

AGENDA

GOVERNANCE COMMITTEE MEETING

18 March 2025



You are hereby notified that a **Governance Committee Meeting** of Liverpool City Council will be held at **LEVEL 11, 50 SCOTT STREET, LIVERPOOL NSW 2170** on **Tuesday, 18 March 2025** commencing at 10:00 AM.

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 Civic and Executive Services on 8711 7746.

A handwritten signature in black ink, appearing to read "Jason Breton".

Mr Jason Breton
ACTING CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

PAGE TAB

Opening

Apologies

Condolences

Declarations of Interest

Infrastructure and Planning Committee

ITEM 01	Streetscape Design for George Street and Moore Street	4	1
ITEM 02	Liverpool Community Participation Plan - Proposed Amendments	15	2
ITEM 03	The Tree Management Framework and Tree Application Process	24	3
ITEM 04	Voluntary Planning Agreements (VPA) - Quarterly Status Report.....	32	4

Budget Committee – Addendum Booklet

ITEM 05	MOU – National Intermodal Company Ltd
ITEM 06	Budget FY 2025/26 Information: Council Activity Report
ITEM 07	Finance Report – February 2025

Strategic Priorities Committee

NIL

Strategic Performance Committee

ITEM 08	Children's Services Review	36	5
ITEM 09	National General Assembly (NGA) Conference 24 - 27 June 2025	40	6

Committee in Closed Session

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

CONF 01 Native Title Proceedings: South Coast People Native Title Claim (NSD1331/2017)

Reason: Item CONF 01 is confidential pursuant to the provisions of s10(A)(2)(g) of the Local Government Act because it contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

Close

ITEM 01	Streetscape Design for George Street and Moore Street
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Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	046461.2025
Report By	Ashlyn Narayan - Acting Project Officer
Approved By	Shayne Mallard - Director City Futures

EXECUTIVE SUMMARY

This report has been prepared to inform Council on the project Streetscape Design for George Street and Moore Street; and seek Council’s endorsement to commence community consultation.

The streetscape upgrades for George Street and Moore Street have been identified as a priority project in Council’s adopted Liverpool City Centre Public Domain Master Plan and delivers on a vision for creating a more inclusive, connected and healthier Liverpool. The Concept and Detailed Design stages of the project are fully funded through Get NSW Active Grant Program where Council was successful in securing **\$1.67 million** (in two rounds of grant funding) through Transport for NSW.

The Streetscape Design for George Street and Moore Street Project aligns with Council’s adopted Liverpool City Centre Public Domain Master Plan, our Community Strategic Plan, Liverpool Bike Plan, and various other strategic documents. The project will integrate modern streetscape enhancements with high-quality public space offering and include a dedicated bike lane to enhance accessibility, safety and sustainability, while creating a vibrant and people focused city centre environment.

Key project objectives include:

1. Upgrading the existing streetscape with new pavements, street trees, garden beds, street furniture, improved street lighting, and public art.
2. Promoting pedestrian-friendly streetscapes with widened footpaths, greenery, and public amenities.
3. Creating safe and separated bike lanes to encourage active transport and support micromobility options.

4. Boosting economic growth by enhancing public spaces that will attract visitors and support local businesses.
5. Positioning Liverpool as a progressive, liveable city, which is at par with other major city centres in Greater Sydney.
6. Improving street safety through increasing and diversifying activity on two key streets in the CBD.

The project will reinforce Liverpool's strategic role as the capital of Sydney's South West, ensuring its streetscape upgrades and active transport infrastructure support the city's rapid growth and emerging population. The project also aligns with Council's strategic vision for Liverpool 2050, ensures integration with the Western Sydney Aerotropolis and aims to develop the required infrastructure to support Liverpool Innovation Precinct and the emerging University City.

With secured funding for concept and detailed design, the project positions Liverpool City Council to plan ahead and be shovel ready, for any future opportunities for construction funding.

RECOMMENDATION

That the Governance Committee:

1. Receives and notes this report.
2. Progresses with concept and detailed design stages with necessary approvals (as required); and,
3. Proceed with community consultation for concept design stage.

REPORT

Background

The Streetscape Design for George Street and Moore Street has been identified as a priority project in the adopted Liverpool City Centre Public Domain Master Plan and aims to uplift the public domain standards for key Liverpool CBD streets.

George Street is a prominent street within the city centre and has been identified as a major north-south link for active transport. With the one-way flow of vehicular traffic between Elizabeth Street and Scott Street, it offers significant potential for a more pedestrian focused approach towards street design.

Moore Street has been identified as the Smart Transit Boulevard which forms part of the Liverpool to Airport Transit corridor. It has been envisioned as an active and public transport corridor that will function as an important east-west link within the city centre.

Liverpool's Bike Plan shows Council's commitment to improving cycling and associated bike facilities within the Liverpool LGA. Council recognises cycling as an important recreational and social activity for residents and reaffirms cycling as a valid and equal choice mode of transport. Through the Liverpool Bike Plan, Council aims to encourage residents to adopt healthier lifestyles, enjoy the natural environment and streetscapes, and to help reduce traffic congestion through alternative modes of travel.

When the NSW Government's WestInvest infrastructure grant became available, Council submitted multiple streets within the Liverpool City Centre for funding. However, George Street and Moore Street were not successful in this round. To maintain momentum in upgrading the city centre, the City Design and Public Domain team have proactively sought alternative funding opportunities while developing a project plan to ensure readiness when new grants arose. The team have secured two rounds of grant funds that will 100% fund the design stages of the project.

The project is structured into three stages:

- 1. Concept Design**
- 2. Detailed Design**
- 3. Construction Delivery**

Numerous research and case studies have established that a street designed for enhanced pedestrian amenity and active transport delivers a wide range of benefits to the community and visitors that come to the city centre. These include healthier streets, improved local economy and creating a safer city centre.

Funding

In 2022, the Get NSW Active 2023/2024 Grant Program was announced, to support local Councils with the design and delivery of active transport infrastructure such as walking and cycling networks. Both the Public Domain Master Plan and Bike Plan had identified George Street and Moore Street as key corridors suitable for separated bike lanes which were considered as part of this application.

Get NSW Active Grant Program

Get NSW Active program supports local councils by funding projects that make walking and bike riding safe, enjoyable, and accessible. The program aims to:

- Develop continuous and connected active transport networks.
- Increase safe walking and bike riding as part of daily travel.
- Enhance children's and young people's independent mobility, particularly for school travel.
- Integrate active and public transport to support multimodal journeys.

- Create vibrant, liveable neighbourhoods through quality urban design.
- Shift perceptions toward walking and bike riding for short trips.
- Enable inclusive transport options, ensuring everyone, regardless of gender or ability, can move freely within their community.

Council has secured **\$1.67 million** in funding through two rounds of the **Get NSW Active Grant program**:

1. **Round 1 (FY2023/2024):** \$677,000 for resolved **concept designs** for George Street & Moore Street, including bike lane and streetscape upgrades.
2. **Round 2 (FY2024/2025):** \$1,000,000 for **detailed designs** for George Street & Moore Street, including traffic signal designs and service investigations.

This funding ensures the projects are shovel-ready, positioning Council to secure future grants for construction and delivery stages.

Project Alignment

The Streetscape upgrade for George Street and Moore Street, including separated bike lanes, align with key Council policies and plans, as well as NSW Government strategies and programs.

By delivering this project, Council demonstrates its commitment to achieving locally adopted goals while supporting NSW Government priorities. Some of the key alignments are:

- **Liverpool City Council's Community Strategic Plan 2022-2032:**
This project aims to deliver on all four strategic objectives of our Community Strategic Plan at various levels.
- **Liverpool City Centre Public Domain Master Plan:**
The project delivers on two priority projects identified in the Master Plan which aligns with Council's Community Strategic Plan (CSP) by establishing a realistic vision of a desirable, liveable, and functional city centre.
- **NSW Government Future Transport Strategy & Active Transport Strategy:**
This project delivers on key actions to connect communities and encourage more people to choose walking, bike riding and personal mobility as a preferred mode of transport for short trips.

Project Scope

This project aims to create a vibrant, modern, and people-friendly CBD that is safer, easier to access, and more sustainable. By upgrading Liverpool's streetscape, we will encourage a thriving local economy, foster community pride, and position the city as a progressive and liveable urban destination.

The Liverpool City Centre Public Domain Master Plan adopted in 2020, sets out Council's vision to transform public spaces in the city centre into greener, more vibrant, and active environments. Key recommendations include:

- Wider / upgraded footpaths for pedestrians.
- Dedicated bike lanes for cyclists and micromobility users.
- More street trees and greenery for shade and creating an attractive streetscape.
- Public art, to create a unique sense of place.
- Water Sensitive Urban Design (WSUD) initiatives to be considered for improving water quality and reducing pollution entering the Georges River and Brickmakers Creek.
- Better street furniture, improved lighting, and upgraded paving materials to enhance safety and comfort for all.

These upgrades will make the CBD more accessible, welcoming, and enjoyable for everyone who lives, works, studies, or visits Liverpool.

Why does the project include Bike Lanes?

The bike lanes on George Street and Moore Street are key components of Council's adopted Liverpool Bike Plan and the Liverpool City centre Public Domain Master Plan. This project will:

- **Build two dedicated two-way bike lanes:** A safe and separated bike lane will run through the Liverpool CBD, providing a secure environment for those who ride bikes and users of other micromobility devices e.g. e-bikes, scooters, mobility aid and delivery service user.
- **Improve safety:** By separating cyclists from cars and pedestrians, the risk of accidents is reduced, making it safer for all road users.
- **Encourage active travel:** Safe and easy cycling infrastructure will encourage more people to choose cycling for commuting, recreation, or short trips.
- **Enhance connectivity:** The bike lanes will link seamlessly with the wider strategic cycleway network, ensuring smooth connections to key destinations across the city. This north-south and east-west link will seamlessly connect and serve the entire CBD.
- **Support the community:** It will make it easier for residents, workers, students, and visitors to get around the CBD in a healthy, affordable, and environmentally friendly way.

By including a dedicated bike lane, the project ensures that Liverpool's CBD is future-ready, supporting active transport and sustainable growth for its community.

Project Benefits

Streets connect people and places, where good street designs can have many benefits to all users on George Street and Moore Street, including:

Boosts Local Economy – by encourage foot traffic, well designed streets that prioritises walking and biking, helps foster thriving local businesses. It will boost local spending, improve visitation, and raise property value.

A case study by the Committee for Sydney and AECOM highlights the economic and social advantages, including:

- People who drive and park their car spend less money than businesses expect.
- People who walk or bike spend more money than businesses expect.
- Bike parking is more efficient and profitable than car parking.
- People who walk to their high street visit more frequently and spend more.
- Walkable and bikeable street upgrades increase customer visits.
- Perceptions of cycling infrastructure become positive after installation.
- Walkable and bikeable streets have higher property values.

Additional benefits include improved safety, accessibility, sustainability, reduced congestion, and stronger community connections.

Promote Health and Wellbeing – by supporting active transport, well designed streets can encourage walking, cycling and outdoor activities, leading to a healthier and happier communities.

Improve Safety and Presentation of the CBD – the street design will prioritise overall presentation of the city centre and implement measure to address safety concerns for the community. By increasing streetlights, encouraging more foot traffic and reducing traffic speed, it will aim to create a safer street for all users.

Strengthen Social Connection – well-designed streets can serve as a vibrant public space where people are drawn together and interact, which fosters a community and belonging.

Enhance the Environment – environmentally sustainable street design practices, like green infrastructure, can contribute to cleaner air, better stormwater management, cooler cities, and increased resilience to climate change.

Community & Parking Concerns

We are committed to delivering streetscape upgrades, including separated bike lanes and public space improvements, while carefully balancing the needs of residents, businesses, and visitors. We understand that parking is important to our community, and we also recognise the long-term benefits of a healthier population and a more vibrant city centre.

This project aims to retain as much on-street parking as feasible while considering alternative parking solutions where adjustments are necessary. AECOM has been engaged to deliver a design that minimises parking impacts on businesses. Alternative parking options will be identified where spaces need to be removed, with some areas reimaged to include trees, seating, outdoor dining areas, and pedestrian-friendly spaces.

The perception of limited on-street parking near schools, shops, and services in the CBD is common, but in a growing city, parking at the doorstep isn't always realistic or necessary. Instead, nearby parking stations provide convenient, accessible options while encouraging people to stroll through vibrant streets, discovering local businesses and creating a more dynamic city experience.

Major shopping centres like Westfield and Stockland have long used this strategy, designing spaces that promote walking past stores to boost foot traffic and business profits. The same principle applies to our high streets: a short, pleasant walk from parking spaces can support thriving local economies.

Reducing the emphasis on on-street parking creates opportunities to reclaim valuable public space for trees, outdoor dining, public seating, and gathering spaces that invite people to linger, explore, and connect. Cities like Melbourne have proven that reducing on-street parking while prioritising pedestrian and cycling infrastructure leads to increased foot traffic and higher retail sales. Studies also show pedestrians and cyclists spend more in local shops over time than drivers.

By embracing this strategy, Liverpool can become a healthier, more accessible, and lively city centre that focuses on people rather than cars. Instead of thinking about parking as just a matter of convenience, we encourage Council to see loss of parking as an opportunity to shape a vibrant streetscape. By rethinking the role of parking, Liverpool can create a more welcoming, people-friendly city centre that benefits everyone.

Available Parking in Liverpool City Centre

Liverpool City Centre offers a range of conveniently located parking options to support accessibility. For example, the existing car parking spaces around the area can help accommodate any potential reductions in on-street parking along George Street and Moore Street. This ensures that visitors can still park nearby while enjoying a connected and walkable city experience.

The current availability of on-street and off-street parking within the city centre consist of 2,450 on-street parking spaces and 9,259 off-street spaces, totalling 11,709 spots.

Liverpool's city centre offers the below parking locations that is near the project location:

- **Liverpool Westfield:** 3,438 spaces (3 hours free).
- **Northumberland Street Car Park:** 440 spaces (paid).
- **Warren Service Way Car Park:** 640 spaces (paid, capped at \$20/day).
- **Liverpool Civic Place:** 150 spaces (3 hours free).
- **Liverpool Railway Station Commuter Car Park:** 83 free spaces.

These facilities meet the needs for visitors and support the transition to a more walkable and vibrant city centre.

Liverpool City Centre Car Parking Strategy 2020-2030

Council has prepared and adopted the Liverpool City Centre Car Parking Strategy 2020-2030 in February 2020, which outlines the car parking provision and management within the Liverpool City Centre. The objectives include:

- Assess the need for increased car parking within the Liverpool City Centre to achieve best practice urban design, mode-shift and congestion reduction outcomes.
- Develop a project plan to assess the feasibility of concentrating public parking on the city fringe, including transport links, impact on existing businesses, and community acceptance.
- Ensure parking infrastructure adapts to Liverpool City Centre's evolving land use, population, and economy over the next decade. Prioritise pedestrian-friendly spaces, city productivity, and a safe walking and cycling environment while enhancing public spaces, access, and landscaping.
- Enhance parking accessibility for pedestrians, visitors, and businesses to support economic growth, ease demand, and promote active and public transport.

This project builds on the above objectives of Council's adopted strategy and will ensure that best practice urban design outcome are incorporated as part of the design to achieve the required outcomes.

At a more strategic level over the long term, additional car parking can be incorporated within the city centre through provisioning public parking requirements as part of development consent for larger developments in the CBD. Several private developments in City of Sydney and City of Parramatta offer public parking which is operated by third party parking providers like Wilson parking, Secure Parking and City Park to name a few.

Precedent Projects across Sydney

Across NSW, Councils have been upgrading streets with separated bike lanes, setting a new standard for modern urban design. These projects have transformed main streets, making them safer, more attractive, and easier to move through.

While such projects come with design challenges, continuous improvements and learnings ensure that the streetscape and bike lanes planned for George Street and Moore Street will meet Liverpool's needs, enhancing its City Centre.

The streetscape and bike lane projects that have been successfully completed or are currently under construction with approved designs (more details can be found in the Project Report) are:

- **City of Sydney:** Castlereagh Street Bike Lanes Footpath Extension, Oxford Street East Bike Lane, Oxford Street West Bike Lane, Bourke Street Bike Lanes, Pitt Street Permanent Bike Lane Construction, Kent Street Bikes Lanes, Crystal Street Waterloo Bike Lanes, & Portland Street Zetland Bike Lanes.
- **City of Parramatta:** Alfred Street Bike Lane Integration Project and Parramatta to Sydney Foreshore Link.
- **City of Newcastle:** City Centre Revitalisation, East End Village, Phase 1 & 2.
- **North Sydney Council:** West Street Cycling, Walking and Streetscape Upgrades.
- **Waverley Council:** Bondi Junction Bike Lane and Streetscape Upgrade.

Design Progress

AECOM has been appointed through a competitive Request for Tender (RFT) process to refine and develop the Resolved Concept Designs for George Street and Moore Street. This marks an important phase in the project, where high-level design ideas are being transformed into more structured and detailed plans.

At this stage, AECOM is working closely with Council to explore and refine design options that balance functionality, safety, and urban design for both streets. The Concept Design process involves ongoing collaboration with key stakeholders, including:

- **Traffic and Transport Team** – ensuring that traffic flow, pedestrian safety, public transport and bike lane considerations are well-integrated.
- **Urban Design Team** – focusing on streetscape improvements, public spaces, and the overall look and feel of the streets.

- **Infrastructure Planning & Western Sydney Infrastructure Grant (WSIG)** – aligning the design with existing and future infrastructure needs.
- **Transport for NSW (TfNSW)** – ensuring the design meets state-level transport regulations and guidelines.

Before the project can move into the Detailed Design phase, the final Concept Design will go through two key approval steps:

- **Transport for NSW (TfNSW) Approval** – TfNSW will review and assess the design to confirm compliance with transport policies and network integration.
- **Liverpool Traffic Committee Endorsement** – The Committee, which includes representatives from Council, NSW Police, and TfNSW, must review and endorse the design to ensure it meets local traffic and safety requirements.

Once these approvals are secured, the project will progress to Detailed Design stage, where technical specifications, construction drawings, Opinion of Probable Cost and implementation plans will be developed to be shovel ready for construction (once funding become available).

Conclusion & Recommendation

The Streetscape Design for George Street and Moore Street offers a unique opportunity to reimagine Liverpool's urban core, transforming it into a safer, greener, and more vibrant city centre. By prioritising active transport, pedestrian accessibility, and high-quality public spaces, the project supports Liverpool's vision for a sustainable and connected future.

Streetscape Upgrades and Active Transport will ensure our city centre keeps up with the demand of a growing population, becomes an attractive destination for visitors and is well connected for our future community. It also demonstrates that Council is laying the foundations for an inclusive, accessible and healthier Liverpool with major city centre streets that caters for all users.

FINANCIAL IMPLICATIONS

As two design stages of the project are fully funded by Get NSW Active grant program, there are no direct financial impacts to Council at this stage.

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	<p>Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways.</p> <p>Provide efficient parking for the City Centre.</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>Manage the environmental health of waterways.</p> <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>Utilise the Western Sydney City Deal agreement to provide connectivity across the LGA through infrastructure and social initiatives.</p> <p>Raise awareness in the community about the available services and facilities.</p> <p>Support access and services for people with a disability.</p>
Civic Leadership	<p>Act as an environmental leader in the community.</p> <p>Foster neighbourhood pride and a sense of responsibility.</p>
Legislative	<p>There are no legislative considerations relating to this report.</p>
Risk	<p>The risk is deemed to be Low.</p> <p>The risk is considered to be within Council's risk appetite.</p>

ATTACHMENTS

1. Streetscape Design for George Street and Moore Street - Project Report (Under separate cover)
2. Streetscape Design for George Street and Moore Street - Design Evolution Report (Under separate cover)

ITEM 02	Liverpool Community Participation Plan - Proposed Amendments
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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	054289.2025
Report By	Brianna Van Zyl - Senior Strategic Planner
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

The Liverpool Community Participation Plan (CPP) applies to all land within the Liverpool Local Government Area (LGA) and sets out when and how Council will engage with the community as part of the planning functions it performs (Strategic Planning and Development Assessment) under the *Environmental Planning and Assessment Act 1979*. A copy of Council’s current Liverpool CPP is provided in **Attachment 1**.

At the Governance Committee Meeting on 9 April 2024, a Discussion Paper (Item 04) on the CPP was tabled for Council consideration. The Discussion Paper sought to facilitate discussion on the current CPP and identify whether any further amendments to the Plan were required. A copy of the Committee Report is provided in **Attachment 2**.

Since the Governance Committee Meeting in April 2024, Council staff have undertaken further analysis to refine potential amendments to the CPP. Key areas identified for amendment include:

- Amending the definition of ‘adjoining land’ to mean properties that directly abut a site, or across a driveway or pathway, of a proposed development site;
- Applying a distance-based system for establishing the catchment for neighbouring property notifications; and
- Amending the notification catchment distance for certain land uses based on their anticipated impact.

Any amendment to the current CPP would require the endorsement of Council.

This Report provides detail on the recommended amendments to the current CPP, as well as affords a final opportunity to add any further areas for CPP reform before an updated CPP is referred to a future Ordinary Meeting of Council for consideration and endorsement.

RECOMMENDATION

That the Committee receives and notes this Report.

REPORT

Background

In March 2018, changes to the *Environmental Planning and Assessment Act 1979* (EP&A Act) required all Councils to prepare a Community Participation Plan (CPP). As a result of the legislative change, Council subsequently endorsed the Liverpool Community Participation Plan in October 2019.

The Liverpool Community Participation Plan (CPP) applies to all land within the Liverpool Local Government Area (LGA) and sets out when and how Council will engage with the community as part of the planning functions it performs (Strategic Planning and Development Assessment) under the *Environmental Planning and Assessment Act 1979*

Before Council's first CPP, all community participation requirements were outlined in Council's Development Control Plan (DCP).

In December 2022, Council endorsed an amendment to the CPP which made a suite of changes including, but not limited to, the following items:

- Updating land use definitions to reflect the Standard Instrument;
- Removal of the requirement to advertise in the local newspaper
- The addition of a clause which gives the Manager Development Assessment discretion to exhibit any application considered to have significant community interest for a longer period;
- The addition of a clause requiring Council-related Development Applications to be exhibited for a minimum of 28 days; and
- Increase the notification distance to five (5) properties in each direction.

At the Ordinary Meeting of Council on 7 February 2024, a Question with Notice (QWN 01) was raised regarding neighbour notification of subdivisions resulting in lot sizes greater than 300m². In response to the QWN, Council resolved:

That:

1. *Council takes this item to a Governance Committee before the end of March 2024 so that Council can give this the attention it deserves to make sure that people are being given equal rights and are not being discriminated based on the size of the*

lots being subdivided in regard to Community Participation Plan 2022 with the intention of fairer notification for all residents.

- 2. Further information is provided on State Government process as it relates to Council process.*

In response to the QWN, a Discussion Paper (**Attachment 2**) was subsequently tabled at the Governance Committee Meeting on 9 April 2024. The Discussion Paper sought to facilitate discussion on the current CPP and proposed potential amendments to the CPP to ensure neighbours notification is meaningful and not inadvertently increasing both Development Assessment timeframes and operational costs.

Specifically, the Discussion Paper highlighted specific examples of how the consultation requirements for notifying five (5) properties in each direction for Development Applications has resulted in a disproportionate number of letters being sent to residents and had subsequently increased the resourcing associated with neighbour notification.

Since the Governance Committee Meeting in April 2024, Council staff have undertaken further analysis to refine potential amendments to the CPP. Key areas identified for amendment include:

- Amending the definition of 'adjoining land' to mean properties that directly abut a site, or across a driveway or pathway, of a proposed development site;
- Applying a distance-based system for establishing the catchment for neighbouring property notifications; and
- Amending the notification catchment distance for certain land uses based on their anticipated impact.

Existing Notification Requirements

As part of the CPP amendment endorsed by Council in December 2022, the notification distance for some Development Applications were increased to require notification of five (5) properties on each side of the subject site rather than adjoining neighbours. The impact of this change is presented in *Figure 1*.

Figure 1 – Current CPP Notification Requirements



Source: Liverpool Community Participation Plan 2022.

The definition of adjoining neighbours in previous iterations of the CPP only required neighbours that directly abutted the development site (or directly across from a pathway or driveway) to be notified as seen in Figure 2.

Figure 2 – Notification requirements under the previous CPP 2019



Source: Liverpool Community Participation Plan 2019.

As a result of this change, Council has been required to send out significantly more notification letters for Development Applications such as (but not limited to): Light Industry, Manor Houses, Terraces, Semi-Detached housing, Commercial Premises and Secondary Dwellings.

Furthermore, the change has also resulted in a greater number of notification letters being sent for relatively minor applications, especially in the rural areas of the Liverpool LGA.

As shown in **Attachment 2**, these additional requirements have also seen a significant increase in the costs associated with this broader notification.

Proposed Notification Amendments

To address concerns around the requirement to notify five (5) properties on each side of the subject site, it is proposed to pivot to a distance-based system for notification. The notification distance applied will be dependent on the type of land use involved.

Furthermore, the definition of adjoining land would also revert to properties that directly abut or are across from a driveway or pathway from the subject site. This change is presented diagrammatically in *Figure 3*.

To assess consistency of these proposed amendments, the amendments were subsequently benchmarked against the approaches adopted by our neighbouring Councils including Blacktown, Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Penrith, Sutherland, and Wollondilly. During this benchmarking exercise it was identified that all these Councils define ‘adjoining land’ to mean properties that directly abut a site.

Please note that dwelling houses are not required to be notified as per *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

Figure 3 – Impact of revised definition of ‘adjoining land’



Source: Draft Liverpool Community Participation Plan 2025.

Lower impact Development Applications in certain zones will also have adjoining landowners and occupiers notified. Under this scenario, if a Development Application for a secondary dwelling was lodged with Council in an established area, this would mean that instead of five properties in each direction of the subject site being notified (which in some cases results in neighbours over 200 metres from the subject site being notified), only their direct neighbours would be notified.

This results in a reduction of unnecessary letters being sent to community members who are nearly entirely unaffected by these developments, ultimately reducing costs and time for Council operations whilst still ensuring meaningful engagement with the community.

Table 1 outlines the land uses that are proposed to have distances to define the catchment for neighbouring property notifications. Other land uses in the CPP would remain the same. **Attachment 3** provides the full list of land uses in the current CPP.

Table 1 – Land uses that would have updated notification requirements in a revised CPP

Land Use	Current CPP Rural Zone	Current CPP Other Zone	New CPP Rural Zone	New CPP Other Zone
Residential Land Uses				
Attached dwellings	Adjoining Land*	Adjoining Land*	75m	50m
Dual occupancy	Adjoining Land*	Adjoining Land*	50m	Adjoining Land
Independent living units	Adjoining Land*	Adjoining Land*	75m	50m
Manor House	Adjoining Land*	Adjoining Land*	50m	50m
Multi dwelling housing	75m	75m	75m	50m
Residential care facilities	Adjoining Land*	Adjoining Land*	75m	50m
Secondary Dwelling	Adjoining Land*	Adjoining Land*	50m	Adjoining Land
Semi - detached dwelling	Adjoining Land*	Adjoining Land*	50m	Adjoining Land
Senior's housing	Adjoining Land*	Adjoining Land*	75m	50m
Terrace	Adjoining Land*	Adjoining Land*	50m	Adjoining Land
Commercial Land Uses				
Amusement centre	500m	200m	100m	50m
Landscaping materials supplies	500m	250m	100m	50m
Specialised retail premises	Adjoining Land*	200m (All other zones)	Adjoining Land	50m

INFRASTRUCTURE AND PLANNING COMMITTEE REPORT

Take away food or drink premises	100m (outside Liverpool city centre)	100m (outside Liverpool city centre)	50m (outside Liverpool city centre)	50m (outside Liverpool city centre)
Vehicle sales or hire premises*	100m	100m	75m	75m
Other Land Uses				
Community facility	75m	75m	100m	50m
Hospitals	75m	200m	200m	100m
Medical centre	200m	75m	100m	50m
Depot*	100m	100m	100m	50m
Freight transport facility*	100m	100m	100m	50m
Heavy industry	200m	200m	200m	100m
Transport depot	Adjoining Land*	200m	Adjoining Land	75m
Truck depot	Adjoining Land*	200m	Adjoining Land	75m
Vehicle body repair workshop*	100m	100m	75m	75m
Vehicle repair station*	100m	100m	75m	75m
Warehouse and distribution centres*	100m	100m	75m	75m
Waste or resource management facility	1000m	200m	200m	100m
Waste or resource transfer station	1000m	200m	200m	100m
Water Storage Facility	500m	500m	200m	100m
Crematorium	1000m	200m	200m	100m
Flood mitigation works	1000m	200m	200m	100m
Helipad	500m	500m	200m	100m
Passenger transport facility	75m	75m	50m	50m
Telecommunication facilities	1000m	300m	1000m	200m
Waterbody (artificial)	500m	50m	100m	50m
Agricultural produce industry	200m	200m	200m	100m
Extractive industries	1000m	200m	200m	100m
Intensive livestock agriculture	500m	500m	200m	100m
Livestock processing industry	200m	200m	200m	100m
Backpackers' accommodation	50m	50m	75m	50m
Bed & breakfast premises	Adjoining Land*	Adjoining Land*	75m	50m
Caravan parks	50m	50m	75m	50m
Hostels	75m	75m	75m	50m

Serviced apartments	75m	75m	75m	50m
Tourist and visitor accommodation	200m	75m	75m	50m
Community facility	Adjoining Land*	Adjoining Land*	50m	Adjoining Land
Hospitals	75m	75m	100m	50m
Medical centre	75m	200m	200m	100m

**Adjoining land in the current form refers to notifying five properties in each direction whereas the proposed definition refers to land only directly adjacent or across a pathway or driveway.*

Next Steps

Should Council support the proposed notification amendments to the current CPP, an updated CPP would be prepared and referred to a future Ordinary Meeting of Council to seek Council endorsement to publicly exhibit the updated CPP for a minimum of 28 days.

Following public exhibition, the updated CPP would be amended to reflect feedback received and referred back to Council at a future Ordinary Meeting of Council as a final draft for consideration and endorsement.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation however the proposed notification amendments to the current CPP is likely to result in a reduction in notification costs but still ensures notification is meaningful for impacted properties.

CONSIDERATIONS

Economic	There are no economic considerations.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	Raise awareness in the community about the available services and facilities.

Civic Leadership	<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>
Legislative	<i>Environmental Planning and Assessment Act 1979.</i>
Risk	There is no risk associated with this Report.

ATTACHMENTS

1. Attachment 1 - Liverpool Community Participation Plan 2022 (Under separate cover)
2. Attachment 2 - Community Participation Plan Discussion Paper - Governance Committee Meeting - 9 April 2024 (Under separate cover)
3. Attachment 3 - Draft CPP Notification Updates - February 2025 (Under separate cover)

ITEM 03	The Tree Management Framework and Tree Application Process
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Strategic Objective	Liveable, Sustainable, Resilient Deliver and advocate for a sustainable, cool and green city
File Ref	055062.2025
Report By	Joshua Walters - Senior Urban Designer
Approved By	Shayne Mallard - Director City Futures

EXECUTIVE SUMMARY

The purpose of this report is to provide a response to the Council resolution made from the Ordinary Council meeting on **10 December 2024** (CFD 04 - Tree Management Framework), in which Council endorsed the recommendations of the Tree Management Framework Report (373294.2024) and resolved to *direct the Acting CEO for a report to come back to a Council meeting in February or March 2025 that includes a flow chart.*

The above request was made in the context of dialogue around how the newly adopted TMF creates an easier avenue for residents to prune or remove a tree through Council’s tree application processes. Discussions also centered around greater transparency, a simplified application process, facilitating a ‘right of appeal’ and the inclusion of visual instructions in the form of a flowchart.

As such, this report provides an overview of the relationship between Council’s current tree application processes, the adopted Tree Management Framework (TMF) and the proposed improvement works following the adoption of the TMF. In addition, this report includes four separate draft flowcharts and guidelines, covering a proposed new tree application process (as it is represented in this report). This includes:

- A ‘When to Submit a Tree Works Application’ Flowchart (Attachment F);
- A ‘How to Submit a Tree Works Application’ Guideline (Attachment G);
- An ‘Internal Tree Works Application Process’ Guideline (Attachment H); and
- A ‘How to Submit a New Street Tree Application’ Guideline (Attachment I).

It should be noted that the flowcharts and guidelines in this report do not represent Council’s current processes, as Council plans to overhaul the existing tree application process following the adoption of the TMF. The flowcharts and guidelines illustrate a proposed future (improved) tree application process, as described in this report.

These flowcharts and guidelines are intended to provide greater transparency into the future tree application process and empower the community to make more informed decisions around tree related matters. The proposed processes improvements (i.e., shown in the flowcharts and guidelines) are part of Council's ongoing work to more broadly overhaul all tree related matters including new processes, procedures, information, content, and webpages - which are all outlined in this report.

RECOMMENDATION

That the Governance Committee receives and notes this Report.

REPORT

BACKGROUND

Following the adoption of the **Tree Management Framework** (TMF) at the ordinary meeting of Council on **10 December 2024**, this report has been prepared to provide clarity on how the newly adopted TMF creates an easier avenue for residents to prune or remove a tree through Council's tree application processes. In addition, it outlines the relationship between the TMF and tree application process, highlighting Council's intention to facilitate; a simplified & improved application process, transparent internal procedures, better access to relevant information, a fair 'right of appeal' process, an ability to prune overhanging branches (from neighbouring trees) and the inclusion of practical visual instructions in the form of a flowcharts and guidelines, as part of a comprehensive overhaul of Council's tree related processes, content and guidance.

This report aims to not only highlight relevant aspects of the TMF (that help make the tree application process easier to participate in), but to outline Council's current work (i.e., future steps to be taken) to improve, simplify and provide greater transparency of, and accessibility to all of Council's tree related matters – following the adoption of the TMF. Crucially, it will outline the importance of providing residents with access to a broad range of relevant tree-related information (on Council's website), to support a more user-friendly tree application and approval process.

It is intended that through access to better information, education and a more transparent internal process, the community will be empowered to make informed decisions around tree related matters - including requesting new trees, understanding the benefits of trees, and determining if an application or permit is needed, potentially reducing the quantity of tree removal requests received by Council. In this regard, a variety of new and revised tree related content is proposed to support a new tree application process (see Attachment D), which is outlined in this report.

COUNCIL'S CURRENT TREE APPLICATION PROCESS

It is to be noted that, Council's current tree application process (i.e., the 'Prune or Remove a Tree on Private Property Form' and the 'Trees on Council Property' Customer Service requests) is primarily an operational function which sits outside the scope of the adopted TMF documents. The newly adopted TMF documents provide policy, strategic, and technical direction for most of Council's tree related matters. In this regard, the content of the TMF is separate from Council's operational functions and internal processes/procedures. This includes the current tree pruning or removal application and request processes (e.g., tree permits).

The TMF documents do not include any detail on the specifics of Council's tree application process, rather they reference it, and provide a series of more general strategic directions to initiate a review and begin improvements - as part of a broader upgrade plan for all tree related matters. Currently, Council's tree application function is predominantly facilitated through the Liverpool City Council website and jointly managed by Council's '**Urban Tree Management**' and '**Insurance & Claims**' Teams. This includes both applications for, tree permits (i.e., to undertake tree related works on private land) and requests for Council to undertake tree related works on public land (i.e., a separate function submitted via email to Council's **Customer Service** Team).

Although it may initially seem reasonable to expect the TMF to address Council's tree application process, it is, in fact, a far more complex task involving multiple components and stakeholders across various departments – that can only occur following the adoption of the TMF. This crucial process requires thorough consideration, resources and time to be allocated, in order to ensure an overall improved experience can be provided to the community. In this regard, a separate comprehensive review of Council's tree application process is essential to; ensure consistency with the TMF, adhere to current industry best practice, identify current issues, develop appropriate solutions, and create new resources/content to support and promote it (e.g., webpages, guidelines, and flowcharts etc).

TREE MANAGEMENT FRAMEWORK AND THE TREE APPLICATION PROCESS

The TMF sets the foundation for future improvements to occur, by identifying some key strategic actions to be initiated, that are intended to encourage a more comprehensive overhaul of Council's website and tree application process in the future.

The Policy contributes a small portion of the groundwork through minor amendments that give greater control to residents by making some tree requirements less restrictive (i.e., increasing the minimum height of trees requiring approval – see Attachment A).

Nonetheless, the TMF is a significant leap forward for Council, providing comprehensive resources including diagrams, flowcharts, procedures, educational information, example images and various technical guidance to empower Council staff, land managers, contractors, developers, residents and the broader community to make informed decisions about all tree

related matters (including maintenance, pruning and removal). The Tree Management Technical Guidelines (TMTG) provides a suite of new technical guidance relating to tree pruning and removal, which will help all users to make informed decisions about tree management including deciding if tree works are needed and if the submission of a tree application is required to carry it out (see Attachment B). However, since the TMF documents contain a considerable amount of detailed technical information, it is unlikely to be considered by most residents – when it comes to simply deciding whether permission is needed for tree works to be undertaken on their land or within their street.

INTENDED STEPS

As such, and with the adoption of the TMF, Council staff are (more broadly) working towards a series of significant improvements to Council's website (see Attachment D), to exhibit new tree related content that is designed to support an improved tree application process (see Attachment C). Together, these steps are intended to deliver more consumable and accessible resources to drastically improve; access to information, general tree awareness and the community's ability to undertake or request, tree related works through Council's website (including the tree works application and request a tree processes). More generally, Council's proposed draft improvements are intended to advance tree protection, retention and planting outcomes throughout the LGA and potentially reduce the quantity of tree application requests that are received by Council. The initial proposed steps (under the following five headings) include:

1.A Simplified Application Process:

- The consolidation of the existing tree permit and tree request processes:
 - The amalgamation of the separate tree permit and tree works request processes into one new tree works application process.
- A new interactive questionnaire:
 - A user-friendly, step-by-step process to both, help the applicant decide what is required (e.g., permit, no permit or a request for works) and simultaneously facilitate the submission of the application (if required).
- Practical guidance for pruning and removal (in the TMTG):
 - New technical guidance for all applicants to better understand what types of tree works can be undertaken and the methods used (i.e., how to).
- New provisions and instructions in the Tree Policy: and
 - A comprehensive list of definitions included to assist with general understanding and knowledge of tree terminology being used.
 - Additional guidance around tree pruning and disputes with neighbours.
 - Guidance for, where approval is and isn't required, as well as insight into what Council considers when assessing tree works applications.

- New guidelines on how to submit a tree works application.
 - Clear instructions to outline the practical steps that an applicant will be required to take to submit a tree works application.

2. An Improved Application Process:

- A fair 'Right of Appeal' Process:
 - An additional (post-determination) step included to facilitate the opportunity to challenge Council's initial determination, prior to the LEC.
- An ability to prune your neighbours overhanging branches:
 - Additional allowances to enable residents (applicants) to prune a tree located within a neighbour's property, without their permission (i.e., pruning overhanging branches within the applicant's own property).
- A streamlined application submission and internal determination processes:
 - A more efficient, cohesive and visible application process including the filtering, submission, processing, review & determining of applications.
- An increased tree definition size; and
 - Increasing the minimum height of a tree (i.e., that requires removal on private land) from 3.5m to 5m. Giving greater control to residents and making tree pruning & removal requirements less restrictive.
- New guidance to navigate the Land and Environment Court process.
 - More detailed information on navigating the LEC process for both challenging a Council decision and disputes between neighbours.

3. Transparency of Internal Procedures:

- A guideline on the internal Tree Works Application process.
 - A new guideline to clearly outline the internal procedure within Council, to review, assess and determine a tree works application. This includes the various teams within Council that have input on the application.

4. Better Access to Relevant Information:

- A 'Trees' Icon on Council's homepage:
 - A new highly visible Trees Icon on Council Website, that provides a direct link to Council's tree related information.
- A general 'Liverpool Trees' webpage:
 - An entirely new webpage provides greater access to general tree-related information (e.g., preferred & exempt species lists, definition of a tree, FAQs, educational information etc.).
 - Promote Council's current planting programs and/or initiatives.
 - Advertise key strategic targets (e.g., planting/canopies targets).
 - Provide educational information and resources (e.g., the value & benefits of trees, general tree planting and maintenance guidance etc.).

- A 'Trees Community Noticeboard' webpage;
 - A new platform to promote tree events, workshops, training and removal notifications and increase general community engagement.
 - Facilitate the ability to request a new street tree planting (i.e., in front of your property), apply for a local nursery tree voucher (i.e., for discounted native trees) and/or recommend a location for new public tree plantings (e.g., in a nearby park). Also to establish a significant tree register.
- A TMF Webpage;
 - A completely new platform to promote and provide access to the Tree Management Framework documents.
 - Highlight key aspects of the TMF (including background, why it is important, about the TMF etc.).
- An 'Apply to Remove or Prune a Tree' webpage; and
 - A dedicated webpage to provide detailed information on all aspects of the tree pruning and removal process, including undertaking or requesting permission to undertake tree works on public or private land, as well as information on; navigating the LEC, disputes between neighbours, pruning overhanging branches and the right of appeal processes.
 - This webpage will also include flowcharts and guidelines on the above.
- Practical guidance in the TMTG document.
 - New (clear) guidelines on the requirements around the pruning and removal of trees including clearances around essential infrastructure including in the TMTG document.

5. Practical Visual Instructions:

- A guideline on 'how to submit a tree works application';
 - A new visual aid to outline the steps required for an applicant to submit a tree works application for tree works on either public or private land.
- A flowchart on 'when to submit a tree works application';
 - A new visual aid to help applicants determine whether the submission of tree works application is needed (e.g., is a permit needed etc.)
- A guideline on the 'internal tree works application process'; and
 - A new visual aid to provide transparency on the internal process (steps taken) to receive, review, process, assess and determine a tree works application (i.e., following the submission of an application)
- A guideline on 'how to submit a new street tree application'.
 - A new visual aid to provide simple instruction on how an applicant can request Council to plant a native street tree within their street frontage.

In addition to the above, the new provisions and guidance for *'pruning branches of a neighbour's tree (overhanging your property)'* and the *'right of appeal'* process are currently being considered for incorporation into not only the new tree application process, content and website, but as part of a future amendment to the Tree Policy (see Attachment C). Reference would also be made in the Tree Policy to any new changes or terminology adopted (post December 2024), such as the Tree Works Application and/or Tree Planting Programs etc.

CONCLUSION

As the Tree Management Framework (TMF) was only adopted by Council in December 2024, most of the proposed improvements outlined in this report are still under development and have not yet been implemented. Given the extensive scope of these improvements and the significant time and resources required, the details of each aspect are expected to be further refined and continue to evolve over the coming months.

Nevertheless, this report demonstrates Council commitment and intent to overhauling current tree-related systems, processes, content, and webpages, to improve, simplify, and enhance the transparency of, and accessibility to all tree-related matters (including Council's tree application process) - following the adoption of the TMF.

As outlined in this report, Council staff are actively reviewing various tree-related processes, procedures, information, and webpages, including potential additions to the Tree Policy, which are part of a collectively vision intended to create a more straightforward, fair, and transparent environment that enables residents to engage more effectively with Council's various tree pruning, removal, and planting activities.

For further details, please refer to **Attachments A-I**. Draft flowcharts and guidelines for the proposed 'Tree Works Application' process can be found in Attachments F, G, H, and I.

Thank you for the opportunity to provide this update. We trust that this report meets the intent of the Council resolution and adequately addresses the matter.

FINANCIAL IMPLICATIONS

As this report only seeks Council's acknowledgment of preliminary intentions to improve many tree-related matters following the adoption of the TMF, no direct or immediate financial impact is anticipated at this stage. As such, there are no immediate financial implications associated with this recommendation.

It is noted that this report outlines several potential projects, many of which will be managed internally. Where necessary, these projects will proceed as budget or funding becomes available or will be brought back to Council for approval and funding endorsement as required.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	<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>
Social	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	<p>Act as an environmental leader in the community.</p> <p>Foster neighbourhood pride and a sense of responsibility.</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>Actively advocate for federal and state government support, funding and services.</p>
Legislative	Council's legislative requirement around trees, tree related risks and tree management procedures.
Risk	<p>The risk is deemed to be low.</p> <p>The risk is considered within Council's risk appetite.</p>

ATTACHMENTS

1. The Tree Management Framework and Tree Application Process Report - Attachments (Under separate cover)

ITEM 04

Voluntary Planning Agreements (VPA) - Quarterly Status 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	060423.2025
Report By	Siva Karthigesch - Coordinator Contributions Planning
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

At the Ordinary Meeting of Council on 12 December 2024, Council unanimously endorsed the quarterly reporting to Council (via Governance Committee) of progress on Planning Agreements both under negotiation and executed (Item – PLAN 05).

A Planning Agreement is a voluntary agreement or other arrangement between a planning authority and the Developer under which the Developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.

The *Environmental Planning and Assessment Act 1979* (“EP&A Act”) provides the legislative framework for Planning Agreements, while Council’s Planning Agreements Policy provides clarity on the circumstances in which a planning agreement may be entered into, and the process that needs to be undertaken to execute a Voluntary Planning Agreement (VPA).

In February 2025, City Planning also received a Question with Notice (QWN) seeking clarification on the following executed Planning Agreements items:

1. The location of agreed VPA negotiated works;
2. The year the VPA was made;
3. The details of the works the VPA included;
4. The date and year the VPA was agreed for commencement; and
5. Identified VPAs where the agreed works has not been commenced or completed and reasons why.

This Report provides a quarterly update on the progress of Planning Agreements both under negotiation and executed, as well as providing formal responses to Items 1-4 of the QWN.

With regards to Item 5 of the QWN, City Planning is currently undertaking a comprehensive review of the individual items within each executed Planning Agreement to provide an up-to-date snapshot of progress.

Obtaining up-to-date information on the progress of listed items from some Proponents has been challenging, hence the additional time required to satisfactorily respond to the QWN. The results of this review will be reported to a future Governance Committee Meeting once complete.

RECOMMENDATION

That the Governance Committee receives and notes this Report.

REPORT

At the Ordinary Meeting of Council on 12 December 2024, a Report (Item – PLAN 05) was tabled for Council consideration providing an update on the status of Planning Agreements under negotiation.

A Planning Agreement is a voluntary agreement or other arrangement between a planning authority and the Developer under which the Developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.

At the Meeting, Council unanimously endorsed the following Resolution:

That Council:

Supports the quarterly reporting of progress to Council via Governance Committee on Planning Agreements both under negotiation and executed.

In accordance with this Resolution, this Report provides a quarterly update on the progress of Planning Agreements both under negotiation and executed.

As of 26 February 2025, Council has four (4) Planning Agreements “under negotiation”, with a further 11 Planning Agreements “executed”. Further detail on these Planning Agreements is provided in **Attachment 1**.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and/or cultural considerations.
Civic Leadership	Provide information about Council's services, roles and decision-making processes. Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	<i>Environmental Planning and Assessment Act 1979</i> <i>Environmental Planning and Assessment Regulation 2001</i>
Risk	There is no risk associated with this Report.

ATTACHMENTS

- Attachment 1 - Planning Agreements Status Report - February 2025

Attachment 1 -Status update of Voluntary Planning Agreements

No.	VPA Number	Applicant	Location	Description	Executed Date
1	VPA-39	Frasers Property Australia	Edmondson Park Town Centre(South) Lot 1-2 DP 1204198 and Lot 62 DP 1191356	Under Negotiation	N/A
2	VPA-45	Landcom	Edmondson Park Town Centre (North) All land within Edmondson Park Town Centre (concept plan approval), excluding Frasers Land (refer to VPA 39) & Campbelltown LGA	Under Negotiation	N/A
3	VPA-59	Mirvac	Lot 2 DP 817692 Pleasure Point Road and Lot 1 DP 875804 Heathcote Road, Pleasure Point	Under Negotiation	N/A
4	VPA-60	EG Property Group	1411 The Northern Road, Bringelly	Under Negotiation	N/A
5	VPA-05	Amarino Pty Limited	Lot 29 Cowpasture Road, Hichinbrook	<ul style="list-style-type: none"> •Remediation of the Designated Land •Carrying out of the program of works for soil remediation, weed control, regeneration, re-vegetation for all Designated Land •Conducting maintenance works described in the Vegetation Management Plan •Drainage facilities 	14/05/2014
6	VPA-08	Australian Turf Club Limited	Inglis, Coopers Paddock, Warwick Farm (Australian Turf Club Limited)	<ul style="list-style-type: none"> •Remediation of the Designated Land •Carry out the program of works for soil remediation, weed control, regeneration, re-vegetation for all Designated Land •Offset Works •Widen Governor Macquarie Drive to two lanes in each direction between the entrance to the Coopers Paddock Site and a new entrance into the Australian Turf Club Site near the existing Old Tote Stand •Provision of the following works to both carriageways of Governor Macquarie Drive; Lighting, Kerb and Guttering, and median strip •Construction of two new intersections at the Coopers Paddock and Governor Macquarie Drive intersection and proposed car park entrance •Bike/pedestrian path - Construction of shared path adjacent to Governor Macquarie Drive, running from the existing cycle path near the William Long Bridge to the Hume Highway •Bike/pedestrian path – including the construction of shared path within the Dedicated Land along the foreshore and within the Industrial land and the construction of a shared path from Munday Street to Warwick Farm Railway Station •Dedication of Public Recreation and Environmental Conservation land •Dedication of Road Reservation - Governor Macquarie Drive 	14/05/2012
7	VPA-09	Mirvac Homes New Brighton Golf Club	New Brighton Golf Course & Club, 43 Brickmakers Drive, Moorebank NSW 2170	<ul style="list-style-type: none"> •Bike/pedestrian path - within the Georges River Foreshore land to be dedicated to Council •Bike/pedestrian path - linking between the Georges River Foreshore and residential land along the northern boundary of Lot 103 DP 1070029 to Brickmakers Drive •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 •Bike/pedestrian path - within the residential area in accordance with figure 5 of the Development Control Plan •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 BBQ's •Preparation of a Vegetation Management Plan to the satisfaction of Council which defines offsets required •Construction of a perimeter fence around the basin located on the southern boundary of Lot 2210 DP 1090818 •Reconstruction of Cantello Reserve Dog Park within Cantello Reserve •Public access to Georges River Foreshore and Cantello Reserve - Construction of 8 metre wide access and easement to enable the public to traverse under the M5 Motorway •Local drainage facilities - installation of 2 Gross Pollutant Traps •Construction of water quality control ponds 	21/09/2012
8	VPA-11	TanLane Pty Limited	146 Newbridge Road, Moorebank NSW 2170	<ul style="list-style-type: none"> •Construction and dedication of "Pedestrian Access to Newbridge Road" •Construction of "Bike/Pedestrian Path" through River Foreshore Land •Construction of passive recreation facilities on the River Foreshore Land •Embellishment of River Foreshore Land •Dedication of River Foreshore Land to Council as identified •Development of a Vegetation Management Plan for the River Foreshore Land •Completion of works described in the Vegetation Management Plan for the River Foreshore Land •Conducting maintenance works described in the Vegetation Management Plan •Construction and dedication of "Bike/Pedestrian Path Link to Brickmakers Drive" •Dedication of a drainage channel •Construction and dedication of road bridge over drainage channel, embankment and road to Brickmakers Drive •Dedication of an easement over the Land for access for the purpose of allowing Council to undertake maintenance to the River Foreshore Land 	11/06/2008
9	VPA-12	Syesun Pty Limited	124 Newbridge Road, Moorebank NSW 2170	<ul style="list-style-type: none"> •Embellishment of River Foreshore Land •Dedication of River Foreshore Land to Council •Development of a Vegetation Management Plan and offset strategy •Completion of works described in the Vegetation Management Plan •Construction of bike/pedestrian path for the entire length of river foreshore reserve •Conducting maintenance works described in the Vegetation Management Plan •Construction of pedestrian footpath along northern boundary of the site within Newbridge Road verge - length of the part of the allotment zoned RE2 Private Recreation •Construction of pedestrian footpath along northern boundary of site within Newbridge Road verge - length of the part of the allotment zoned B6 Enterprise Corridor 	08/11/2012
10	VPA-17	Daniel Biordi, Francesca Biordi, and Lorenzo Biordi	220-230 Northumberland Street, Liverpool NSW 2170	Agreed Contribution: Equal to or greater than \$235,445 following the formula in the VPA	13/08/2014
11	VPA-18	Gazcorp Pty Ltd	Liverpool Mega centre, 10 Orange Grove Road, Warwick Farm NSW 2170	<ul style="list-style-type: none"> •Homepride Avenue Roadworks •RMS Roadworks – Orange Grove Road / Viscount Place Intersection •RMS Roadworks – Hume Highway / Homepride Avenue Intersection 	02/11/2022
12	VPA-19	Shepherd Street Developments Pty Ltd Coronation Pty Ltd Shepherd Property Nominee Pty Ltd	Paper Mill Eatery, 20 Shepherd Street, Liverpool NSW 2170	<ul style="list-style-type: none"> •Pedestrian & cycle pathway upgrade •Bank stabilisation and Riverwalk works •Shuttle bus service, •bike share pods, •publicly accessible car share spaces, •Woodbrook Road pedestrian and cycle underpass, and •rehabilitation of riparian zone 	16/11/2017
13	VPA-36	ZHC Investments Pty Limited	8 Hoxton Park Road, Liverpool NSW 2170	<ul style="list-style-type: none"> •Affordable housing with affordable housing lots that must: <ul style="list-style-type: none"> (a) comprise at a minimum of the following composition: <ul style="list-style-type: none"> (i) 1 x 1 bedroom affordable housing lot; (ii) 2 x 2 bedroom affordable housing lot; (iii) 1 x 3 bedroom affordable housing lot; (b) have an aggregate gross floor area of no less than five per cent (5%) of the gross floor area of all residential lots within the Development; and (c) be to a similar and comparable standard to all other residential lots within the Development 	10/08/2021
14	VPA-37	Manta Group Pty Ltd Al-Somai Development Pty Ltd	Middleton Grange Town Centre	<ul style="list-style-type: none"> •Dedication of New Park 2 to Council •Embellishment of New Park 2 •Construction of a signalised intersection at Main Street and Flynn Avenue and the intersection for the new proposed access lane and Flynn Avenue •Construction of a roundabout at Southern Cross Avenue and Main Street •Construction of a T-intersection at Southern Cross Avenue and Middleton Drive •Construction of a T-intersection at Southern Cross Avenue and Bravo Avenue •Construction of an upgrade to Cowpasture Road intersection, Flynn Avenue from Qantas Boulevard to Ulm Street as a widened 4 lane road within the existing road reserve •Construction of a road upgrade and services for southern Cross Avenue to a standard comparable to the existing Southern Cross Drive between the western boundary of the Land to the Middleton Grange Primary School •Construction of the culvert and drainage works •A total Monetary Contribution of up to \$8,000,000 calculated by reference to the Gross Floor Area of each building in the Development above the threshold of 72,000m² of Gross Floor Area in the Development 	24/11/2022
15	VPA-42	Viciz Pty Ltd	1370 Camden Valley Way, Leppington NSW 2179	<ul style="list-style-type: none"> •Social Court •Walking Loop •Link Across Riparian Corridor (Boardwalk/Bridge) •Pedestrian Crossing •Delivery of public recreation facilities 	11/02/2022

ITEM 08

Children's Services Review

Strategic Objective	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
File Ref	069968.2025
Report By	Karyn Worlledge - Manager Children's Services
Approved By	Tina Bono - Director Community & Lifestyle

EXECUTIVE SUMMARY

In September 2021 the NSW Office of Local Government published new guidelines for Integrated Planning and Reporting (IP&R), which included a new requirement to publish a program of Service Reviews.

This focus on Service Reviews within the IP&R Guidelines follows through to changes made to the NSW *Local Government Act* in 2016 which included a new statement that the role of the governing body is to keep under review the performance of the Council, including Service Delivery (s223(1)(g)).

In 2023 Liverpool City Council determined to review Council's Children's Services in accordance with this IP&R framework to examine the effectiveness of Council's current business model understand the current operations and determine if those operations would meet the changing needs of the community in the future.

Semann and Slattery consulting were engaged to carry out this review.

The review was focused on three areas:

- Benchmarking of Local Government Early Childhood Education and Care Providers
- Review of current business model including
 - Service locations and possible expansion opportunities at sites.
 - Optimisation of licensed places of service to maximise long term sustainability.
 - Demand and feasibility with the LGA and comparison for Council operated and owned services.
 - Sustainability (longevity) of physical building.
 - Operating models to be considered for future expansion for Council;

RECOMMENDATION

That the Governance Committee:

1. Receives and notes the Children's Services Review;
2. Direct the CEO to further investigate the findings in alignment to Project 26 on the condition that Asset optimisation decisions are brought back to Council for determination.

REPORT

Service Reviews provide the opportunity to undertake a whole of organisation, systemic look at the way in which services are delivered. They provide the opportunity to identify improvements in efficiency and effectiveness whilst ensuring that services are meeting the needs of the Community.

Establishing a review process builds the capacity of both staff and the Community to think critically and systematically about current and future service needs. It also leads to innovation in service provision and helps build a culture of continuous improvement within Council.

Local Governments are under increasing financial pressure, and there is often a widening gap between revenue and expenditure. At the same time, they are expected to be environmentally and socially responsible and provide a wide range of quality services. Service Delivery Reviews will support Council to clarify the needs of its community and use an evidence-based approach to assess how efficiently and effectively it is meeting those needs.

In undertaking this process, Council can determine whether changes need to be made to Service Delivery which will provide benefits to all stakeholders whilst being financially sustainable. Council's vision is to conduct Service Delivery Reviews on an ongoing basis to ensure the services being offered are continuously aligned to the Community needs.

This report provides a dual analysis aimed at addressing the current and projected needs for licensed childcare and preschool services within the Liverpool Local Government Area (LGA). The initial section delves into a detailed supply-demand analysis, focusing on the anticipated requirements based on evolving demographic trends and alignment with New South Wales' Government's Start Strong initiative. The objective is to ascertain the adequacy of current provisions and forecast future demands to ensure the community's needs are met effectively.

The report also thoroughly examines the demand, financial viability, and management arrangements of Liverpool Council-owned childcare and preschool services. Concerning management, it includes an overview of the controlled entity model as a potential alternative to the prevailing direct delivery system. This section highlights the potential benefits of

adopting a controlled entity model for the Council and offers detailed steps for further investigation to assess its suitability.

The second part of the report shifts focus towards a strategic review conducted on seven council-operated early education and childcare centres. This evaluation, driven by Liverpool Council, seeks to explore viable options for expanding the capacity of these facilities. The aim is to enhance service availability in response to increasing demand and to ensure these centres continue to meet the high standards expected of educational environments in terms of space, accessibility, and quality of care.

Together, these analyses strongly align to Project 26 and provide a foundation for informed decision-making regarding asset optimisation and revenue enhancement of councils children’s services, ensuring that both current and future generations of children have access to high-quality early education environments.

Asset optimisation will take one or more of the following forms:

Strategy	Scenario
Retain	On VfM alone retain the asset at its existing use and purpose
Sale	Sell the asset to the open market at the market price
Reclassify / Rezone	Change the zoning or classification to encourage its sale
Lease Enhancement	Increase the rent to meet the contemporary market price
Repurpose	Change the purpose of the asset to meet a commercial outcome
Gift/Release	Provide the asset to a third party and stop maintenance
Acquire to Rezone	Continue adjacent acquisition to rezone (Moorebank Model)
Stop	Cease an existing strategy and hold. Stop investing in this asset
Vacate	Leave the asset and stop investing in its maintenance

It should be noted that a broader analysis of recommendations will be explored through the delivery of business and feasibility studies which will then form part of wider community engagement and reports back to the Council.

In doing this, this will enable a more detailed examination of the recommendations noted in the report providing Council with a better understanding of costings associated with each recommendation, funding strategies and a more granular insight into how to best implement these initiatives with a broader aim to deliver a service that is more responsive, relevant and customer focused for Liverpool.

FINANCIAL IMPLICATIONS

Costs associated with these recommendations will need to be considered through the delivery of business and feasibility studies. Reports back to Council will include funding strategies and a broader examination of the opportunities that will maximises the delivery of the Children’s service that are more responsive, relevant and customer focused for Liverpool.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	There are no environmental and sustainability considerations.
Social	Deliver high quality services for children and their families.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	There are no legislative considerations relating to this report.
Risk	The risk is deemed to be Low.

ATTACHMENTS

1. Liverpool City Councils Early Education and Care - Service review - Attachments (Under separate cover)

ITEM 09**National General Assembly (NGA) Conference 24 -
27 June 2025**

Strategic Objective	Evolving, Prosperous, Innovative Maintain strong relationships with agencies, stakeholders and businesses to achieve beneficial outcomes for the city
File Ref	073518.2025
Report By	Justine Young - Acting Manager Civic and Executive Services
Approved By	Tina Bono - Director Community & Lifestyle

EXECUTIVE SUMMARY

The 31st NGA Conference, hosted by the Australian Local Government Association (ALGA) will be held from Tuesday 24 – Friday 27 June 2025 at the National Convention Centre, Canberra.

This report seeks the confirmation of the motions that the Councillors wish to put forth for the upcoming National General Assembly of Local Government (NGA) Conference. The closing date for submitting motions is Monday 31 March 2025.

Registrations are open with Early Bird rates available until Friday 23 May 2025, to obtain the early bird rates to advise accordingly.

In addition, it should be noted that at the 26 February 2025 Council Meeting the below council resolution was endorsed along with important notes regarding the motions.

COUNCIL DECISION

Motion: **Moved: Cllr Dr Green** **Seconded: Cllr Harle**

That:

1. Councillors confirm their attendance with the A/CEO by Wednesday 5th March 2025, for the NGA Conference at the National Convention Centre, Canberra from Tuesday 24 – Friday 27 June 2025;
2. Council confirm any motions they wish to submit to the NGA Conference;
3. Council reschedules the June Council meeting to Wednesday 18 June 2025;
4. Council reschedules the June Governance Committee meeting to Tuesday 10 June 2025; and

5. Council notes the allocated budget of up to \$30,000 from the current Civic and Executive Services budget.

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

Councillors voted unanimously for this motion.

Note: This item is to be brought to the next Governance Committee meeting.

Clr Macnaught requested that any motions that Councillors wish to submit, that they also be circulated to Councillors prior to the Governance meeting.

Mayor Mannoun would like to flag a potential motion regarding the issue of Government land and rates as discussed.

Clr Dr Green also suggested a complementary motion might be also that the government take on the responsibility of the roads.

RECOMMENDATION

That the Governance Committee:

1. Confirms the attendees for the NGA Conference at the National Convention Centre, Canberra from Tuesday 24 – Friday 27 June 2025; and
2. Confirms any motions they wish to submit to the NGA Conference.

REPORT

Background

The 31st NGA Conference, hosted by the Australian Local Government Association (ALGA) will be held from Tuesday 24 – Friday 27 June 2025 at the National Convention Centre, Canberra. The theme for this year's conference is *National Priorities Need Local Solutions*.

The NGA is the premier national gathering of local governments, and provides councils with the opportunity to come together, share ideas, debate motions and most importantly unite and further build on the relationship between local government and the Australian Government. Councillors from Local Government Areas (LGA) across Australia are invited to participate in this conference. Council has secured accommodation at the Crowne Plaza Canberra for Councillors who wish to attend.

The conference discussion paper is attached to this report.

Motions for NGA Conference

Councillors are invited to submit motions to this conference for consideration. The guidelines for submitting motions are outlined in the attached discussion paper. The deadline for the submission of motions to this conference is 31 March 2025.

Motions must be lodged electronically using the online form available on the NGA website at www.alga.asn.au.

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

1. *Be relevant to the work of local government nationally;*
2. *Not be focused on a specific jurisdiction, location, or region – unless the project or issue has national implications;*
3. *Be consistent with the themes of the NGA;*
4. *Complement or build on the policy objectives of ALGA and your state or territory local government association;*
5. *Be submitted by a council which is a financial member of their state or territory local government association;*
6. *Propose a clear action and outcome i.e. call on the Australian Government to act on something;*
7. *Not be advanced on behalf of external third parties that may seek to use the NGA to apply pressure to Board members, or to gain national political exposure for positions that are not directly relevant to the work of, or in the national interests of, local government;*
8. *Address issues that will directly improve the capacity of local government to deliver services and infrastructure for the benefit of all Australian communities;*
9. *Not seek to advance an outcome that would result in a benefit to one group of councils to the detriment of another; and*
10. *Be supported by sufficient evidence and demonstrate the relevance and significance of the matter to local government locally.*

Motions must commence with the following wording: This National General Assembly calls on the Australian Government to...

FINANCIAL IMPLICATIONS

Costs associated with this recommendation have been included in Council's budget for the current year and long-term financial plan.

The Civic and Executive Services team holds a budget allocation for Councillor attendance at conferences. This funding includes conference fees, accommodation and travel costs associated with Councillor attendance.

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	<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> <p>Actively advocate for federal and state government support, funding and services.</p>
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. NGA Conference Discussion Paper - Attachments (Under separate cover)