

AGENDA

GOVERNANCE COMMITTEE MEETING

18 July 2023

Book 1



You are hereby notified that a **Governance Committee Meeting** of Liverpool City Council will be held at the **LEVEL 6, 35 SCOTT STREET, LIVERPOOL NSW 2170** on **Tuesday, 18 July 2023** commencing at 10am.

Please note this meeting is closed to the public. The minutes will be submitted to the next Council meeting.

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". The signature is written in a cursive style with a large, sweeping initial 'J'.

Hon John Ajaka
CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

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Infrastructure and Planning Committee

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NIL

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Committee in Closed Session

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

ITEM 10 Liverpool Civic Place Project update

Reason: Item 10 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

ITEM 01

Voluntary Planning Agreement - Update Report

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	176911.2023
Report By	Claire Scott - Coordinator Contributions Planning
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

The purpose of this report is to provide a summary of all activity associated with VPAs, including VPA offers under review, VPA negotiations and executed VPA schedule of works, land and contributions.

It is envisaged that the August 2023 VPA report will provide an additional column under executed VPA's identifying a detailed status/action of the individual items. Where an item has been completed, the August report will strike through the item and be deleted from all future reports.

RECOMMENDATION

That the Committee recommends:

That Council receives and notes this report

REPORT

Currently Council has:

- 1 Letter of offer under review
- 3 under review and/or negotiation (not yet public)
- 18 current executed VPAs

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

<p>Economic</p>	<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>Environment</p>	<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>Promote an integrated and user friendly public transport service.</p> <p>Support the delivery of a range of transport options.</p>
<p>Social</p>	<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>Support community organisations, groups and volunteers to deliver coordinated services to the community.</p> <p>Support access and services for people with a disability.</p>
<p>Civic Leadership</p>	<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>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>

Legislative	Environmental Planning and Assessment Act, Division 2 of Part 7 Environmental Planning and Assessment Regulations Division 1 of Part 9
Risk	There is no risk associated with this report.

ATTACHMENTS

1. DRAFT Monthly VPA Status Report to Council as at 30 June 2023

VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

Letter of Offer			
REF	SUBURB	LOT / DP	LOCATION
VPA-52	Liverpool	53-80/1154816 126/25952 140/25952	145 Hoxton Park Road
			APPLICATION RZ-3/2022
			STATUS Under review

Negotiation			
REF	SUBURB	LOT / DP	LOCATION
VPA-39	Edmondson Park	1-2/1204198; 62/1191356	Edmondson Park Town Centre (South)
VPA-45	Edmondson Park	All land within Edmondson Park Town Centre (concept plan approval), excluding Frasers Land (refer to VPA 39) & Campbelltown LGA	Edmondson Park Town Centre (North)
			APPLICATION Mod 4 & Mod 12 Part 3A application
			STATUS Negotiation Negotiation

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
VPA-5	Lot 29 501 Cowpasture Rod Hinchinbrook
Schedule 3 Part 1 Item 1	Monetary contribution towards district drainage
Schedule 3 Part 1 Item 2	Monetary Contribution and administration fee
Schedule 3 Part 2 Item 1	Removal of any waste and subsequent fill (related to the removal of the waste) to existing or otherwise approved finished ground level. Removal or other appropriate management of site contamination if any

VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 3 Part 2 Item 2	Prepare the Vegetation Management Plan (that includes a staged program of works for, weed control, regeneration, and re-vegetation) for the Designated Land and obtain the approval of Council for the plan.
Schedule 3 Part 2 Item 3	Carry out the program of works for soil remediation, weed control, regeneration, and re-vegetation for all Designated Land as stipulated in the approved Vegetation Management Plan
Schedule 3 Part 2 Item 4	Maintenance works described in the VMP to optimise plant establishment and weed control
Schedule 3 Part 2 Item 5	Construction of drainage channel between the Cowpasture Road and Hinchinbrook Creek and to the Government Road stormwater detention basin to the South, varying between 15m and 40m width and at an average depth of 1m. In accordance with the drainage design approved as part of DA-926/2010.
Schedule 3 Part 3	Designated Land - Public Recreation Land
VPA-8	Coopers Paddock Warwick Farm
Schedule 3 Part 1 Item 1	Removal of any waste and subsequent fill (related to the removal of the waste) to existing or otherwise approved finished ground level. Removal and / or other appropriate management of site contamination as identified in, and in accordance with, the Site Contamination Report
Schedule 3 Part 1 Item 2	Carry out the program of works and maintenance as specified in the Vegetation Management Plan approved by Council
Schedule 3 Part 1 Item 3	Carry out offsetting works within the Designated Land in accordance with the ecological report 'Ecological Constraints Report Proposed Rezoning Lot 1 DP 581034 Coopers Paddock Governor Macquarie Drive Warwick Farm' prepared by Travers Bushfire & Ecology and dated August 2011 and accepted by the NSW Office of the Environment and Heritage and the VMP approved by Council
Schedule 3 Part 1 Item 4a	Governor Macquarie Drive to be widened to 2 lanes in each direction between the entrance to the Coopers Paddock Site and a new entrance into the ATC Site near the existing Old Tote Stand. The new carriage way is to be constructed on the southern side of the existing carriageway of Governor Macquarie Drive

VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 3 Part 1 Item 4b	Provision of the following works in both carriageways of Governor Macquarie Drive: <ul style="list-style-type: none"> • Lighting • Kerb and Guttering • Median Strip
Schedule 3 Part 1 Item 4c	Subject to Council approval, construct 2 new intersections at the Coopers Paddock and Governor Macquarie Drive intersection and proposed car park entrance at Governor Macquarie Drive
Schedule 3 Part 1 Item 5a	The construction of shared bike / pedestrian paths of a minimum width of 2.5 metres located adjacent to Governor Macquarie Drive on the northern side of the existing carriageway, to run the length from the existing cycle path near the William Long Bridge to the Hume Highway
Schedule 3 Part 1 Item 5b	The construction of a shared bike / pedestrian path of a minimum width of 2.5m within the Industrial Land
Schedule 3 Part 1 Item 5b	The construction of a shared bike / Pedestrian path of a minimum of 2.5 metres from Munday street to Warwick Farm Railway Station
Schedule 3 Part 2	Dedicated Land: That part of the Developer's Land south of Governor Macquarie Drive Coloured green and identified as 'Designated Land' and "RE1" and land coloured orange and identified as Environmental Land "E2" on the plan
Schedule 3 Part 2	That part of the Developer's Land immediately adjacent to Governor Macquarie Drive which is necessary to ensure that the road works to be carried out to Governor Macquarie Drive are within the dedicated road reservation and align with the zone boundaries at the time of the dedication of that land.
VPA-9	New Brighton Golf Club, Brickmakers Drive, Moorebank
Schedule 3 Item 1a	Construction of a 2.5m shared pedestrian/bike path within the Georges River foreshore land to be dedicated to Council
Schedule 3 Item 1b	Construction of a 2.5m shared pedestrian/bike path linking between the Georges River foreshore and Residential Land along the northern boundary of Lot 103 DP 1070029 to Brickmakers Drive
Schedule 3 Item 1c	Construction of a 2.5m shared pedestrian / bike network within the residential area
Schedule 3 Item 2a	Preparation of a Vegetation Management Plan (VMP) to the satisfaction of Council that defines planting offsets required as a consequence of any possible clearing works

VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 3 Item 2b	Riparian Planting within the Public Recreation Land along the foreshore (in accordance with an approved Vegetation Management Plan) and adjacent to cycleway links and golf course land. This includes the allowance for potential vegetation offsetting
Schedule 3 Item 2c	Construction of a perimeter fence around the basin located on the southern boundary of Lot 2210 DP1090818, the design of which must be approved by Council in writing
Schedule 3 Item 2d	Landscaping and recreational facilities provided on Lot 1 within the Community Scheme established as part of the Development comprising community swimming pool, mixed use court, cabana and meeting place, seating, and BBQs
Schedule 3 Item 2e	Reconstruction of Cantello Reserve Dog Park within Cantello Reserve
Schedule 3 Item 3a	Construction of 8-metre-wide access and easement to enable the public to traverse under the M5 Motorway. The design must be approved by Council in writing.
Schedule 3 Item 4a	Installation of two (2) Gross Pollutant Traps (GTPs). The design must be approved by Council in writing
Schedule 3 Item 4b	Construction of water quality control ponds. The design must be approved by Council in writing
Schedule 4	Land - Public Recreation - 40m wide strip of land running parallel to the Mean High-Water Mark of the nearest bank of the Georges River
VPA-10 Section 6	90 Flynn Avenue, Middleton Grange Monetary contribution
VPA-11 Schedule 3 Item 1a-d	Georges Cove, 146 Newbridge Road, Moorebank (Tanlane) Embellishment of river foreshore land
Schedule 3 Item 1e	Dedication of River Foreshore land to Council
Schedule 3 Item 2a	River Foreshore land - development of a vegetation management plan

ITEM 02

Lot Size and Dwelling Density Controls Growth Areas

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	195973.2023
Report By	Ian Stendara - Executive Planner
Approved By	Lina Kakish - Acting Director Planning & Compliance

EXECUTIVE SUMMARY

This report has been prepared as a supplement to the attached presentation given on the introduction of a dwelling density band planning control in the Austral and Leppington North Precincts (**Attachment 1**). The report and presentation detail the changes to density controls proposed to ensure that infrastructure is not overwhelmed by an increase in residential development yield. Since originally released in 2013, market appetite for smaller lots and an exploitation of flexible planning controls has resulted in much higher development yields and population densities that originally planned for.

At its ordinary meeting of 28 September 2022, staff put forward a report (**Attachment 2**) seeking endorsement to draft a planning proposal and DCP amendment in relation to issues identified above. At its meeting, Council resolved (**Attachment 3**) “that Council defer this item to a Councillor workshop for the opportunity to investigate for actual lot sizes to be included into this procedure”. Amending the lot size control for dwelling houses may not ameliorate this issue, and in a worst case scenario, could exacerbate the issue further given the complex nature of how the planning controls function under the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 for Austral and Leppington North.

A density band is likely to increase the average lot size in low density areas, provide greater certainty to Council and infrastructure agencies with regards to yield, and offer developers greater flexibility to provide for a variety of lot sizes and dwelling typologies compared to increasing dwelling house lot size controls.

RECOMMENDATION

That the Committee recommends:

That Council:

1. Receive a further report, including a draft planning proposal and DCP amendment that seeks to:
 - a. Replace the SEPP minimum dwelling density controls/maps with a dwelling density band, which specifies both a minimum and maximum dwelling density;
 - b. Align any relevant DCP controls with the dwelling density/variety band and character areas of each area;
 - c. Amend Table 3-1 (Typical Characteristics of Residential Net Densities) to reflect proposed density/variety band ranges and appropriate typical characteristics;
 - d. Amend Table 3-2 (Minimum lot size by density bands) to reflect proposed dwelling density/variety band ranges and to clarify controls for “increased density fronting open space”;
 - e. Align any other DCP Control that refers to or is affected by the proposed dwelling density band; and
 - f. Plots odour inducing industries on a map and allow the information to be publicly available, including a process to periodically review industries decommissioned or reduced in impact.

REPORT

Background

At its ordinary meeting of 28 September 2022, staff put forward a report (**Attachment 2**) seeking endorsement to draft a planning proposal and DCP amendment that would:

- a) *Replace the SEPP minimum dwelling density controls/maps with a dwelling density band, which specifies both a minimum and maximum dwelling density.*
- b) *Align any relevant DCP controls with the dwelling density/variety band and character areas of each area;*
- c) *Amend Table 3-1 (Typical Characteristics of Residential Net Densities) to reflect proposed density/variety band ranges and appropriate typical characteristics;*
- d) *Amend Table 3-2 (Minimum lot size by density bands) to reflect proposed dwelling density/variety band ranges and to clarify controls for “increased density fronting open space”;*
- e) *Align any other DCP Control that refer to or is affected by the proposed dwelling density band; and*

- f) *Plots odour inducing industries on a map and allow the information to be publicly available, including a process to periodically review industries decommissioned or reduced in impact*

At its meeting, Council resolved (**Attachment 3**):

“That Council defer this item to a Councillor workshop for the opportunity to investigate for actual lot sizes to be included into this procedure.”

Discussion

A presentation has been prepared (**Attachment 1**) to explain the background and intent of proposed changes to key planning controls.

In summary:

1. The anticipated dwelling yield in the Austral and Leppington North (Liverpool) Precincts was forecast at about 16,000 dwellings (17,350 if including Camden). However, based upon current trends Liverpool’s portion is on track to yield approximately 26,300 dwellings.
2. The development yield and subsequent residential population is likely to overwhelm planned infrastructure.
 - a. Approximately 93Ha of additional open space would be required;
 - b. There will be further demand for community facilities, which are not allowed to be funded via s7.11;
 - c. The impact of increased yield on the road network is unknown. Any widening of roads may require demolition of new dwellings at considerable expense;
 - d. There will likely be inadequate lands reserved for state infrastructure such as schools; and
 - e. There may be an inadequate amount of land zoned for town centres, leading to out-of-centre development (increasing land-use conflicts, and decreasing scope for co-located community developments, which increase walkability).
3. There is a need to ensure dwelling yield is closer to what the infrastructure was planned for, this should be resolved equitably.
 - a. Upper limits on yield should be applied to both low and medium density zones; and
 - b. Note: Even if controls are changed, Council staff will likely need to assess the scale of development approved to date to determine what, if any, local infrastructure plans need to be changed.
4. Growth centres do not have a traditional subdivision lot size control for residential zones, rather there is a minimum lot size for various residential dwelling typologies;
5. Increasing the minimum lot size for dwelling houses may make multi-dwelling housing more lucrative.
 - a. Council cannot specify a minimum lot size for a strata unit within a multi-dwelling housing development;

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- b. More multi-dwelling housing lots would need to be provided to yield the same financial return to the developer, hence worsening the density / infrastructure challenge;
 - c. There are less barriers to providing multi-dwelling housing in growth areas as large greenfield sites means that a developer does not need to consolidate several existing properties;
 - d. Built form outcomes in other growth areas are noted as being poor, with high impervious surfaces, poor privacy / landscaping and poor streetscape appearance; and
 - e. An example from Blacktown reflects that a multi-dwelling development could continue providing development similar to what existing controls provide for at present, with the exception of the added to cost to owners of strata fees.
6. Increasing the minimum lot size may reduce the production of smaller lots suited to housing typologies such as semi-detached dwellings and (abutting) terrace houses, which are important for smaller and/or low income households;
7. Defining an upper and lower density band will:
 - a. Ensure that housing (in the form of smaller lots and medium density development) is provided closer to centres and public transport, and larger lots are provided in other areas, as was originally envisaged, and as per our LSPS and housing strategy;
 - b. Likely to require developers to increase the average lot size in their development, particularly in lower density areas;
 - c. Still enable smaller more affordable lots provided this is offset by some larger premium lots;
 - d. Not allow developers to use multi-dwelling housing or residential flat buildings as a loophole to avoid minimum lot size controls, these developments would still need to comply with the minimum and maximum density control; and
 - e. Provide more certainty in terms of yield and infrastructure provision, whilst providing greater flexibility to developers in providing a range of housing typologies (when compared to increasing lot size controls).
8. Land in the growth centres is zoned by, and derives its development standards, from the SEPP (Precincts – Western Parkland City) 2021, and not Council's LEP.
 - a. DPE has more involvement over what changes can be made to a SEPP, as this is not Council's planning instrument;
 - b. Removing multi-dwelling housing as permissible in R2 will be viewed as an attempt to downzone and is unlikely to be supported;
 - c. Removing multi-dwelling housing from the R2 zone could also have unintended consequences, such as reducing the availability of a variety of housing choices, or removing development feasibility of awkward or difficult development sites where traditional Torrens title subdivision is impractical;
 - d. Increasing minimum lot sizes for various dwelling typologies is unlikely to be supported by DPE, as these controls are standard across many growth precincts outside of the Liverpool LGA; and
 - e. There is already precedent in introducing a dwelling density band. A band was provided for Camden in the Leppington and Lowes Creek / Maryland precincts.

Next Steps

Council staff recommend the preparation of a draft planning proposal and DCP amendment to respond to this issue. This would be presented to a future Council meeting and, if endorsed, would be subject to further public exhibition.

Given the current housing crisis, introducing a dwelling density band may not receive support from DPE as they may view this as Council attempting to constrain the supply of housing. However, Council must advocate that the proposed dwelling density bands will still enable more dwellings to be provided for in the Austral and Leppington North precincts than were originally planned by DPE. The density band will simply ensure that development yield and future populations can be more easily supported by infrastructure and help to resolve some of the livability challenges being experienced currently.

Should DPE not support Council's planning proposal, it is anticipated that Council will need to advocate to DPE and the state government to conduct a review of the planning for Austral and Leppington North to align infrastructure provision with the increased development yield occurring a future population of this area.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	<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>
Environment	<p>There are no environmental and sustainability considerations.</p>
Social	<p>Regulate for a mix of housing types that responds to different population groups such as young families and older people.</p>
Civic Leadership	<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>
Legislative	<p>State Environmental Planning Policy (Precincts – Western parkland City) 2021</p>

Risk	There is no risk associated with this report. Amendments to any planning controls would be subject to public exhibition as per Council's Community Participation Plan.
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ATTACHMENTS

1. Councillor Workshop Dwelling Density Presentation July 2023
2. Dwelling Density, Variety and Odour Controls Council Report (28/09/2022)
3. Council Resolution PLAN 04 28/09/2022

ITEM 03

Development Assessment

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	203117.2023
Report By	William Attard - Manager Development Assessment
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

This report is prepared to table a snapshot of key Development Assessment (DA) statistics.

RECOMMENDATION

That the Committee recommends:

That Council receives and notes this report

REPORT

The following key Development Assessment (DA) statistics are provided:

Development Applications and Class 1 Appeals

Outstanding Development Applications (DAs)	
31 May 2023 (Prior Report)	726 DAs
30 June 2023	660 DAs
Difference in Reporting Periods	66 DAs
Active Class 1 Appeals	
31 May 2023 (Prior Report)	*48 Appeals
30 June 2023	42 Appeals
Difference in Reporting Periods	6 Appeals
Development Applications (DAs) Received & Completed (June 2023)	
DAs Received	87 DAs
DAs Completed	138 DAs
Development Application (DA) Approval Statistics (June 2023)	
DAs Approved	78 DAs
Total Capital Investment Value (\$)	\$205M Capital Investment Value
New Lots Approved	743 Lots

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New Homes Approved	71 Homes
DA Fees Released from Trust (\$)	\$535k Fees
Contribution Fees Raised (\$)	\$15.8M Contributions

* The prior report reflected a figure of 22 Appeals at 31 May 2023, which following enquiries, was found to be an error. The number of outstanding appeals has been recalculated to be 48 Appeals at 31 May 2023, which is reflected above.

Development Assessment (DA) Team Vacancy (Technical Officers Only)

Position	Number of Roles	Vacancy
Principal Planner	1	0
Senior DA Planners	10	6
Senior Planning Advisory Officers	2	1 (Extended Leave)
DA Planners	14	3
Student Planners	4	0
Duty Officers	2	0

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	Undertake communication practices with the community and stakeholders across a range of media. Provide information about Council's services, roles and decision making processes.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

Nil

ITEM 04	Securing Industrial Lands in Austral - Planning Investigations
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Strategic Objective	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
File Ref	214537.2023
Report By	Ian Stendara - Executive Planner
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

This report has been prepared to advise Council of adverse planning outcomes occurring in Austral, in relation to industrial lands being used for non-industrial purposes. This will impact upon the availability of land for industrial uses, and local employment opportunities, as well as potentially undermining the viability of planned centres. The scale of commercial land-uses permitted will encourage out-of-centre development, increasing local congestion and decrease access to shops and commercial services for those who do not or cannot access a private motor vehicle.

It is recommended that planning controls are investigated to ensure that the scale of non-industrial developments in industrial zones only provides ancillary, convenience-based services for the local workforce, and does not constitute out-of-centre development.

RECOMMENDATION

That the Committee recommends:

That Council receives and notes this report

1. Receives and notes this report;
2. Prepare a SEPP and DCP amendment to provide clearer controls relating to non-industrial development in industrial zones.
3. A report along with the proposed changes to the SEPP and DCP be received at a future meeting of Council.

REPORT

Background

The Austral and Leppington North Precincts were rezoned in March 2013 to provide for 17,350 new dwellings, and 4 town centres supported by an array of planned social, transport and drainage infrastructure. Approximately 40Ha of land was also zoned IN2 (light industrial) within the Austral precinct to provide for local jobs and land for urban services which will be demanded by the new population. The area of industrial land is highlighted in Figure 1 below.

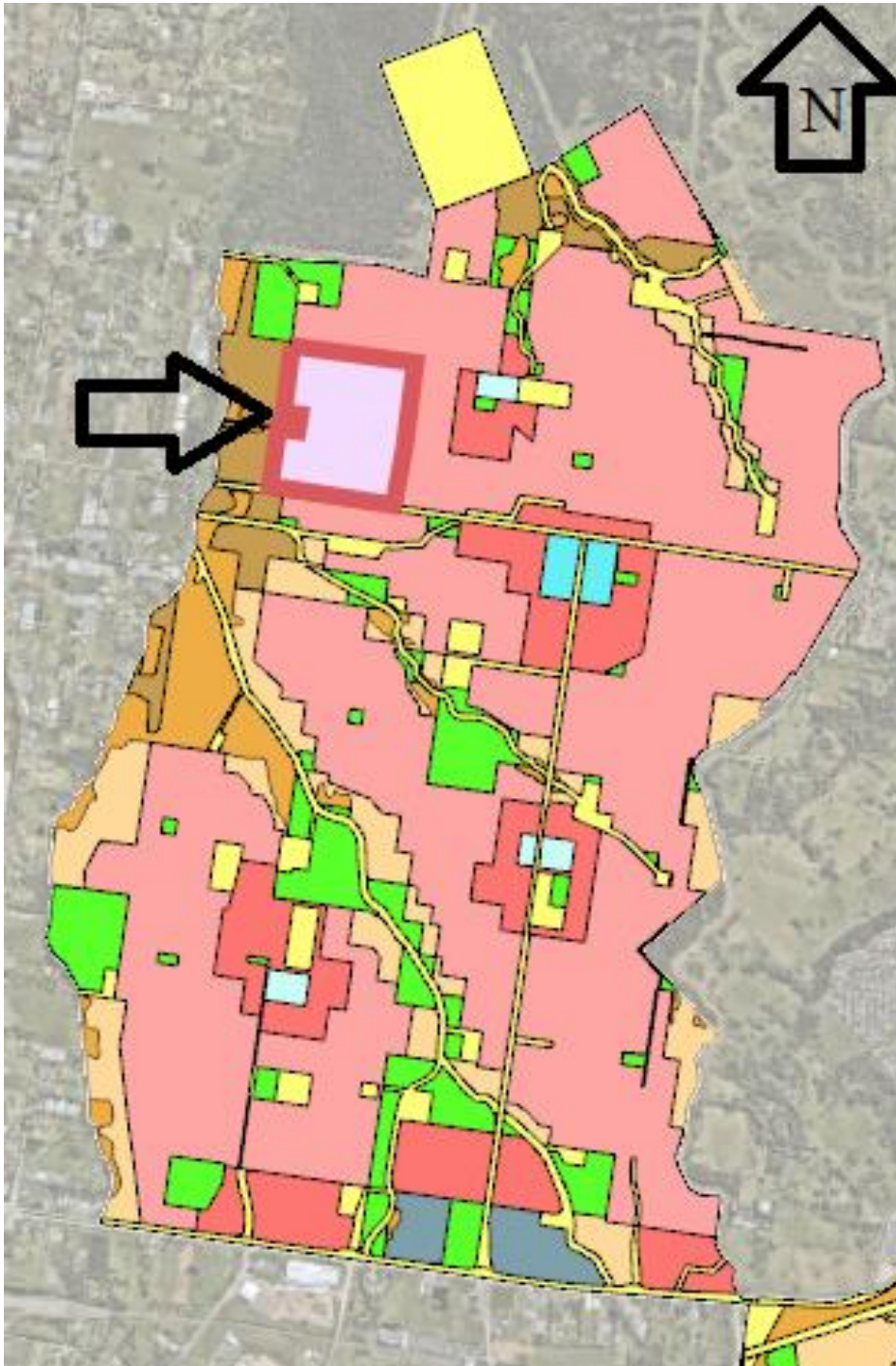


Figure 1: Austral zoning plan showing the IN2 zoned area

The objectives of the IN2 zone are provided below:

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.

- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.

The permissible and non-permissible land-uses in the zone are provided below:

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Food and drink premises; Heliports; Hotel or motel accommodation; Landscaping material supplies; Light industries; Neighbourhood shops; Roads; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Boat sheds; Bulky goods premises; Business premises; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Educational establishments; Entertainment facilities; Environmental facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Home-based child care; Home businesses; Home occupations; Home occupations (sex services); Industries; Marinas; Moorings; Office premises; Public administration buildings; Recreation facilities (major); Research stations; Residential accommodation; Restricted premises; Retail premises; Rural industries; Signage; Tourist and visitor accommodation; Water recreation structures

As per above, the IN2 zone within the growth centres SEPP is also what is known as an open zone. That is, if a land use is not listed as prohibited, or permissible with consent, it can be determined to be permissible upon merit (see underlined text). Given the zone objectives (particularly those underlined above), Council can consider some of these non-listed but non-industrial land-uses on merit.

It is considered appropriate for small non-industrial premises to operate in an industrial area to provide for the needs of workers (e.g. child care / creche provided close to where people work, and places for workers and business owners to purchase lunch, or have meetings).

Issues

Industrial Land Supply

When the Precincts were rezoned, an employment and industrial assessment (December 2010) was undertaken. Even then, it was recognised that industrial users would be subject to

competition (being outpriced) by alternative uses (e.g. bulky goods)¹. It was recognised however that communities still require these services locally, otherwise more strain is placed on road and transport networks as these local industrial services would have to locate elsewhere.

At an estimated population of 50,000 residents (staff now anticipate this could be closer to 80,000), and with a target job containment rate of 70%, it was recommended that ALN be zoned with approximately 70 hectares of industrial land (allowing 20% for roads), and an additional 20% over-supply to maintain price competition (that is 80-85ha in total). Their other guiding principles were:

- **Encourage the use of light industrial land to provide residential support services (including car and house repairs);**
- *Provide a range of lot sizes to accommodate a variety of industry types;*
- *Preserve zoned land that can accommodate relatively large floor plates (larger sized lots) and that are well serviced or connected to main road networks;*
- *Develop buffer areas of low impact industrial uses (e.g. storage, parking, and landscaped areas) around land zoned industrial to minimise its impact with residential uses;*
- *Encourage the clustering of industries;*
- *Maintain high standards of environmental quality for industrial development which enhance the streetscape and amenity of industrial areas;*
- *Do not permit bulky goods retailing in industrial zones. **Allow retailing in industrial areas only where it is ancillary to industrial uses;***
- *A minimum site area of 1,500sqm for light industrial subdivisions and a frontage of not less than 20 metres should be required; and*
- **Attempt to preserve light industrial land adjacent to major/arterial roads.**

*Other considerations for industrial precincts in Austral and Leppington North include the importance of identifying which uses are appropriate for specific industrial areas, **that consideration be given to restricting the commercial/retail development that is permitted. For instance food retailing should be permitted provided that it is of a type and scale that only services the industrial precinct*** [emphasis added]. *Industrial premises that have a maximum office space component of 40% of the total floorspace should be permitted in the industrial zones. Businesses with a higher proportion of office space are less industrial in nature and would be deemed appropriate only in the business centres, enterprise corridors or defined business parks. Most light industrial areas have an office component no more than around 25% of the GFA.*

Recommendations

*Around 80 to 85 hectares of industrial zone land should be planned for Leppington North and Austral. This may be in one or two clusters. If a cluster is proposed in Austral **it should***

¹ *Austral and Leppington North Employment and industrial Assessment, HillPDA, December 2010, p.59*

be restricted to light industrial with an area of around 20 to 30 hectares [emphasis added]
– leaving around 50 to 60 hectares for Leppington North. Leppington North could accommodate general and light industries provided access is suitable.

The facilitation of industrial land in Austral will improve access to employment opportunities and reduce travel time / kilometres for residents employed in industrial industries. About 40 hectares of land has been zoned IN2 industrial within the Austral precinct (and about 59ha in Leppington North) to provide for industrial services (e.g. panel beaters, cabinet makers, etc). Given the increase in residential population density, the amount of land in Austral is likely appropriate, whilst Leppington North is likely under-serviced. As such, and in line with the above analysis and recommendations, there is a need to secure land for light industrial purposes, and limit competition from retail activities.

Land-use conflicts

At present, neither the SEPP nor DCP specify the size and scale of non-industrial uses in industrial zones (with the exception of industrial retail outlets, which are controlled in the DCP). There are also no controls to specify incompatible uses, or to prevent sensitive uses from being carried out which may cause problems with future land-uses which are aligned with the zone objectives. For instance, Council could consent to a large child-care-centre on a site which is (at present) surrounded by undeveloped land. In future a site adjacent may be receipt to a DA for a freight depot; where there will be few grounds to refuse the depot as it is consistent with zone objectives and land-use permissibility's, but there are obvious land-use conflicts that would arise.

Result

The lack of planning controls limiting non-industrial uses has resulted in Council receiving, and eventually approving developments in which the majority of land is used for non-industrial purposes. An example is provided below (Figure 3) which highlights that only 43% of the land is utilised for light industry / warehousing, and the remainder 57% of the land is being utilised for, what can be described as, commercial development (Food and drink, service station, gym, vet, and child-care). Note the two figures are of the southern and northern portion of the site and are presented at the same scale.

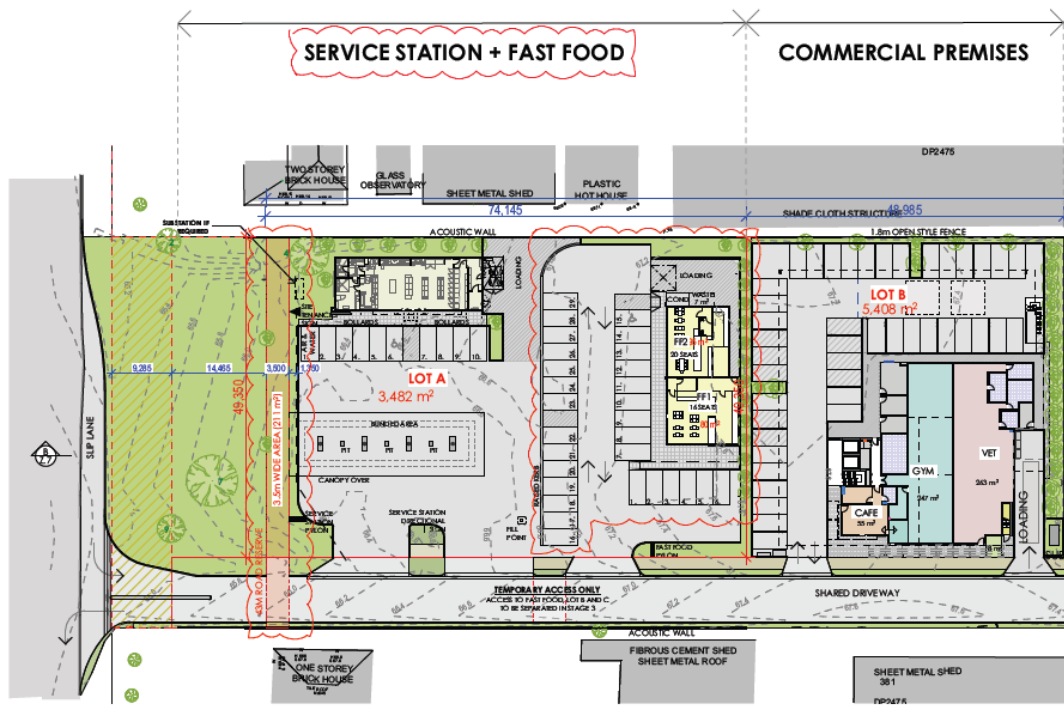


Figure 2a: Approved DA at 555 Fifteenth Avenue Austral, highlighting scale on non-industrial uses

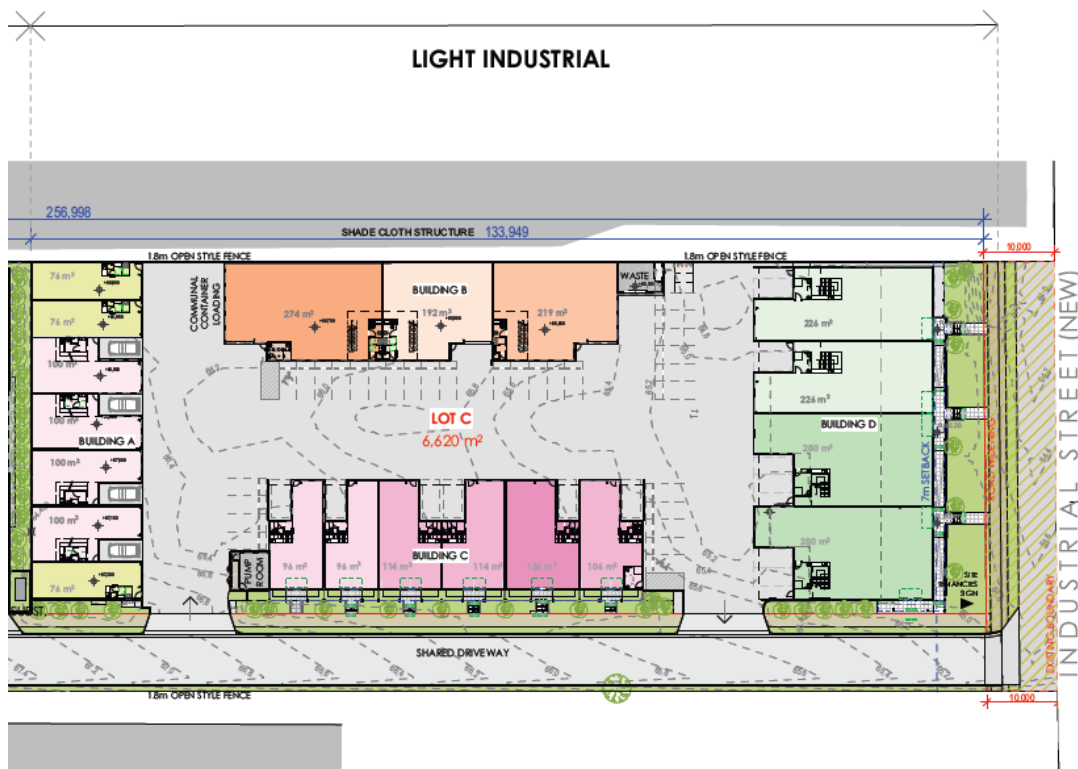


Figure 3b: Approved DA at 555 Fifteenth Avenue Austral, highlighting scale on non-industrial uses

Another development (DA-975/2022) is to be determined by the Sydney Western City Planning panel. This DA in the IN2 zone proposes 8 food and drink premises and a service station. The panel chair commented that:

“The chair was informed that the food and drink premises were permissible and asked as to why the Council did not have DCP controls addressing the amount of retail floorspace that could be located outside the Austral Town Centre if that was a major concern.”

Despite the SEPP zone objectives (“To encourage employment opportunities and to support the viability of centres.”, and “To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.”), which over-ride any controls in the DCP, it seems that there is a lack of clarity regarding the scale of non-industrial development.

Next Steps

It is proposed that staff prepare a DCP amendment to ensure adequate lands are secured for industrial services in the IN2 zone by limiting the proliferation of non-industrial / commercial development within the zone in growth areas. This is to align the planning controls with the zone objectives and effectively enact the original analysis and recommendations that informed the planning controls in the first place.

Staff may also need to prepare a planning proposal to limit / prohibit developments beyond a certain size. Council’s Liverpool LEP 2008, for example, contains clause 7.26 which limits the size of food and drink premises to no more than 200sqm in the E4 (General Industrial) zone. Similar provisions can be investigated for the SEPP, as required.

FINANCIAL IMPLICATIONS

There are no direct financial implications relating to this recommendation. However, there are a number of future indirect costs and a loss of revenue to Council if no action is taken.

Facilitating car-centric out-of-centre development (such as highway retail commercial development in industrial zones), catering to external catchments, will result in a greater number of private vehicle trips and kilometres travelled on local roads, compared to such uses in town centres. This will, expectedly, increase road wear which in turn will increase road maintenance costs.

If the increase in traffic associated with car-centric development is sufficient, it may demand unanticipated and funded road widening or intersection upgrades, at cost to Council. This will also increase maintenance costs, and road widening will result in a loss of revenue from productive land.

Given the attractiveness of ‘cheaper’ industrial land, the facilitation of out-of-centre development could negatively impact the economic feasibility of planned centres due to competition from cheaper rents in non-central locations. A decline in centre vibrancy and viability will similarly decrease land value in B zones and as such Council’s direct and indirect future income.

Alternatively, facilitating compact commercial development in town centres will increase the concentration of retail activity into areas already planned to be serviced by public and active transport routes, and closer to residential areas. In Austral, the location of these centres ensures most residents and workers are within a 15-minute walk (800m) of a B1 or B2 zone (including the industrial zoned land).

The likely financial harms to Council associated with out-of-centre development and displacement of industrial uses can be minimised by guiding commercial activity in industrial zones to be designed for what is needed by workers in the area only

CONSIDERATIONS

Economic	<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>
Environment	<p>Manage air, water, noise and chemical pollution.</p> <p>Promote an integrated and user friendly public transport service.</p> <p>Support the delivery of a range of transport options.</p>
Social	<p>There are no social and cultural considerations.</p>
Civic Leadership	<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>
Legislative	<p>Environmental Planning and Assessment Act 1979</p> <p>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</p>
Risk	<p>The risk is deemed to be Medium. Should non-industrial development continue to occur in the Austral industrial precinct, there is a medium risk of the following:</p> <ul style="list-style-type: none"> • Higher on-going road maintenance costs resulting from higher private vehicle use and kilometres travelled; • Lower rateable income as a potential result of lower land-values in centres and loss of productive land as a result of potential road widening; • Loss of industrial development to other areas; and

	<ul style="list-style-type: none">• Reduce the viability of town centres within the Austral suburb. <p>The proposed investigations future planning interventions are deemed appropriate in order to mitigate this identified risks.</p>
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ATTACHMENTS

Nil

ITEM 05

Strategic Planning Work Program

Strategic Objective	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
File Ref	220967.2023
Report By	Luke Oste - Coordinator Strategic Planning
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

This report is prepared to table the Strategic Planning Work Programme for July 2023.

RECOMMENDATION

That the Committee recommends:

That Council receives and notes this report

REPORT

This report is prepared to table the Strategic Planning Work Program for July 2023 (**Attachment 1**). The Work Program outlines the status of each planning proposal, as well as broader strategic planning projects.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.

Civic Leadership	Provide information about Council's services, roles and decision making processes.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Strategic Planning Work Programme

ITEM 06

Presentation on proposed Collaboration Agreement Land and Housing Corporation

Strategic Objective	Evolving, Prosperous, Innovative Maintain strong relationships with agencies, stakeholders and businesses to achieve beneficial outcomes for the city
File Ref	197090.2023
Report By	Mark Taylor - Social Infrastructure Planner
Approved By	Tina Bono - Director Community & Lifestyle

EXECUTIVE SUMMARY

NSW Land and Housing Corporation staff Peter Brackenreg -Executive Director, Delivery South and Fouad Habbouche, A/Delivery Director, Southern Sydney will attend the meeting of the Strategic Priorities Committee on 20 June 2023 to provide an update on drafting a Collaboration Agreement

RECOMMENDATION

That the Committee recommends:

That Council note the status of the Collaboration Agreement report from the Land and Housing Corporation representatives.

REPORT

The NSW Land and Housing Corporation has approached the Council to develop a Collaboration Agreement (CA). Under the CA the parties commit to working together to ensure that LCC's objectives are supported by LAHC's activities to renew and improve the performance of its housing portfolio.

The NSW Land and Housing Corporation (LAHC) is a self-funded Public Trading Enterprise (PTE) within the NSW Government and is responsible for the management of the NSW Social Housing portfolio comprising approximately 125,000 dwellings.

LAHC regularly reviews its portfolio to identify strategic priorities for the renewal and growth of its assets and has recently focused on an analysis of the Liverpool Local Government Area (LGA).

There are around 5,115 LAHC owned dwellings across the LGA, consisting of a combination of cottages, units, villas, townhouses, dual occupancies, and vacant land. The overwhelming majority of these dwellings are over 40 years old. The Green Valley and Warwick Farm estates are the main precincts in Liverpool that have a high concentration of social housing dwellings, as a proportion of total dwellings.

A non-binding agreement for both parties but signals the types of priorities that both parties can work on together and importantly, provides a framework in which to do so. LAH has signed 6 of these CAs so far with various Councils and has another 6 being finalised, with the original CA version being authored by Wollongong City Council.

The shared principles that underpin the collaboration between LCC and LAHC may include:

1. Commitment to the provision of more and appropriate, well designed, good quality and safe social housing dwellings across the Liverpool LGA to meet the needs of the community.
2. Social housing outcomes can be delivered through the LAHC self-funding model including through project partnering.
3. Social housing that is delivered has a reduced maintenance burden for LAHC.
4. Renewal opportunities place the community and community outcomes at the centre of project design – considering the urban renewal vision and strategic framework along with implementation and delivery issues such as environmental and social sustainability, public and private amenity, provision of appropriate infrastructure, development of social capital, safety, connectivity, and efficiency.

Council is currently undertaking an LEP review. The LEP Review is not proposing changes to land use zones or development standards in Miller, Busby, Sadler, or Warwick Farm, as master planning projects are to occur separately in conjunction with LAHC. Council's Local Strategic Planning Statement (LSPS) identifies these projects as Action 7.3 of the plan; "Partner with State Government to investigate the potential for master planned precincts (such as NSW Land and Housing Corporation properties in Warwick Farm and Green Valley) to improve and increase social and affordable housing".

In Sept-Nov 2022, Council exhibited a Scoping Report (Discussion Paper prior to a Planning Proposal). The proposal included a suggested reduction to the R4 High Density Residential zone and reduced height of buildings within Ashcroft. This was in accordance with a review of R4 High Density zoned land under the LEP, as per Councils Housing Strategy, to locate future dwelling around town centres. A submission was received from LAHC, requesting R4 zone in

Ashcroft to be retained, however supporting the reduced height of buildings proposed. This was sought by LAHC to enable the delivery of low-scale Residential Flat Buildings in Ashcroft, as per LAHC housing forms currently being delivered. At its meeting on 26 April 2023, Council resolved to “Proceed with the zoning and development standards for the 2168 area as per the Scoping Report, as exhibited;”.

Peter Brackenreg Executive Director, Delivery South and Fouad Habbouche, A/Delivery Director, Southern Sydney will attend the meeting of the Strategic Priorities Committee on 20 June 2023 to provide an update on the draft Collaboration Agreement.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	<p>Further develop a commercial centre that accommodates a variety of employment opportunities.</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>
Environment	<p>Enhance the environmental performance of buildings and homes.</p>
Social	<p>Raise awareness in the community about the available services and facilities.</p> <p>Regulate for a mix of housing types that responds to different population groups such as young families and older people.</p>
Civic Leadership	<p>Actively advocate for federal and state government support, funding, and services.</p>
Legislative	<p>Include any relevant legislation and section here.</p> <p>There are no legislative considerations relating to this report.</p>
Risk	<p>The risk is deemed to be Low.</p>

ATTACHMENTS

Nil

ITEM 07

RV Parks Response Report and Presentation

Strategic Objective	Evolving, Prosperous, Innovative Market Liverpool as a business destination and attract investment
File Ref	206579.2023
Report By	Susana Freitas - Visitor Economy Officer
Approved By	Julie Scott - Acting Director City Futures

EXECUTIVE SUMMARY

At the 31 May 2023 Council Meeting, Council resolved that:

1. Council refer the RV Park to the Governance Committee so that it can be discussed fully so that other Councillors can be brought up to speed about what an RV park is; and
2. A representative from CMCA be invited to attend the meeting, online or in person, to explain what a RV Park is and what it will mean for Council

Attachment 1 provides details on every potential site within the LGA that meets the criteria provided by Campervan and Motorhome Club of Australia (CMCA). The sites highlighted currently have other users which will be displaced if Council adopts to transform the use to a RV Park.

A CMCA Business Development Officer will present to Council at the July Governance meeting on the criteria necessary for a successful establishment of a CMCA RV Park and the benefits potentially to be offered to the community.

RECOMMENDATION

That the Committee Recommends:

That Council:

1. Read and note the report and the presentation from CMCA and make a recommendation if Council is to proceed with any potential RV site, acknowledging the impacts on the local community.

REPORT

At the 31 May 2023 Council Meeting, Council resolved that:

1. Council refer the RV Park to the Governance Committee so that it can be discussed fully so that other Councillors can be brought up to speed about what an RV park is; and
2. A representative from CMCA be invited to attend the meeting, online or in person, to explain what a RV Park is and what it will mean for Council

Further sites have been identified in addition to previously identified sites (presented in the May 2023 Council report e.g. Helles Park, Chipping Norton) that meet the criteria to develop an RV Park. The criteria for an RV Park provided by CMCA is:

- Level topography - CMCA do not have budget to be able to do any earthworks other than site preparation for concrete pads and internal driveways, with solid soil base or gravel with grassed area
- Area of at least 6,000m² up to 15,000m²
- Access to power, water, and reticulated sewer to boundary of site
- Good sealed road access for large rig vehicles
- Suitable zoning for RV park and likely to secure all permits and approvals
- Walking distance to some form of retail space and public transport (up to 1.5km) with safe pedestrian access

Preferred attributes:

- Away from residential neighbourhoods
- Provide a tranquil and scenic setting
- Adequate fencing and security
- Reasonable proximity to tourist and recreational attractions
- Within reasonable walking distance of retail outlets

All locations that meet the criteria and details of any impacts the usage of the site may have, including displacement of other users, is presented in attachment 1. As highlighted in the 31 May 2023 Council Report, the preferred sites identified by CMCA in their visit to Liverpool are unsuitable due to flooding and land contamination. CMCA is unable to cover the costs for any remedial works for these sites. There are currently no sites within the LGA that are not utilised for other purposes that completely meets the criteria of CMCA. CMCA has advised that there is potential to further investigate and assess the feasibility of Heron Park, Chipping Norton, Angle Park, Chipping Norton and Lehmanns Oval, Liverpool however other sites will not be suitable for the operations of a CMCA RV Park due to access to services and impacts on existing users.

A CMCA Business Development Officer will present to Council at the July 2023 Governance meeting regarding how to establish a CMCA RV Park and the benefits to the community. Highlights from the presentation include:

- 850,000 registered RV's in Australia (December 2022)
- Current gap in Sydney market for low-cost RV parking and overnight accommodation
- Benefits to participating Councils:
 - No initial capital outlay for development of the site
 - No management costs or Council staff tied up in overseeing compliance, bookings or collecting fees
 - No maintenance costs or costs for upgrades and improvements
 - Potential revenue for Council through rates and lease payments
 - Support to local businesses from RV Park guests
 - Fills a gap in the RV tourism accommodation market
 - No competition policy or compliance issues because Council is at 'arm's length' to the operation of the park
 - Onsite Park Custodian to ensure RV Park users meet CMCA 'Leave No Trace' standards, along with any lease or other Council requirements

FINANCIAL IMPLICATIONS

There are no budget provision or funding allocated in the long-term financial plans for these works.

CONSIDERATIONS

Economic	Facilitate economic development. Facilitate the development of new tourism based on local attractions, culture and creative industries.
Environment	There are no environmental and sustainability considerations.
Social	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	Foster neighbourhood pride and a sense of responsibility.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. RV Parks Suitable Sites

ITEM 08

Economic Development and Partnerships Update

Strategic Objective	Evolving, Prosperous, Innovative Develop the economic capacity of local businesses and industries
File Ref	210432.2023
Report By	Chris Guthrie - Coordinator Business Development
Approved By	Julie Scott - Acting Director City Futures

EXECUTIVE SUMMARY

As part of the Council’s adopted restructure, the City Economy Unit has been renamed the Economic Development and Partnerships Unit. Council has also updated it’s previous Economic Development strategy and the new Economic Development Strategy 2022-2032 will feature activities as determined by Council Community Strategic Plan. The following report is a high level summary of 2022-2023 achievements and a high level overview of the proposed Economic Development Strategy.

RECOMMENDATION

That the Committee recommends:

That Council receives and notes the presentation from the Acting Director City Futures.

REPORT

The Liverpool economy continues to recover from its health-related lockdowns due to the pandemic. Anecdotally, whilst the CBD is yet to return to full office occupancy, the unemployment rate in Liverpool has returned to more normal levels at 5.4% down from 8.3% in 2021 at the height of the lockdowns.

The Economic Development and Partnerships team continues to identify and work with businesses and organisations looking to establish and create jobs within the area, as well as existing businesses with expansion plans. Sectors showing robust growth include transport, logistics, warehousing, construction, health and education and advanced manufacturing. Key businesses in growth phase include the Aerotropolis Group (Badgerys Creek), William Inglis Hotel (Warwick Farm), St Anthony of Padua School (Austral), MacDonalds (Sappho Road,

Warwick Farm), CSIRO (Bradfield), Kari (Liverpool), Ingham Property Group (Badgers Creek), and Daikin (Chipping Norton).

Overall, this past financial year, 183 investment related leads with the potential to generate 5748 local jobs have been identified, facilitated and supported. As well, over \$1B worth of DAs have been approved in Liverpool during 2022/23, continuing the rapid development of the region.

Several investment attraction pitches have been made to potential major institutions and organisations that are also looking at potential expansion into Liverpool. Organisations include; SBS, several universities and Qantas (following on from the recent announcement of 15 planes to operate from Western Sydney International Airport).

Council has secured \$175,236,606.00 in grant funding in 2022/2023. The funding provides Council with the opportunity to deliver new infrastructure and include improving active transport across the LGA, activation of the riverside at Angle Park, upgraded sporting infrastructure across the LGA and additional funding to deliver major events.

Liverpool's status as the 3rd CBD of Sydney has long been recognized by Council and many of its residents, however there is some recognition required formally to further grow the profile of the CBD.

FINANCIAL IMPLICATIONS

It should be noted that the 2023-2024 financial year will see changes to staffing and program resources due to budget constraints.

CONSIDERATIONS

Economic	Facilitate economic development. Facilitate the development of new tourism based on local attractions, culture and creative industries.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	Include any relevant legislation and section here.

	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Councillor Briefing presentation July 2023
2. Draft Economic Development Strategy 2022-2032

ITEM 09	Councillor Access to Information and Interaction with Staff Policy
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	216765.2023
Report By	Jessica Saliba - Acting Manager Council & Executive Services
Approved By	Farooq Portelli - Director Corporate Support

EXECUTIVE SUMMARY

At the 31 May 2023 meeting Council endorsed the Councillor Access to information and Staff Interaction Policy.

At the meeting Council requested staff investigate further amendments to the policy regarding requests for independent third-party advice.

RECOMMENDATION

That the Committee recommends:

That Council receives and notes this report

REPORT

On June 2023 staff meet with Councillor Rhodes and the Office of Local Government to discuss further amendments to the policy.

Councillor Rhodes requested that clause 5.2 of the policy be amended to include *‘that a request signed by one councillor and accompanied by advice from a government agency or public body that is relevant to Council’s functions and supports the request for third party advice can be submitted to the CEO’*.

The policy was amended and sent to the Office of Local Government (OLG) and Council’s legal team for feedback. Both the OLG and legal team have supported the amendment.

The draft policy is attached to this report with the changes outlined in red.

FINANCIAL IMPLICATIONS

