

## Questions on Notice



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**Question 19**

Chapter 6 of the Transport and Infrastructure SEPP 2021 sets out exempt and complying development pathways for the development types listed in Schedules 12 and 13.

At the date of this response, the Department is not aware of any complying development certificates issued under the SEPP.

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**Question 20**

The Transport and Infrastructure SEPP 2021 sets out planning pathways for the development of essential infrastructure in NSW, including hospitals, roads and railways. Other Chapters in the Transport and Infrastructure SEPP 2021, such as Chapter 2 and Chapter 3, generally provide the planning framework for developing key infrastructure.

Chapter 6 of the Transport and Infrastructure SEPP 2021 applies specifically (and only) to the Precinct.

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**Question 21**

The determination of planning approvals in the Precinct have been made following the provisions of the *Environmental Planning & Assessment Act 1979* and regulations.

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**Question 22**

Section 4.57 relates to the revocation or modification of development consents (other than those granted by the Court or the Minister). The Department does not accept that any projects in the Precinct have failed to meet the provisions of planning instruments.



This meeting was recorded for minute taking purposes  
This meeting occurred on MS Teams

## MINUTES FROM INTERMODAL PRECINCT COMMITTEE MEETING

3 April 2023

### COUNCILLORS:

Karress Rhodes

(Chairperson)

### COMMITTEE MEMBERS:

Carlo Di Giulio  
Darren Foxe  
Erik Rakowski

Community Representative  
Committee Representative  
Committee Representative

### COUNCIL ATTENDEES:

Susana Freitas  
Elizabeth Pirola

A/Coordinator Business Development  
Economic Development Assistant

### GUEST ATTENDEES:

Kate OConnell  
Julie Lefort  
Westly Owers  
Katrina Burbidge  
Jonathon Schipp  
Domonic Crinnion  
Kristy Chan

LOGOS  
National Intermodal  
National Intermodal (NI)  
Team Leader Infrastructure Policy – DPIE  
DPIE  
DPIE  
DPIE

### APOLOGIES:

Fiona Macnaught  
Darren Foxe  
Chris Guthrie

Councillor  
Committee Representative  
Coordinator Business Development





## OPEN

Meeting opened at 6:04 pm.

### 1. WELCOME, ATTENDANCE AND APOLOGIES

Councillor Rhodes welcomed the Committee and opened the meeting. Acknowledgements were made to the traditional custodians of the land. It was also noted that the meeting rules relating to quorum was achieved for this meeting.

### 2. DECLARATIONS OF INTEREST

Nil

### 3. MINUTES FROM PREVIOUS MEETING

Mr Rakowski noted that the council website does not provide a link for the application forms for new members.

**Action: The Application form be circulated to the committee and the website be updated to reflect the vacancies.**

### 4. DPIE – SEPP AND EXSISTING CONSENT

Representative from DPIE provided a Fact Sheet regarding the Moorebank SEPP prior to the meeting. Mr Rakowski circulated questions regarding the fact sheet prior to the meeting for DPIE representatives to answer in the meeting, DPIE representatives advised they will take the questions on notice and provide a response to the committee.

Ms Burbidge and Mr Crinnion presented to the committee regarding the Moorebank SEPP and it's interaction with current approvals.

Highlights from the presentation included:

- Moorebank National Intermodal has been recognised as a state significant site as it is expected to improve efficiency of freight movements between Sydney and the other parts of Australia by providing a central hub for consolidation, storage and distribution of goods.
- The Moorebank National Intermodal will support Australia's international trade and economic growth as it has been identified as Australia's largest strategically located freight logistics hub. The hub is split into two sub-precincts: Moorebank Precinct East (MPE) and Moorebank Precinct West (MPW) as well as Moorebank Ave Realignment (MAR)
- Existing development consent condition obligations will continue to apply when undertaking development at the site as exempt or complying development under the Transport and Infrastructure SEPP 2021
- There are a number of State Significant Development (SSD) and State Significant Approval (SSA) applications that apply to the MPE & MPW sub-precincts
  - MPW is subject to is subject to concept consent issued in 2016 which included a stage one early works component and there have been subsequent approvals for MPW stage 1, MPW Stage 2 and MPW Stage 3. MPW Stage 1 & 2 have both been



modified on two occasions, and there is currently a modification on MPW Stage 3 for the purpose to store dangerous goods in the warehouses which is under assessment by the department.

- MPE is subject of a concept plan approval that is issued under the Part 3A which has been modified twice and there are two staged DA state significant development consents that apply to the site MPE Stage 1 & Stage 2.
- There are two active modification applications to MPE Stage 2 which are being assessed in relation to storage of dangerous goods in the warehouse and a proposal for a road upgrade deferral.
- There is a state significant infrastructure approval for the Moorebank Avenue Realignment that was approved by the Minister for Planning and Public Spaces on 14 October 2021
- Moorebank is located in Chapter 6, Transport and Infrastructure (T&I) SEPP enables certain development to progress through exempt and complying development pathways within the Moorebank Intermodal Precinct. This allows for the efficient delivery of the Precinct so that benefits can be unlocked faster and impacts properly mitigated. Various existing planning approvals apply to the precinct, the existing development consent condition obligations will continue to apply when undertaking development as exempt or complying under the T&I SEPP or other SEPP's still applies when undertaking development as exempt or compliance.
- Included in the SEPP is exempt development includes any development that people may carry out without needed development consent. Development that could occur under this pathway includes uses such as carparks, driveways, minor building alterations, railway trucks and flagpoles.
- For Compliant development it includes freight, intermodal facilities, freight transport facilities and warehouse distribution centres, cranes, dry bulk storage silos and placement of fill. Includes various provisions to manage the impacts of development such as applying a maximum gross floor area within the Precinct of 850,000 metres, to limit traffic impacts.
- Certain complying development, such as new warehouses and distribution centres will need to meet additional requirements to ensure any impacts are acceptable, this includes: 24/7 monitoring of heavy vehicle traffic at key intersections and requiring applicants to obtain a traffic certificate from the Planning Secretary to confirm there are no unacceptable impacts on efficiency and safety of the surrounding road network, limitations to hours of construction work and independent road network performance audits as heavy vehicle movements increase beyond certain thresholds.
- Proponents are required to submit a Traffic Certificate as part of their complying development application for certain developments. There are certain matters that must be satisfied before issuing a Traffic Certificate. The information that is required includes baseline traffic monitoring information, proposed vehicle movements for the development and an independent traffic audit in certain circumstances. Audits will occur when heavy vehicle movements pass key



thresholds as they approach this maximum. These thresholds are at: 25% - 2700 heavy vehicle movements per day, 50% - 5400 heavy vehicle movements per day, 75% – 8100 heavy movements per day.

- A number of Environmental Planning Instruments apply to the site, this includes a Planning System SEPP, which applies to significant projects and the only pathway under this is a development consent, which does not include exempt and compliant pathways. The Transporting Infrastructure (T&I) SEPP chapter 6 applies to Moorebank and certain development can progress through exempt and compliant development pathways.
- Any other exempt and compliant development that is not covered under either the Transport and Infrastructure SEPP and Planning System SEPP can be undertaken under the Exempt and Complying Development Codes.

#### **Queries and Discussion**

4.1 Mr Rakowski requested clarification regarding the Traffic Certifications “when the secretary is satisfied” is that object of the SEPP or is linked to clause 7.6 of the LEP Infrastructure certification.

Ms Burbidge advised that the Traffic Certificate process was designed for development specifically for the SEPP and for Compliant Development Certificates and it does not apply to any other regulations or any other complying developments for Moorebank. Chapter 6 for complying development applies to only relevant developments at Moorebank.

4.2 Mr Rakowski asked if the T&I SEPP still applies to Moorebank even though chapter 6 of the SEPP is specific to Moorebank.

Ms Chan advised that the SEPP has consultation requirements that applies to certain developments and Moorebank’s provisions are contained within Chapter 6 of the SEPP. There are preliminary concepts that talk about its relationship with other planning instruments, however each provision needs to be read as to what is proposed.

4.3 Mr Rakowski asked if the Traffic Generating provisions would apply in the schedule?

Ms Chan advised that it would, apply to development applications, if there is a DA made in Moorebank it would apply, but would not apply to CDC’s as that would include a process from the Planning Secretary and require its own Traffic Certificate.

4.4 Mr Rakowski queried if the SEPP and Conditions of Consent conflict which of the two has authority? Mr Rakowski noted for the minutes that he does not agree with the facts written in the fact sheet.

Ms Burbidge advised she will take this question on notice and provide a response to the committee.

#### **5. NATIONAL INTERMODAL COMPANY UPDATE**

Mr Owers advised Carla Trainor is currently on maternity leave and Julia Lefort is acting as the communications contact for National Intermodal Company while Ms Trainor is on leave.

Mr Owers provided an update, highlights include:



- The Bike Path is currently progressing as discussions with Council, LOGOS and National Intermodal's lawyers have taken place. Currently National Intermodal Company have received the bike path licensing document on the 17 March 2023 and are currently reviewing the document.
- The Community Benefit fund is still available and National Intermodal Company have been discussing how to maximise the benefit for the community with LOGOS as they are investigating ways to benefit the community.
- National Intermodal have funded the play for all program which includes sponsoring two high back swings in Cameron Park and Lakeside Park.
- The site visit that is scheduled for the committee on the 4 May 2023 will highlight the current work around the biodiversity areas taking place and provide examples to the committee as to what is currently being undertaken. Currently very select invasive plants are targeted by being cut at the stem and sprayed with poison, plants such as woody weeds and bamboo, in taking this approach the invasive plants do not impact the native plants on the site.

Councillor Rhodes suggested if National Intermodal Company could provide a report to the Environmental Committee an advisory Council committee, regarding the biodiversity offset program.

#### **Queries and Discussion**

5.1 Mr Rakowski queried if Council has forwarded a letter requesting a noise wall be constructed along the Moorebank Avenue Realignment.

Mr Owers advised he has not been provided a letter.

**ACTION: Acting Coordinator Business Development to investigate this matter**

5.2 Mr Rakowski requested if he could forward the questions he had provided to DPIE to Mr Owers to clarify if there could have been any errors in his questions.

Mr Owers advised he is open to receiving those questions but will coordinate with LOGOS in his responses and will wait till DPIE provides their responses.

**ACTION: Coordinator Business Development to include the questions Mr Rakowski provided to DPIE included in the minutes (see attached)**

#### **6. LOGOS UPDATE**

Ms O'Connell advised that a site tour has been organised for the 4 May for the committee, she will advise at the site tour discussing the proposed pedestrian bridge.

Ms O'Connell mentioned in a previous meeting Councillor Rhodes mentioned a complaint, this complaint has been forwarded to LOGOS complaints register and has been formally recorded. LOGOS has responded to the complainant, and they are yet to hear back.

Ms O'Connell advised that the precinct has rebranded – previously known formally as Moorebank Logistics Park, currently now known as Moorebank Intermodal Precinct, all community communications will include the new branding this includes construction notifications, community newsletters and their website.



Ms O'Connell provided an update regarding the Junction Road Power upgrade, LOGOS have amended the scope based on the feedback they have received from Council and a community member, LOGOS has responded to the submissions and added an addendum to the REF which was publicly exhibited early February 2023-March 2023, and there was no feedback provided in response to the submission.

Energy Australia is currently reviewing what is being considered and as they are the determining authority, will provide a response in mid-April. Once Energy Australia provide their determination, the project will move into detailed design and procurement with construction to commence at the end of 2023. Construction is projected to be completed within 6 months following the commencement.

There will be upcoming changes to the traffic arrangements along Moorebank Avenue at the intersection of Moorebank Avenue and Anzac Rd intersection as roadworks are set to commence around the precinct over the coming months. Currently the northbound lanes at Moorebank Avenue have been reduced to a single lane between Anzac Road and the M5 Turn lanes. The southbound lanes on Moorebank Avenue are reduced to a single lane from the merged lane until 30 metres after Bapaume Road.

A roundabout will be constructed in MPE which will allow construction access onto the site at Moorebank and allow egress from MPE onto Moorebank Avenue and allow for traffic to turn left.

In February LOGOS reburied some Aboriginal artefacts that were discovered during archaeological investigations, a member of the Tharawal Aboriginal Land Council supervised the reburial and it noted that the object have been referred to country in the site area of the precinct and won't be disturbed or affected by any future developments.

The Interstate terminal is set to commence in the beginning of 2024 and the construction on new warehouses in MPW will commence in the future months.

Queries and discussions

**6.1** Councillor Rhodes requested the committee be provided a copy of the Traffic plan for the upcoming changes to Moorebank Avenue

**ACTION: Ms O'Connell advised she will forward the plans onto the committee when they are available**

**6.2** Mr Rakowski queried if the noise complaint was based on the recording on the north side or the south side of the farm.

Ms O'Connell advised that LOGOS had mistakenly said that monitoring was carried out at Glenfield farm while conducting a series of monitoring in August 2022, the monitoring was carried out adjacent to Glenfield Farm, North East.

**6.3** Mr Rakowski mentioned from the previous minutes plans regarding the upgrades on Junction Road were to be provided to the committee.

Ms O'Connell advised that the responses to the REF and the addendum were forwarded to Coordinator Business Development to be sent to the committee. The REF includes the original proposal and details of the scope, the response to submissions and the addendum mentioned the change in scope.

### General Business



Mark Loves presented to the committee on the code of conduct training.

[CLOSE](#)

**Meeting closed at 7:45 pm**

**QWN 01****Question with Notice - Cllr Hagarty - Update on  
Warwick Farm Precinct Structure Plan**

<b>Strategic Objective</b>	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
<b>File Ref</b>	157855.2023

**QUESTION WITH NOTICE**

Please address the following:

1. Can an update be provided on the Warwick Farm Precinct Structure Plan?
2. What updates have and will be provided to the landowners and residents of Warwick Farm on the Update on Warwick Farm Precinct Structure Plan?

**Responses (provided by Planning and Compliance)**

At the 24 November 2021 Council meeting, PLAN 05 was considered. This report detailed the submissions from the public exhibition of the Warwick Farm Racing Precinct, draft Structure Plan, draft Planning Proposal and draft Contributions Plan.

It was resolved unanimously that:

*“That Council defer this matter until Council is provided with information that allows Council to make fully informed and fully educated decisions on this matter, including the finalised Regional Flood Evacuation Study.”*

Since this time the Georges River Regional Flood Evacuation Study was finalised. This technical study modelled 3,700 vehicles needing to evacuate from the precinct in a flood event based on the future development facilitated by the draft controls. A high-level calculation demonstrates that the road network has theoretical capacity to evacuate approximately 860 vehicles. The study did not recommend a shelter in place approach due to the amount of time that hazardous flood waters would surround the precinct.

Since this time, the State Government has also released the Flood Inquiry in response to the 2022 floods. The Inquiry recommends that the State Government start a process of revising all flood planning level calculations in the state's high-risk catchments, of which the Georges River is one. While this Inquiry has been completed, implementation of the various

recommendations has not yet occurred. As a result, clarity in relation to land use planning on flood prone land is yet to be established by the State Government.

It is noted that Moore Point has progressed past the Gateway stage which would suggest that planning proposals can again be assessed by DPE. However, significant technical analysis and consultation with state agencies is required prior to this project progressing further. Given the significant cost involved with this and uncertainty present at a policy level, Council has deferred further analysis for the Warwick Farm Racing Precinct to await further clarification from DPE and state agencies. This will ensure that once clarification is received, Council can once again consider the proposal with all relevant information in accordance with the November 2021 resolution.

Council has provided updates to all landowners and interested parties who have requested an update in the last 18 months. The consistent advice has been that Council needs clarity in relation to flood planning from state agencies prior to further work occurring.

## **ATTACHMENTS**

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Nil



<b>QWN 02</b>	<b>Question with Notice - Clr Green - Road Classification, Responsibility and Maintenance</b>
<b>Strategic Objective</b>	Evolving, Prosperous, Innovative Continue to invest in improving and maintaining Liverpool's road networks and infrastructure
<b>File Ref</b>	158837.2023

### **QUESTION WITH NOTICE**

Council is largely responsible for the maintenance and care of the road network across the LGA. Recognised as critical infrastructure, various published Council reports acknowledge the particular challenges in the maintenance of the network of roads to an expected standard capable of handling increased traffic linked to population growth and transport movement such as Moorebank Intermodal, the ongoing development in designated growth areas of our LGA, the ongoing construction of Western Sydney International Airport and Aerotropolis.

Road management is a shared responsibility between Transport for New South Wales and local Council based on road classification system.

Could Council advise:

1. What is the cost in maintaining road network of LGA?
2. How many roads is Council currently maintaining that meet the requirements for classification as a state road and are the responsibility of Transport for New South Wales?
3. What is the administrative process for arrangement of road classification?
4. As a growth Council what additional funding has State and Federal governments allocated to ensure the road network of Liverpool is sufficient to meet the transport demands and safety requirements?
5. Given the Roads and Transport Directorate annual *Local Roads Congress of New South Wales* will be held at NSW Parliament House on Monday June 5, 2023, Mayors, councillors and Council executives attend to discuss road and transport policy issues. The theme this year is Sustainable Investment covering topics including Natural Disaster Recovery Funding and Road Asset Benchmarking.
  - a. Will Council be represented and participate in the Congress?

**Responses (provided by Operations and Planning and Compliance)**

**1. What is the cost in maintaining road network of LGA?**

It is very hard to put a figure on it as we are reactive. We will get a clear indication in the net financial year after the extreme weather conditions we have endured and with the assistance of the grant.

**2. How many roads is Council currently maintaining that meet the requirements for classification as a state road and are the responsibility of Transport for New South Wales?**

Council is currently maintaining the following regional and local roads, with increasing traffic volumes and characteristics that are approaching the requirements outlined in the TfNSW administrative road classification framework, for transfer to state or regional roads. Hence, Council has made submissions to a Road Classification Panel, established by the State Government to reclassify under a current road classification review, for the following reclassifications:

No	Road Name	Current Classification	Requested Classification
1	Edmondson Avenue, Bringelly Road to Fifteenth Avenue, Austral	Local	Regional – Accepted by the Review Panel and being recalculated
1	Governor Macquarie Drive, Chipping Norton	Regional	State
2	Moorebank Avenue, Moorebank	Local	State
3	Fifteenth Avenue, Austral	Local	State
4	Kings Street/Devonshire Road, Kemps Creek	Regional	State
5	Badgerys Creek Road, Bringelly	Regional	State
6	Kurrajong Road between Bernera Road and Cowpasture Road, Prestons	Local	Regional
7	Bernera Road between Yarrawa Road to Kurrajong Road, Prestons	Local	State

Council is yet to receive the outcomes of the reclassification review.

**3. What is the administrative process for arrangement of road classification?**

Transport for NSW, as the peak state road organisation, has published a framework for administrative road classification.

The administrative framework has grouped the public road network into a three-tier administrative classification system of State, Regional and Local Roads.

In general, state roads are managed by Transport for NSW whilst regional and local roads, within local government areas, are managed and financed by the relevant Councils.

Some regional roads perform an intermediate function between the state and local roads, are either classified or unclassified regional roads. Due to their network significance, TfNSW provides maintenance grants to Councils for maintenance of some regional roads.

The current schedule of roads classified under the Roads Act 1993 can be found via the following link:

<https://www.transport.nsw.gov.au/system/files/media/documents/2023/classified-roads-schedule-1.pdf>

TfNSW has identified an initiative to undertake a regular review of NSW Road Classification Review under its Future Transport 2056 Strategy.

A regular review of NSW road classification reflects a dynamic road management system which enables both the state government and local governments to adjust their roles and responsibilities in managing and maintaining state public road network.

The process involves Councils and TfNSW making submission for a Road Classification Review panel. The panel prepares recommendations to the Minister for Regional Roads, to review and approve the roads to be reclassified.

The current review of the road classification commenced in 2019 and is yet to be completed.

**4. As a growth Council what additional funding has State and Federal governments allocated to ensure the road network of Liverpool is sufficient to meet the transport demands and safety requirements?**

TfNSW provides financial assistance (i.e., maintenance grants) to Councils for management of classified regional roads.

Over the last approximately 10 years, Council has been receiving financial assistance under two programs: block grant and repair program, to maintain regional roads. The current annual allocation is \$328,000.

In addition, Council has received funding on a dollar-for-dollar basis, under the repair program. This financial year, Council has been successful in securing the \$300,000 funding maximum allocation, under the program and it was matched with the block grant to undertake regional road maintenance.

5. Given the Roads and Transport Directorate annual *Local Roads Congress of New South Wales* will be held at NSW Parliament House on Monday June 5, 2023, Mayors, councillors and Council executives attend to discuss road and transport policy issues. The theme this year is Sustainable Investment covering topics including Natural Disaster Recovery Funding and Road Asset Benchmarking.

**Will Council be represented and participate in the Congress?**

Acting Director, Operations will be attending the Local Roads Congress of NSW on behalf of LCC.

## **ATTACHMENTS**

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Nil

**QWN 03**

**Question with Notice - Cllr Kaliyanda - Resident  
Request Follow Up**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Place customer satisfaction, innovation and best practice at the centre of all operations
<b>File Ref</b>	159766.2023

**QUESTION WITH NOTICE**

Can Council Officers:

1. Please advise what is the current system in place when residents call the Council Customer Service Centre to notify Council of issues to be followed up?
2. What measures currently exist to make sure that issues do not fall through the cracks and are followed up to ensure completion?

**Responses (provided by Customer and Business Improvement)**

1. Please advise what is the current system in place when residents call the Council Customer Service Centre to notify Council of issues to be followed up?

The current system uses a unique customer reference number to enable the customer service team to follow up any enquiry when a resident calls the Customer Service Centre. Customer requests are updated by Council Officers when progress has occurred with a request. Issues are escalated via an internal process when required.

2. What measures currently exist to make sure that issues do not fall through the cracks and are followed up to ensure completion?

Reports are generated identifying outstanding requests and internal escalations are activated when required.

**ATTACHMENTS**

Nil

**QWN 04****Question with Notice - Cllr Kaliyanda - Street  
Landscaping Consultation**

<b>Strategic Objective</b>	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
<b>File Ref</b>	159767.2023

**QUESTION WITH NOTICE**

Please address the following:

1. Please advise where street landscaping works have recently taken place, including but not limited to, the installation of plants/trees along verges?
2. What community consultation has taken place with local residents or businesses in relation to these?
3. What the approach to engagement with the local community is in relation to street landscaping is?

**Responses (provided by Operations)**

- 1. Please advise where street landscaping works have recently taken place, including but not limited to, the installation of plants/trees along verges?**

Council undertakes general streetscaping works on a regular basis as part of infrastructure projects along verges and nature strips; examples include footpath, streetscape and open space projects, both capital and operational in nature. Street tree plantings may take place for several reasons including as offset plantings for trees removed to facilitate installation, or new tree plantings by design. The most recent examples of street tree plantings can be seen through the implementation of Council's Urban Forest Strategy program which saw over 230 trees planted in the Liverpool CBD in April and May this year, significantly enhancing natural shade, cooling and aesthetics in and around the city.

Please see the below table (or attachment) for a list of locations where street tree plantings were recently undertaken as part of Council's Urban Forest Strategy:

Hart Street	Drummond Street	Forbes Street
Goulburn Street	Bigge Street	George Street
Tindall Avenue	Castlereagh Street	Lachlan Street
Bathurst Street	Northumberland Street	Campbell Street
Secant Street	Memorial Avenue	Norfolk Street
Macquarie Street	Terminus Street	Pirie Street
Charles Street	Speed Street	

**2. What community consultation has taken place with local residents or businesses in relation to these?**

The level and type of community consultation undertaken is dependent on the scope and scale of street tree plantings proposed to take place. As a minimum, impacted residents and businesses are notified via letter ahead of any impending works. For works of a greater scale or impact, a more comprehensive consultation process is typically carried out with community members and stakeholders to seek feedback regarding tree species, planting locations etc to ensure the best overall outcome; this also serves to educate the community about the benefits, and obtain stakeholder buy in, for any proposed works. This level of comprehensive consultation was undertaken by Council's Urban Design Team to guide development of the Liverpool City Centre Public Domain Master Plan and aforementioned Urban Forest Strategy.

**3. What the approach to engagement with the local community is in relation to street landscaping is?**

As per the response for point 2.

**ATTACHMENTS**

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Nil

**NOM 01**

**Family Friendly Apartments in Liverpool CBD**

<b>Strategic Objective</b>	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
<b>File Ref</b>	157748.2023
<b>Author</b>	Karress Rhodes - Councillor

**BACKGROUND**

**Despite a surge in development in Liverpool, most apartments are one or two bedrooms and not family-friendly**

Recent study conducted by the University of Wollongong interviewed residents living in the Liverpool CBD about their preferences for apartment living and shows a mismatch between demand for larger, family-friendly apartments (i.e. 3-bedrooms) and what is currently being delivered which is – mostly 1-2 bedroom apartments.

<https://www.uow.edu.au/media/2023/wanted-family-friendly-apartments-but-what-do-families-want-fromapartments.php>

The UOW Study found in the Liverpool CBD in Sydney, half the apartments are occupied by families with children and that is twice the average for metropolitan Sydney.

This high proportion of families living in apartments challenges the assumptions Apartments are often seen as “stepping stones” for singles and couples on their way to detached houses, or a convenient lifestyle option for downsizers and empty-nesters.

The UOW Study found that families prioritise large, centrally located apartments over detached car-dependent dwellings.

The Study also found there’s a lack of larger apartments designed to meet families’ needs in Liverpool.

Despite half of all apartment occupiers having children, the proportion of family-sized apartments hasn’t increased. In recent years, it actually fell.

Just over 15% of the high-rise housing stock in the CBD comprised three bedrooms or more at the 2011 and 2016 censuses. By 2021, it had fallen below 14%.



Without planning controls, the supply of large, family-friendly apartments is unlikely to increase. Developers, juggling their own material and credit costs, will always seek to maximise the number of dwellings they can build on their lots.

Meeting demand for high-rise housing in town centres requires a triple-barrelled approach. Construction quality, planning control and reconfigured financial incentives are all needed to encourage family-friendly products.

There is little doubt high-rise needs a more central place at the national urban policy table. And, at a more local level, there are steps councils can take. These include introducing minimum requirements for three-bedroom apartments in development control plans and negotiating density bonuses for developers that deliver such apartments.

Council needs to address the Council Planning regulations to encourage a greater proportion of Family friendly apartments are built in Liverpool to meet the Market needs.

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**NOTICE OF MOTION**

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That Council:

1. Investigate amendments to the Liverpool Development Control Plan 2008 for the Liverpool CBD to better encourage the development of larger, family friendly apartments.
2. Investigate improved quality and design requirements that matches the specific needs of families living in apartments in the Liverpool CBD.
3. Write to Federal and State Planning Ministers calling for incentives to encourage family friendly apartments.

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**CHIEF EXECUTIVE OFFICER'S COMMENT**

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Council acknowledges the recent research study published, and the findings and recommendations it puts forward. The delivery of family friendly apartments is a priority of Council as identified in the Liverpool Local Strategic Planning Statement (Connected Liverpool 2040) and Liverpool Local Housing Strategy. However, facilitating the delivery of family friendly apartments is difficult and complex as identified in the research study. Taxation regimes, feasibility considerations, and other economic challenges makes such an endeavour difficult.

Nonetheless, Council recognises the robust analysis and recommendations of the research study and can investigate possible amendments to help improve the delivery of well-designed family friendly apartments within the Liverpool CBD.

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**ATTACHMENTS**

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1. Article from the University of Wollongong Australia - 26 April 2023



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## Wanted: family-friendly apartments. But what do families want from apartments?

Despite a surge in development, most apartments are one or two bedrooms and not family-friendly

April 26, 2023

#### STORY BY

Nicole Cook, University of  
Wollongong; Shanaka  
Herath, University of  
Technology Sydney, and  
Sophie-May Kerr, UNSW  
Sydney

#### PHOTO BY

Shutterstock

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Opinion Pieces

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The family-friendly apartment is an idea whose time has come. In the Liverpool CBD in Sydney, for example, half the apartments are occupied by families with children, our [newly published study](#) found. This is [twice the average for metropolitan Sydney](#).

The high proportion of families living in apartments in town centres like Liverpool is often overlooked when situated within suburbs dominated by detached, lower-density dwellings.

The proportion of families living in apartments challenges many [assumptions about high-rise living](#). Apartments are often seen as “stepping stones” for singles and couples on their way to detached houses, or a convenient lifestyle option for downsizers and empty-nesters.

The families in our study prioritise large, centrally located apartments over detached car-dependent dwellings. However, we found there’s a lack of larger apartments designed to meet families’ needs.

## Families see benefits in apartment living

The families we interviewed reported many benefits to apartment living. They valued being close to work, schools and leisure facilities, with easy walking access to diverse shops and services.

These preferences reflect the marketed benefits of compact living. And our research shows a range of households, including families with children, recognise these benefits. This points to a more fundamental shift in housing demand.



*Families value the easy access to services and amenities that living in CBD apartments offers. Shutterstock*

Among our study participants, the birth of a new child did not lead to a detached car-dependent home. Instead, it triggered a search for a larger apartment in the town centre.

These trends are only partly about choice. Participants acknowledged that a detached home would be more spacious but it would also mean they faced the added costs of buying and running a second car.

On balance, participants felt the CBD was the “best place” to live. Their priority was finding suitable high-rise homes within walking distance of schools, shops, public transport and community services – including libraries, health centres and parks.

## Supply fails to meet family needs

However, when we compared Liverpool CBD families' preferences with housing supply, we found an overproduction of one- and two-bedroom apartments. These account for most of the increase in apartment numbers over the past decade, as the table below shows.

### Size of occupied apartments in Liverpool CBD

Occupied apartment size	2011	2016	2021
None (includes bedsitters/studio apartments)	38 (1%)	22 (0.5%)	100 (1.4%)
One bedroom	251 (6.4%)	355 (7.5%)	834 (11.9%)
Two bedrooms	3028 (77%)	3604 (76.4%)	5108 (73%)
Three bedrooms	591 (15%)	712 (15.1%)	915 (13.1%)
Four bedrooms	19 (0.5%)	18 (0.4%)	37 (0.5%)
Five bedrooms or more	3 (0.1%)	4 (0.1%)	3 (0.04%)
Total	3930	4715	6997

Table: The Conversation • Source: [Author analysis of ABS Census data, 2011, 2016, 2021](#) • [Get the data](#) • Created with [Datawrapper](#)

Despite half of all apartment occupiers having children, the proportion of family-sized apartments hasn't increased. In recent years, it actually fell.

Just over 15% of the high-rise housing stock in the CBD comprised three bedrooms or more at the 2011 and 2016 censuses. By 2021, it had fallen below 14%.

Without planning controls, the supply of large, family-friendly apartments is unlikely to increase. Developers, juggling their own material and credit costs, will always seek to maximise the number of dwellings they can build on their lots.

The [Development Control Plan for Liverpool CBD](#) requires 10% of the stock to be three-bedroom apartments. This is on par with the rest of Sydney. An exception is the [Hills Shire Council](#), which has experimented with 20% in development corridors. Increased supply without design and quality controls can nonetheless exacerbate the tensions of raising a family in an apartment.

## Good design matters, as does building quality

Real estate advertising for apartments emphasises skyline views, open-plan layouts and private balconies. But it is less glamorous aspects – insulation, space and storage – that can be crucial for families to live well in a high-rise home.

Good family-friendly design includes space for children to sleep, play and study, and adequate storage for prams and the belongings of larger households. [Adequate soundproofing](#) is also needed to reduce tensions over children's noise.



All these features are critical for higher-density dwellings to cater properly for this growing demographic.

Construction quality is also important. A [recent analysis](#) of federal and New South Wales parliamentary inquiries reveals the impacts of public policies of deregulation, self-certification and performance-based construction. The effect has been to shield cost-cutting by developers and construction companies while transferring risks to consumers.

While state governments experiment with [new modes of regulation](#), consumers [bear the life-time impacts](#), both financial and emotional, of cut-price construction.

## High-rise homes: more than an investment

Societies in which a shift to higher-density living is part of family life must strike a reasonable balance between quality, affordability and apartment size. Yet these goals seem to be at odds with the reconfiguration of housing in Australia as an investment vehicle.

The protection of owned homes from capital gains tax and lavish subsidies for property investors have led to gains in the value of housing assets [exceeding income earned from work](#). This sets the scene for finance and construction industries to capitalise on investor-driven demand rather than diverse families' needs.

## Reforms on three fronts are needed

Meeting demand for high-rise housing in town centres requires a triple-barrelled approach. Construction quality, planning control and reconfigured financial incentives are all needed to encourage family-friendly products.

There is little doubt high-rise needs a more central place at the national urban policy table. And, at a more local level, there are steps councils can take. These include introducing minimum requirements for three-bedroom apartments in development control plans and negotiating density bonuses for developers that deliver such apartments.

[Nicole Cook](#), Lecturer, School of Geography and Sustainable Communities, [University of Wollongong](#); [Shanaka Herath](#), Senior Lecturer, School of Built Environment, [University of Technology Sydney](#), and [Sophie-May Kerr](#), Research Associate, City Futures Research Centre, [UNSW Sydney](#)

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Media Contacts for this article

**UOW MEDIA OFFICE**

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**NOM 02**

**Liverpool LGA Safety**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Place customer satisfaction, innovation and best practice at the centre of all operations
<b>File Ref</b>	159746.2023
<b>Author</b>	Karress Rhodes - Councillor

**BACKGROUND**

Constituents have identified the need for Liverpool to improve lighting and camera surveillance throughout the Liverpool LGA.

One of the areas identified being in desperate need of lighting for safety reasons is Lt Cantello Reserve.

**Lt. Cantello Reserve, Hammondville**, is a beautiful public space that is used by many people for various activities. However, although a gate stops vehicular access down the un-lit isolated access road, it is still being used by pedestrian residents who still need to use the reserve for personal exercise or for their dogs during limited day light hours in Winter. It is for this reason constituents have expressed a need for solar lighting and cameras to be installed in the:

- a) Dog Park
- b) In the toilets.

The gates to the road is currently shut at sunset to vehicular access and walking the uneven potholed ridden road in the dark is not easy even with the assistance of a torch.

For dog owners who are still tasked with exercising their dogs at the off leash dog area within the park after work which during Autumn and Winter falls into a time slot after sunset and when it is dark they have asked that the access road be lit and until it is lit that the gate be left open to 8pm to enable residents using the park to access the park in the safety of their cars.

I am therefore heartened that Council will be providing Photovoltaic lighting for the access road in the forward budget 24/25.

I am also being informed that it would be possible for solar lighting that can be installed within the existing budget already allocated and without further funding required for solar lights and cameras to be installed in the Dog Park and in the toilets in the current Budget so that the area

is functional to members of the public, so they can still exercise their dogs after sunset and after they have finished work.

By installing motion activated solar lighting, we can ensure that the reserve is well-lit at all times and that people can use the park and its facilities safely. The installation of more Cameras in the Park will act as a deterrent and capture evidence of undesirable activities in this isolated Liverpool Council facility.

Areas identified by Liverpool constituents that are of safety concern not is not restricted to Lt. Cantello Reserve.

The Liverpool CBD is another area that would benefit from low cost string solar lighting and deliver maximum benefit to the Liverpool CBD

It is acknowledged by Council that the Liverpool CBD suffers from a long time perception of Safety Concerns.

By taking action to address this perception now will assist to encourage much needed business back into the CBD. It would assist in promoting new business into possible lease agreements into Liverpool CBD Office space.

Improved lighting through string solar lights that would greatly benefit the Liverpool CBD was on display at the Railway Street Opening event to the appreciation of our constituents. The lighting of Railway Street instantly improved the perception of safety in that area as well as making visiting Liverpool more inviting and welcoming.

Liverpool needs to address the perceptions of safety concerns in the CBD and the installation of low cost string solar lighting wrapped around existing trees or Council infrastructure is a low cost improvement that would have a huge benefit in addressing the perception of Safety in our CBD.

We need to remember that the safety of our community should be a top priority. By investing in solar lighting and cameras, we can make both Lt. Cantello Reserve and the Liverpool CBD safer places for our constituents.

We need to create a safer and more secure community for ourselves and future generations.



**NOTICE OF MOTION**

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That Council:

1. Include in the Lt Cantello Reserve Project identified in the 2023|24 Budget, that is providing lighting to the access Road at Lt. Cantello Reserve, the purchase and installation of motion activated solar lights and Cameras to also be installed at Lt Cantello Reserve toilets and off leash dog park within the identified existing allocation to the Budget .
2. That Council leave the Lt Cantello Access Road Gate open to 8pm to allow safe vehicular access along the road until the lights are installed.
3. A report to be presented to the June Council Meeting 2023 on the intended plans for CBD Lighting that informs:
  - a) The lighting strategy including an activation design plan and intended application of Lighting Solutions for the CBD that may facilitate also Pop-up Activation options and other measures of benefit to the CBD.
  - b) A Cost/Benefit Analysis of Purchase vs Lease of solar strings lights that might be used as an immediate solution during the longer rollout of the permanent solution outlined in the CBD Lighting Strategy Report.
  - c) A timeframe for inclusion in the budget and the rolling anticipated delivery times to ensure the Liverpool CBD is well lite and provides the perception of a warm welcoming and safe CBD.

**CHIEF EXECUTIVE OFFICER'S COMMENT**

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1. The Operations Directorate understand the community need and desire for the motion activated solar lights and will include them in the 23/24 program of works. Operations will examine the infrastructure opportunities to include CCTV in this program but will use our recent investment in mobile CCTV as an interim measure to monitor and assess the extent to which alleged unsavoury activity is present or perceived.
2. Operations (Parks) made the appropriate changes to access timings on Thursday 18<sup>th</sup> May 2023 to allow safe vehicular access along the road.
3. Lighting improvements within the City Centre will be undertaken as part of the review of the Liverpool City Centre Public Domain Master Plan, and concurrently with WestInvest early design (Scott/Railway/Macquarie) expected to commence in 2024. This approach will ensure lighting is considered with respect to other public domain upgrades and

treatments, and consistency is achieved. As part of this approach, Council will audit existing lighting and other assets that can accommodate lighting (e.g., mature trees, poles, structures). Assets that can be featured through lighting (e.g., significant buildings, mature trees, gateway elements), and power sources will also be included, to inform our respective lighting projects and initiatives.

## **ATTACHMENTS**

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Nil