

COUNCIL AGENDA

ORDINARY COUNCIL MEETING

29 October 2025

BOOK 1

LIVERPOOL CIVIC
TOWER, 50 SCOTT
STREET, LIVERPOOL
NSW 2170

LIVERPOOL
CITY
COUNCIL





You are hereby notified that an **Ordinary Council Meeting** of Liverpool City Council will be held at the **LIVERPOOL CIVIC TOWER COUNCIL CHAMBER, LEVEL 1, 50 SCOTT STREET, LIVERPOOL NSW 2170** on **Wednesday, 29 October 2025** commencing at 6:00 PM. Doors to the Chamber will open at 5.50pm.

Liverpool City Council Meetings are livestreamed onto Council's website and remain on Council's website for a period of 12 months. If you have any enquiries, please contact Civic and Executive Services on 8711 7863.

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

Mr Jason Breton
CHIEF EXECUTIVE OFFICER

Statement of Ethical Obligations

Oath or Affirmation of Office

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

Conflicts of Interest

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

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- General recording of meeting announcement

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The following items are listed for consideration by Council in Closed Session with the public excluded, in accordance with the provisions of the Local Government Act 1993 as listed below:			
CONF 01	Question with Notice - Mayor Mannoun - Civic Place Expansion		
<i>Reason:</i>	<i>Item CONF 01 is confidential pursuant to the provisions of s10(A)(2)(d i) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.</i>		
CONF 02	Question with Notice - Clr Ristevski - September Extraordinary Meeting		
<i>Reason:</i>	<i>Item CONF 02 is confidential pursuant to the provisions of s10(A)(2)(a) (g) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors); AND advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</i>		
CONF 03	Minutes of the Liverpool Sports Committee meeting held 3 September 2025		
<i>Reason:</i>	<i>Item CONF 03 is confidential pursuant to the provisions of s10(A)(2)(a) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors).</i>		
CONF 04	Acquisition of Lots 101 and 102 in Plan of Acquisition DP 1317056, Pt 50 Gurner Avenue, Austral for Open Space and Road purposes.		

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Reason: Item CONF 04 is confidential pursuant to the provisions of s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 05 Acquisition of a Drainage Easement over 40 Sixteenth Avenue, Austral for Basin 29

Reason: Item CONF 05 is confidential pursuant to the provisions of s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 06 Purchase of Lot 43 DP 739281, 100 Fifth Avenue, Austral for SP2 Local Drainage & proposed RE1 Public Recreation

Reason: Item CONF 06 is confidential pursuant to the provisions of s10(A)(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 07 Legal Affairs

Reason: Item CONF 07 is confidential pursuant to the provisions of s10(A)(2)(a) (c) (g) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors); AND information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.

CONF 08 State Insurance Regulatory Authority (SIRA) Civil Penalty

Reason: Item CONF 08 is confidential pursuant to the provisions of s10(A)(2)(a) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors).

CONF 09 CEO Secondary Employment (Coaching)

Reason: Item CONF 09 is confidential pursuant to the provisions of s10(A)(2)(a) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors).

Conclusion of the meeting



MINUTES OF THE ORDINARY MEETING HELD ON 24 SEPTEMBER 2025

PRESENT:

Mayor Ned Mannoun
Deputy Mayor Harle
Councillor Adjei
Councillor Ammoun
Councillor Dr Green
Councillor Harte
Councillor Ibrahim
Councillor Karnib
Councillor Macnaught
Councillor Monaghan
Councillor Ristevski
Mr Jason Breton, Chief Executive Officer
Mr Farooq Portelli, Director Corporate Services
Ms Tina Bono, Director Community & Lifestyle
Ms Lina Kakish, Director Planning & Design
Mr Peter Scicluna, Director Operations
Mr David Galpin, General Counsel
Mr Vishwa Nadan, Chief Financial Officer
Ms Justine Young, Acting Manager Civic and Executive Services
Ms Katrina Harvey, Councillor Executive and Support Officer
Ms Gabriella Rojas, Acting Coordinator Council and Executive Services

The meeting commenced at 6:00pm.

In accordance with clause 5.35 of Council's Code of Meeting Practice, I inform the persons attending this meeting that:

- (a) the meeting is being recorded, livestreamed and made publicly available on the council's website, and
- (b) persons attending the meeting should refrain from making any defamatory statements."

In relation to clause 4.1A – Where a public forum is held as part of a Council meeting, it must be conducted in accordance with the other requirements of this Code relating to the Conduct of Council, which means that the public forum will be broadcast via live stream on Council's webpage and included in the subsequent audio-visual recording of this meeting.

ACKNOWLEDGMENT/S, PRAYER OF COUNCIL AND AFFIRMATION

The prayer of the Council was read by Reverend Tim Booker from St Luke's Anglican Church.

AUSTRALIAN NATIONAL ANTHEM

The National Anthem was sung by Qamar Jabr and Courtney Mallia from 2168 Children's Parliament.

APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS

Nil.

CONFIRMATION OF MINUTES (PREVIOUS MEETING)

Motion:

Moved: Clr Harte

Seconded: Clr Dr Green

That the minutes of the Ordinary Meeting held on 27 August 2025 be confirmed as a true record of that meeting.

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

DECLARATIONS OF INTEREST

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

Item: COM 03 – Revocation of Language Aide Policy.

Reason: Works with and is a creditor for NAATI.

Clr Ibrahim remained in the Chambers for the duration of this item.

Note: the Council meeting was adjourned before this item was debated and was therefore dealt with when the meeting reconvened on 25 September 2025.

Clr Ammoun declared a non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Does not wish to involve in the discussion due to the ongoing investigation with the public inquiry into Liverpool City Council of which he is a participant.

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

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

Clr Macnaught declared a non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Currently under subpoena in the public inquiry into Liverpool City Council and under oath with evidence yet to be completed, will not participate in discussion related to the investigation.

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

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

Clr Adjei declared a non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Does not wish to involve in the discussion due to the ongoing investigation with the public inquiry into Liverpool City Council of which he is a participant.

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

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

Clr Harle declared a non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Currently under subpoena in the public inquiry into Liverpool City Council and under oath with evidence yet to be completed, will not participate in discussion related to the investigation.

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

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

Clr Harte declared non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Has been issued a summons to provide evidence in the public inquiry into Liverpool City Council, which may include matters relating to the contents of the motion.

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

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

Clr Dr Green declared non-pecuniary, less than significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Currently under subpoena in the public inquiry into Liverpool City Council and under oath with evidence yet to be completed, will not participate in discussion related to the investigation.

Clr Dr Green left the Chambers for the duration of this item.

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

At the adjourned meeting of Council, a supplementary conflict of interest declaration was made by Clr Dr Green, changing the classification from less than significant to significant when the item was considered.

Mayor Mannoun declared a non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Does not wish to involve in the discussion due to the ongoing investigation with the public inquiry into Liverpool City Council.

Mayor Mannoun left the Chambers for the duration of this item.

Note: The Council meeting was adjourned due to lack of quorum during this item and was therefore dealt with when the meeting reconvened on 25 September 2025.

At the adjourned meeting of Council, Mayor Mannoun withdrew his conflict of interest declaration when the item was considered, as noted in the minutes.

Mr Finian Simes declared a pecuniary, significant interest in the following item:

Item: CONF 08 – Audio Visual Production Tender.

Reason: Is an employee of one of the tenderers included in the report.

Mr Finian Simes will be leaving Chambers for the duration of this item.

Note: the Council meeting was adjourned before this item was debated and was therefore dealt with when the meeting reconvened on 25 September 2025.

MOTION TO BRING ITEM FORWARD

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

That item COM 05 – Election of Deputy Mayor be brought forward and dealt with now.

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

ITEM NO: COM 05
FILE NO: 300303.2025
SUBJECT: Election of Deputy Mayor

Nominations

Nominations were called for the position of Deputy Mayor by the Chief Executive Officer as the Returning Officer.

The Returning Officer advised that two nominations had been received, being for Cllr Dr Green and Cllr Harle.

The following votes were recorded:

Councillor	Cllr Dr Green	Cllr Harle
Mayor Mannoun	X	
Cllr Adjei	X	
Cllr Ammoun	X	
Cllr Dr Green	X	
Cllr Harle		X
Cllr Harte	X	
Cllr Ibrahim		X
Cllr Karnib		X
Cllr Macnaught	X	
Cllr Monaghan		X
Cllr Ristevski		X

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Ammoun**

That:

1. The method of voting to be used for the election of Deputy Mayor is voting by show of hands.
2. Cllr Dr Green be declared the Deputy Mayor of Liverpool City Council for the term 1 October 2025 to September 2026; and
3. Council's register of delegations be amended accordingly.

Mayor Mannoun thanked the outgoing Deputy Mayor, Cllr Harle for his service to the role.

PUBLIC FORUM

Representation – items on agenda

1. **Arsofan Alkuheli, Qamar Jabr, Courtney Mallia and Zakaria Assaad of 2168 Children’s Parliament** addressed Council on the following item:

Item – COM 04 – 2168 Children’s Parliament Presentation from the Parliament Sitting 18 June 2025.

Mayor Mannoun granted a three-minute extension of time to Zakaria Assaad.

MOTION TO BRING ITEM FORWARD

Motion: **Moved: Mayor Mannoun** **Seconded: Cllr Dr Green**

That item COM 04 – 2168 Children’s Parliament be brought forward and dealt with now.

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

ITEM NO: COM 04
FILE NO: 297554.2025
SUBJECT: 2168 Children's Parliament Presentation From The Parliament Sitting 18 June 2025

COUNCIL DECISION

Motion: **Moved: Cllr Ammoun** **Seconded: Cllr Macnaught**

That Council:

1. Receive and notes this report.
2. Receive a report on items discussed during the public forum component to the February Council meeting.
3. The report to include:
 - a. The relevant partnerships and stakeholders to be consulted collaboratively to ensure issues and funding streams are identified and delivered within a reasonable timeframe; and
 - b. The actual number of students at the school compared to the approved student capacity of the school.

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

Councillors voted unanimously for this item.

PETITIONS

Nil.

MAYORAL MINUTE

ITEM: MAYOR 01
SUBJECT: Condolence Motion - Vale Mr Andy Snook
REPORT OF: Mayor Mannoun

On behalf of Liverpool City Council, I rise to extend our deepest condolences on the passing of Mr Andy Snook – a man whose quiet dedication and generosity left an indelible mark on our community.

For more than four decades, Andy made it his personal mission to reunite lost pets with their owners across Liverpool, Fairfield, and Canterbury-Bankstown. He became the first name people turned to when a dog was found roaming the streets – always ready with his microchip scanner and his boundless compassion.

Though he never sought recognition, Andy's efforts touched countless lives. He gave comfort to families, joy to children, and safety to animals who could not speak for themselves. He was, in every sense, a quiet hero of southwest Sydney.

Andy's life reminds us of the extraordinary impact that one individual can have when guided by selflessness and compassion. With modesty and humility, he showed that a single person's determination and kindness can ripple through an entire community, leaving a legacy far greater than themselves.

In 2022, it was my honour to present him with an Order of Liverpool Award – a fitting tribute to a man who asked for nothing but gave so much. Yet his truest legacy lies in the lives he touched and the example he set for all of us across Southwestern Sydney.

We acknowledge Andy's passing at the age of 70 following a brief illness, and we extend our heartfelt sympathies to his beloved wife Daphne, his family, and his many friends – especially all those families whom he re- united with their furry friends.

Liverpool mourns the loss of Andy Snook, but we also celebrate his life and the extraordinary contribution he made. His memory will live on in every reunion between a lost pet and its family, and in the gratitude of a community that will ever remember him.

RECOMMENDATION:

That Council:

1. Expresses its sadness at the sudden passing of Andy Snook; and
2. Sends a letter of condolence to Mr Snook's family, together with a copy of this motion as a mark of gratitude for the extraordinary contribution Mr Snook made to our Liverpool community.

Motion: **Moved: Mayor Mannoun**

1. Expresses its sadness at the sudden passing of Andy Snook; and
2. Sends a letter of condolence to Mr Snook's family, together with a copy of this motion as a mark of gratitude for the extraordinary contribution Mr Snook made to our Liverpool community.
3. At an appropriate time, work with Mr Snook's family to acknowledge his contributions with a suitable memorial, considering options such as:
 - Establishing the "Andy Snook Animal Welfare Award", presented annually at the Order of Liverpool Awards to recognise outstanding community service in animal welfare.
 - Naming a Council facility, park, or animal-related service after Andy Snook (e.g. "The Andy Snook Animal Care Facility" or "The Andy Snook Dog Park").
 - Planting a commemorative tree or garden in Andy's honour in a public reserve, with a plaque acknowledging his contribution.
 - Creating an annual "Lost Pets Awareness Week" in Liverpool in his name, promoting responsible pet ownership and community care for animals.
 - Partnering with local animal welfare groups to establish a small grant or sponsorship fund in Andy's name, supporting local pet rescue and rehoming initiatives.
4. Receive a report back on the feasibility of the memorial options listed above.

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

Councillors voted unanimously for this item.

NOTICES OF MOTION

ITEM NO: NOM 01
FILE NO: 297973.2025
SUBJECT: Illegal Dumping along Heathcote Road

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Council:

1. Acknowledges the ongoing illegal dumping problem along Heathcote Road and notes that residents have raised repeated concerns regarding this issue;
2. Writes to the Minister for Roads, the Minister for the Environment, and relevant State Government representatives requesting immediate and coordinated action to address illegal dumping along Heathcote Road;
3. Invites State Government representatives to attend a Council meeting to provide an update to Liverpool residents on actions taken to address these concerns;
4. Publishes on Council's website and social media channels a summary of Council's advocacy efforts on this matter so residents are informed of ongoing initiatives and responsibilities.
5. Requests quarterly updates from State agencies on progress toward a permanent solution, including enforcement and clean-up programs; and
6. Explores opportunities for joint operations with NSW Police, Transport for NSW, and the NSW Environment Protection Authority to target known "hotspots" for illegal dumping along Heathcote Road.

COUNCIL DECISION

Motion: **Moved: Cllr Ristevski** **Seconded: Cllr Monaghan**

That Council:

1. Acknowledges the challenge associated with illegal dumping across the LGA;
2. Direct the CEO to produce a report detailing the number of complaints regarding illegal dumping on Heathcote Road between Newbridge Road and Deadmans Creek;

3. Explores opportunities for collaboration between NSW State Agencies including but not limited to NSW Police, TFNSW and the NSW EPA to identify and target known dumping hotspots across the LGA; and
4. Hold a workshop inviting the State Government and local Land Council representatives to attend, to provide an update to Liverpool residents on actions taken to address these concerns.

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

Councillors voted unanimously for this item.

Mayor Mannoun, Cllr Harle, Cllr Macnaught, Cllr Adjei, Cllr Dr Green, Cllr Harte and Cllr Ammoun left the Chambers at 6:49pm in accordance with the Declarations of Interest.

ITEM NO: NOM 02

FILE NO: 301800.2025

SUBJECT: Transparency and Fairness in the Use of the Council Facebook Page

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Council:

1. Acknowledge the findings of the public inquiry hearings which highlighted uncertainty and inconsistency in how the Liverpool City Council Facebook page is managed, particularly regarding councillors' representation;
2. Direct the Chief Executive Officer to prepare a clear and transparent policy that ensures:
 - a) Councillors attending official events on behalf of Council are recognised and reported on through the Council's Facebook page.
 - b) Representation of Council at official functions, delegations, and community events is acknowledged in a fair and non-partisan manner.
 - c) Staff are not placed in a position where they are directed into political interference, including altering photographs, excluding councillors, or withholding information from the community; and
3. Ensure that where councillors attend official functions or delegations in their capacity as elected representatives, their role is acknowledged and given appropriate recognition on Council's Facebook page.

COUNCIL DECISION

Cllr Monaghan then cited clauses 5.11 (c) and 5.12 (b) of the Code of Meeting Practice Policy, which states:

5.11 A meeting of the council must be adjourned if a quorum is not present:

(a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or

(b) within half an hour after the time designated for the holding of the meeting, or

(c) at any time during the meeting.

5.12 In either case, the meeting must be adjourned to a time, date and place fixed:

- (a) by the chairperson, or
(b) in the chairperson's absence, by the majority of the councillors present, or
 (c) failing that, by the CEO.

Motion: **Moved: Cllr Monaghan** **Seconded: Cllr Ristevski**

That the meeting be adjourned due to the absence of a quorum and reconvened on Thursday 25 September 2025, at 6:00 pm in the Council Chambers, Level 1, 50 Scott Street, Liverpool.

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

Councillors voted unanimously for this item (Cllr Monaghan, Cllr Ristevski, Cllr Ibrahim and Cllr Karnib).

Note: Mayor Mannoun, Cllr Harle, Cllr Macnaught, Cllr Adjei, Cllr Dr Green, Cllr Harte, and Cllr Ammoun were not in the Chambers when this motion was voted on.

Following the decision, the Chief Executive Officer left the Chambers to notify the Councillors who were not in attendance.

THE CHIEF EXECUTIVE OFFICER DECLARED THE MEETING ADJOURNED AT 6:51PM.

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 29 October 2025

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 24 September 2025. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting



MINUTES OF THE EXTRAORDINARY MEETING HELD ON 24 SEPTEMBER 2025

PRESENT:

Mayor Ned Mannoun
 Deputy Mayor Harle
 Councillor Adjei
 Councillor Ammoun
 Councillor Dr Green
 Councillor Harte
 Councillor Ibrahim
 Councillor Karnib
 Councillor Macnaught
 Councillor Monaghan
 Councillor Ristevski
 Mr Jason Breton, Chief Executive Officer
 Mr Farooq Portelli, Director Corporate Services
 Ms Tina Bono, Director Community & Lifestyle
 Mr David Galpin, General Counsel
 Ms Justine Young, Acting Manager Civic and Executive Services

The meeting commenced at 9:30pm.

DECLARATIONS OF INTEREST

Clr Macnaught declared a non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Currently under subpoena in the public inquiry into Liverpool City Council and under oath with evidence yet to be completed, and in accordance with legal advice received, will not participate in discussions related.

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

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Clr Ammoun declared a non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Does not wish to involve in the discussion due to the ongoing investigation with the public inquiry into Liverpool City Council of which he is a participant.

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

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Clr Dr Green declared non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Currently under subpoena in the public inquiry into Liverpool City Council and under oath with evidence yet to be completed, and in accordance with legal advice received from two separate sources, will not participate in discussions related.

Clr Dr Green left the Chambers for the duration of this item.

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Clr Adjei declared a non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Does not wish to involve in the discussion due to the ongoing investigation with the public inquiry into Liverpool City Council of which he is a participant, and in accordance with legal advice received from two separate sources, will not participate in discussions related.

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

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Clr Harte declared non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Has been issued a summons to provide evidence in the public inquiry into Liverpool City Council, which may include matters relating to this motion, and in accordance with the two sources of legal advice provided to all Councillors.

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

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Clr Harle declared a non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Item being considered conflicts with obligations of the public inquiry, will not participate in discussion related to the investigation.

Clr Harle remained in the Chambers for the duration of this item.

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Mr Jason Breton declared a pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Is a witness in the public inquiry into Liverpool City Council, and the motion directly concerns him.

Mr Jason Breton remained in the Chambers for the duration of this item.

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Mayor Mannoun declared a non-pecuniary, significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: The nature of the matter directly relates to the public inquiry into Liverpool City Council. A summons has been issued, and in accordance with two sources of legal advice, discussion on this matter is not considered appropriate

Mayor Mannoun left the Chambers for the duration of this item.

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Ms Tina Bono declared a non-pecuniary, less than significant interest in the following item:

Item: CONF 01 – Staff Matter.

Reason: Has been mentioned in the proposed NOM.

Ms Tina Bono left the Chambers for the duration of this item.

Note: The Extraordinary Council meeting was adjourned to 26 September 2025 due to lack of quorum during this item. On 25 September 2025, the adjourned meeting was subsequently cancelled in accordance with 5.14 of the Code of Meeting Practice Policy.

Clr Macnaught, Clr Ammoun, Clr Dr Green, Clr Adjei, Clr Harte, Mayor Mannoun and Ms Tina Bono left the Chambers at 9:36pm in accordance with the Declarations of Interest.

CONFIDENTIAL ITEMS

ITEM NO: CONF 01
FILE NO: 319645.2025
SUBJECT: Staff Matter

COUNCIL DECISION

Clr Monaghan then cited clauses 5.11 (c) and 5.12 (b) of the Code of Meeting Practice Policy, which states:

5.11 A meeting of the council must be adjourned if a quorum is not present:

(a) at the commencement of the meeting where the number of apologies received for the meeting indicates that there will not be a quorum for the meeting, or

(b) within half an hour after the time designated for the holding of the meeting, or

(c) at any time during the meeting.

5.12 In either case, the meeting must be adjourned to a time, date and place fixed:

(a) by the chairperson, or

(b) in the chairperson's absence, by the majority of the councillors present, or

(c) failing that, by the CEO.

Motion: **Moved: Clr Monaghan** **Seconded: Clr Karnib**

That the meeting be adjourned due to the absence of a quorum and reconvened on Friday 26 September 2025, at 6:00 pm in the Council Chambers, Level 1, 50 Scott Street, Liverpool.

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

Councillors voted unanimously for this item (Clr Monaghan, Clr Karnib, Clr Ibrahim and Clr Ristevski).

Note: Clr Macnaught, Clr Ammoun, Clr Dr Green, Clr Adjei, Clr Harte, Mayor Mannoun and Ms Tina Bono were not in the Chambers when this motion was voted on.

THE CHIEF EXECUTIVE OFFICER DECLARED THE MEETING ADJOURNED AT 9:37PM.

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 29 October 2025

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 24 September 2025. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.



**MINUTES OF THE ADJOURNED MEETING
HELD ON 25 SEPTEMBER 2025
(PREVIOUS MEETING HELD ON 24 SEPTEMBER 2025)**

PRESENT:

Mayor Ned Mannoun
 Councillor Harle
 Councillor Adjei
 Councillor Ammoun
 Councillor Dr Green
 Councillor Harte
 Councillor Ibrahim
 Councillor Karnib
 Councillor Macnaught
 Councillor Monaghan
 Councillor Ristevski
 Mr Jason Breton, Chief Executive Officer
 Mr Farooq Portelli, Director Corporate Services
 Ms Tina Bono, Director Community & Lifestyle
 Ms Lina Kakish, Director Planning & Design
 Mr Peter Scicluna, Director Operations
 Mr David Galpin, General Counsel
 Mr Vishwa Nadan, Chief Financial Officer
 Ms Justine Young, Acting Manager Civic and Executive Services
 Ms Katrina Harvey, Councillor Executive and Support Officer
 Ms Gabriella Rojas, Acting Coordinator Council and Executive Services

The meeting commenced at 6:01pm.

STATEMENT REGARDING WEBCASTING OF MEETING

The Mayor read the following:

In accordance with clause 5.35 of Council's Code of Meeting Practice, I inform the persons attending this meeting that:

(c) the meeting is being recorded, livestreamed and made publicly available on the council's website, and

(d) persons attending the meeting should refrain from making any defamatory statements.

In relation to clause 4.1A – Where a public forum is held as part of a Council meeting, it must be conducted in accordance with the other requirements of this Code relating to the Conduct of Council, which means that the public forum will be broadcast via live stream on Council's webpage and included in the subsequent audio-visual recording of this meeting."

ACKNOWLEDGMENT OF COUNTRY, PRAYER OF COUNCIL AND AFFIRMATION

The Acknowledgements and Prayer of Council were not read at the meeting due to this meeting being adjourned from Wednesday 24 September 2025.

AUSTRALIAN NATIONAL ANTHEM

The National Anthem was not played at the meeting due to this meeting being adjourned from Wednesday 24 September 2025.

MOTION TO CHANGE ORDER OF BUSINESS

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Ammoun**

That all Notices of Motion be deferred to the end of the meeting, with NOM 02 being the last item of business conducted, and OPER 01 and CEO 01 to be brought forward and dealt with.

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

APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS

Nil.

CONFIRMATION OF MINUTES (PREVIOUS MEETING)

Nil.

DECLARATIONS OF INTEREST

Clr Dr Green declared non-pecuniary, significant interest in the following item:

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

Reason: Currently under subpoena in the public inquiry into Liverpool City Council and under oath with evidence yet to be completed, the matter still relates to issues discussed in closed session.

Clr Dr Green left the Chambers for the duration of this item.

Note: The Council meeting was adjourned from 24 September 2025 due to lack of quorum during this item.

At the adjourned meeting of Council, a supplementary conflict of interest declaration was made by Clr Dr Green, changing the classification from less than significant to significant when the item was considered.

Mayor Mannoun, during discussion, withdrew his conflict of interest declaration in the following item due to amendments to the recommendation.

Item: NOM 02 – Transparency and Fairness in the Use of the Council Facebook Page.

PUBLIC FORUM

Nil.

PETITIONS

Nil.

MAYORAL MINUTES

Nil.

REPORTS TO COUNCIL OPERATIONS REPORTS

ITEM NO: OPER 01

FILE NO: 130380.2025

SUBJECT: Carnes Hill Aquatic and Recreation Centre - Draft Plan of Management

COUNCIL DECISION

Motion:

Moved: Cllr Macnaught

Seconded: Cllr Harle

That Council:

1. Approve the Draft Plan of Management for the purpose of placing it on public exhibition, including a public hearing regarding the proposed categorisation of community land, in accordance with the provisions of Section 38 of the *Local Government Act 1993* (LG Act) for a minimum period of 42 days from the date of public notice.
2. Delegates authority to the Chief Executive Officer (or delegate) to make any necessary minor amendments to the Draft Plan of Management, prior to exhibition.
3. Acknowledges that Council will receive a further report following the public exhibition period that will outline the public comments received in relation to the Draft Plan of Management.

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

Councillors voted unanimously for this item.

CHIEF EXECUTIVE OFFICER REPORTS

ITEM NO: CEO 01
FILE NO: 308824.2025
SUBJECT: Extension of Dr Sheridan Dudley- Independent Audit, Risk and Improvement Committee member

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Harle**

That Council:

1. Acknowledges Dr Dudley's significant contributions on Council's ARIC since her appointment in 2022.
2. Having considered the feedback and questionnaire data outcomes, Council considers Dr Dudley eligible for reappointment to ARIC.
3. Approves the extension of Dr Sheridan Dudley's appointment as an Independent Member of the Audit, Risk and Improvement Committee for a further three year term, expiring in September 2028.

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

Councillors voted unanimously for this item.

COMMUNITY & LIFESTYLE REPORTS

ITEM NO: COM 01

FILE NO: 357443.2024

SUBJECT: Appointment of Councillors to Committees and Affiliated Bodies

RECOMMENDATION

That Council:

1. Appoints Councillors as representatives to the following Committees for the period to September 2026, or appoint Councillors where there are exceptions to any of the Committees:
 - a) Aboriginal Consultative Committee
 - b) Audit Risk and Improvement Committee
 - c) Community & Safety Prevention Committee
 - d) Environment Advisory Committee
 - e) Intermodal Precinct Committee
 - f) Liverpool Built and Cultural Heritage Advisory Committee
 - g) Liverpool Powerhouse Board
 - h) Liverpool Sports Committee
 - i) Tourism & CBD Committee
 - j) Youth Council
2. Determines whether a “non-voting” Councillor member be included on the Audit, Risk, and Improvement Committee (ARIC) membership;
3. If Council chooses to include a Councillor representative on the ARIC, nominate a Councillor representative as a “non-voting member”;
4. Endorses the current practice of all Councillors being members of the Civic Advisory Committee and Governance Committee; and
5. Appoints Councillors as representatives to the following community committees and affiliated bodies and notifies them of their representatives for the period to September 2026, or appoint Councillors where there are exceptions:
 - a) Georges River Combined Councils Committee
 - b) Macarthur Bushfire Management Committee
 - c) NSW Public Libraries Association (NSW PLA)
 - d) Sydney Western City Planning Panel
 - e) South West Sydney Academy of Sport (SWSAS)
 - f) Western Sydney Regional Organisation of Councils (WSROC).

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Harle**

That:

1. Councillors remain on the committees and affiliated bodies of which they are currently members for the next 12-month period.

Note: Cllr Monaghan does not wish to accept nominations for any of the committees listed in Point 1 of the recommendation, except where membership is compulsory.

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

Councillors voted unanimously for this item.

ITEM NO: COM 02
FILE NO: 275376.2025
SUBJECT: Review and Amendments to the Liverpool Youth Council Charter 2025

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Harte**

That Council:

1. Endorses the recommended changes to the Liverpool Youth Council Charter; and
2. Delegates authority to the CEO to endorse minor changes as required periodically and on review of Councils General Legal Council.

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

Councillors voted unanimously for this item.

ITEM NO: COM 03
FILE NO: 294169.2025
SUBJECT: Revocation of Language Aide Policy

COUNCIL DECISION

Motion: **Moved: Cllr Harle** **Seconded: Cllr Ammoun**

That Council:

1. Revoke the 2022 Language Aide Policy and instead rely on the NAATI accredited third-party translation services where applicable and required.

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

Councillors voted unanimously for this item.

ITEM NO: COM 06
FILE NO: 302988.2025
SUBJECT: Suspension of AFZ Macquarie Mall for Primavera Latin American Festival

COUNCIL DECISION

Motion: **Moved: Cllr Harte** **Seconded: Cllr Harle**

That Council:

1. Endorse the temporary suspension of the AFZ within Macquarie Mall, for Primavera Latin American Festival operating hours of 5pm – 10pm on the weekend of 17-19 October in order to facilitate a pop-up bar at the event; and
2. Note that the AFZ will be suspended within a demarcated area, allowing Police to continue to enforce the AFZ outside this area.

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

Councillors voted unanimously for this item.

ITEM NO: COM 07
FILE NO: 303400.2025
SUBJECT: Office of Local Government - Model Code of Meeting Practice for local Council in NSW (Changes)

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Adjei**

That Council:

1. Notes the OLG Council Circular 2025 Model Meeting Code issued 29 August 2025;
2. Notes the OLG has advised a new Model Meeting Code must be adopted by 31 December 2025 that incorporates the mandatory provisions;
3. Notes that, following endorsement, the draft Code will be placed on public exhibition, per section 361 of the Local Government Act 1993, to achieve the December deadline, while concurrently commencing and conducting consultation with Councillors; and
4. Notes, a report and draft policy will come back to Council following consultation for final endorsement prior to the 31 December deadline.

On being put to the meeting the motion (moved by Cllr Macnaught) was declared CARRIED and the Foreshadow motioned (moved by Cllr Monaghan) therefore lapsed.

Division called (for the motion moved by Cllr Macnaught)

Vote for: Cllr Adjei, Cllr Macnaught, Cllr Dr Green, Cllr Harle, Cllr Harte, Cllr Ammoun and Mayor Mannoun.

Vote against: Cllr Karnib, Cllr Ibrahim, Cllr Ristevski and Cllr Monaghan.

Foreshadowed Motion: **Moved: Cllr Monaghan** **Seconded: Cllr Karnib**

That Council:

1. Notes the OLG Council Circular 2025 Model Meeting Code issued 29 August 2025;
2. Notes the OLG has advised a new Model Meeting Code must be adopted by 31 December 2025 that incorporates the mandatory provisions;
3. Notes that, following endorsement, the draft Code will be placed on public exhibition, per section 361 of the Local Government Act 1993, to achieve the

December deadline, while concurrently commencing and conducting consultation with Councillors;

4. Amend the draft Code of Meeting Practice to opt for Clause 15.16 instead of Clause 15.15; and
5. Notes, a report and draft policy will come back to Council following consultation for final endorsement prior to the 31 December deadline.

ITEM NO: COM 08
FILE NO: 305162.2025
SUBJECT: Council Grants Donations and Sponsorship Report

COUNCIL DECISION

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

That Council:

1. Endorses the funding recommendation of **\$4,900** (GST exclusive) under the **Community Grant Program** for the following project:

Applicant	Project	Recommended
UniSocial Australia (Universal Church of the Kingdom of God Limited)	3v3 Liverpool Basketball Tournament & Lunch	\$4,900

2. Endorses the funding recommendation of **\$10,000** (GST exclusive) under the **Matching Grants Program** for the following project:

Applicant	Project	Recommended
St George and Prince Theodore Coptic Orthodox Church	St George Community Open Day	\$10,000

3. Endorses the funding recommendation of **\$15,000** (GST exclusive) under the **Community Sponsorship** for the following projects:

Applicant	Project	Recommended
Made in the West CREATIVE	Made in the West Film Festival 2025	\$10,000
Walking Football NSW	FREE Introduction and Development of WalkSoccer for Seniors, including those withdrawn, lonely, or isolated	\$5,000

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

Councillors voted unanimously for this item.

ITEM NO: COM 09
FILE NO: 306829.2025
SUBJECT: Child Safe Policy

COUNCIL DECISION

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

That Council:

1. Receives and notes this report;
2. Endorses the amended Draft Child Safe Policy;
3. Directs the CEO to place the amended Policy on public exhibition for a period of 28 days; and
4. If no significant feedback is received, direct the CEO to adopt the amended Policy on behalf of Council.

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

Councillors voted unanimously for this item.

CORPORATE SERVICES REPORT

ITEM NO: CORP 01

FILE NO: 297108.2025

SUBJECT: NSW Grants Commission - Financial Assistance Grants Policy

COUNCIL DECISION

Motion:

Moved: Cllr Macnaught

Seconded: Cllr Harle

That Council:

1. Receives and notes this report; and
2. Advocate to the Federal Government for consideration of parity in the pensioner rebate allowance.

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

Councillors voted unanimously for this item.

ITEM NO: CORP 02
FILE NO: 298201.2025
SUBJECT: Investment Report August 2025

COUNCIL DECISION

Motion: **Moved: Cllr Harle** **Seconded: Cllr Harte**

That Council:

1. Receives and notes this report.

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

Councillors voted unanimously for this item.

ITEM NO: CORP 03
FILE NO: 299213.2025
SUBJECT: Civic Expenses and Facilities Policy

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Harle**

That Council:

1. Adopt the Draft Civic Expenses and Facilities Policy, noting the correction on page 16, Point 4.16.2 (d), to align the reimbursement claim period to six months.

On being put to the meeting the motion (moved by Cllr Macnaught) was declared CARRIED and the Foreshadow motioned (moved by Cllr Ristevski) therefore lapsed.

Division called (for the motion moved by Cllr Macnaught)

Vote for: Cllr Harle, Cllr Harte, Cllr Ammoun, Cllr Dr Green, Cllr Macnaught, Cllr Adjei and Mayor Mannoun.

Vote against: Cllr Ristevski, Cllr Karnib, Cllr Ibrahim and Cllr Monaghan.

Foreshadowed Motion: **Moved: Cllr Ristevski** **Seconded: Cllr Monaghan**

1. Adopt the Draft Civic Expenses and Facilities Policy, noting the correction on page 16, Point 4.16.2 (d), to align the reimbursement claim period to six months; and
2. Include that all Councillors in possession of a Council vehicle are required to maintain a logbook.

COMMITTEE REPORTS

ITEM NO: CTTE 01

FILE NO: 302986.2025

SUBJECT: Minutes of the Liverpool Powerhouse Board Meeting held on 12 August 2025

COUNCIL DECISION

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

That Council:

1. Receives and notes the Minutes of the Liverpool Powerhouse Board Meeting held on 12 August 2025; and
2. Endorse the recommendations in the Minutes.

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

Councillors voted unanimously for this item.

ITEM NO: CTTE 02
FILE NO: 305127.2025
SUBJECT: Minutes of the Environment Advisory Committee Meeting held on 2 June 2025

COUNCIL DECISION

Motion: **Moved: Cllr Harle** **Seconded: Cllr Harte**

That Council:

1. Receives and notes the Minutes of the Environment Advisory Committee Meeting held on 2 June 2025.

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

Councillors voted unanimously for this item.

ITEM NO: CTTE 03
FILE NO: 302650.2025
SUBJECT: Minutes of the Governance Committee Meeting held 17 September 2025

COUNCIL DECISION

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

That Council:

1. Receives and notes the Minutes of the Governance Committee Meeting held on 17 September 2025; and
2. Endorse the recommendations in the Minutes.

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

Councillors voted unanimously for this item.

CONFIDENTIAL ITEMS

ITEM NO: CONF 01
FILE NO: 187446.2025
SUBJECT: Construction of Raingarden D1 within Lot 180 DP 1147508, Sunday Circuit, Edmondson Park

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Harte**

That Council:

1. Resolves, for the purposes of the tendering requirements under s.55(3)(i) of the Local Government Act 1993 that a satisfactory result would not be achieved by inviting tenders to undertake decommissioning of the temporary raingarden within Lots 421 & 422 DP 1147511, Sunday Circuit, Edmondson Park and construction of Raingarden Basin D1 within Lot 180 DP 1147508, Sunday Circuit, Edmondson Park because of the following extenuating circumstances:
 - The costs to construct Raingarden Basin D1 are estimated to be well in excess of what is allocated in the Liverpool Contributions Plan 2008 – Edmondson Park.
 - There is currently no timeframe for Council to construct Raingarden Basin D1 which is delaying release of land for residential development. The construction of Raingarden Basin D1 by the Proponents will provide certainty at a reduced cost and risk to Council.
 - The offer by the Proponents to construct Raingarden Basin D1 on Council Land represents the most cost-efficient and timely way for Council to provide the infrastructure.
2. Endorses the Chief Executive Officer (or their delegate) to enter into direct negotiations with the Proponents for the provision of the infrastructure.
3. Approves entering into a contract with the Proponents for the construction of Raingarden Basin D1 on Council Land on the terms outlined in this report.
4. Authorises the CEO or delegate to execute all documents necessary to give effect to this resolution.

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

Councillors voted unanimously for this item.

RECESS

Mayor Mannoun called a recess of meeting at 7:00pm.

RESUMPTION OF MEETING

Mayor Mannoun resumed in open session at 7:23pm with all Councillors present.

ITEM NO: CONF 02
FILE NO: 291288.2025
SUBJECT: Granting of an Easement to Drain Water over Council's Public Reserve
located at 93 Box Road corner Hume Highway, Casula.

COUNCIL DECISION

Motion: **Moved: Cllr Harle** **Seconded: Cllr Harte**

That this item be deferred to a subsequent Council meeting.

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

Councillors voted unanimously for this item.

ITEM NO: CONF 03
FILE NO: 291717.2025
SUBJECT: Fire and Rescue NSW Referrals

COUNCIL DECISION

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

That Council:

1. In relation to 80-82 Lucas Avenue, Moorebank:
 - a) note the inspection report by Fire and Rescue NSW, as shown in Attachment 2,
 - b) exercise its powers to issue a Fire Safety Order to address the identified fire safety deficiencies at 80-82 Lucas Avenue, Moorebank.

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

Councillors voted unanimously for this item.

ITEM NO: CONF 04
FILE NO: 291811.2025
SUBJECT: Purchase of Lot 20 DP 1238828, Air League Avenue, Leppington for RE1
 Public Recreation

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Adjei**

That Council:

1. Purchase Lot 20 DP 1238828, Air League Avenue, Leppington for the price and terms as outlined in this report.
2. Upon settlement classifies Lot 20 DP 1238828 as "Community Land" to allow for open space.
3. Keeps confidential this report pursuant to the provisions of Section 10A(2)(c) of the Local Government Act 1993 as this information would, if disclosed confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business;
4. Authorises the CEO or delegate to execute all documents necessary to give effect to these resolutions; and
5. As soon as the land is reclassified, it is to be made available to be used as public space.

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

Councillors voted unanimously for this item.

ITEM NO: CONF 05
FILE NO: 295664.2025
SUBJECT: Proposed Acquisition and/or Dedication of Part Lot 1125 DP 2475 and Part Lot 2 DP 1257931, 280 Fifth Avenue and Part 62 Kelly St, Austral for road purposes.

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Harte**

That Council:

1. Approves the acquisition and/or dedication of Pt of Lot 1125 in DP 2475 & Pt of Lot 2 in DP 1257931 being land identified for part of Contributions Item CR17 and C16 for the terms as outlined in this report.
2. Resolves to classify Pt of Lot 1125 in DP 2475 & Pt of Lot 2 in DP 1257931, as "Operational" land in accordance with the *Local Government Act* 1993;
3. Dedicates Pt of Lot 1125 in DP 2475 & Pt of Lot 2 in DP 1257931 (being Collector Road CR17 & CR16) as Public Road pursuant to Section 10 of the Roads Act 1993 if required;
4. Authorises the CEO or his delegated officer to execute any document, under Power of Attorney, necessary to give effect to this decision;
5. Keeps confidential this report pursuant to the provisions of Section 10A(2)(c) of the *Local Government Act* 1993 as this information would, if disclosed confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business.

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

Councillors voted unanimously for this item.

ITEM NO: CONF 06
FILE NO: 299484.2025
SUBJECT: Purchase of Lot 1 in Plan of Acquisition DP 1308569 (Part Lot 1 DP 1203670), 140 Fifth Avenue, Austral for road widening

COUNCIL DECISION

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

That Council:

1. Purchase Lot 1 in Plan of Acquisition DP 1308569, 140 Fifth Avenue, Austral for the price and terms as outlined in this report;
2. Upon settlement classifies Lot 1 DP 1308569 as "Operational Land" to allow dedication as public road;
3. Upon acquisition, dedicates Lot 1 DP 1308569 as Public Road pursuant to Section 10 of the Roads Act 1993 and a Request document lodged at Land Registry Services to formally dedicate on the title of the land;
4. Keeps confidential this report pursuant to the provisions of Section 10A(2)(c) of the Local Government Act 1993 as this information would, if disclosed confer a commercial advantage on a person with whom Council is conducting (or proposes to conduct) business; and
5. Authorises the CEO or delegate to execute all documents necessary to give effect to these resolutions

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

Councillors voted unanimously for this item.

ITEM NO: CONF 07
FILE NO: 311351.2025
SUBJECT: Proposed New Suburb of Cabrogal - Post Consultation Report

COUNCIL DECISION

Motion: **Moved: Clr Ristevski** **Seconded: Clr Monaghan**

That this item be deferred for further community consultation.

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

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

That Council:

1. Receives and notes this report;
2. Recognises and acknowledges the position adopted by Gandangara Local Aboriginal Land Council, in respect to the naming of the Badgerys Creek as Cabrogal; and
3. Supports continued dialogue between Geographical Names Board and Gandangara Local Aboriginal Land Council to identify a name in an appropriate first nations dialect for further consideration by Council.

Mr Finian Simes left the Chambers at 7:40pm in accordance with the Declarations of Interest.

ITEM NO: CONF 08
FILE NO: 305047.2025
SUBJECT: Audio Visual Production Tender

COUNCIL DECISION

Motion: **Moved: Cllr Macnaught** **Seconded: Cllr Ammoun**

That Council:

1. Accept the Tender from Crystal Productions Australia for Tender ST3341 – Events & Key Venues Audio Visual and Production Services for an initial Three (3) Year contract term with the option of extending One (1) Year on a Schedule of Rates.
2. Makes public its decision regarding tender ST3341 – Events & Key Venues Audio Visual and Production Services.
3. Authorises the Chief Executive Officer or delegate to execute all documents necessary to give effect to this resolution.
4. Keeps confidential the details supplied in this report containing information on the submissions received, pursuant to the provisions of Section 10A(2)(d)(i) of the Local Government Act 1993 as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

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

Mr Finian Simes returned to the Chambers at 7:44pm.

RECESS

Mayor Mannoun called a recess of the meeting at 7:47pm.

RESUMPTION OF MEETING

Mayor Mannoun resumed the meeting at 8:03pm.

QUESTIONS WITH NOTICE

ITEM NO: QWN 01

FILE NO: 277558.2025

SUBJECT: Question with Notice - Cllr Ristevski - Attendance and Expenditure Concerns - Councillors and Mayoral RSVPs to Public Events

Please address the following:

1. Local Government Conference (Canberra, June 2025)

- a) How much did it cost Liverpool City ratepayers in total (including conference registration, accommodation, travel, and associated costs) for the Mayor to RSVP to the Local Government Conference held in Canberra in June 2025 but ultimately not attend?
- b) Has the Mayor returned any or all of the associated funds to Council?
- c) If the funds have not been returned, what powers does Council have to compel reimbursement?
- d) Is the Mayor's failure to attend despite confirming his participation, and not refunding the expenditure, a potential breach of the Councillor Code of Conduct?

2. Child Protection Foundation Event (Date 23 May 2025)

- a) How much did it cost Liverpool City ratepayers for Councillor Harte to RSVP to the Child Protection Foundation event and subsequently fail to attend?
- b) Has Councillor Harte returned any funds associated with this non-attendance?
- c) If not, can Council compel the return of those funds?
- d) Given that the Councillor's name was publicly mentioned as being in attendance during the event and no formal apology has been issued to the organisers, does this constitute a breach of the Councillor Code of Conduct or misrepresentation of the Council?

3. Liverpool Business Awards (Warwick Farm, Date 27 May 2025)

- a) What was the total cost incurred by Liverpool City ratepayers in relation to Councillor Green RSVPing to the Liverpool Business Awards at Warwick Farm and not attending?
- b) Has Councillor Green refunded any of the associated expenses?
- c) If the expenses have not been reimbursed, is there a process by which Council can recover these funds?
- d) Given that her name was read out at the event as an attendee and she failed to appear or offer a public explanation or apology, does this constitute a breach of the Councillor Code of Conduct?

Rationale:

Public trust in Council is fundamental. These questions seek transparency regarding the use of public funds and accountability in cases where Councillors or the Mayor commit to attend public events but fail to do so without explanation or restitution. This also raises concerns about adherence to ethical obligations under the NSW Local Government (Model Code of Conduct) 2020, particularly clauses related to misuse of Council resources, honesty and integrity (3.1, 3.2, and 6.2), and conduct that could bring the Council into disrepute.

Response (provided by Community and Lifestyle)

1. Local Government Conference (Canberra, June 2025)

a) How much did it cost Liverpool City ratepayers in total (including conference registration, accommodation, travel, and associated costs) for the Mayor to RSVP to the Local Government Conference held in Canberra in June 2025 but ultimately not attend?

The total costs were \$2215.00.

a) Has the Mayor returned any or all of the associated funds to Council?

Council's current Civic Expenses and Facilities Policy does not include any provision for the recovery of costs related to non-attendance. Clause 4.9 of the Draft Civic Expenses and Facilities Policy, which is scheduled for consideration at the Council meeting on 23 September 2025, introduces provisions for non-attendance, apologies, and repayment. However, these cannot be applied retrospectively. Accordingly, no funds have been repaid.

b) If the funds have not been returned, what powers does Council have to compel reimbursement?

Council's current Civic Expenses and Facilities Policy makes no provision to recover costs of non-attendance. 4.9 of the Draft Civic Expenses and Facilities Policy being reported to the Council of 23 September 2025 meeting does include a section on non-attendance, apology and repayment, however even if it is adopted, it cannot be applied retrospectively.

c) Is the Mayor's failure to attend despite confirming his participation, and not refunding the expenditure, a potential breach of the Councillor Code of Conduct?

A QWN is not the appropriate forum to raise or infer a breach of the Code of Conduct. Any

such complaints should be referred directly to the CEO, in line with the appropriate processes. While notification of the absence was received late, the organisers were informed promptly once it was confirmed.

2. Child Protection Foundation Event (Date 23 May 2025)

- a) How much did it cost Liverpool City ratepayers for Councillor Harte to RSVP to the Child Protection Foundation event and subsequently fail to attend?

The ticket cost was \$150.00.

- b) Has Councillor Harte returned any funds associated with this non-attendance?

Council's current Civic Expenses and Facilities Policy does not include any provision for the recovery of costs related to non-attendance. Clause 4.9 of the Draft Civic Expenses and Facilities Policy, which is scheduled for consideration at the Council meeting on 23 September 2025, introduces provisions for non-attendance, apologies, and repayment. However, these cannot be applied retrospectively. Accordingly, no funds have been repaid.

- c) If not, can Council compel the return of those funds?

Council's current Civic Expenses and Facilities Policy makes no provision to recover costs of non-attendance. 4.9 of the Draft Civic Expenses and Facilities Policy being reported to the Council of 23 September 2025 meeting does include a section on non-attendance, apology and repayment, however even if it is adopted, it cannot be applied retrospectively.

- d) Given that the Councillor's name was publicly mentioned as being in attendance during the event and no formal apology has been issued to the organisers, does this constitute a breach of the Councillor Code of Conduct or misrepresentation of the Council?

A QWN is not the appropriate forum to raise or infer a breach of the Code of Conduct. Any such complaints should be referred directly to the CEO, in line with the appropriate processes.

3. Liverpool Business Awards (Warwick Farm, Date 27 May 2025)

- a) What was the total cost incurred by Liverpool City ratepayers in relation to Councillor Green RSVPing to the Liverpool Business Awards at Warwick Farm and not

attending?

No additional costs were incurred, as Council holds a sponsorship that includes a corporate table.

b) Has Councillor Green refunded any of the associated expenses?

Council's current Civic Expenses and Facilities Policy does not include any provision for the recovery of costs related to non-attendance. Clause 4.9 of the Draft Civic Expenses and Facilities Policy, which is scheduled for consideration at the Council meeting on 23 September 2025, introduces provisions for non-attendance, apologies, and repayment. However, these cannot be applied retrospectively. Accordingly, no funds have been repaid.

c) If the expenses have not been reimbursed, is there a process by which Council can recover these funds?

Council's current Civic Expenses and Facilities Policy makes no provision to recover costs of non-attendance. 4.9 of the Draft Civic Expenses and Facilities Policy being reported to the Council of 23 September 2025 meeting does include a section on non-attendance, apology and repayment, however even if it is adopted, it cannot be applied retrospectively.

d) Given that her name was read out at the event as an attendee and she failed to appear or offer a public explanation or apology, does this constitute a breach of the Councillor Code of Conduct?

A QWN is not the appropriate forum to raise or infer a breach of the Code of Conduct. Any such complaints should be referred directly to the CEO, in line with the appropriate processes. It is noted that Councillor Dr Green was listed as a tentative RSVP

ITEM NO: QWN 02
FILE NO: 297951.2025
SUBJECT: Question with Notice - Cllr Ristevski - Installation of Mayoral Office Distress Button

Please address the following:

1. Does the office of the Mayor currently have a distress button installed?
2. What has been the total cost to ratepayers for the installation of this device, and what are the ongoing maintenance or servicing costs attached to it?
3. What is the stated purpose of the distress button being installed in the Mayor's office? Specifically, is it intended for protection against constituents visiting Council, or for some other purpose?

Response (provided by Operations)

1. Yes, a distress button is installed in the Mayor's office.
2. The duress button was part of the initial build of the facility. As such, the exact cost attributed to the installation of the duress button in the Mayor's office is not itemised separately from the overall construction or setup costs. There is a recurring monitoring cost of \$55 per month, however this is associated with monitoring a total of 36 buttons across the Liverpool Civic Place building.
3. There is no specific intent documented for the installation of the duress button in the Mayor's office. Typically, duress buttons in such settings could be for emergency situations, however without explicit intent stated, the specific application or target protection scenario is not confirmed.

ITEM NO: QWN 03
FILE NO: 298037.2025
SUBJECT: Question with Notice - Cllr Ristevski - Mayor's Vehicle Use - Fuel Expenses, Audit Provisions and Accountability, and Best Practice

Please address the following:

Fuel Expenses

1. Can Council confirm whether the Mayor's fuel expenses are funded by Liverpool City Council and therefore borne by ratepayers, pursuant to Section 335 of the Local Government Act 1993 (NSW) which governs the functions of the General Manager and the allocation of Council resources?

Audit Provisions & Accountability

2. Given the Mayor has publicly admitted that he does not maintain a vehicle logbook, what audit and compliance provisions are in place to ensure that fuel purchased at the expense of Council is used exclusively for the designated Mayoral vehicle and not for any other private vehicle?

Best Practice & Ministerial Recommendation

3. The Minister for Local Government has issued guidance that all Mayors should maintain a logbook for their use of Council vehicles. In light of this:
 - a) Does Council consider it best practice for the Mayor not to maintain such a logbook?
 - b) If Council does consider this to be acceptable, what justification is provided for this departure from ministerial best practice recommendations, particularly given Section 23A of the Local Government Act 1993 (NSW) requires councils to "consider" the guidelines issued by the Department when exercising their functions?.

Response (provided by Operations)

1. The Mayor's fuel expenses are funded by Liverpool City Council. Extracts of the relevant sections of the Fleet Management Policy and Civic Expenses and Facilities Policy are extracted below.

Fleet Management Policy

5.2 Allocation Criteria

5.2.2 Group 3 (Mayoral Vehicle)

The Mayor is provided with a vehicle subject to the provisions of the Civic Expenses and Facilities Policy.

5.13 Private Use of Leaseback Vehicles

5.13.2 Subject to compliance with mileage allocations, Council employees are entitled to full private use, and Council is responsible for all costs – registration, insurance, maintenance, fuel or any other expenditure approved by Council, subject to Fair Wear and Tear guidelines and mileage allocations being met.

Civic Expenses and Facilities Policy

4.4 Support to Mayor

4.4.2 Council will provide to the Mayor at its cost:

a) A dedicated vehicle of a type deemed suitable to the position of Mayor of Liverpool, which will be equivalent to the range of vehicles to which Council directors are entitled under Council's Fleet Management Policy:

i. The vehicle provided for the Mayor is for use on official duties and functions of the Office of Mayor and for private use in accordance with Council's Fleet Management Policy;

ii. Council shall meet the fortnightly cost of cleaning (wash and vacuum) the Mayoral vehicle;

iii. Council shall supply and meet the usage costs associated with an electronic tag in the Mayoral vehicle;

2. Council's Manager Operational Support receives a report as part of a quarterly planning meeting from Council's leaseback provider. One report identifies fuel exceptions which include incorrect odometer readings, exceeding tank capacity, invalid odometer readings and nil fuel card usage. Any anomalies identified in this report would be addressed as per Council's Fleet Management Policy.
3. a. Maintaining an accurate vehicle logbook is recognised as best practice as it strengthens accountability, supports financial compliance, and informs effective asset management.

Council's Civic Expenses and Facilities Policy, adopted by resolution, provides for the allocation of a dedicated vehicle to the Mayor and explicitly authorises its private use. In addition, Council's Fleet Management Policy does not impose an obligation on the Mayor to maintain a logbook.

Under the Fringe Benefits Tax Assessment Act 1986, the Mayor is not considered an employee of Council but rather an elected official under the Local Government Act 1993. Mayoral allowances are paid as fees for service, not as salary or wages. Accordingly, fringe benefits tax (FBT) generally applies only in circumstances where an employer– employee relationship exists. Benefits provided to the Mayor in his capacity as an elected official are typically exempt from FBT because:

- he is not an employee; and
- the benefits may qualify as a work-related item exemption.

However, where Council by resolution authorises the private use of a benefit outside official duties, the Australian Taxation Office may treat the Mayor as an office holder for FBT purposes. This could give rise to an FBT liability, which is the position under the current Civic Expenses and Facilities Policy.

In this context, it is considered prudent and in Council's interest for the Mayor to maintain a log of all business-related vehicle use, as this may assist in substantiating business travel and reducing Council's FBT liability.

b. Not applicable.

ITEM NO: QWN 04
FILE NO: 298073.2025
SUBJECT: Question with Notice - Cllr Ristevski - Liverpool Library

Please address the following:

1. Was community consultation conducted in relation to the change of name of the Liverpool Library?
2. If so, was the community consultation period advertised for 28 days, consistent with other community consultation periods undertaken by Council?
3. If community consultation was not conducted:
 - a. What was the reason for not undertaking consultation?
 - b. Who within Council made the decision to proceed without community consultation?

Response (provided Community and Lifestyle - Library and Museum Services)

Background

Liverpool City Library has been dual-named Yellamundie, rather than renamed. Signage reflects both names, with “Liverpool City Library” displayed prominently at the top and the dual name Yellamundie in smaller font underneath. The building is commonly referred to by both names.

Yellamundie is the Dharug word for “Storyteller.” Community feedback has been overwhelmingly positive, with many residents welcoming the recognition of local Aboriginal culture through the dual naming of the library.

Dual naming aligns with the NSW Government’s dual naming policy, in place since 2001, which seeks to celebrate shared history and strengthen Aboriginal culture and identity.

The Development Application for Liverpool Civic Place included two conditions of consent related to signage and naming: the creation of a Signage Strategy and a detailed design package. The Signage Strategy, endorsed by the then CEO in 2022, mandates the inclusion of dual signage across Liverpool Civic Place.

Condition 6 of DA836/2020 required the Applicant Built Development Group (BDG) to develop a wayfinding strategy, to be endorsed by the Manager of City Design and Public Domain. While the Signage Strategy required the inclusion of Aboriginal dual names and specified the locations and extent of naming, the selection of specific Aboriginal dual names was determined during consultation for the detailed design fit-out stage.

1. Was community consultation conducted in relation to the change of name of the Liverpool Library?

Extensive community consultation with Liverpool's First Nations community was undertaken to select the dual names for use across the Civic Place precinct.

Key elements of this consultation included:

- a. On 14 February 2023, the Manager City Design and Public Domain and Council's Community Development Worker – First Nations organised a publicly advertised First Nations Dual Naming Workshop. Of the 17 attendees, five were Council or Built representatives, with the remainder being local Aboriginal community members.
- b. Following the workshop, dual names were proposed by Built's consultant, Strategic Spaces, reflecting the two dominant Aboriginal languages in the LGA (Dharawal and Dharug). These proposals were presented to the Council's Aboriginal Consultative Committee on 1 June 2023.
- c. The Committee supported the overall strategy but recommended that all names be translated into Dharug, as the building is located on Dharug land. Three words and the six Seasons, originally in Dharawal, were therefore translated to Dharug.
- d. It was further recommended by the Committee and the Community Development Worker – First Nations that the team seek final endorsement from local Elders, facilitated by respected senior community member Emma Eldridge.
- e. Emma Eldridge then worked with the Elders and the signage consultant to develop a range of translations approved by the Elders in June 2023. These were incorporated into the Site-Wide Signage Strategy.
- f. The library's original dual name, Yurangai – meaning "Black Duck" – was found not to be associated with this area of Liverpool. The name was changed to Yellamundie – meaning "Storyteller" – during this consultation process.
- g. Following this process, the final Signage Strategy was approved by the Manager of City Design and Public Domain, in accordance with the DA requirements, and was also presented to and endorsed by the Civic Place Project Control Group in September 2023.

2. If so, was the community consultation period advertised for 28 days, consistent with other community consultation periods undertaken by Council?

The community consultation process for selecting the dual name of Liverpool Library did not follow the standard 28-day advertised consultation period. This approach reflected the

highly targeted nature of the consultation. Initial workshops were publicly advertised and promoted through community networks to reach the intended audience, with multiple opportunities provided over several months for engagement with the targeted community.

- 3. If community consultation was not conducted:**
 - a. What was the reason for not undertaking consultation?**
 - b. Who within Council made the decision to proceed without community consultation?**

Consultation and approval processes for the Civic Place project were guided by the Development Application (DA) consent requirements. All decisions were overseen by a Project Control Group comprising ELT members, internal subject matter experts, and external project management consultants.

ITEM NO: QWN 05
FILE NO: 298095.2025
SUBJECT: Question with Notice - Clr Harte - IRC Matters and Payouts

Please address the following:

1. By month, since January 2022, the number of industrial matters referred to the Industrial Relations Commission?
2. By month, since January 2022, the number of former employees who received a payout before IRC hearings commenced?
3. The quantum of payouts since January 2022 from matters that were referred to the Industrial Relations Commission?

Response (provided by Corporate Services)

1. By month, since January 2022, the number of industrial matters referred to the Industrial Relations Commission?
 - 2022 – data missing as poor records kept by previous HR departmental team
 - 2023 – One matter listed November 2023
 - 2024 – see table below
 - 2025 – Nil

Month 2024	Number of IRC Matters
May	3
June	2
July	1
October	1
November	1

2. By month, since January 2022, the number of former employees who received a payout before IRC hearings commenced?
 - 2022 – data missing as poor records kept by previous HR departmental team
 - 2023 – 6
 - 2024 – 2
 - 2025 – Nil
3. The quantum of payouts since January 2022 from matters that were referred to the Industrial Relations Commission?
 - 2022 – data missing as poor records kept by previous HR departmental team
 - 2023 – \$151K (1 ex-staff)
 - 2024 – \$121K (3 ex-staff)
 - 2025 – Nil (excludes matter relating to ex-CEO John Ajaka)

ITEM NO: QWN 06
FILE NO: 298111.2025
SUBJECT: Question with Notice - Cllr Harte - Union Grievances

Please address the following:

1. Can Council please advise by month, the number of Union grievances received since January 2025?

Response (provided by Corporate Services)

Month 2025	Number of Grievances
January	4
February	1
March	0
April	2
June	5
July	1
August	1

ITEM NO: QWN 07
FILE NO: 298126.2025
SUBJECT: Question with Notice - Cllr Harte - Councillor Access Passes

Please address the following:

1. Since January 2022, has there been any reported instances where Councillors have accessed areas within Council buildings that they are not permitted to?
2. If yes, what remedial action was undertaken?

Response (provided by Corporate Services)

An audit of Councillor access has been undertaken in the physical access control system. This review uncovered 2 misconfigurations in the access levels provided to Councillors. One was access to a former Councillor area at Moore St that has since been converted into a staff work area and the second was access to a staff area misconfigured during the initial set up of Civic Place. Both sets of access were removed once identified.

Further to this, access history reports were run for the identified areas to determine if these areas had been accessed by Councillors at times that access should not have been permitted. This report identified one instance of a Councillor entering these areas.

ITEM NO: QWN 08
FILE NO: 298138.2025
SUBJECT: Question with Notice - Cllr Harte - 2021 Depot Reports

Please address the following:

1. Can Council advise whether the recommendations in the WorkLogic Report & Norman Turkington Report into the Depot have been implemented?

Response (provided by Corporate Services)

1. Can Council advise whether the recommendations in the WorkLogic Report & Norman Turkington Report into the Depot have been implemented?

WorkLogic Report February 2021

The WorkLogic investigation was managed by the Internal Ombudsman office. There were some recommendations which came from this report. To assist with the implementation of the recommendations, Mr Norm Turkington was then engaged.

ITEM NO: QWN 09
FILE NO: 305258.2025
SUBJECT: Question with Notice - Cllr Dr Green - Koala Management Plan Update

Please address the following:

Council has endorsed to develop a Koala Management Plan to ensure better protect and improve the habitat of Koala colonies of the Liverpool Local Government, including the essential corridors koalas use in locating feed trees.

1. What is the status of the current preparatory work and progress, including the completed steps in the early processes of establishing of the Koala Management Plan?
2. Has Council investigated the funding options available contained in the NSW Koala Strategy including funds that support the initial scoping and also funds for bush regeneration to improve feed trees and corridors.

Response (provided by Operations)

1. Council has contacted various specialist consultants that can undertake the Koala Management Plan and is considering funding sources for this work. Potential for using the Environment Levy is being investigated as part of the review of the levy currently taking place.
2. Council received funding under the NSW Koala Strategy to purchase a variable message sign (VMS) trailer which is currently in use on Heathcote Road, and Vehicle Activated Signs that were recently installed on Cambridge Avenue. No further funding has been made available to Council under the NSW Koala Strategy.

ITEM NO: QWN 10
FILE NO: 277545.2025
SUBJECT: Question with Notice - Mayor Mannoun - Civic Place Expansion

Please address the following:

1. When was it decided to expand Civic Place, what business case or adopted council plans were used to inform the decision (before it was resolved by council to do so)? Can you please provide copies of them.
2. When the scope was changed significantly increasing the size of the works and total value, what part of the local government act was used to justify not going back out to an open market process? Please provide the section of the act.
3. How was an assessment conducted to demonstrate that fair value was achieved without going back out to open market?
4. What was the original contract/PDA value from the open market process vs the amended contract/PDA?

Response (provided by Operations)

1. A search of the project files uncovered the attached (confidential) relevant business case.
2. Council resolution of 29 October 2018 states "Confirms the engagement of Built Holdings Pty Ltd to progress the project in accordance with the proposed project scope, subject to the provisions of Section 55(3) of the Local Government Act 1993".
3. The Council report of 29 October 2018 addresses this question.
4. A response to this question will be provided in the 29 October 2025 Council Agenda.

RESCISSION MOTIONS

Nil.

NOTICES OF MOTION

ITEM NO: NOM 03

FILE NO: 302047.2025

SUBJECT: Inclusion of the Australian National Flag in Development Applications for Public Spaces and Commercial Establishments

Background

1. Promotion of National Identity and Pride

- The Australian National Flag is one of the most important unifying symbols of our nation. Its daily presence in civic spaces reminds residents and visitors alike of our shared history, identity, and values.
- Displaying the national flag in visible commercial locations would strengthen civic pride and community cohesion.

2. Community Visibility

- Major commercial establishments such as shopping centres and large hardware warehouses (“Bunnings-type” developments) attract high volumes of visitors and are natural sites for flag display, further embedding national identity in daily life.

3. Consistency Across Developments

- At present, inclusion of flagpoles in new developments is inconsistent and left to the discretion of developers. By making flagpoles a mandatory requirement at the DA stage, councils can ensure uniformity and respect for our national symbols across the built environment.

4. Precedent in Other Sectors

- Schools: All Australian schools are required under federal guidelines to display the Australian National Flag during school hours, with the Commonwealth Government even providing free flags to educational institutions.
- Government Buildings: The Commonwealth Flag Network and the NSW Government require the Australian flag to be flown at all official government buildings, including local, state, and federal offices, as well as courthouses and police stations.
- Civic Events: The display of the national flag is already mandated at ANZAC Day, Australia Day, and other official commemorations, reinforcing its role as a civic unifier.
- This motion seeks to extend this existing precedent into the planning system for public and commercial developments, ensuring consistency with long-established protocols.

5. Limitation to the National Flag Only

- To avoid unnecessary controversy and to maintain a uniform standard, this proposal relates solely to the Australian National Flag.

Recommendation

That Council endorse this motion and advocate to the NSW Government for legislative or regulatory reform to mandate the inclusion of flagpoles displaying the Australian National Flag in Development Applications for:

- Major commercial establishments (shopping centres, hardware warehouses, and other large retail developments).

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Council:

1. Write to the NSW Government, and to the NSW Local Government Association, requesting that Development Applications (DA's) for major commercial establishments (including shopping centres, hardware warehouses, and similar large-scale retail premises) be required to include provision for a flagpole displaying the Australian National Flag.

COUNCIL DECISION

Motion: **Moved: Cllr Ristevski** **Seconded:**

That the Notice of Motion be adopted.

There was no seconder for this motion and therefore this item lapsed.

ITEM NO: NOM 04
FILE NO: 303854.2025
SUBJECT: Rectification of False and Misleading Claims regarding a Drug Injection Room at the CT Lewis Centre

Background

Council has recently been made aware of external communications circulating in the community which:

1. Claim that a drug injection room will be located at the CT Lewis Centre in Liverpool – a statement that is untrue.
2. Include video content shared on social media repeating the same false claims, filmed on CT Lewis Centre grounds without authorisation.
3. Promote a misleading and baseless narrative that has caused unnecessary fear, confusion, and reputational harm to Liverpool Council and the local community.

Such actions are unacceptable as they undermine the integrity of government communications, mislead residents, and place unnecessary strain on Council resources when we are required to counter misinformation with facts.

Liverpool Council has a duty to its ratepayers to set the record straight and ensure that residents receive accurate information about decisions and services that affect their community.

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Council:

1. Formally note that the claim of a drug injection room being established at the CT Lewis Centre is not supported by Council;
2. Express concern over the unauthorised filming and distribution of misleading material on Council-owned property;
3. Acknowledge that misleading correspondence has been circulated to residents across the community at taxpayer expense;
4. Direct the CEO to immediately issue a corrective letter to all affected residents, making clear that:
 - No drug injection room is being proposed, considered, or planned for the CT Lewis Centre or anywhere in the Liverpool LGA.
 - The claims made in the correspondence and social media video are false and misleading.

- Liverpool Council strongly rejects the spreading of misinformation that undermines trust in local institutions;
5. Publish a public statement on Liverpool City Council's official website and Facebook page correcting the record and reassuring residents;
 6. Investigate and pursue any potential breaches of law or regulation regarding the unauthorised use of Council-owned property and the dissemination of false and misleading information to the public; and
 7. Write to the NSW Premier and relevant Ministers highlighting this matter as an example of irresponsible and misleading public communication and request an assurance that future taxpayer-funded communications provided to residents are accurate and fact-checked.

COUNCIL DECISION

Motion:

Moved: Cllr Ristevski

Seconded: Cllr Monaghan

That Council:

1. Formally note that the claim of a drug injection room being established at the CT Lewis Centre is not supported by Council.

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

Councillors voted unanimously for this item.

ITEM NO: NOM 05
FILE NO: 303895.2025
SUBJECT: Restoring Pride and Dignity in Liverpool's War Memorials

Background

Liverpool has always been a military town. Generations of young men and women from our city have worn the uniform and defended our country, from Gallipoli and the Western Front, through Kokoda, Korea, Vietnam, Iraq and Afghanistan. Yet today, our memorials are scattered, neglected, and in some cases hidden away in storage. It is a pathetic mishmash, unworthy of their sacrifice.

This motion is about restoring pride, unity, and respect. It is about giving Liverpool a world-class War Memorial Precinct that future generations can look to with reverence. If tiny country towns can build memorials that inspire, then surely the proud City of Liverpool can do better.

Let us put Liverpool FIRST – by honouring those who gave us the freedom to stand here today.

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Liverpool City Council:

1. Acknowledge that Liverpool, a proud military town with one of the deepest Anzac traditions in Australia, currently has a scattered and disjointed presentation of its war memorials. Unlike even the smallest country towns across our nation, Liverpool lacks a unified, dignified, and commanding War Memorial worthy of the sacrifices made by our servicemen and women.
2. Direct the CEO to prepare a report on creating a Central Liverpool War Memorial Precinct, where the Boer War Memorial, the Edmondson Clock, the WWI Honour Boards, the lost memorial plaques, the WWI trophy gun, and the RSL Honour Boards currently in storage are brought together in one solemn, permanent, and grand location.
3. Investigate opportunities for funding this precinct through:
 - Federal and State Government veteran and heritage grants.
 - Public donations and sponsorship from the private sector.
 - Council contributions, with a focus on reallocating wasteful spending to projects that honour our heroes.
4. Engage with veterans' groups, RSLs, and community organisations to design a memorial that is bigger, better, and more inspiring than anything in Western Sydney

– a place where schoolchildren, families, and future generations can truly understand the price of our freedom.

5. Incorporate into the design:

- A Remembrance Cross or central monument of national significance.
- Proper lighting, flagpoles, and ceremonial space for Anzac Day and Remembrance Day services.
- A digital roll of honour where residents can look up relatives who served in all wars and conflicts.
- A dedicated space for the Edmondson legacy, recognising Australia's first Victoria Cross recipient from WWII, Sergeant John Hurst Edmondson, born right here in Liverpool.

6. Launch a community campaign, "Liverpool Remembers," to rally residents, schools, and local groups to contribute ideas, raise funds, and make Liverpool's memorial precinct something we can all be proud of.

COUNCIL DECISION

Motion:

Moved: Cllr Ristevski

Seconded:

That the Notice of Motion be adopted.

There was no seconder for this motion and therefore this item lapsed.

ITEM NO: NOM 06
FILE NO: 306127.2025
SUBJECT: Honouring the Life and Legacy of Andy Snook

Background

The Liverpool community is deeply saddened by the sudden passing of Mr. Andy Snook, a dedicated community member and animal welfare advocate.

Andy was widely recognised for his tireless efforts in pet rescue, reuniting lost animals with their families, and providing support to the community at all hours. His work brought comfort and relief to countless Liverpool residents and saved hundreds of animals.

In 2022, Liverpool City Council honoured Andy with the Order of Liverpool Award, acknowledging his outstanding service to our city. Andy's legacy is one of compassion, dedication, and community spirit that Liverpool should continue to celebrate.

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Council:

1. Formally acknowledges and records in the Council minutes the extraordinary contribution of Mr. Andy Snook to the Liverpool community.
2. Writes a letter of condolence to Andy's family on behalf of the Councillors, recognising his service to Liverpool.
3. Undertakes a permanent and substantial tribute to honour Andy's legacy, such as one or more of the following:
 - Establishing the "Andy Snook Animal Welfare Award", presented annually at the Order of Liverpool Awards to recognise outstanding community service in animal welfare.
 - Naming a Council facility, park, or animal-related service after Andy Snook (e.g. "The Andy Snook Animal Care Facility" or "The Andy Snook Dog Park").
 - Planting a commemorative tree or garden in Andy's honour in a public reserve, with a plaque acknowledging his contribution.
 - Creating an annual "Lost Pets Awareness Week" in Liverpool in his name, promoting responsible pet ownership and community care for animals.
 - Partnering with local animal welfare groups to establish a small grant or sponsorship fund in Andy's name, supporting local pet rescue and rehoming initiatives.
4. Ensures that Council communicates this tribute widely to the Liverpool community through its social media, newsletters, and website, emphasising Andy's legacy as a champion for animals and community spirit.

COUNCIL DECISION

Motion:

Moved:

Seconded:

Clr Ristevski withdrew this item, as a similar motion was dealt with earlier in the meeting through a Mayoral Minute, which incorporated points of this motion.

ITEM NO: NOM 02
FILE NO: 301800.2025
SUBJECT: Transparency and Fairness in the Use of the Council Facebook Page

Background

Recent public hearings into Liverpool City Council governance have highlighted concerns about the transparency and management of the Council's official Facebook page.

Evidence has shown:

- Decisions about the inclusion or exclusion of councillors in official posts have not always reflected fairness or equal recognition of elected representatives.
- Uncertainty exists over who ultimately controls Council's communications, creating confusion and the risk of politicisation of what should remain a neutral platform.
- When councillors attend events, functions, or delegations in an official capacity, recognition of their role and contribution is not consistently communicated to the community.

The Council's Facebook page is a public asset, funded by ratepayers, and it must operate in a way that reflects transparency, fairness, and the collective representation of the elected body, rather than the discretion of any one officeholder.

Councillors are elected by the people to represent them, and the community has a right to be informed of their participation in official Council activities.

Rationale

This motion aligns with the NSW Local Government Act 1993, which requires:

- Councillors to represent the interests of the community as a whole (s.232).
- Councils to act fairly, responsibly, and without political bias in the exercise of their functions (s.8A).

It is the duty of all councillors to ensure transparency, accountability, and fairness in how Council communicates with its residents.

This motion seeks to restore trust, guarantee fair representation of all councillors, and prevent the politicisation of a platform that should serve to inform and unite the Liverpool community.

NOTICE OF MOTION (submitted by Cllr Ristevski)

That Council:

1. Acknowledge the findings of the public inquiry hearings which highlighted uncertainty and inconsistency in how the Liverpool City Council Facebook page is managed, particularly regarding councillors' representation;

2. Direct the Chief Executive Officer to prepare a clear and transparent policy that ensures:
 - a) Councillors attending official events on behalf of Council are recognised and reported on through the Council's Facebook page.
 - b) Representation of Council at official functions, delegations, and community events is acknowledged in a fair and non-partisan manner.
 - c) Staff are not placed in a position where they are directed into political interference, including altering photographs, excluding councillors, or withholding information from the community; and
3. Ensure that where councillors attend official functions or delegations in their capacity as elected representatives, their role is acknowledged and given appropriate recognition on Council's Facebook page.

COUNCIL DECISION

Motion: **Moved: Cllr Ristevski** **Seconded: Cllr Monaghan**

That Council:

1. Direct the Chief Executive Officer to prepare a clear and transparent policy that ensures:
 - a) Councillors attending official events on behalf of Council are recognised and reported on through the Council's Facebook page.
 - b) Representation of Council at official functions, delegations, and community events is acknowledged in a fair and non-partisan manner.
 - c) Staff are not placed in a position where they are directed into political interference, including altering photographs, excluding councillors, or withholding information from the community; and
2. Ensure that where councillors attend official functions or delegations in their capacity as elected representatives, their role is acknowledged and given appropriate recognition on Council's Facebook page.

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

Division called (for the motion moved by Cllr Ristevski)

Vote for: Mayor Mannoun, Cllr Ammoun, Cllr Ibrahim, Cllr Karnib, Cllr Harle, Cllr Ristevski and Cllr Monaghan.

Vote against: Cllr Macnaught and Cllr Adjei.

Note: Cllr Dr Green and Cllr Harte were not in the Chambers at the time of voting.

During discussion, Mayor Mannoun advised that he no longer declared a conflict of interest in NOM 02, following the amendment to the recommendation.

During discussion, Cllr Dr Green declared a non-pecuniary, significant interest in this item and left the Chambers for the duration of the item.

Cllr Dr Green left the Chambers at 8:20pm in accordance with the Declarations of Interest.

Cllr Harte left the Chambers at 8:23pm in accordance with the Declarations of Interest.

THE MEETING CONCLUDED AT 8:29PM.

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 29 October 2025

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 25 September 2025. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting



MINUTES OF THE EXTRAORDINARY MEETING HELD ON 14 OCTOBER 2025

PRESENT:

Mayor Ned Mannoun
 Deputy Mayor Harle
 Councillor Adjei
 Councillor Ammoun
 Councillor Dr Green
 Councillor Harte
 Councillor Ibrahim
 Councillor Karnib
 Councillor Macnaught
 Councillor Monaghan
 Councillor Ristevski
 Mr Jason Breton, Chief Executive Officer
 Mr Farooq Portelli, Director Corporate Support
 Ms Lina Kakish, Director Planning & Compliance
 Mr Peter Scicluna, Director Operations
 Ms Anna Rizos, Acting Director Community & Lifestyle
 Ms Suzanne Kendall, Deputy General Counsel
 Ms Justine Young, Acting Manager Civic and Executive Services
 Ms Gabriella Rojas, Acting Coordinator Council and Executive Services

The meeting commenced at 7:06pm.

**STATEMENT REGARDING
WEBCASTING OF MEETING**

The Mayor read the following:

In accordance with clause 5.35 of Council's Code of Meeting Practice, I inform the persons attending this meeting that:

(e) the meeting is being recorded, livestreamed and made publicly available on the council's website, and

(f) persons attending the meeting should refrain from making any defamatory statements.

In relation to clause 4.1A – Where a public forum is held as part of a Council meeting, it must be conducted in accordance with the other requirements of this Code relating to the Conduct of Council, which means that the public forum will be broadcast via live stream on Council's webpage and included in the subsequent audio-visual recording of this meeting."

Mayor Mannoun then read that in compliance with Clause 3.2 of the Code of Meeting Practice, this Extraordinary Meeting was called on the 13th day following receipt of the request and therefore did not meet the minimum three days' notice period. It was explained that the delay in issuing the notice resulted from the time required to obtain legal advice on whether an Extraordinary Meeting must be called if based on an unlawful motion. Upon receiving this advice on Monday 13 October 2025, the meeting was called at the earliest practicable opportunity.

In accordance with Clause 3.9, Mayor Mannoun noted that an Extraordinary Meeting may be called on less than three days' notice in an emergency. Given the timing of the receipt of advice and the 14 day requirement under Clause 3.2, the meeting was called on an emergency basis.

Mayor Mannoun further stated that all Councillors had received legal advice confirming the proposed motion to be unlawful, and therefore declared there was no lawful motion or business before Council for consideration at this meeting, unless a motion was considered pursuant to Clause 3.29. However, pursuant to Clause 10.7, Mayor Mannoun allowed the mover(s) of the motion an opportunity to clarify or amend it, noting that this opportunity had previously been provided by email and that no response had been received to date.

**ACKNOWLEDGMENT OF COUNTRY,
PRAYER OF COUNCIL AND
AFFIRMATION**

The Acknowledgements and Affirmation of Council were read by Justine Young, Acting Manager Civic and Executive Services.

AUSTRALIAN NATIONAL ANTHEM

The National Anthem was played at the meeting.

Clr Ibrahim arrived in the Chambers at 7:09pm.

**APOLOGIES AND APPLICATIONS FOR A LEAVE OF ABSENCE OR ATTENDANCE BY
AUDIO-VISUAL LINK BY COUNCILLORS**

Ms Tina Bono, Director Community & Lifestyle.

DECLARATIONS OF INTEREST

Nil.

PUBLIC FORUM

Nil.

PETITIONS

Nil.

MAYORAL MINUTES

Nil.

CONFIDENTIAL ITEMS

ITEM NO: CONF 01
FILE NO: 345532.2025
SUBJECT: Personnel Matters

Mayor Mannoun invited the mover(s) of the motion to clarify or amend the motion outlined in CONF 01.

Clr Monaghan requested that the motion be put to the meeting without amendment.

Mayor Mannoun ruled the motion to be unlawful, therefore not considered.

MOTION OF DISSENT

Motion: **Moved: Clr Monaghan**

On the ruling that CONF 01 be moved as submitted, as it is lawful, on the grounds that the motion relates to standard contractual employment provisions.

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

Division called (for the motion moved by Clr Monaghan)

Vote for: Clr Monaghan, Clr Karnib, Clr Ibrahim and Clr Ristevski.

Vote against: Mayor Mannoun, Clr Adjei, Clr Macnaught, Deputy Mayor Dr Green, Clr Ammoun, Clr Harte and Clr Harle.

MOTION OF URGENCY

ITEM NO: MOU 01
SUBJECT: Personnel Matters

Clr Macnaught requested that Mayor Mannoun permit a motion of urgency in accordance with Clause 3.29 of the Code of Meeting Practice, concerning the personnel matters referenced in CONF 01.

Clr Macnaught stated that the matter was urgent, as it is important to reassure staff and the community of fairness, natural justice, and stability within the organisation, noting that prolonged uncertainty may negatively impact psychosocial wellbeing.

In accordance with Clause 3.29, a motion to consider urgent business at the Extraordinary Meeting was moved by Clr Macnaught.

MOTION TO CONSIDER URGENT BUSINESS

Motion: **Moved: Clr Macnaught** **Seconded: Clr Harle**

That the motion of urgency be considered as business in accordance with Clause 3.29.

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

Division called (for the motion moved by Clr Macnaught)

Vote for: Deputy Mayor Dr Green, Clr Macnaught, Clr Adjei, Mayor Mannoun, Clr Harle, Clr Harte and Clr Ammoun.

Vote against: Clr Monaghan, Clr Karnib, Clr Ibrahim and Clr Ristevski.

MOTION OF URGENCY

ITEM NO: MOU 01
SUBJECT: Personnel Matters

COUNCIL DECISION

Motion: **Moved: Clr Macnaught** **Seconded: Clr Harle**

That Council:

1. Affirms the importance of allowing the Public Inquiry into Liverpool City Council to take its natural course, ensuring procedural fairness for all witnesses, officers, and stakeholders, and maintaining the integrity of the process in the public interest.
2. Resolves that Council will await the findings and recommendations of the Commissioner arising from the Public Inquiry, and the final determination by the Minister and defer making any further consideration or action by Council on matters related to witnesses before the Inquiry should only occur after obtaining independent legal advice confirming that such action:
 - a) is both lawful and appropriate; and
 - b) does not give rise to or contribute to any psychosocial hazard or risk under applicable work health and safety obligations.
3. Allocate any expenditure associated with obtaining independent legal advice from the General Funds.

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

Division called (for the motion moved by Clr Macnaught)

Vote for: Deputy Mayor Dr Green, Clr Macnaught, Clr Adjei, Mayor Mannoun, Clr Harle, Clr Harte and Clr Ammoun.

Vote against: Clr Monaghan, Clr Karnib, Clr Ibrahim and Clr Ristevski.

Clr Monaghan sought to move a foreshadowed motion in accordance with Clause 10.17. Mayor Mannoun ruled it could only be considered as an urgency motion in accordance with the provisions for extraordinary meetings.

Clr Monaghan then requested that this item be dealt with as a Motion of Urgency.

MOTION OF URGENCY

ITEM NO: MOU 02

Subject: Personnel Matters

Clr Monaghan stated that the matter was urgent as Council had debated the issue earlier in the meeting, where he intended to move a foreshadowed motion in the middle of another item, in compliance with Clause 10.17 of the Code of Meeting Practice. He further noted that, had this process been followed at that time, a separate motion of urgency would not have been required.

Motion: **Moved:** Clr Monaghan **Seconded:**

That Council:

1. Obtains independent legal advice confirming that the following is both lawful and appropriate, and does not give rise or contribute to any psychosocial hazard or risk under applicable work health and safety obligations:
 - a) Affirms the importance of allowing the Public Inquiry into Liverpool City Council to take its natural course, ensuring procedural fairness for all witnesses, officers, and stakeholders, and maintaining the integrity of the process in the public interest.
 - b) Resolves that Council will await the findings and recommendations of the Commissioner arising from the Public Inquiry, and the final determination by the Minister and defer making any further consideration or action by Council on matters related to witnesses before the Inquiry should only occur after obtaining independent legal advice confirming that such action:
 - is both lawful and appropriate; and
 - does not give rise to or contribute to any psychosocial hazard or risk under applicable work health and safety obligations.
2. Notes that the following is action by Council on matters related to witnesses before the Inquiry and should only occur after obtaining advice referred to in Point 1.
3. Notes that the motion of urgency was unaccompanied by independent legal advice confirming that such action is lawful and appropriate, and does not give rise or contribute to any psychosocial hazard or risk under applicable work health and safety obligations.
4. Notes that this item was moved in accordance with clause 10.17 of the Code of Meeting Practice as a foreshadowed motion that was rejected.

Mayor Mannoun declared the motion unlawful, and ruled that the item would not be considered as motion of urgency.

Note: Mayor Mannoun ruled the motion unlawful, therefore it was not voted on and no seconder was recorded.

THE MEETING CONCLUDED AT 8:20PM.

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 29 October 2025

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 14 October 2025. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.

NOM 01

Liverpool Leads Western Sydney in Small Business Month 2026

Strategic Objective	Evolving, Prosperous, Innovative Develop the economic capacity of local businesses and industries
File Ref	328425.2025
Author	Peter Ristevski - Councillor

BACKGROUND

Liverpool is home to thousands of small businesses employing tens of thousands of residents. Adjoining councils such as Fairfield, Campbelltown, and Canterbury-Bankstown are already doing strong programs for Small Business Month 2025. Liverpool must match and exceed these efforts next as we didn't participate this year to remain a hub for enterprise and innovation. This motion ensures Council sends a clear message: we back our local small businesses and will deliver the most vibrant Small Business Month in Western Sydney.

NOTICE OF MOTION

That Council:

1. Recognises October as NSW Small Business Month and acknowledges the vital role local small businesses play in driving Liverpool's economy, creating jobs, and strengthening community life.
2. Commits to delivering the most dynamic and supportive Small Business Month program in Western Sydney during October 2026.
3. Directs the Chief Executive Officer to immediately develop and deliver a Liverpool Small Business Month Program in consultation with local chambers of commerce, industry groups, and business owners, including but not limited to the following initiatives:
 - Liverpool Small Business Expo 2026: A flagship event showcasing local enterprises, with free exhibition spaces for Liverpool-based businesses, live demonstrations, and networking lounges.
 - Startup & Innovation Pitch Nights: Partner with Western Sydney University and local incubators to spotlight emerging entrepreneurs, offering prize grants and mentoring packages.
 - "Buy Local, Win Local" Campaign: A month-long marketing push with a digital loyalty card encouraging residents to shop locally, with prize draws for customers who support Liverpool businesses.
 - Practical Masterclasses: Free or low-cost workshops on digital marketing, e-commerce, tax, and financial planning, delivered by leading experts.

- Council Red-Tape Hackathon: A roundtable with small business owners to identify and remove unnecessary council barriers and fast-track approvals.
 - Pop-Up Business Hubs: Temporary workspaces and mobile advice desks across the LGA offering on-the-spot guidance on grants, licensing, and growth strategies.
4. Appropriate funding from existing economic development budgets and seeks sponsorship and grant opportunities from the NSW Government's Small Business Month program to support these initiatives.
 5. Reports back to Council within eight weeks with a detailed schedule, budget, and marketing plan.

CHIEF EXECUTIVE OFFICER'S COMMENT

The intent of this Notice of Motion to enhance support for Liverpool's small business community through future Small Business Month activities is acknowledged. Council recognises the essential contribution of small businesses to Liverpool's economy, local employment, and community vitality.

While Council is not currently delivering a specific or formal program for NSW Small Business Month, the City Economy team continues to provide targeted support to local businesses through a range of ongoing initiatives. The Vibrant Streets Program, which funds precinct activation and enhancement projects, is operating at full capacity with strong participation from local businesses.

Following the NSW Government's discontinuation of the Business Connect program, Council has been collaborating with the NSW Small Business Commission and Service NSW Business Bureau to ensure that Liverpool businesses remain informed about available advisory and support channels.

Council is also developing a Small Business Support Framework to help address the service gap left by Business Connect and to ensure that Liverpool's small businesses continue to have access to practical advice, resources, and opportunities to grow. Council remains committed to championing Liverpool's small business community during Small Business Month and throughout the year.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

Existing business support activities, including the Vibrant Streets Program and development of a Small Business Support Framework, are being delivered within Council's approved operational budget for the City Economy unit.

ATTACHMENTS

Nil

NOM 02

**Community Impacts of Complying Development
Certificates (CDCs)**

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	328530.2025
Author	Peter Ristevski - Councillor

BACKGROUND

Residents in Wattle Grove and other parts of Liverpool have raised concerns regarding developments approved under Complying Development Certificates (CDCs). These concerns include:

- Lack of community notification or opportunity to comment before approval is granted;
- Inadequate on-site parking for terrace-style housing, creating pressure on local streets; and
- Increased impacts on residential amenity, such as congestion on roads.

CDC approvals are a state-level planning pathway introduced by the NSW Government, which bypasses Council's development application process. While Council has no authority to refuse or amend CDCs that meet State standards, it has a role in advocating to the State Government for reforms that better balance housing delivery with community amenity.

Under the Environmental Planning and Assessment Regulation 2021, the notification requirements for CDCs are very limited. Certifiers must notify Council and adjoining owners at least two days before works commence, providing only basic details such as the site address, description of works, builder details, and start date. Unlike DAs, there is no pre-approval exhibition period, no invitation for submissions, and no requirement to provide neighbours with copies of plans or supporting documents. This means affected residents often become aware of developments only after approval has already been granted, contributing to ongoing community dissatisfaction.

NOTICE OF MOTION

That Council:

1. Notes the concerns raised by residents in Wattle Grove regarding developments approved under CDCs, including inadequate parking and the lack of meaningful notification or access to plans.

2. Acknowledges that these concerns reflect broader community dissatisfaction with the CDC process.
3. Writes to the Minister for Planning and Public Spaces and the Office of Local Government expressing Council's concern regarding the impacts of CDCs on existing communities.
4. Calls on the NSW Government to review the CDC framework, with particular regard to:
 - Introducing pre-approval neighbour notification and exhibition requirements, including access to plans, consistent with those applying to Development Applications; and
 - Reviewing parking requirements for terrace and multi-dwelling housing in established suburbs.

CHIEF EXECUTIVE OFFICER'S COMMENT

Should the resolution be endorsed by Council, the relevant representations will be made.

FINANCIAL IMPLICATIONS

There are no financial implications

ATTACHMENTS

Nil

NOM 03	Overdevelopment and Failure to Defend Community Interests – 25 Simone Crescent Casula
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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	328964.2025
Author	Peter Ristevski - Councillor

BACKGROUND

Council records confirm that 34 written objections were lodged against this development. Residents raised concerns about traffic, overshadowing, privacy, social impact, noise, and the clear risk of overdevelopment.

Despite these objections, the development was approved in a form that:

- Allocates only eight car spaces for 39 units, well below the practical requirement of at least one space per dwelling.
- Ignores the 6-metre privacy setback for adjoining neighbours.
- Places an unsustainable parking and traffic burden on a street never designed to handle such density.

The community deserves full transparency on why their legitimate concerns were effectively dismissed and why Council abandoned the opportunity for proper judicial scrutiny.

NOTICE OF MOTION

That Council:

1. Investigate and report on the reasons Council conceded and did not progress the recent development matter (39-unit co-living proposal) to be heard in the Land and Environment Court.
2. Explain and justify how approval was granted for a 39-unit development providing only eight (8) car spaces, despite:
 - The street being physically incapable of accommodating overflow parking.
 - The nearest train station being almost 4 km away, which makes private vehicle use a necessity for residents.

3. Provide detailed clarification as to why the required 6-metre side setbacks—essential to protect the privacy of neighbouring properties—were not applied or enforced.
4. Report on the use of Section 7.11 developer contributions and explain why these funds were not directed to traffic management, road widening, or parking improvements in the affected street to alleviate the inevitable congestion.
5. Present this report to Council and the community within 30 days and include clear recommendations for strengthening planning controls so that similar overdevelopment proposals cannot bypass community expectations in the future.

CHIEF EXECUTIVE OFFICER'S COMMENT

The notice of motion concerns development application DA-550/2024 and 25 Simone Crescent, Casula. The development application was determined by the Land and Environment Court in *Ventureland Capital Pty Ltd v Liverpool City Council* [2025] NSWLEC 1644, which can be viewed online at <https://www.austlii.edu.au/cgi-bin/viewtoc/au/cases/nsw/NSWLEC/2025/>.

On 2 October 2025, a briefing note was provided in response to a councillor request about the determination of DA-550/2024. The briefing note explains how the development application and associated Land and Environment Court proceedings were dealt with in accordance with relevant legislation and planning controls. It outlines how objector concerns were considered and planning and environmental issues raised and addressed.

The briefing note can be circulated to all councillors, if required.

The 6-metre side setback requirement outlined in the Apartment Design Guide (ADG) applies specifically to situations involving habitable room-to-habitable room interfaces. However, the ADG permits a reduced setback of 3 metres where non-habitable rooms are proposed along the side boundary.

In this instance, the proposed development includes a blank wall along the side boundary, which comprises non-habitable rooms as defined by the ADG. During Class 1 appeal, the Commissioner accepted that the wall qualifies as non-habitable, and therefore, the 3-metre setback provision applies.

Accordingly, the proposal is considered to comply with the relevant ADG setback requirements.

Report on the use of Section 7.11 developer contributions and explain why these funds were not directed to traffic management, road widening, or parking improvements in the affected street to alleviate the inevitable congestion

The subject site will attract payment of development contributions under the *Liverpool Contributions Plan 2018 – Established Areas* ("Established Areas Contributions Plan"). The Established Areas Contributions Plan comprises an approved list of infrastructure for the catchment that is covered by the Plan and can be viewed at the following link:

<https://www.liverpool.nsw.gov.au/development/liverpools-planning-controls/contribution-plans>

Relevant legislation associated with the administration of Contributions Plans limits the use of collected contributions to items specifically listed in an approved Contributions Plan.

Although the Established Areas Contributions Plan does not identify any specific infrastructure items in the vicinity of the subject site, specific infrastructure required to mitigate the impact of the development on the surrounding road network can be addressed via Conditions of Consent if deemed necessary.

All information relevant to the development is publicly available. A presentation to the community for 30 days is therefore deemed unnecessary. Council may wish to put forward a notion of motion requesting Council and/or the state government review the planning controls regarding overdevelopment should they be minded to do so.

FINANCIAL IMPLICATIONS

There will be unplanned staff time involved in providing the proposed report, if required.

ATTACHMENTS

Nil

NOM 04

Moratorium on Forced Redundancies for Council Staff

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	331926.2025
Author	Peter Ristevski - Councillor

BACKGROUND

Liverpool Council is facing major restructures while under public inquiry. This uncertainty puts the jobs of staff and vital roles at risk.

Council workers are the backbone of essential services across Liverpool. They keep our city clean, safe, and running efficiently. A guarantee of no forced redundancies during this challenging period is critical to maintain staff morale, protect service delivery, and demonstrate good faith toward employees and the community.

NOTICE OF MOTION

That Council:

1. Adopt a policy of no forced redundancies for Council staff for the period commencing on the date of this resolution and ending on the date the Minister for Local Government makes a decision following the conclusion of the current public inquiry affecting Liverpool City Council ("Moratorium Period").

CHIEF EXECUTIVE OFFICER'S COMMENT

The Council determines the resources (i.e., budget) to be allocated for staff, after consulting with the CEO/General Manager (GM). S332(1) LGA

The CEO/GM has the legislative authority and responsibility to determine the positions within the organisation structure, after consulting with the council. S332 (1A) LGA

In practice, the GM can restructure the organisation (i.e., create, abolish, or modify positions) as long as it is within the resource allocation set by the council and after consulting with the council. That occurred and council advised accordingly. Any further changes to staff positions will be referred to Council for consultation and within approved resource allocations.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

ATTACHMENTS

Nil

NOM 05	Permanent Ban of Contractor Involved in Asbestos-Contaminated Recycled Topsoil at Pye Hill Reserve and Rickard Road, Chipping Norton
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	341177.2025
Author	Peter Ristevski - Councillor

BACKGROUND

Council recently discovered asbestos contamination within recycled turf underlay material (topsoil) supplied and installed by an external contractor at Pye Hill Reserve, Cecil Hills as part of the Regional Trail and Lookout Place Project.

Following these findings, further investigations have confirmed that the same supplier also provided recycled topsoil material for Rickard Road, Chipping Norton, where asbestos was again detected during testing.

The chronology of events clearly demonstrates a pattern of contamination, non-compliance, and public health risk linked to the same contractor and supplier, including:

- 25 June–16 July 2025: Approximately 380 tonnes of recycled topsoil were delivered and installed at Pye Hill Reserve.
- 20 August 2025: Council's Asbestos Management Officer confirmed the presence of fibro fragments consistent with asbestos material.
- 26 August 2025: Consultant testing confirmed bonded (non-friable) asbestos in the recycled material.
- 28 August 2025: Consultant report recommended full removal and disposal of the contaminated topsoil.
- 3 October 2025: Approximately 530 tonnes of contaminated soil were removed and disposed of at an EPA-licensed landfill.
- Subsequent investigations by the EPA and SafeWork NSW confirmed asbestos contamination at the supplier's facility and in recycled topsoil used across multiple Sydney sites, including Rickard Road, Chipping Norton.

Given these repeated breaches and the associated risk to public health, worker safety, and environmental integrity, it is not in the public interest for Liverpool City Council to continue engaging or accepting material from this contractor or supplier in any future works.

NOTICE OF MOTION

That Council:

1. Immediately prohibit the contractor and/or supplier responsible for the asbestos-contaminated recycled topsoil at Pye Hill Reserve and Rickard Road, Chipping Norton from tendering, supplying, or performing any works on current or future Liverpool City Council projects.
2. Refer all documentation, testing reports, and correspondence relating to this incident to the Audit, Risk and Improvement Committee (ARIC) for independent review of Council's contractor verification and acceptance procedures.
3. Publicly disclose the findings of the EPA and SafeWork NSW investigations relating to this matter once available, to ensure transparency and accountability to the community.
4. Formally write to the NSW Environment Protection Authority (EPA) requesting that the supplier in question be investigated and added to the list of restricted or banned materials suppliers for all NSW local government projects.

CHIEF EXECUTIVE OFFICER'S COMMENT

Council has been working with the NSW Environment Protection Authority (EPA) and SafeWork NSW on this matter as outlined in the Councillor memos provided. Multiple investigations are afoot, and any actions will be determined from the findings and recommendations.

ARIC were made aware of this matter, furnished with the Councillor memos and provided the opportunity to ask questions on the 13th October 2025.

Should the Notice of Motion be endorsed Council will resolve to complete any remaining approved actions.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

ATTACHMENTS

Nil

QWN 06	Question with Notice - Cllr Ristevski - Compulsory Work Health and Safety Training – Mayor’s Non-Attendance
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	332101.2025

QUESTION WITH NOTICE

Please address the following:

1. How much did it cost Liverpool ratepayers for the compulsory Work Health and Safety training session that was specifically organised for the Mayor on 15 September 2025, which he failed to attend?
2. Can Council confirm why this additional training was required to be arranged exclusively for the Mayor, given that all other Councillors attended the sessions provided.
3. What actions, if any, will be taken to recover wasted ratepayer funds caused by the Mayor’s failure to fulfil his obligations under mandatory training requirements?

Response provided (by Community and Lifestyle)

1. A Work Health and Safety (WHS) training session was scheduled for the Mayor on 15 September 2025. This session was subsequently cancelled for personal reasons, noting that the mandatory training requirement had already been fulfilled via an online session completed on 7 July 2025. Council was charged \$4150 for this cancellation.
2. In accordance with advice from the training provider, Local Government NSW, the mandatory WHS training could be completed either online or face-to-face. While not required, face-to-face attendance was encouraged by the CEO to provide councillors with a supportive and collaborative learning opportunity. An additional in-person session was arranged for those councillors who had not yet completed the training from 7 July 2025. As the Mayor was unavailable to attend in person on the second date offered, a separate session was scheduled for 15 September 2025. This session was subsequently cancelled for personal reasons, noting that the mandatory training requirement had already been upheld.

3. In accordance with Council's Civic Expenses Policy (4.9), any non-attendance at mandatory training or other events will be reviewed by the CEO, acting reasonably, to determine whether a valid reason was provided.

Where no valid reason exists, the Policy outlines that the Councillor must take all reasonable steps to mitigate costs to Council and reimburse any expenses incurred. The matter will be managed in line with these requirements.

ATTACHMENTS

Nil

QWN 07

**Question with Notice - Cllr Ristevski - Costs of
Adjourned Council Meeting**

Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	328402.2025

QUESTION WITH NOTICE

On Wednesday 24 September 2025, the Ordinary Council Meeting was unable to proceed when the Mayor, the Liberal Councillors, and ALP Councillor Betty Green left the chamber, resulting in a loss of quorum. This forced an adjournment and a subsequent reconvened meeting to be held on Thursday 25 September 2025.

Please address the following:

1. What was the total cost to Liverpool City Council ratepayers of the adjourned meeting and the reconvened meeting on Thursday 25 September 2025?
2. Please provide a detailed breakdown of these costs, including but not limited to:
 - Staff overtime and penalty rates
 - Venue operating costs (lighting, security, cleaning, and technical support)
 - Administrative preparation and re-issuance of meeting materials
 - Any additional contractor or service fees incurred due to the adjournment.

Response (provided by Corporate Services)

The opening paragraph of the QWN is factually incorrect. The fact that there was a temporary loss of quorum did not result in adjournment of the meeting.

The meeting was adjourned as a result of the councillors remaining in the chambers, who did not have a conflict, moving a motion to defer the meeting to be held on Thursday 25 September 2025. Accordingly, the additional costs as a result of that action are outlined overleaf.

Response (provided by Community and Lifestyle)

Estimated Costs – Ordinary Council Meetings (24 & 25 September 2025)

A detailed breakdown of costs associated with the adjourned and reconvened meetings is provided in the table below. Staff overtime and penalty rates are still being finalised; however, several staff worked between four and eight additional hours each of the evenings in question and additional hours in the lead up to accommodate the revised meeting requirements and deadlines.

Venue operating costs, including lighting, security, cleaning, and technical support, have been included as hard costs and are readily quantifiable.

Administrative preparation and the re-issuance of meeting materials were completed during standard work hours and are therefore not considered an additional direct cost, though this diverted staff from their usual duties and created flow-on impacts to other workloads.

No additional contractor or service fees have been identified beyond the below operational impacts.

Category	Ordinary Meeting 24 September 2025	Adjourned Meeting 25 September 2025
Audio Visual Support	\$989	\$989
Security	\$387.20	\$580.80
Catering <i>Includes catering for public and staff/Councillors, and external labour due to existing bookings (25 Sep only)</i>	\$2,198	\$394.36
Table Skirts	\$625	\$625 + Labour: \$624.40
Estimated Total <i>Excludes staff overtime/admin</i>	\$4,469.20	\$3,213.56

ATTACHMENTS

Nil

QWN 08

**Question with Notice - Cllr Ristevski - Mayor's
Proposed Trip to the Middle East**

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	344618.2025

QUESTION WITH NOTICE

Please address the following:

1. Has the Mayor, or any member of Council staff, sought or received Council funding, approval, or reimbursement for travel to any country in the Middle East within the next six weeks?

Response (provided by the Office of the Chief Executive Officer)

Yes. Two originally, now one Council Staff Member - who will travel to the Australian Saudi Business Forum known as the ANZUK Forum in Riyadh. This forum will be held at the Federation of Saudi Chambers on the 22nd and 23rd of October 2025.

At the time of this report Council Officers understand the Mayor has received his own invitation where he will meet all travel costs and incidentals himself. Thus, he has not sought or received Council funding, approval, or proposed reimbursement for travel to any country.

2. What is the stated purpose and business justification for this trip, and how does it relate to the functions or strategic priorities of Liverpool City Council?

Response (provided by the Office of the Chief Executive Officer)

Project 26

This initiative seeks to position Liverpool as an attractive destination for global investment. Participation in the ANZUK Forum will enable Council to:

- Showcase Liverpool's assets to potential investors and trade partners
- Connect with international stakeholders aligned to our growth sectors
- Explore case studies and practices from giga-projects and high-growth regions
- Position Liverpool on a global stage to explore joint venture opportunities; and
- Demonstrate Liverpool's intent to be globally connected and forward-thinking.

Liverpool 2050

Council's Liverpool 2050 Strategy aims to capitalise on the city's rich diversity by leveraging its multilingual, globally connected workforce to enhance international trade, foster cultural exchange, and deliver more inclusive services that strengthen Liverpool's global competitiveness and economic resilience.

University City

The University of Wollongong (UoW) has a major and expanding presence in Liverpool Council's partnership with UoW stretches over a decade. This has helped shape Council's strategic objective to develop a 'University City' by strongly marketing the city's assets of young, ambitious and fast-growing communities to education providers. The strategy has met growing success with heightened activity over past few years, most notably the presence of UOW and Western Sydney University and the recently signed MoU with the University of NSW.

The University of Wollongong is a young, dynamic and innovative university that over its almost 50-year history has become one of the leaders of Australia's new generation of universities. UOW has demonstrated commitment to deep engagement with communities and industry in Liverpool and southwest Sydney. Its education and training programs ensure that the next generation of workers in Liverpool are ready for the jobs and industries of the future.

UOW is the first foreign university to receive a Saudi Investment Licence under the country's Vision 2030 program, reflecting its reputation as a trusted global education partner. The license enables UOW Global Enterprises to establish a campus in Riyadh, Saudia Arabia, which the goal of opening the campus in the second half of 2025.

Planning is underway, with collaboration across faculties on the proposed course portfolio. Governance, academic quality, and core UOW values, including academic freedom and cultural respect, remain central to every stage of the process. The UOW Riyadh campus will launch later this year with English Language programs and Foundation programs in 2026 delivered by UOW College, followed by undergraduate degrees in 2027.

3. Which countries and cities are scheduled to be visited, and what are the planned meetings or official engagements in each location?

Response (provided by the Office of the Chief Executive Officer)

Riyadh, Saudi Arabia as per the ANZUK Forum Agenda. Councils' expectations as to meetings and key performance requirements for the Forum have been detailed to the staff member and will be confirmed via a pre-travel strategy and a post travel report.

4. What is the total estimated cost of the trip, including flights, accommodation, meals, and any allowances, and from which budget item will the expenses be paid?

Response (provided by the Office of the Chief Executive Officer)

Due directly to an innovative and tactical points banking strategy adopted by Council Officers, used regularly for efficiency around Council travel, I expect the total cash cost of incidentals to fall around \$750 AUD for the period of official business. No other expenses are forecast, nor have they been requested. The total cost of travel will be reconciled against our Economic Development Budget and presents great value for money.

5. Has the Mayor booked a return flight to Australia as part of this trip? If so, please provide the date of return.

Response (provided by the Office of the Chief Executive Officer)

For both operational and security reasons, mature organisations do not disclose the discrete travel plans of executives and officials

6. Are any non-Council entities, lobbyists, or external organisations contributing financially or logistically to this trip? If yes, please identify them.

Response (provided by the Office of the Chief Executive Officer)

No.

7. Given that Lebanon does not have an extradition treaty with Australia, has Council undertaken any risk assessment regarding travel to that region by elected officials or staff?

Response (provided by the Office of the Chief Executive Officer)

International extradition is the formal legal process through which one country requests the surrender of a suspected or convicted individual from another country. It allows countries to cooperate in criminal matters, ensuring that individuals accused or convicted of crimes face justice. Thus, an extradition scenario is not present.

Lebanon is not in Saudi Arabia.

Whilst the current Australian government travel warning (14/10/2026) for Saudi Arabia is to "Exercise a high degree of caution" due to the volatile security situation in the Middle East, this will be reviewed given the peace deal recently negotiated, and any last-minute

adjustments can be made with a revised risk assessment which will remain an operational process.

8. What measurable community benefit does this trip deliver to the residents of Liverpool, and how will those outcomes be reported back to Council?

Response (provided by the Office of the Chief Executive Officer)

Participation in the ANZUK Forum will enable Council to:

- Leverage from Liverpool's strategic national location (including a new international airport) to attract global investment to the Liverpool City Centre
- Promote Liverpool's competitive advantages in allied health, logistics, advanced manufacturing, robotics and professional services
- Position Liverpool alongside other international growth cities by showcasing our integrated approach to economic development, transport connectivity, and innovation ecosystems
- Strengthen international partnerships with Regions and Organisations pursuing similar innovation and urban transformation goals.
- Sell our great City and the wonderful investment opportunities that are emerging at this time in both the commercial, industrial, higher education and Build to Rent (BTR) spaces.

Typically, attendance by Council Officials / Councilors at overseas conferences can yield several measurable community benefits, including:

1. **Knowledge Transfer and Best Practices:** Adoption of innovative policies and practices observed internationally, leading to improved local governance, infrastructure, or service delivery
2. **Economic Development:** New trade, investment, or tourism opportunities resulting from international networking, which can boost local economic growth
3. **Enhanced Partnerships:** Strengthened and new relationships with other municipalities or organisations
4. **Capacity Building:** Increased skills and knowledge of officials, leading to more effective management and a new lens on policy development and application
5. **Funding Opportunities:** Access to grants, sponsorships, or technical assistance from international agencies or partner cities
6. **Global Visibility and Reputation:** An elevated profile of the Liverpool community on the international stage, attracting future investments or collaborations; and
7. **Sustainable Development Goals (SDGs):** Alignment with global SDGs through knowledge gained and partnerships formed, measurable via progress indicators.

These benefits can then be quantified through key metrics such as any increase in foreign investment and/or local interest triggered by the media reporting on the initiative.

The outcomes will be reported to Council via a Report.

9. Will the full travel itinerary, costings, and meeting records be made publicly available to ensure transparency and accountability?

Response (provided by the Office of the Chief Executive Officer)

All operational requirements as to Councils budget and financial obligations are well practiced and will be adhered with.

Meeting records will remain commercial in confidence for strategic and operational reasons around our wider investment and attraction strategy.

ATTACHMENTS

Nil

QWN 09	Question with Notice - Cllr Ristevski - Inconsistencies and Updates to Council's Asbestos Register
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	344724.2025

QUESTION WITH NOTICE

Please address the following:

1. Why are there two separate versions of Council's Asbestos Register in circulation or on record?
2. Which version is the current and official Asbestos Register adopted by Council?
3. Why has one version not been updated since 2019, while another version was last updated in 2024?
4. What were the circumstances that led to the creation of two differing versions of the register?
5. Who is responsible for maintaining and updating the Asbestos Register, and how frequently is it reviewed?
6. Has Council undertaken any independent audit or verification of the Asbestos Register's accuracy and completeness since 2019?
7. Can Council confirm whether all Council-owned properties and facilities are accurately reflected in the most recent version?

Response (provided by Operations)

1. Council has two registers. The first is the asbestos building register which is specific for Council's buildings and structures, records all asbestos present in the buildings and structures. The second register is specific to land contamination and includes Council's land holdings where soil contamination, including asbestos has been identified.
2. Council is currently completing an update of all its asbestos building registers. A consultant has been engaged and is inspecting Council buildings and structures to provide updated and current asbestos building registers.

NOTICES OF MOTION/QUESTIONS WITH NOTICE

The land contamination register is updated as new contaminated sites are identified that require on-going management actions.

3. The asbestos building registers are required to be updated every five years. Council's consultant is currently updating all registers. In addition, the building registers have also been reviewed and maintained periodically since 2019 whenever building maintenance has occurred at a site.

The land contamination register is updated as required when a new contaminated site is identified that requires on-going management actions.

4. The registers are required to be in place for a workplace under the Work Health and Safety Regulation.
5. Council has an Asbestos Management Officer that is responsible for updating the asbestos building register. Council's Coordinator Asbestos and Remediation is responsible for the asbestos land register. The registers are maintained on a regular basis and are updated whenever building work is undertaken (the asbestos building register) or when new contaminated sites requiring on-going management are added (the contaminated land register).
6. The consultant engaged to review the building registers are licensed asbestos assessors. Any updates to the registers are also undertaken by trained and certified consultants from Council's panel. Council typically uses different consultants to update the building registers so the accuracy of the registers is captured by the review process.
7. Yes, all Council owned buildings and facilities are accurately reflected in the most recent version with supporting documentation recorded.

ATTACHMENTS

Nil

QWN 10

**Question with Notice - Cllr Ristevski - Relocation
of NSW Police to Council Premises**

Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	332075.2025

QUESTION WITH NOTICE

Please address the following:

1. How much are Liverpool ratepayers being charged to move the New South Wales Police into the Council-owned building at 52 Scott Street, Liverpool?
2. Is this relocation directly connected to the installation of the “panic button” in the Mayor’s office, and if so, can Council explain the rationale behind this decision?
3. Now that New South Wales Police will be located in the same building as this Mayor, will the panic button be removed from the Mayor’s office to save ratepayers the ongoing annual monitoring costs?

Response (provided by Commercial Development)

1. Liverpool ratepayers are not being charged to move the New South Wales Police into Civic Place.

Response (provided by Operations)

2. This button is not connected to this NSW Police move.
3. The button will not be removed.

ATTACHMENTS

Nil

QWN 11

**Question with Notice - Cllr Ristevski - Asbestos
at Pye Hill Park**

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	334573.2025

QUESTION WITH NOTICE

Please address the following:

1. Why did Council delay informing its own staff for over a month about the asbestos at Pye Hill Park, and why was the matter only raised after a staff member discovered it from the community on social media?
2. Who within Council made the decision not to notify staff immediately upon asbestos being identified on 28 August?
3. What risk assessments or safety procedures were conducted between 28 August and 30 September to ensure staff and community members were not exposed to asbestos at Pye Hill Park?
4. Why were elected Councillors not briefed about the asbestos discovery at the time Council became aware?
5. What policies or protocols does Council currently have in place for asbestos management and immediate staff notification, and were they followed in this instance?
6. What steps will be taken to ensure transparency and public safety are prioritised in all future asbestos-related matters?
7. What external agencies, if any, were notified by Council of the asbestos discovery at Pye Hill Park, and on what date were they informed?

Response (provided by Operations)

1. Managers responsible for the maintenance of the Pye Hill Reserve were informed of the potential presence of asbestos at the Reserve by email on 21 August 2025. A further update was provided to all relevant managers in a meeting held on 26 August 2025. At this meeting Manager were informed to instruct their teams to stop servicing the site until clearance is provided.

2. All managers responsible for maintaining Pye Hill Reserve were informed of the presence of likely asbestos on 26 August. The information was then passed to relevant coordinators and team leaders to stop servicing the site.

3. Council received preliminary results from its consultant on 26 August 2025 at 6:24 pm indicating that asbestos was detected at low concentrations in some fibro fragments and recycled soil samples.

On 27 August 2027, Council engaged its consultant to place air monitors at the site to monitor the air for asbestos fibres while Council waited for the consultant's report with recommendations on other management actions required. The air monitoring continued daily (including on weekends) until 25 September 2025 when the recycled material started to be removed by the same contractor that placed the material at the Pye Hill Reserve. The removal contractor engaged its own occupational hygienist to continue air monitoring from 25 September until 3 October 2025 when all the recycled topsoil was removed. All results from air monitoring conducted at the site were below the safety standards.

Council received the consultant's report with recommendations on 28 August 2025 at 10:21 pm. On 29 August, Council's licensed asbestos contractor installed safety fencing around the areas where asbestos was confirmed in the consultant's report. After these areas were fenced off, the contractor proceeded to fence off the entire length of the pathways on both sides.

In addition, from 25 September, exclusion zones with signage were set up around the work sites during the recycled topsoil removal to prevent pedestrian access near these areas.

4. Council worked quickly to engage a consultant and licensed asbestos contractor to investigate and manage the potential asbestos risks. Council does acknowledge that Councillors should have been informed earlier. Councillors will be promptly informed in future as required when similar asbestos matters are identified.
5. Council has various asbestos management procedures under its Asbestos and Waste Management System. The process for staff notification will be reviewed and updated in the relevant procedures.
6. Council has implemented improvements in its procedures when dealing with similar asbestos finds and will ensure these improvements are implemented in all future asbestos-related matters.

7. Council informed the NSW EPA (as the regulator of the asbestos findings from the recycled topsoil material) by email via its pollution line on 5 September 2025. Council did not hear back from the EPA and followed up with another email on 16 September 2025.

The EPA called Council back on 16 September after receiving Council's follow up email and advised Council that they (the EPA) have started their investigation into the recycled topsoil provider.

Safe Work NSW was notified of the recycled topsoil removal on around 18 September 2025.

ATTACHMENTS

Nil

QWN 12

**Question with Notice - Cllr Ristevski -
Cancellation of Extraordinary Council Meeting**

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	328686.2025

QUESTION WITH NOTICE

In light of the cancellation of the Extraordinary Meeting on 26 September 2025, I request written answers to the following:

1. Reason for Cancellation

Under Clause 5.14 of the Code of Meeting Practice, the Mayor may cancel a meeting if attending would put the health, safety or welfare of councillors, staff, or members of the public at risk.

- a) Was this clause the specific authority relied upon to cancel the meeting?
- b) If so, what precise health, safety or welfare concerns triggered it?

2. Individuals Feeling Unsafe

- a) Which category of attendees—councillors, council staff, or members of the public—expressed that they did not feel safe?
- b) Was this reported formally to the CEO or Mayor, and when?

3. Distress Button in the Mayor's Office

- a) Is there any connection between the cited safety concerns and the use or installation of the distress/emergency button located in the Mayor's office?

4. Consultation and Notification

- a) Which councillors were consulted before the decision was made?
- b) At what time was the decision finalised and when was notice given to all councillors and the public?

Response (provided by Community and Lifestyle)

1. Reason for Cancellation:

- a) Yes, but not for the reason stated.

- b) Clause 5.14 of the Code of Meeting Practice provides that, ***“where, prior to the commencement of a meeting, it becomes apparent that a quorum may not be present at the meeting, or that the health, safety or welfare of councillors, council staff and members of the public may be put at risk by attending the meeting because of a natural disaster or a public health emergency, the Mayor may, in consultation with the CEO and, as far as is practicable, with each councillor, cancel the meeting.”***

In this case, it became apparent prior to the commencement of the adjourned extraordinary meeting that a quorum was unable to be present, based on previously declared interests. This satisfied the quorum-related condition outlined in Clause 5.14. The meeting was therefore cancelled following consultation with the CEO’s delegate and councillors, in accordance with the provisions of the clause.

2. Individuals Feeling Unsafe:

- a) Not applicable, refer to 1b.
- b) Not applicable, refer to 1b.

3. Distress Button in the Mayor’s Office:

- a) No.

4. Consultation and Notification:

- a) All Councillors were consulted via email from the Mayor on Thursday 25 September 2025 at 1:23 pm. The communication detailed the anticipated lack of quorum for the adjourned extraordinary meeting and referenced the pertinent clauses of the Code of Meeting Practice. Councillors were invited to submit their feedback by 5:30pm the same day, either via return email or by phone.
- b) All Councillors were notified of the meeting cancellation via email at 8:34 pm on Thursday 25 September 2025. The cancellation was subsequently confirmed with Executive Services and ELT staff the following morning at 8:22 am. Public notification was issued as promptly as practicable, with updates published on the Council’s website shortly thereafter.

ATTACHMENTS

Nil

QWN 13

Question with Notice - Cllr Ristevski - Asbestos Testing and Contractor Liability

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	344745.2025

QUESTION WITH NOTICE

Please address the following:

1. Staff Safety and Training
 - a) Why have Council staff who may have been exposed to asbestos during Council works or on Council sites not been subject to medical testing or monitoring to assess potential health impacts?
2. Contractual Liability Clauses
 - a) Do current or past contracts between Council and its contractors contain clauses which effectively transfer liability to Council in circumstances where a contractor provides an asbestos clearance certificate, but asbestos is later discovered on the site?
 - b) If so, who approved those contractual terms and what safeguards exist to prevent Council from bearing liability in such cases?

A response to these questions will be provided in the 26 November 2025 Council Agenda.

ATTACHMENTS

Nil

QWN 14

**Question with Notice - Cllr Ristevski - Liverpool
CBD - Mall and Improvement Fund**

Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	328482.2025

QUESTION WITH NOTICE

Following my attendance at the September meeting of Liverpool CBD landlords and property owners, I request written answers to the following questions:

One-Way Mall Option

1. What is the estimated cost to open the Macquarie Street pedestrian mall to a single one-way traffic lane, including provision for on-street parking?

CBD Improvement Fund

2. Please provide a full profit-and-loss statement for the CBD Improvement Fund for the most recent financial year, detailing all revenue sources and expenditure items.

Public Toilet Facility

3. What would be the projected cost to design and construct a publicly accessible toilet within the mall precinct?

Private Security Patrols

4. What is the annual cost to engage licensed security guards to patrol and monitor the mall in a manner comparable to Westfield's security operations?

Big Screen Maintenance

5. What is the cost and timeline to repair and recommission the mall's large digital screen so it operates reliably in the evenings?

Mall Lightning Repairs

6. What is the cost and schedule to inspect and restore all non-functioning lights throughout the mall?

Façade Improvement Program

7. What changes are planned to make the shop-front facade subsidy program more user-friendly for local business and property owners?

A response to these questions will be provided in the 26 November 2025 Council Agenda.

ATTACHMENTS

Nil

QWN 15	Question with Notice - Cllr Ristevski - Footpath Construction and Asbestos Safety – Rickard Road, Chipping Norton
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Strategic Objective	Liveable, Sustainable, Resilient Protect and enhance our natural environment and increase the city's resilience to the effects of natural hazards, shocks and stresses
File Ref	346057.2025

QUESTION WITH NOTICE

Please address the following:

Footpath Prioritisation

1. Why was a footpath constructed on Rickard Road, Chipping Norton, when there are other areas within the Liverpool Local Government Area—such as Austral—that are in far greater need of footpath infrastructure, particularly for pedestrian safety and connectivity?
 - a) What process or criteria were used to prioritise Rickard Road over areas with no existing pedestrian access?
 - b) Was the flood-prone nature of Rickard Road considered before approving the project, and if so, what measures were taken to mitigate potential flooding risks to residents and infrastructure?

Asbestos Management and Safety Response

2. Why was the asbestos contamination identified at Rickard Road not fenced off immediately once it was known to Council officers that asbestos was present?
 - a) On what date did Council become aware of the asbestos issue?
 - b) What immediate actions were taken to protect public health and safety following the discovery?
 - c) Were local residents notified, and if so, when and how?
 - d) Has Council reviewed its protocols to ensure a faster and more transparent response to future asbestos incidents?

A response to these questions will be provided in the 26 November 2025 Council Agenda.

ATTACHMENTS

Nil

QWN 16	Question with Notice - Cllr Ristevski - Itemised Expenditure of the Waste Levy – 2024/2025 Financial Year
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	346099.2025

QUESTION WITH NOTICE

Background

Liverpool ratepayers contribute significant funds each year through the Waste Levy, which is intended to support waste management, recycling initiatives, and environmental sustainability programs. To ensure transparency and accountability, it is important for Council and the community to understand exactly how these funds are being allocated and expended.

Please address the following:

1. Can Council provide a fully itemised breakdown of all waste levy income and expenditure for the 2024/2025 financial year, including but not limited to:
 - a) Waste collection and disposal costs
 - b) Recycling Recycling processing fees
 - c) Waste education and community engagement programs
 - d) Environmental compliance and remediation works
 - e) Administrative and overhead expenses
2. Of the total waste levy funds collected, how much has been retained in reserve versus spent during the 2024/2025 financial year?
3. Has any portion of the waste levy been redirected to non-waste-related projects or general revenue, and if so, under what authorisation or resolution of Council?
4. Will Council commit to publishing the waste levy breakdown in the Annual Report or on the Council website for public transparency?

A response to these questions will be provided in the 26 November 2025 Council Agenda.

ATTACHMENTS

Nil

QWN 17	Question with Notice - Cllr Monaghan - Unrestricted Cash Reserves
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Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	347373.2025

QUESTION WITH NOTICE

Please address the following:

1. Did Council hold \$25,000,000.00 in unrestricted cash reserves as at 30 June 2025?
2. If not, why not?
3. Is Council projected to hold \$25,000,000.00 in unrestricted cash reserves as at 30 June 2026?
4. If not, why not?

Response (provided by Corporate Services)

1. No.
2. The projected cash position reported to Council at its meeting on 21 May 2025, following the Quarter 3 Budget Review, indicated that Council would hold \$33.7 million in internal allocations and \$13.9 million in unrestricted general reserves at 30 June 2025.

At year end, Council held \$33.6 million in internal allocations and \$2.8 million in unrestricted general reserves. The variance from the projected unrestricted reserve balance primarily relates to the timing of a \$7.5 million payment from Built Development, which was received in July 2025.

It is important to note that the NSW Office of Local Government recognises that councils have ready access to funds held as internal allocations and therefore includes these amounts when assessing a council's overall liquidity position.

Building unrestricted general reserves up to \$25 million is challenging unless Council makes a conscious decision to apply for a Special Rate Variation and/or proceeds with the disposal of identified uneconomical assets.

3. No.
4. For reasons outlined in (2) above.

ATTACHMENTS

Nil

QWN 18

**Question with Notice - Cllr Monaghan - 2025/26
Financial Position**

Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	347376.2025

QUESTION WITH NOTICE

Please address the following:

1. Council was projected to deliver a \$0.8 million surplus in the original 2025/26 Financial Year Budget, will this be achieved?
2. If not, why not?
3. What is the current projected final budget position?

Response (provided by Corporate Services)

1. Not likely.
2. In the last three months of operations, several significant risks, mostly outside the control of Council, have been identified that will adversely impact the 2025/26 budget results. These include:
 - a. Non-receipt of the Financial Assistance Grant in advance for 2026/27, which was previously anticipated, based on recent advice from NSW Grants Commission.
 - b. Canterbury-Bankstown Council's decision not to make a lump sum contribution towards the ongoing maintenance of the Voyager Point Pedestrian Bridge, following recent negotiations between both parties.
 - c. Accounting for acquisition of software as a service which will be treated as an operating expense as opposed to capitalising intangible assets.
 - d. Unbudgeted make good expenditures arising from the expiry of lease for 35 Scott Street, with negotiations is still ongoing.
3. As a result of the above factors, the current projected final budget position indicates that Council will not achieve the originally budgeted \$0.8 million surplus. Q1 budget review is currently underway, and a revised projection, once there is greater certainty regarding above matters, will be reported to Council at its November 2025 meeting.

ATTACHMENTS

Nil

QWN 19

Question with Notice - Cllr Monaghan - Asbestos Contamination at Pye Hill Reserve

Strategic Objective	Liveable, Sustainable, Resilient Protect and enhance our natural environment and increase the city's resilience to the effects of natural hazards, shocks and stresses
File Ref	347374.2025

QUESTION WITH NOTICE

Please address the following:

1. On what date did Council first become aware of asbestos contamination at Pye Hill Reserve?
 - a) How did Council first become aware of asbestos contamination at Pye Hill Reserve?
2. Was an inspection for asbestos contamination at Pye Hill Reserve carried out?
 - a) If not, why not?
 - b) If so, on what date was that inspection carried out?
 - c) What was the result of that inspection?

Response (provided by Operations)

The answers to these questions have been provided to the Mayor and Councillors in Memos from the Director Operations on 3, 8 & 10 October 2025.

ATTACHMENTS

Nil

QWN 20	Question with Notice - Cllr Monaghan - Independent Legal Advice Following MOU 1 from the Extraordinary Council Meeting held 14 October 2025
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	347375.2025

QUESTION WITH NOTICE

Please address the following:

1. How many items of Council business will be required to be accompanied by independent legal advice, confirming the matters are lawful and appropriate and do not contribute to psychosocial hazards pursuant to MOU 1 passed at the 14 October 2025 Extraordinary Council Meeting?
2. Will this advice be provided by internal or external solicitors?
3. Will this result in additional expenditure that was not budgeted for in the 2025/26 Budget?

Response (provided by Corporate Services)

1. A numerical response cannot be provided at this time. An assessment will need to be made on a case-by-case basis.
2. Under the Legal Services Policy, the role of Council's Legal Services Unit includes providing frank, fearless and expert legal advice. General Counsel engages external legal services providers as needed, by reference a range of considerations, including capacity, capability, conflict of interest and risk. Judgment will need to be exercised on a case-by-case basis as to whether external advisors are needed for advice to be sufficiently independent.
3. If external advice is required, that will place upward pressure on the Legal Services budget. It is unclear at this stage whether the Legal Services budget can accommodate any requirement for advice. If it cannot, then an additional source of funding will need to be identified.

ATTACHMENTS

Nil

QWN 21	Question with Notice - Cllr Monaghan - Legal Advice and Mayoral Minute 05 from 2 February 2022 Council Meeting
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	347368.2025

QUESTION WITH NOTICE

Please address the following:

1. Was legal advice sought, obtained, or provided to Councillors in relation to Mayoral Minute Mayor 05 at the 2 February 2022 Council Meeting?
 - a) If not, why not?
2. If legal advice was obtained can that advice be provided under separate, confidential, cover?

Response (provided by Corporate Services)

Council's current General Counsel did not commence employment with Council until 28 June 2022. Additional time will be required to conduct searches before providing a response to this question.

Preparing a response will likely require searches by both the Legal Services and IT teams. It is difficult to estimate how much time will be required, but it will probably be more than five hours.

ATTACHMENTS

Nil

QWN 22	Question with Notice - Cllr Monaghan - Legal Advice and Mayoral Minute 05 from 24 April 2024 Council Meeting
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	347445.2025

QUESTION WITH NOTICE

Please address the following:

1. Was legal advice sought, obtained, or provided to Councillors in relation to Mayoral Minute Mayor 05 at the 24 April 2024 Council Meeting?
 - a) If not, why not?
2. If legal advice was obtained can that advice be provided under separate, confidential, cover?

Response (provided by Corporate Services)

1. No, advice was not requested, and notice is not required for mayoral minutes.
2. Not applicable.

ATTACHMENTS

Nil

QWN 23	Question with Notice - Cllr Monaghan - Legal Advice and Mayoral Minute 01 from 29 May 2024 Council Meeting
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Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	347444.2025

QUESTION WITH NOTICE

Please address the following:

1. Was legal advice sought, obtained, or provided to Councillors in relation to Mayoral Minute Mayor 01 at the 29 May 2024 Council Meeting?
 - a) If not, why not?
2. If legal advice was obtained can that advice be provided under separate, confidential, cover?

Response (provided by Corporate Services)

1. Oral advice was provided at the meeting. Written was not requested and notice is not required for mayoral minutes.
2. Not applicable.

ATTACHMENTS

Nil

QWN 24	Question with Notice - Cllr Monaghan - Status of Report on Mayoral Minute 05 from 24 April 2024 Council Meeting
---------------	--

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	347442.2025

QUESTION WITH NOTICE

Please address the following:

1. Was a report completed in relation to matters raised in the Mayoral Minute”, Mayor 05, carried at the 24 April 2024 Council meeting?
 - a) If not, why not?
2. If so, was a copy of that report provided to Councillors prior to 29 May 2024?
 - a) If not, why not?
3. If a report was completed in relation to “matters raised in the Mayoral Minute”, Mayor 05, carried at the 24 April 2024 Council meeting can that be provided to Councillors under separate, confidential, cover?

A response to these questions will be provided in the 26 November 2025 Council Agenda.

ATTACHMENTS

Nil

PD 01	Draft Planning Agreement - Edmondson Park Town Centre (South) - VPA-39
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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	289203.2025
Report By	Siva Karthigesesh - Coordinator Contributions Planning
Approved By	Lina Kakish - Director Planning & Design

EXECUTIVE SUMMARY

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, supported by the EP&A Regulation, Ministerial Direction and Council's Planning Agreements Policy, which together guide the circumstances, principles and process for entering into a Voluntary Planning Agreement (VPA).

On 2 June 2025, Liverpool City Council ("Council") received a revised Letter of Offer (LOO) from Frasers Property Australia (FPA) seeking "in principle" support to enter into a Planning Agreement with Council for the delivery of infrastructure, dedication of land and monetary contribution within the Edmondson Park Precinct. Key items in the revised offer include:

- Streetscape improvements for Soldiers Parade including new pedestrian crossings, continuous footpath treatments, Shared Paths on both sides of the street, and landscaping;
- Dedication of land and embellishment of three (3) new parks – Town Park (5,668m²), Local Park (2,855m²) and Eastern Park (15,430m²);
- Monetary contributions towards a new community facility (approx. 1,000m²) within Town Park and the future signalisation of the Macdonald Road and General Boulevard intersection;
- Streetscape improvements to the future extension of Henderson Road east of Soldiers Parade including a Shared Path; and

- Provision of four (4) new bus shelters.

In combination, the revised offer is estimated at **\$54,784,831** and would more than offset any contributions liability payable by the Proponent under the *Liverpool Contributions Plan 2008 – Edmondson Park*.

The revised LOO followed recommencement of Planning Agreement negotiations between Council and FPA in November 2024. On 19 June 2025, Council's CEO provided "in principle" support for the LOO. Since then, both parties have worked collaboratively to prepare the Planning Agreement (**Attachment 1**), and Explanatory Notes (**Attachment 2**) for Council consideration. It should be noted that the Draft Planning Agreement has been reviewed by Council's Legal Services Team and is fit for public exhibition.

Council staff consider that the Draft Planning Agreement for the Edmondson Park Town Centre (VPA-39) would support delivery of much needed open space and community facilities for the Precinct, and associated transport improvements for the local road network.

It is recommended that Council endorse the public exhibition of the Draft Planning Agreement for the Edmondson Park Town Centre (VPA-39) for a minimum of 28 days in accordance with Section 7.5(1) of the EP&A Act.

Should Council receive submissions during the exhibition period, a Post-Exhibition Report will be prepared and tabled at future Ordinary Meeting of Council for Council consideration. If no submissions are received during the exhibition period, Council's CEO will execute the Planning Agreement on behalf of Council.

RECOMMENDATION

That Council:

1. Receives and notes this Report.
2. Endorses the public exhibition of the Draft Planning Agreement (**Attachment 1**) and Draft Explanatory Notes (**Attachment 2**) for Edmondson Park Town Centre (South) for a minimum of 28 days in accordance with Section 7.5(1) of the *Environmental Planning and Assessment Act 1979*.
3. Should Council receive submissions during the exhibition period, receives a Post-Exhibition Report at a future Ordinary Meeting of Council for Council consideration.
4. Should Council receive no submissions during the exhibition period, delegates to the CEO to execute the Planning Agreement for Edmondson Park Town Centre (South) on behalf of Council in the form that it was publicly exhibited or with minor administrative amendments.

REPORT

Background

In August 2011, the Edmondson Park Concept Plan (MP10_0118) was approved by the Planning Assessment Commission (PAC) for the redevelopment of the former Ingleburn Army Base and surrounding land. The Concept Plan applied to the entirety of the Edmondson Park Precinct, which spans both the Liverpool and Campbelltown Local Government Areas (LGAs).

The Edmondson Park Concept Plan was originally approved to include the following:

- Development of 3,530 dwellings;
- Between 35,000m² and 45,000m² of retail and commercial Gross Floor Area (GFA);
- Protection of 150 hectares of conservation land; and
- Upgrade to Campbelltown Road and associated infrastructure including construction of three signalised intersections.

Since the Concept Plan approval, several modifications to the Concept Plan have been made. Modification 4 ("MOD 4"), which was approved by the PAC in October 2017, applies specifically to the Edmondson Park South Precinct which is the subject of this Draft Planning Agreement (VPA-39). MOD 4 resulted in the dwelling yield for the Edmondson Park South Precinct increase from 912 dwellings to 1,884 dwellings.

The Edmondson Park South Precinct (see *Figure 1*) is bounded by the Cumberland Rail Line to the north, MacDonald Road to the west and Campbelltown Road to the south.

Figure 1 – Edmondson Park South Precinct



Source: Nearmap

In response to the increased residential yield and development intensity enabled by MOD 4, Council and FPA commenced negotiations to enter into a Draft Planning Agreement. The Agreement is intended to address the additional demand for infrastructure associated with dwelling increase, ensuring that the public benefits delivered are proportionate to the uplift in development potential.

Draft Planning Agreement

Planning Agreement negotiations between Council and FPA have been ongoing for several years. The Draft Planning Agreement provided for Council consideration in **Attachment 1** has been the culmination of the recommencement of Planning Agreement negotiations in November 2024.

On 2 June 2025, Council received a revised Letter of Offer (LOO) from FPA seeking “in principle” support to enter into a Planning Agreement with Council for the delivery of infrastructure, dedication of land and monetary contribution within the Edmondson Park Precinct. Key items in the revised offer include:

- Streetscape improvements for Soldiers Parade including:
 - i. a new mid-block raised pedestrian crossing between General Boulevard and Soldiers Parade;

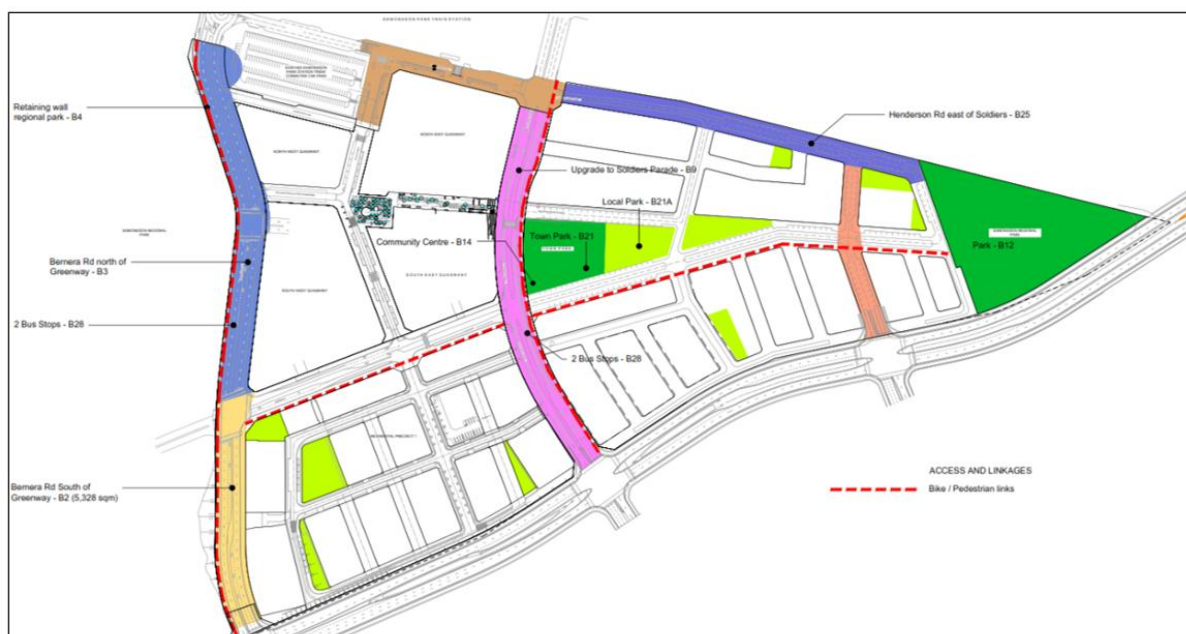
- ii. new raised pedestrian crossings at the Soldiers Parade and General Boulevard roundabout;
 - iii. new Continuous Footpath Treatments at the intersections of Soldiers Parade with both Farrell and Oxley Streets; and
 - iv. Shared Paths on both sides of the street;
- Dedication of land and embellishment of three (3) new parks – Town Park (5,668m²), Local Park (2,855m²) and Eastern Park (15,430m²);
 - Monetary contributions towards a new community facility (approx. 1,000m²) within Town Park and the future signalisation of the Macdonald Road and General Boulevard intersection;
 - Streetscape improvements to the future extension of Henderson Road east of Soldiers Parade including a Shared Path; and
 - Provision of four (4) new bus shelters.

In combination, the revised offer is estimated at **\$54,784,831** and would more than offset any contributions liability payable by the Proponent under the *Liverpool Contributions Plan 2008 – Edmondson Park*. A summary of the VPA-39 infrastructure items is presented in *Figure 2*.

On 19 June 2025, Council's CEO provided "in principle" support for the LOO. Since then, both parties have worked collaboratively to prepare the Draft Planning Agreement (**Attachment 1**), and Explanatory Notes (**Attachment 2**) for Council consideration.

It should be noted that the Draft Planning Agreement has been reviewed by Council's Legal Services Team and is fit for public exhibition.

Figure 2 – Summary of VPA-39 infrastructure items



The applicable lots to this Planning Agreement include:

- Lot 101 in DP 1238023
- Lot 2 in DP 1220978
- Lot 600 in DP 1308346

Acceptability of Draft Planning Agreement

Council staff consider that the Draft Planning Agreement for the Edmondson Park Town Centre (VPA-39) is acceptable and suitable for endorsement. The Draft Agreement is the product of extensive negotiations with the Proponent, FPA, and is underpinned by independent land valuations and cost reviews confirming that the value of works, land and monetary contributions included is fair and reasonable.

Furthermore, the Draft Agreement delivers public benefits proportionate to the additional dwelling yield approved under MOD 4 and would support delivery of much needed open space and community facilities for the Precinct, and associated transport improvements for the local road network.

On balance, Council staff recommend that Council endorse the public exhibition of the Draft Planning Agreement for a minimum of 28 days in accordance with Section 7.5(1) of the EP&A Act.

Legislative Considerations

Section 7.5(1) of the EP&A Act requires that:

A planning agreement cannot be entered into, and a planning agreement cannot be amended or revoked, unless public notice has been given of the proposed agreement, amendment or revocation, and a copy of the proposed agreement, amendment or revocation has been available for inspection by the public for a period of not less than 28 days.

Clauses 203 to 206 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) also set out further requirements including:

- Planning Agreements must be in writing, signed by the parties and submitted through the NSW Planning Portal;
- preparation and exhibition of explanatory notes outlining the objectives, nature, effect and merits of the agreement;
- public notice and exhibition procedures; and
- keeping a register and publishing agreements, explanatory notes and financial reporting information on the NSW Planning Portal and Council's website.

In addition, the Ministerial Direction – Planning Agreements (2017), issued under Section 9.1 of the EP&A Act, establishes mandatory principles of fairness, transparency, probity and public benefit that must be considered when preparing and entering into Planning Agreements.

Council's Planning Agreements Policy also provides a local framework for negotiating and implementing Planning Agreements, ensuring that Agreements are consistent with Council's objectives and strategic priorities.

Accordingly, Council approval is sought to publicly exhibit Draft Planning Agreement (**Attachment 1**), and Explanatory Notes (**Attachment 2**) in accordance with the EP&A Act, EP&A Regulation and Ministerial Direction, as well as having regard to Council's Planning Agreements Policy.

Legal Considerations

The Draft Planning Agreement has undergone an extensive legal review by Council's Legal Services Team and the Proponent's legal representatives to resolve issues and refine the Agreement's obligations, enforcement provisions and security arrangements. This process has ensured the Draft Agreement is consistent with both statutory requirements and Council policies, provides appropriate safeguards for Council's interests, and is fit for public exhibition.

Financial Considerations

The Draft Planning Agreement secures **\$54,784,831** in value, comprising the dedication of land, the delivery of works, and monetary contributions. While the land and associated works will be delivered at no cost to Council, they will become Council assets, significantly reducing Council's burden in funding the delivery of local infrastructure.

The Draft Agreement also includes monetary contributions for the proposed community facility and future signalisation of the MacDonald Road and General Boulevard intersection. These funds will be held in restricted accounts and must be used solely for the purposes specified in the Planning Agreement.

Conclusion

Council staff consider that the Draft Planning Agreement for the Edmondson Park Town Centre (VPA-39) would support delivery of much needed open space and community facilities for the Precinct, and associated transport improvements for the local road network.

Endorsing the Draft Planning Agreement (**Attachment 1**), and Explanatory Notes (**Attachment 2**), for public exhibition and subsequent execution will enable Council to secure these public benefits and ensure that growth within the Edmondson Park Precinct is complemented with the essential infrastructure required to support a vibrant, safe and sustainable community.

Next Steps

Should Council endorse the public exhibition of the Draft Planning Agreement for the Edmondson Park Town Centre (VPA-39), the Draft Agreement will be publicly exhibited for a minimum of 28 days in accordance with Section 7.5(1) of the EP&A Act.

Should Council receive submissions during the exhibition period, a Post-Exhibition Report will be prepared and tabled at future Ordinary Meeting of Council for Council consideration. If no submissions are received during the exhibition period, Council's CEO will execute the Planning Agreement on behalf of Council.

FINANCIAL IMPLICATIONS

The monetary contributions for the proposed community facility and future signalisation of the MacDonald Road and General Boulevard intersection will be held in restricted accounts and must be used solely for the purposes specified in the Planning Agreement.

CONSIDERATIONS

Economic	Further develop a commercial center that accommodates a variety of employment opportunities. Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways. Deliver a high-quality local road system including provision and maintenance of infrastructure and management of traffic issues.
Environment	Promote an integrated and user-friendly public transport service. Support the delivery of a range of transport options.
Social	Provide cultural centers and activities for the enjoyment of the arts. Regulate a mix of housing types that respond to different population groups such as young families and older people.
Civic Leadership	Undertake communication practices with the community and stakeholders across a range of media. 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 2021</i>

Risk	The risk associated with endorsing the Draft Planning Agreement (Attachment 1), and Explanatory Notes (Attachment 2) is considered Low. Should Council not endorse the Draft Agreement, there will be further delay in the delivery of much needed open space and community facilities, and associated transport improvements for the local road network, leaving current and future residents to seek these facilities outside the Edmondson Park Precinct.
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ATTACHMENTS

1. Attachment 1 - Draft Planning Agreement - Edmondson Park Town Centre (South) - VPA-39 (Under separate cover)
2. Attachment 2 - Explanatory Notes - Edmondson Park Town Centre (South) - VPA-39
3. Attachment 3 - ASIC Search

Explanatory Note – Draft Voluntary Planning Agreement (VPA-39)

Prepared in accordance with Section 205 of the Environmental Planning and Assessment Regulation 2021.

The purpose of this Explanatory Note is to provide a plain English summary to support the public notification, in accordance with Section 7.5 of the Environmental Planning and Assessment Act 1979 (the Act), of a draft Voluntary Planning Agreement (VPA) under section 7.4 of the Act.

1. Subject Site:

The draft Planning Agreement applies to land known as Edmondson Park Town Centre South.

The applicable lots to this Planning Agreement are as follows:

- Lot 101 in DP 1238023
- Lot 2 in DP 1220978
- Lot 600 in DP 1308346

2. Parties to Agreement:

Liverpool City Council (Council)
ABN: 84 181 182 471
Lower Ground Floor, 50 Scott Street, Liverpool NSW 2170

AND

Australand Residential Edmondson Park Pty Limited as trustee for the Australand Residential (Edmondson Park) Trust (Developer)
ABN: 107 356 650
Level 2, 1C Homebush Bay Drive, Rhodes NSW 2138

3. Background context

In 2011, the NSW Planning Assessment Commission approved the Edmondson Park Concept Plan (MP10_0118). The Concept Plan applied to the entirety of the Edmondson Park precinct. This facilitated, subject to the grant of development consents, redevelopment of the former Ingleburn Army base and nearby land, including:

- Residential development of approximately 3,530 dwellings (where 912 dwellings are within Edmonson Park South, Fraser Site, with the remainder located in Edmondson Park North)
- Between 35,000m² and 45,000m² of retail, business and commercial gross floor area
- Protection of 150 hectares of conservation land in regional parks
- Upgrades to Campbelltown Road, including three new signalised intersections.

Since approval, several modifications to the Concept Plan have been made. Modification 4 (MOD 4) applies specifically to the Edmondson Park South precinct, which is the subject of the draft VPA. MOD 4 increased the scale and intensity of development in the Town Centre Core. Changes included:

- Introduction of a gross floor area limit
- Increase in maximum building height from 30 metres to 67.4 metres
- Increase in dwelling numbers from 912 to 1,884
- Changes to parking rates and road layouts
- Updated design guidelines and public domain outcomes.

The Developer made an offer to enter into this VPA to provide material public benefits that will ensure that increased demand for roads, parks and community facilities caused by the development of the Edmondson Park South precinct are met.

4. Objectives, nature and effect of the Planning Agreement (Section 205(1)(a))

4.1. Objectives

The objectives of the draft VPA are to:

- Ensure the increased development allowed under MOD 4 is supported by the right infrastructure, community facilities and open space
- Secure public benefits that are proportionate to the uplift in dwelling numbers and building heights
- Provide certainty for Council and the community about the timing and delivery of works

4.2. Nature of the Planning Agreement

The VPA is a planning agreement between Council and the Developer under section 7.4 of the Act.

The VPA provides for the Developer to deliver land, works and monetary contributions with a total value of approximately \$54, 784, 831.00

The agreement replaces the usual development contributions under Section 7.11 and Section 7.12 and supports staged delivery of the Town Centre.

4.3. Effect of the Planning Agreement

The draft VPA will:

- Secure the delivery of infrastructure, land and monetary contributions through a legally binding mechanism
- Replace the need for Section 7.11 or Section 7.12 contributions that would otherwise be payable under Council's Contributions Plan
- Set out obligations for the staged delivery of infrastructure, parks and community facilities
- Provide a legally enforceable mechanism to secure public benefits in line with the increased scale of development

4.4. Public Benefit of the Planning Agreement

The draft VPA provides public benefits consistent with section 7.4(2) of the Act, including:

- New transport infrastructure including roads, intersections and bus stops
- Land and funding for a new community facility
- New and improved parks and open space
- Better streetscapes and pedestrian links.

5. Assessment of the Merits of the Planning Agreement (Section 205(1)(b))

The draft VPA is considered to deliver a clear public benefit and is consistent with the objectives of the Regulation. It secures open space, community facilities and transport improvements, including works that go beyond the Contributions Plan. This reduces reliance on Council funding by requiring the developer to deliver key items directly.

Some works are tied to development staging, which means delivery may not be immediate but ensures infrastructure is available in line with demand. Council will be responsible for delivering the community facility building using developer funding, which provides flexibility to design it to local needs. Ongoing monitoring and administration will be required, but this ensures the developer meets their obligations and the agreed outcomes are achieved.

6. Consistency with relevant practice notes

The draft VPA has been prepared generally in accordance with with the NSW Department of Planning, Housing and Infrastructure's Planning Agreements Practice Note's requirements for transparency, fairness and public benefit.

7. Capital Works Program

The draft VPA is consistent with Council's planning priorities and will support the Capital Works Program.

8. Statutory and Administrative Matters

This Explanatory Note will be exhibited with the draft VPA as required by the Environmental Planning and Assessment Act 1979 and its Regulation.

This Explanatory Note is not to be used to assist in construing the draft VPA.

The Council had regard to relevant practice notes issued by the NSW Planning Secretary under section 203(6) of the Regulation in preparing the draft VPA.



Order number: 89358761
Your Reference: 2014/1562
Data extracted from ASIC: 21/10/25 11:21

AUSTRALAND RESIDENTIAL EDMONDSON PARK PTY LIMITED 107 356 650

ASIC - Current Extract - ACN: 107 356 650

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001.
Please advise ASIC of any error or omission which you may identify.

IDENTIFICATION

ACN: 107 356 650
ABN: 68 107 356 650
Current Company Name: AUSTRALAND RESIDENTIAL EDMONDSON PARK PTY LIMITED
Registered in: New South Wales
Place of Registration:
Registration Date: 12/12/2003
Previous State Number:
Governance Type:
Review Date: 29/10/2025

CURRENT COMPANY DETAILS

Name: AUSTRALAND RESIDENTIAL EDMONDSON PARK PTY LIMITED Doc# 7E6822833
Period from: 24/03/2015
Name Start: 24/03/2015
Status: REGISTERED
Type: AUSTRALIAN PROPRIETARY COMPANY
Class: LIMITED BY SHARES
Subclass: PROPRIETARY COMPANY
Disclosing Entity: N

CURRENT COMPANY ADDRESS

Address Type: Registered Office Doc# 2E4498976
Address: LEVEL 2
1C HOMEBUSH BAY DRIVE
RHODES NSW 2138
Period from: 06/09/2016

Address Type: Principal Place of Business Doc# 2E4498976
Address: LEVEL 2
1C HOMEBUSH BAY DRIVE
RHODES NSW 2138
Period from: 29/08/2016

CURRENT COMPANY OFFICERS

Role: Director Doc# 025 347 011
Name: GLEESON, MARK IVAN
Address: 45 ABIGAIL STREET
HUNTERS HILL NSW 2110
Date of Birth: 29/10/1963
Place of Birth: SYDNEY NSW
Appointment Date: 05/11/2008
Cease Date:

Role: Director Doc# 6EXJ85429
Name: LEGGATT, CAMERON BRENT
Address: 18 SWORD STREET
ASCOT QLD 4007
Date of Birth: 02/03/1976

Place of Birth: SYDNEY NSW
 Appointment Date: 01/02/2024
 Cease Date:

Role: Secretary

Doc# 6EIXF2695

Name: TRPESKI, CVETANKA

Address: 34 TUNKS STREET
 NORTHBRIDGE NSW 2063

Date of Birth: 13/03/1983

Place of Birth: SYDNEY NSW

Appointment Date: 21/02/2025

Cease Date:

CURRENT SHARE CAPITAL

Class: ORD ORDINARY SHARES

Doc# 019 288 249

Number of Issued "Shares" : 1

Amount Paid: \$1.00

Amount Due: \$0.00

Note: For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

CURRENT(SHAREHOLDERS/MEMBER)

Class: ORD

Doc# 2E4498976

Number of Shares Held: 1

Beneficially Owned: Y

Fully Paid: Y

Name: FRASERS PROPERTY AHL LIMITED

ACN: 008 443 696

Address: LEVEL 2
 1C HOMEBUSH BAY DRIVE
 RHODES NSW 2138

Joint Holding: N

DOCUMENTS RELATING TO EXTERNAL ADMINISTRATION AND/OR APPOINTMENT OF CONTROLLER

Note: This extract may not list all documents relating to this status. State and Territory records should be searched.

No record

SATISFIED CHARGES

Note: On January 30, 2012 the Personal Property Securities Register (PPS Register) has commenced. The details of current charges will only be available from the PPS Register and the details of satisfied charges (as at 30th January 2012) can be obtained from ASIC. Further information can be obtained from www.ppsr.gov.au.

No record

ASIC DOCUMENTS (except charges)

Notes:

- A date or address shown as UNKNOWN has not been updated since the ASIC to over the records in 1991.
- Data from Documents with no Date Processed are not included in the Extract.
- Documents with "xxx" pages have not yet been imaged and are not available via DOCIMAGE. Imaging takes approximately 2 weeks from date of lodgement.
- Documents already listed under charges are not repeated here.

Form Type	Date Received	Date Processed	Effective Date	Pages	Doc No
484	07/05/2025	08/05/2025	07/05/2025	2	6EJGT2814
Change to Company Details Appointment or Cessation of A Company Officeholder					
484	07/03/2025	07/03/2025	06/03/2025	2	6EIXF2695
Change to Company Details Appointment or Cessation of A Company Officeholder					
484	09/02/2024	09/02/2024	09/02/2024	2	6EXJ85429
Change to Company Details Appointment or Cessation of A Company Officeholder					
389	19/06/2019	02/07/2019	19/06/2019	8	030 607 011
Annual Notice By Wholly-Owned Entity Annual Notice By Wholly-Owned Entity - Companies					
351	17/05/2019	28/05/2019	17/05/2019	36	030 556 815
Deed Relating to Class Order					

ASIC - Current Extract - ACN: 107 356 650 (cont'd)

Page 3 of 5

484	01/05/2019	01/05/2019	01/05/2019	2	0EKT58065
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	01/02/2019	01/02/2019	01/02/2019	2	0EHB08627
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	01/08/2018	01/08/2018	01/08/2018	2	0EBW90717
	Change to Company Details Change Officeholder Name Or Address				
484	20/04/2018	20/04/2018	20/04/2018	2	8E0109410
	Change to Company Details Change Officeholder Name Or Address				
484	22/05/2017	22/05/2017	22/05/2017	2	7E9075550
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	25/10/2016	25/10/2016	25/10/2016	2	2E5956035
	Change to Company Details Change Officeholder Name Or Address				
484	30/08/2016	30/08/2016	29/08/2016	2	2E4498976
	Change to Company Details				
	Change of Registered Address				
	Change of Principal Place of Business (Address)				
	Change Member Name or Address				
484	03/06/2016	03/06/2016	13/05/2016	2	2E3899833
	Change to Company Details Change Officeholder Name Or Address				
484	20/05/2016	20/05/2016	20/05/2016	2	7E7978712
	Change to Company Details Appointment or Cessation of A Company Officeholder				
370	17/03/2016	18/03/2016	17/03/2016	2	2E3314418
	Notification By Officeholder of Resignation or Retirement				
484	05/11/2015	05/11/2015	21/10/2015	2	2E2692829
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	25/05/2015	25/05/2015	01/05/2015	2	2E1886466
	Change to Company Details Appointment or Cessation of A Company Officeholder				
205	24/03/2015	24/03/2015	23/03/2015	2	7E6822833
	Notification of Resolution Changing Company Name				
484	07/01/2015	07/01/2015	07/01/2015	2	2E1359997
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	19/12/2014	19/12/2014	19/12/2014	2	2E1339664
	Change to Company Details Change Officeholder Name Or Address				
484	10/10/2012	10/10/2012	28/09/2012	2	1E8795500
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	06/09/2012	06/09/2012	16/08/2012	2	1E8696722
	Change to Company Details Appointment or Cessation of A Company Officeholder				
350	06/07/2011	07/07/2011	06/07/2011	2	026 018 883
	Certification of Compliance With Stamp Duties Law By Provisional Charge Alters 026 029 382				
484	05/07/2011	05/07/2011	01/07/2011	3	1E7542044
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	05/07/2011	05/07/2011	01/07/2011	2	1E7542045
	Change to Company Details Appointment or Cessation of A Company Officeholder				
312	30/06/2011	23/07/2011	30/06/2011	2	026 018 851
	Notification of Discharge				
312	30/06/2011	23/07/2011	30/06/2011	2	026 018 850
	Notification of Discharge				
312	30/06/2011	23/07/2011	30/06/2011	2	026 018 849
	Notification of Discharge				
309	28/06/2011	29/06/2011	21/06/2011	**	026 029 382
	Notification of Details of a Charge Altered by 026 018 883				
484	06/07/2010	06/07/2010	02/07/2010	3	1E6654154
	Change to Company Details Appointment or Cessation of A Company Officeholder				

ASIC - Current Extract - ACN: 107 356 650 (cont'd)

Page 4 of 5

484	06/07/2010	06/07/2010	02/07/2010	2	1E6654155
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	18/08/2009	18/08/2009	12/08/2009	2	1E5734637
	Change to Company Details Change Officeholder Name Or Address				
484	05/01/2009	05/01/2009	29/12/2008	2	1E5065853
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	17/11/2008	18/11/2008	18/11/2008	3	025 347 011
	Change to Company Details Appointment or Cessation of A Company Officeholder				
484	12/08/2008	12/08/2008	25/07/2008	2	1E4679455
	Change to Company Details Appointment or Cessation of A Company Officeholder				
350	23/07/2008	23/07/2008	23/07/2008	2	024 587 110
	Certification of Compliance With Stamp Duties Law By Provisional Charge Alters 7E1 681 965				
350	23/07/2008	23/07/2008	23/07/2008	2	024 587 103
	Certification of Compliance With Stamp Duties Law By Provisional Charge Alters 7E1 682 030				
309	29/06/2008	29/06/2008	26/06/2008	35	7E1682030
	Notification of Details of a Charge Altered by 024 587 103				
309	29/06/2008	29/06/2008	26/06/2008	35	7E1681965
	Notification of Details of a Charge Altered by 024 587 110				
312	10/04/2008	10/04/2008	10/04/2008	2	024 196 791
	Notification of Discharge				
312	10/04/2008	10/04/2008	10/04/2008	2	024 196 790
	Notification of Discharge				
350	24/01/2008	24/01/2008	24/01/2008	2	024 193 899
	Certification of Compliance With Stamp Duties Law By Provisional Charge Alters 7E1 420 914				
484	17/01/2008	17/01/2008	22/12/2007	2	1E3998275
	Change to Company Details Appointment or Cessation of A Company Officeholder				
309	31/12/2007	31/12/2007	24/12/2007	34	7E1420914
	NOTIFICATION OF DETAILS OF A CHARGE Altered by 024 193 899				
484	29/11/2007	29/11/2007	29/11/2007	2	1E3881507
	CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	19/09/2007	19/09/2007	03/09/2007	2	1E3663949
	CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	04/07/2007	04/07/2007	29/06/2007	2	1E3387164
	CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	04/05/2007	04/05/2007	27/04/2007	2	1E3163617
	CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	15/12/2006	15/12/2006	14/12/2006	2	1E2778283
	CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	23/11/2006	23/11/2006	10/11/2006	2	1E2705483
	CHANGE TO COMPANY DETAILS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	21/09/2006	21/09/2006	21/09/2006	2	023 170 539
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS				
484	04/07/2006	07/07/2006	07/07/2006	4	023 036 987
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS APPOINTMENT OR CESSATION OF A COMPANY OFFICEHOLDER				
484	06/06/2006	08/06/2006	08/06/2006	2	022 868 589
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS				
484	10/03/2006	15/03/2006	14/03/2006	3	019 827 612
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS				
902	24/11/2005	05/12/2005	11/12/2003	2	022 615 884
	SUPPLEMENTARY DOCUMENT Alters 018 967 595				
484	03/12/2004	03/12/2004	03/12/2004	3	020 930 047
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS				

ASIC - Current Extract - ACN: 107 356 650 (cont'd)

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484	20/09/2004	20/09/2004	20/09/2004	3	020 652 440
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS				
350	09/09/2004	09/09/2004	09/09/2004	1	020 162 722
	CERTIFICATION OF COMPLIANCE WITH STAMP DUTIES LAW BY PROVISIONAL CHARGE Alters 019 488 949				
350	09/09/2004	09/09/2004	09/09/2004	1	020 162 720
	CERTIFICATION OF COMPLIANCE WITH STAMP DUTIES LAW BY PROVISIONAL CHARGE Alters 020 536 616				
484	25/08/2004	25/08/2004	25/08/2004	3	016 858 786
	CHANGE TO COMPANY DETAILS CHANGE OFFICEHOLDER NAME OR ADDRESS				
488	16/08/2004	26/08/2004	16/08/2004	12	020 669 309
	APPLICATION TO CHANGE REVIEW DATE OF A COMPANY OR SCHEME SYNCHRONISE REVIEW DATE BY OFFICE HOLDER - NO FEE				
309	02/07/2004	09/08/2004	18/06/2004	43	020 536 616
	NOTIFICATION OF DETAILS OF A CHARGE Altered by 020 162 720				
309	02/07/2004	27/07/2004	18/06/2004	44	019 488 949
	NOTIFICATION OF DETAILS OF A CHARGE Altered by 020 162 722				
484	08/01/2004	13/01/2004	11/12/2003	7	019 288 249
	CHANGE TO COMPANY DETAILS CHANGES TO (MEMBERS) SHARE HOLDINGS CHANGES TO SHARE STRUCTURE				
201	11/12/2003	11/12/2003	11/12/2003	10	018 967 595
	APPLICATION FOR REGISTRATION AS A PROPRIETARY COMPANY Altered by 022 615 884				

PRE-ASIC DOCUMENTS

No record

ANNUAL RETURNS

No record

FINANCIAL REPORTS

No record

CURRENT CONTACT ADDRESS FOR ASIC USE ONLY

Note: Section 146A of the Corporations Act 2001 states 'A contact address is the address to which communications and notices are sent from ASIC to the company.'

Address Type: Contact address for ASIC use only

Address: LEVEL 2
1C HOMEBUSH BAY DRIVE
RHODES NSW 2138

Period from: 24/06/2005

PD 02	Planning Proposal - Lot 2 Newbridge Road, Moorebank - Options Report
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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	297119.2025
Report By	Stephen Peterson - Senior Strategic Planner
Approved By	Lina Kakish - Director Planning & Design

EXECUTIVE SUMMARY

At the Ordinary Meeting of Council held on 28 February 2024, Liverpool City Council (“Council”) resolved to prepare an Economic Impact Assessment Report and Flood Impact Risk Assessment Report to support the Council-initiated Planning Proposal at Lot 2 Newbridge Road, Moorebank. A copy of the Council Resolution is provided **Attachment 1**.

Both Reports, funded by Council, were requested from the Department of Planning Housing and Infrastructure (DPHI) following a Gateway Adequacy Assessment which deemed the Proposal inadequate (**Attachment 2**).

Following completion of the Reports in July 2025, the Council-initiated Planning Proposal (**Attachment 3**) was again submitted to the DPHI for Gateway Determination.

In September 2025, the DPHI again concluded that the Planning Proposal was still inadequate to be issued with a Gateway Determination (**Attachment 4**) and provided Council with the following three (3) options on how to proceed with the Planning Proposal:

- Option 1 – Council formally withdraw the Planning Proposal;
- Option 2 – Commission additional technical studies and resubmit the Planning Proposal for Gateway Determination; or
- Option 3 – DPHI issue a “do not proceed” Gateway Determination which will allow for a rezoning review pathway to be pursued.

This Report recommends that Council endorse Option 2 as the preferred way forward however with the landowner funding – rather than Council – any further studies in support of the Planning Proposal.

Following notice of the DPHI Gateway Assessment Advice, Council staff met with the landowner to provide an update. During the discussion the landowner raised no objection to funding any further studies in support of the Planning Proposal should Council proceed with Option 2 as the preferred way forward.

Indicative costs associated with Option 2 are detailed further in this Report. Having the landowner fund any further studies associated with Option 2 will reduce the financial burden on Council.

Upon completion of the additional studies associated with Option 2, the landowner would submit a new Proponent-led Planning Proposal which would supersede the current Council-initiated Planning Proposal.

RECOMMENDATION

That Council:

1. Receives and notes this Report;
2. Notes the Gateway Assessment Advice Letter received from the Department of Planning, Housing and Infrastructure dated 10 September 2025 (**Attachment 4**);
3. Directs staff to recommend to the landowner to commission any further technical studies required to address Option 2 of the DPHI Gateway Assessment Advice Letter (**Attachment 4**) and upon completion, submit to Council a new Proponent-led Planning Proposal that is consistent with the current Planning Proposal;
4. Directs staff to forward the new Proponent-led Planning Proposal to the Department of Planning, Housing and Infrastructure pursuant to Section 3.34 of *the Environmental Planning and Assessment Act 1979*, seeking a Gateway Determination, with a request that the Gateway Determination be conditioned requiring a site-specific Development Control Plan (DCP) to be prepared and a Planning Agreement negotiated prior to public exhibition;
5. Subject to Gateway Determination, undertake community consultation for the Planning Proposal in accordance with the conditions of the Gateway Determination and the Liverpool Community Participation Plan;
6. Receives a further report on the outcomes of public exhibition and community consultation.

REPORT

Background

Subject Site

The subject site was previously known as Lot 6 Newbridge Road, Moorebank and legally described as Lot 6 in DP 1065574, however currently, the subject site is known as Lot 2 Newbridge Road, Moorebank and is legally described as Lot 2 in DP 1278607. The subject site has an area of approximately 21.79 hectares, with vehicular access facilitated via a dirt driveway approx. 860 metres in length from Newbridge Road.

The subject site is currently zoned C2 Environmental Conservation and has no Height of Building development standard and a Floor Space Ratio of 0.01:1.

The subject site contains a disused non-putrescible landfill facility which operated across the site between 1972 and 1979. The site contains significant environmental constraints including flooding, contamination and biodiversity which includes threatened ecological communities and some coastal wetlands along the banks of the Georges River.

Planning History of Subject Site

In December 2005, a Major Project was declared by the former Department of Planning and Environment (DPE) under Part 3A of the *Environmental Planning and Assessment Act 1979*, which is now repealed. The major project sought approval for a Materials Recycling Facility with an annual capacity of 500,000 tonnes.

The *Liverpool Local Environmental Plan 2008* (LLEP 2008) rezoned the site to E2 Environmental Conservation and permitted a 'Resource Recovery Facility' as an additional permitted use on the subject site until 1 September 2018.

The Major Project was not approved by the former Planning Assessment Commission (PAC) until September 2015 due to a complex assessment and substantial community issues raised.

It is noted that construction of the Materials Recycling Facility has not yet commenced on the site however the current landowner has expressed their intention to commence development of the facility due to land holding costs.

Historically, the community and Council have been strongly opposed to the development of the Materials Recycling Facility on the subject site. As such, Council and the landowner have initiated various investigations to determine other suitable uses that could be facilitated through a Planning Proposal process.

Current Planning Proposal

At the Ordinary Meeting of Council on 26 July 2023, Council resolved for Council staff to initiate a Council-led Planning Proposal to rezone the subject site to facilitate development of a General Industrial land use and private recreation area (**Attachment 5**).

Following review by Council staff, a Planning Proposal was drafted which seeks to amend the LLEP 2008 by rezoning the site from C2 Environmental Conservation to part C2 Environmental Conservation, part E4 General Industrial and part RE1 Public Recreation. It is also proposed to:

- Introduce a 20m Height of Building (HOB) for the proposed E4 General Industrial zoned section of the subject site; and
- Introduce a nil Floor Space Ratio (FSR) for the proposed E4 General Industrial and RE1 Public Recreation parts of the subject site.

These amendments aim to facilitate the development of a General Industrial land use on the subject site and a publicly-accessible Shared Path whilst maintaining the significant biodiversity on-site.

At the Ordinary Meeting of Council on 13 December 2023 (**Attachment 6**), Council resolved to endorse the draft Planning Proposal, and forward to the DPHI for Gateway Determination.

Following submission to the DPHI, a preliminary Gateway Adequacy Assessment was undertaken by the DPHI which concluded that the Council-led Planning Proposal package did not contain sufficient information to facilitate Gateway Determination and requested that an Economic Impact Assessment and Flood Impact Risk Assessment be undertaken. A copy of the DPHI Gateway Adequacy Assessment is provided in **Attachment 2**.

At the Ordinary Meeting of Council on 28 February 2024, Council resolved to:

- Allocate \$100,000 from General Revenue for Council staff to undertake the Economic Impact Assessment and Flood Impact Risk Assessment requested by the DPHI; and
- Upon completion of the requested studies, for Council staff to resubmit the updated Council-initiated Planning Proposal package to the DPHI seeking a Gateway Determination.

The updated Planning Proposal package was subsequently resubmitted to the DPHI in July 2025.

On 10 September 2025, the DPHI advised Council that the Council-led Planning Proposal was still unable to be supported in its current form. A copy of the DPHI correspondence is provided in **Attachment 4** and unpacked further below.

DPHI Gateway Assessment Advice Letter – September 2025

The Gateway Assessment Advice received from the DPHI in September 2025 raised several areas of concern with the Council-led Planning Proposal. These concerns are summarised further below:

1. Clarification of whether the development consent issued by the former Planning Assessment Commission for a Material Recycling Facility (Concrete Recycling) on the subject site was activated prior to 1 September 2018;
2. If development consent was activated prior to 1 September 2018, the Planning Proposal is required to be revised to request a new Clause within the LLEP 2008 requiring the Materials Recycling Facility consent to be surrendered prior to the issuing of any development consent for a future Development Application on the subject site;
3. The need for further technical studies including, but not limited to, a Traffic Impact Assessment Report (including detail on the location of any new vehicular access), Biodiversity (Flora and Fauna) Report and Preliminary and Detailed (Phase 2) Site Investigation Reports;
4. Revision of the submitted Flood Impact Risk Assessment Report;
5. Confirmation, feasibility and method of funding and delivery of required new access roads and intersection upgrades; and
6. Mechanism to appropriately fund and deliver the proposed publicly-accessible Shared Path through the subject site.

Planning Proposal Options

The DPHI Gateway Assessment Advice provides Council with the following three (3) options on how to proceed with the Planning Proposal:

- *Option 1 – Formally Withdraw the Planning Proposal*
Option 1 would require Council to write to the DPHI to formally request for the Planning Proposal to be withdrawn. Should Council undertake Option 1, then there is no opportunity for Council to request a Gateway Determination review by the Independent Planning Commission.
- *Option 2 – Commission additional technical studies and resubmit the Planning Proposal*
Option 2 involves the DPHI formally issuing a 're-submit'. The 're-submit' is essentially a Request For Information (RFI) letter and outlines the minimum information that the Agency requires to be undertaken prior to 're-submitting' a Planning Proposal for Gateway Determination.

The minimum information that the DPHI requires is detailed within the DPHI Gateway Assessment Advice (**Attachment 4**). It should be noted however that DPHI has advised that further technical studies may be required in addition to those outlined within the Gateway Assessment Advice. Furthermore, even after the provision of the additional studies, the DPHI may still be of the view that there are unresolvable concerns with the Planning Proposal and as such, the Proposal may not proceed beyond the Gateway stage.

Should Council resolve to proceed with Option 2, it is recommended that in the first instance, the landowner provide both Council and the DPHI with the clarification requested around whether the development consent for a Material Recycling Facility was activated prior 1 September 2018 before any additional studies be undertaken.

- *Option 3 – Seek a Gateway Determination Review*

Option 3 would result in the DPHI issuing a formal Gateway Refusal Determination. Once the Refusal Determination is issued by the DPHI, Council then has the opportunity to request a Gateway Determination Review. The Gateway Determination Review is undertaken by the Independent Planning Commission and is based on the information currently available (i.e. Planning Proposal Report, Economic Impact Assessment Report and Flood Impact Risk Assessment Report).

The Independent Planning Commission (IPC) will then provide advice on whether the Gateway Refusal Determination issued by the DPHI should be upheld.

Given the most recent Gateway Assessment Advice received from the DPHI, the likelihood of the IPC finding a favourable outcome for the Planning Proposal is minimal at best and is likely to require additional supporting documentation. Council staff would strongly recommend against Council proceeding with Option 3.

Financial Considerations

As noted previously, should Council proceed with Option 2 there will be additional funding required to commission the additional studies requested by the DPHI.

Up to this point, Council has funded the two (2) additional studies – the Economic Impact Assessment and Flood Impact Risk Assessment – originally requested by DPHI in December 2023 (**Attachment 2**).

With consideration for the minimum information that the DPHI has detailed in the most recent Gateway Assessment Advice (**Attachment 4**) received by Council in September 2025, Council staff have provided an estimate in *Table 1* of the likely costs associated with procuring that minimum information.

As noted previously however, DPHI has suggested additional information may be required above that referenced in their advice so additional funding may be required beyond what is noted in *Table 1* before resubmission of an updated Planning Proposal for the subject site.

Table 1 – Estimated costs for minimum information required by the DPHI

<i>Study</i>	<i>Estimated Cost (excl. GST)</i>
Updated Flood Impact Risk Assessment Report	\$75,000
Traffic Impact Assessment Report	\$75,000
Biodiversity (Flora and Fauna) Report	\$50,000
Preliminary and Detailed Site Investigation Report	\$125,000
Plan of Management	\$50,000
Updated Planning Proposal Report	\$35,000
Total	\$410,000

In addition to the technical studies outlined in *Table 1*, should the revised Planning Proposal receive a Gateway Determination, it is anticipated that the Gateway Determination would be conditioned for the provision of further studies outlined in *Table 2* as a minimum.

Table 2 – Estimated costs for additional technical studies likely required should a Gateway Determination be issued

<i>Study</i>	<i>Estimated Cost</i>
Urban Design Report (Architectural Plans)	\$100,000
Noise Impact Assessment Report	\$50,000
Aboriginal and Heritage Impact Assessment Report	\$50,000
Bushfire Impact Assessment Report	\$30,000
Total	\$230,000

Due to the significant budget implications outlined in *Table 1* and *Table 2*, and the likelihood that further technical studies would be required as the Planning Proposal progresses, it is recommended that should Council proceed with Option 2, the landowner rather than Council should fund any further studies in support of this Planning Proposal. This will ensure that Council is no longer burdened with funding further technical studies for a Planning Proposal that ultimately benefits the Proponent.

Following notice of the DPHI Gateway Assessment Advice, Council staff met with the landowner to provide an update. During the discussion the landowner raised no objection to

funding any further studies in support of the Planning Proposal should Council proceed with Option 2 as the preferred way forward.

Upon completion of the additional studies associated with Option 2, the landowner would submit a new Proponent-led Planning Proposal which would supersede the current Council-initiated Planning Proposal.

Next Steps

Council staff recommend that Council proceed with Option 2 as presented in this Report to progress the Planning Proposal for Lot 2 Newbridge Road, Moorebank however any costs associated with the additional studies requested by the DPHI in the most recent Gateway Assessment Advice (**Attachment 4**) be borne by the landowner rather than the Council.

Should Council endorse Option 2, Council staff will liaise with the landowner to firstly seek clarification on whether the development consent issued by the former PAC for a Material Recycling Facility on the subject site was activated prior to 1 September 2018.

Once received and reviewed by both Council and the DPHI, Council staff will provide the landowner with the list of additional studies required by the DPHI before re-seeking a Gateway Determination.

Once the landowner has completed the additional studies, it is recommended that a new Proponent-led Planning Proposal be submitted to Council that is consistent with the current Planning Proposal regarding intent and proposed land use zoning and building height. Council staff would then forward the new Proponent-led Planning Proposal to the DPHI for a Gateway Determination.

FINANCIAL IMPLICATIONS

If Council does resolve to fund the additional studies required by the DPHI rather than the landowner as presented in *Table 1*, there is a risk further additional information will be required as the Planning Proposal progresses. This will have additional financial implications on Council and necessitate the allocation of non-budgeted General Revenue.

This risk is mitigated however if the landowner funds the additional studies required by the DPHI.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	Manage the environmental health of waterways. Protect, enhance and maintain areas of endangered ecological communities and high-quality bushland as part of an attractive mix of land uses.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	<i>Environmental Planning and Assessment Act 1979</i>
Risk	The risk is deemed to be Medium. As outlined under the 'Financial Considerations' and 'Financial Implications' Sections, there is risk that the DPHI will request additional information once the Planning Proposal is resubmitted for Gateway determination. These funds have not been budgeted for in the current 2025/26 OPEX Budget and even after these studies are resubmitted to the DPHI, there is still no guarantee the Planning Proposal will receive Gateway determination. This risk is reduced significantly if the landowner funds the additional studies required by the DPHI in Attachment 4 and resubmits a Proponent-initiated Planning Proposal for the subject site.

ATTACHMENTS

- Attachment 1 - Council Resolution - PLAN 04 - Ordinary Meeting of Council - 28 February 2024
- Attachment 2 - DPHI Gateway Adequacy Assessment - December 2023
- Attachment 3 - Planning Proposal Report - Lot 2 Newbridge Road, Moorebank - July 2025 (Under separate cover)
- Attachment 4 - DPHI Gateway Assessment Advice Letter - September 2025
- Attachment 5 - Council Resolution - PLAN 06 - Ordinary Meeting of Council - 26 July 2023
- Attachment 6 - Council Resolution - PLAN 02 - Ordinary Meeting of Council - 13 December 2023
- Attachment 7 - ASIC and Title Search - **Confidential**

The Hon John Ajaka, CEO left the Chambers at 4.33pm.

ITEM NO: PLAN 04
FILE NO: 015365.2024
SUBJECT: Lot 2 Newbridge Road, Moorebank - Issues and Options Report

COUNCIL DECISION

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

That Council:

1. Notes the DPHI request for additional information to be provided by Council in support of the Planning Proposal;
2. Allocates a total budget of \$100,000 (from general funds) to undertake the flooding and economic studies requested by the DPHI prior to re-seeking a Gateway determination for the Planning Proposal;
3. Forwards an updated Planning Proposal to the DPHI pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*, seeking a Gateway determination with a request that the Gateway determination be conditioned requiring a site-specific Development Control Plan (DCP) to be prepared and Voluntary Planning Agreement negotiated prior to public exhibition;
4. Subject to Gateway determination, undertake community consultation for the Planning Proposal in accordance with the conditions of the Gateway determination and the Liverpool Community Participation Plan 2022; and
5. Receives a further Report on the outcomes of public exhibition and community consultation.

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

From: NSW Planning
Sent: Thu, 21 Dec 2023 23:01:31 +0000

Subject: Planning Proposal PP-2023-2852 : Adequacy Assessment decision

Planning Proposal Online

NSW Planning Portal



Planning Proposal PP-2023-2852 for Lot 2 Newbridge Road Moorebank NSW 2170 has been reviewed by the Department. The Gateway Request is not adequate to proceed to assessment due to the following reason: The planning proposal package does not contain sufficient information to address the requirements of Section 9.1 Direction 4.1 Flooding:

- The planning proposal (p.27) states the site is affected by flooding from the Georges River and the site is categorised as a high-risk flood zone.
- The depths of flooding of the property are significantly high. Under the 1% AEP (1 in 100 yr) event, depth of flooding of the site is as high as 5.5m and increases up to 10m under the PMF
- Section 9.1 Direction 4.1 Flooding states a planning proposal must not rezone land within the flood planning area from conservation to employment
- The planning proposal is supported by a Flood Impact Assessment Report (22 November 2018) which supported a previous planning proposal (RZ-2/2020) on the site. It does not address the matters required under Section 9.1 Direction 4.1 Flooding.
- The planning proposal's assessment against this Section 9.1 Direction is insufficient. Considering the extent of flood affectation on the site, the Department does not accept Council's justification that the inconsistency with the section 9.1 direction is of minor significance. A technical report is required to address the requirements listed in the Section 9.1 Direction 4.1 Flooding if a planning proposal is inconsistent with the direction.

It would be considered best practice if this planning proposal was supported by an economic study demonstrating the need for additional industrial floorspace at this location considering the site is not identified in Council's strategic planning framework for industrial uses..

The proposal has therefore been returned to LIVERPOOL CITY COUNCIL. In accordance with section 3.34 (2)(b) of the *Environmental Planning and Assessment Act 1979*, the Planning Proposal may be resubmitted once the above reasons have been addressed.

Please note that Planning Proposal PP-2023-2852 will be closed and the resubmission will constitute a new Planning Proposal.

Please log into the [NSW Planning Portal](#) to review the reason for return and any supporting documentation.

A dark blue rectangular button with the text "Log in" in white.

This email has been automatically sent through the NSW Planning Portal. Please do not reply to this message.

For more information or assistance, please visit the [NSW Planning Portal](#) and view our [Frequently Asked Questions](#) or [Quick Reference Guides](#). Alternatively, you can call our help line on 1300 305 695.

Disclaimer

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, on behalf of **Liverpool City Council**.

Department of Planning, Housing and Infrastructure



Our ref: PP-2025-1310/IRF25/1999
Your ref: RZ-5/2023

Mr Jason Breton
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Attn: Mr Mark Hannan, Manager – City Planning
Via email: hannanma@liverpool.nsw.gov.au

10 September 2025

Subject: PP-2025-1310, Lot 2 146 Newbridge Road, Moorebank

Dear Mr Hannan

Thank you for meeting with officers from the Department of Planning, Housing and Infrastructure (the Department) on 28 August 2025 to discuss PP-2025-1310, Lot 2 146 Newbridge Road, Moorebank.

As outlined in the meeting, the Department is unable to support the planning proposal in its current form with the information provided. This letter outlines the Department's concerns and three options for the proposal.

Department's primary concerns

1. Flood Risk & Evacuation

The Flood Impact Assessment (FIA) provides cut and fill options to raise 50-80% of the proposed E4 area to the 1% AEP. It is unclear whether the downstream impacts of raising the E4 area 5.4m have been modelled. Site access is unresolved (discussed further below) however vehicle access would need to be flood free in the 1% AEP which has implications for filling in the floodplain.

Additional information/clarification on modelling the impacts on downstream properties of filling in the floodplain to support the proposal will assist State agencies' assessment and determination of whether the impacts are acceptable.

The FIA states the flood hazard classification surrounding the Site for the 1% AEP is predominantly H5 (unsafe for vehicles and people) and H6 (unsafe for vehicles and people) in the PMF. It is assumed the hazard classification relies on the filling of the E4 area. If the filling is not supported,

Department of Planning, Housing and Infrastructure



the E4 area would be impacted by H5 in the 1% AEP and H6 in the PMF. This may potentially be an unresolvable concern regarding flood risk.

The FIA recommends a cap on vehicle numbers. To understand the evacuation constraints of the proposal, the number of people/cars/vehicles on site need to be provided. Development within Moorebank East precinct has evacuation constraints, evacuation concerns may potentially be unresolvable.

Following clarification of the above matters, the Department also has concerns with the proposed E4 general industrial land use zone. The Department notes the concept plan for warehousing has been provided. The suitability of the site to support a E4 general industrial land use zone/warehousing would be reviewed following consideration of all environmental impacts.

2. Site access

It is understood Council's preference for both light and heavy vehicle access for the future development of the site to be via Brickmakers Drive regardless of the 5 tonne road limit. Light and heavy vehicle access is to be separate with the light vehicle access to be flood free. The submitted Preliminary Transport Assessment (JMT consulting, April 2025) identifies potential vehicle access options. Further work is required to understand the impacts of the new access roads including:

- Any proposed filling in the floodplain to enable the proposed site access ways (both heavy and light) to be flood free is to be modelled and impacts on downstream properties considered. Depending on whether filling in the floodplain is supported, this may be an unresolvable concern.
- Locations of new access roads and any local road widening/intersection upgrades to facilitate the roads are to be documented and a funding solution provided.
- Assessment of biodiversity impacts of any new access roads.

Department's secondary concerns

1. The Planning Proposal needs to address the current status of the approved DA for a Materials Recycling Facility on Lot 2 DP 1278607, Newbridge Road, Moorebank. Should it be determined that the consent is active Council will need to consider the impact of the DA and the PP and potentially require the consent holder to formally rescind.
2. Updated biodiversity report to address Section 9.1 Direction, 3.1 Conservation Zones including any impacts associated with the new access roads.
3. The FIA refers to cut and fill options in the E4 zone and the potential to encounter contamination issues due to its prior land use as a landfill site. The viability of deep cut needs to be investigated further from a contamination perspective. If the proposed fill in the floodplain is supported, a Phase 2 Detailed Site Investigation is to be undertaken to assess the suitability of cut on the site. If remediation is required, confirmation the landowner/council would be in a position to cover remediation costs.

Department of Planning, Housing and Infrastructure



Options for this planning proposal

There are three options available to Council on how this proposal proceeds:

1. **Withdrawal:** Council formally withdraw the proposal
2. **Re-submit:** The Department issue a 're-submit'. A 're-submit' will result in a new planning proposal being lodged for Gateway assessment and a new planning proposal number. If Council elected to proceed with this option, the Department would seek comments from other State agencies prior to issuing a list of studies and requirements a new planning proposal is to address. To provide an indication of the work required, the Department would require at a minimum:
 - a. Updated Flood Impact Assessment and Flood Emergency Response Plan
 - b. Traffic Impact Assessment including identification of any new access roads, road infrastructure upgrades required and a funding solution.
 - c. Legal advice confirming whether the concrete crushers development approval is active. If the consent is active, evidence the consent would be rescinded if a Gateway determination permitting the proposal to proceed was issued.
 - d. Phase 2 Detailed Site Investigation should cut and fill be supported in the floodplain.
 - e. Updated biodiversity report including the assessment of any impacts associated with clearing required to support the new access roads.

If the re-submit option is chosen and the additional information provided, the Department may still be of the view there are unresolvable concerns with the proposal.

3. **Do not proceed:** The Department to prepare a do not proceed Gateway determination for the Minister's Delegate's consideration. If this option is chosen, Council has the ability to seek a Gateway determination review.

The Department notes this planning proposal was rejected at 'adequacy' stage in late 2023. As flooding is a key and significant constraint for development on the site, it was identified the submitted Flood Impact Assessment did not contain sufficient information to address the requirements of Section 9.1 Direction 4.1 Flooding. In addition, an Economic Impact Assessment was required to demonstrate the need for additional industrial floorspace at this location considering the site was not identified in Council's strategic planning framework for industrial uses. These documents were required at a minimum for the Department to commence assessment of the proposal.

As the Department has now undertaken a detailed assessment of the proposal, further work is required for the Department to determine whether the proposal can proceed through Gateway.

Should you have any questions, please contact Ms Elizabeth Kimbell, Manager, Local Planning & Council Support at the Department on Elizabeth.kimbell@dpie.nsw.gov.au

Yours sincerely

Department of Planning, Housing and Infrastructure



A handwritten signature in black ink, appearing to read "Tina Chappell".

Tina Chappell

Director, Local Planning

Local Planning & Council Support

ITEM NO: PLAN 02
FILE NO: 404550.2023
SUBJECT: Planning Proposal to amend the Liverpool Local Environmental Plan 2008 at Lot 2 Newbridge Road Moorebank

COUNCIL DECISION

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

That Council:

1. Notes the advice of the Liverpool Local Planning Panel;
2. Endorses in principle the planning proposal to rezone the site from C2 Environmental Conservation to C2 Environmental Conservation, E4 General Industrial and RE1 Public Recreation, introduce a 20m Height of Building for the proposed E4 General Industrial part of the site and introduce a nil Floor Space Ratio for the proposed E4 General Industrial and RE1 Public Recreation zoning parts of the site.
3. Delegates to the CEO authority to prepare the formal planning proposal including any topographical or other editing amendments if required.
4. Forwards the planning proposal to the Department of Planning and Environment pursuant to Section 3.34 of the *Environmental Planning and Assessment Act 1979*, seeking a Gateway determination with a request that the Gateway determination be conditioned requiring a site specific Development Control Plan (DCP) to be prepared and Voluntary Planning Agreement negotiated prior to public exhibition.
5. Subject to Gateway determination, undertake community consultation for the planning proposal in accordance with the conditions of the Gateway determination and the Liverpool Community Participation Plan 2022.
6. Receives a further report on the outcomes of public exhibition and community consultation.

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

Councillors voted unanimously for the motion.

Mayor Mannoun was not in the Chambers when this item was voted on.

PD 03

**Post-Exhibition Report - Liverpool Community
Participation Plan 2025**

Strategic Objective	Healthy, Inclusive, Engaging Communicate, listen, engage and respond to the community by encouraging community participation
File Ref	299247.2025
Report By	Mary Ellen Trimble - Strategic Planner
Approved By	Lina Kakish - Director Planning & Design

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 under the *Environmental Planning and Assessment Act 1979* (EP&A Act). A copy of Council's current Liverpool CPP is provided in **Attachment 2**.

Community Participation Plans are required to be review periodically and at the Ordinary Meeting of Council on 18 June 2025, Council resolved (Item PLAN 02) to publicly exhibit an updated CPP (**Attachment 2**) for community consideration. A copy of the Council Report from 18 June 2025 is provided in **Attachment 3**.

Key amendments included for consideration in the updated CPP 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;
- Amending the notification catchment distance for certain land uses based on their anticipated impact;
- Requiring all subdivision Development Applications to be notified with a 50 metre distance applied; and
- Requiring rural zones to have a minimum 100 metre notification distance applied for all land uses.

The updated CPP was publicly exhibited between 22 July 2025 and 26 August 2025 with three (3) submissions received during the exhibition period. Feedback received from the three (3)

submissions is unpacked further in this Report with full copies of the submissions provided in **Attachment 4**.

Following the Post-Exhibition Assessment, it is recommended that Council endorse the updated CPP as publicly exhibited.

RECOMMENDATION

That Council:

1. Endorses the Liverpool Community Participation Plan 2025 (**Attachment 2**);
2. Notes the submissions received during the public exhibition period (**Attachment 4**);
3. Forwards the endorsed Liverpool Community Participation Plan 2025 to the Department of Planning, Housing and Infrastructure for uploading onto the NSW Planning Portal;
4. Writes to the Department of Planning, Housing and Infrastructure requesting greater community consultation under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* for Complying Development Applications; and
5. Delegates authority to the CEO (or delegate) to make minor or typographical changes to the Liverpool Community Participation Plan 2025 as required.

REPORT

Background

In March 2018, changes to the 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 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 EP&A Act.

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

The most recent CPP amendment in December 2022 made a suite of changes which were predominantly administrative in nature and included:

- Updating land use definitions to reflect the Standard Instrument;
- Removing the requirement to advertise in the local newspaper;

- The addition of a clause requiring Council-related Development Applications (DAs) to be exhibited for a minimum of 28 days; and
- Increasing 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 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 neighbouring properties notification is meaningful and not inadvertently increasing both Development Assessment timeframes and operational costs.

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.
- Requiring all subdivision Development Applications to be notified with a 50 metre distance applied; and
- Requiring rural zones to have a minimum 100 metre notification distance applied for all land uses.

At the Ordinary Meeting of Council on 18 June 2025, an updated CPP (**Attachment 2**) including the amendments listed above was tabled for Council consideration. A copy of the Council Report (Item PLAN 02) is provided in **Attachment 3**.

At the Council Meeting, Council subsequently endorsed the public exhibition of the updated CPP for a minimum period of 28 days.

Public Exhibition

The updated CPP was publicly exhibited between 22 July 2025 and 26 August 2025. Promotion of the public exhibition occurred via Council's website, 'Liverpool Listens' and social media channels, as well as promotional posters in Council libraries.

At the conclusion of the exhibition period, Council received a total of three (3) submissions on the updated CPP. Full copies of the submissions received are provided in **Attachment 4**, with responses to the issues raised provided in *Table 1*.

Table 1 – Response to submissions received during public exhibition

<i>Submission</i>	<i>Issue</i>	<i>Council Response</i>	<i>Action</i>
1	Consider application of a larger consultation catchment than what is proposed in the updated CPP	The radius buffers applied have been benchmarked with other Councils and are considered appropriate for the scale of development	Proposed amendment not included
	Existing discretion Clause for additional notification is not sufficient	Section 7.6 (pp.12) of the existing CPP (Attachment 1) includes a discretionary Clause that enables specified notification distances to be extended where in the opinion of Council greater notification is required. This Clause is considered sufficient to provide additional discretion when required.	Proposed amendment not included
2	Supportive of procedural transparency changes included in updated CPP	Support noted	N/A
	Submission also raised need for Council to play a greater role in housing	Given these issues sit outside the remit and purpose of the CPP, they are noted only	N/A

	design, supply and affordability		
<i>Submission</i>	<i>Issue</i>	<i>Council Response</i>	<i>Action</i>
3	Consider the need for adjoining landowners to be notified where a Development Application proposes to redevelop a property from one storey to two stories	The updated CPP does not require dwelling houses to be notified as the replacement of a dwelling with another dwelling does not warrant a further expansion of notification requirements. New one and two-storey dwellings are typically processed as Complying Development Certificates (CDCs) which are outlined in the <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i> ("Codes SEPP") administered by the Department of Planning, Housing and Infrastructure (DPHI). An application via a Complying Development pathway overrides local planning controls. Given the preference for a Complying Development pathway for these types of residential modifications, any change to the dwelling house notification requirements in the updated CPP would have limited impact as Council notification requirements do not apply for Complying Development applications.	Council writes to the DPHI to request for increased community consultation requirements for Complying Development Applications

Following consideration of the feedback received during the exhibition period, no further amendments are proposed to the updated CPP exhibited between 22 July 2025 and 26 August 2025.

Conclusion

Overall, the proposed amendments in the updated CPP would result in positive outcomes for both Council and the community, with greater clarity provided on the neighbouring property notification requirements for each land use, and greater equity on the types of development requiring neighbouring property notification. It is therefore recommended that Council endorse the update to the Liverpool Community Participation Plan (**Attachment 2**).

Next Steps

Following Council endorsement, the updated CPP (**Attachment 2**) will be forwarded to the DPHI to be uploaded onto the NSW Planning Portal. In addition, the updated CPP will also be uploaded onto Council's website and come into effect within two (2) weeks of the Ordinary Meeting of Council.

In addition, Council staff will write to the DPHI requesting greater community consultation under the Codes SEPP for Complying Development Applications.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial 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	Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision-making processes.
Legislative	<i>Environmental Planning and Assessment Act 1979</i> <i>State Environmental Planning Policy (Exempt and Complying Development Codes) 2008</i>

Risk	The risk associated with endorsing the Community Participation Plan 2025 is deemed to be low. Should Council not endorse the updated CPP (Attachment 2), the ongoing inequity associated with neighbouring property notification across the LGA, as well as the costs associated with excessive notification under the current Community Participation Plan, will continue.
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ATTACHMENTS

1. Attachment 1 - Liverpool Community Participation Plan 2022 (Under separate cover)
2. Attachment 2 - Liverpool Community Participation Plan 2025 (Under separate cover)
3. Attachment 3 - Council Report - Liverpool Community Participation Plan - Proposed Amendments - 18 June 2025
4. Attachment 4 - Redacted Community Submissions
5. Attachment 5 - Draft Community Participation Plan 2025 (Marked Up) (Under separate cover)

COUNCIL AGENDA

ORDINARY COUNCIL MEETING

18 June 2025

BOOK 1

LIVERPOOL
CITY
COUNCIL



LIVERPOOL CIVIC TOWER COUNCIL
CHAMBER, LEVEL 1, 50 SCOTT
STREET, LIVERPOOL



You are hereby notified that an **Ordinary Council Meeting** of Liverpool City Council will be held at the **LIVERPOOL CIVIC TOWER COUNCIL CHAMBER, LEVEL 1, 50 SCOTT STREET, LIVERPOOL NSW 2170** on **Wednesday, 18 June 2025** commencing at 6:00 PM. Doors to the Chamber will open at 5.50pm.

Liverpool City Council Meetings are livestreamed onto Council's website and remain on Council's website for a period of 12 months. If you have any enquiries, please contact Council and Executive Services on 8711 7863.

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

Mr Jason Breton
CHIEF EXECUTIVE OFFICER

Statement of Ethical Obligations

Oath or Affirmation of Office

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

Conflicts of Interest

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

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Council in Closed Session

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

CONF 01 ST3360 Request for Tender - Vet Services and Animal Boarding

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

CONF 02 Liverpool Youth Council Member Nominations 2025 - 2027

Reason: Item CONF 02 is confidential pursuant to the provisions of s10A(2)(a) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors).

CONF 03 RCL3259 Provision of Security Guard Services for Liverpool City Council's Buildings and Facilities

Reason: Item CONF 03 is confidential pursuant to the provisions of s10A(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 04 Consideration of an Application for the acquisition of land on the grounds of hardship - 26 Derwent Avenue, Bradfield identified as Part of Lot 82 DP 864799

Reason: Item CONF 04 is confidential pursuant to the provisions of s10A(2)(c) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

CONF 05 Proposed dedication of Lot 1417 DP 882409 as Public Road to provide access to Lot 101 DP 1213451 (1895 Camden Valley Way, Horningsea Park) DA-707/2022.

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

CONF 06 Installation of flags on Council buildings

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

Close

PLAN 02	Liverpool Community Participation Plan - Proposed Amendments
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Strategic Objective	Healthy, Inclusive, Engaging Communicate, listen, engage and respond to the community by encouraging community participation
File Ref	143626.2024
Report By	Brianna Van Zyl - Executive 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 under the *Environmental Planning and Assessment Act 1979* (EP&A Act). A copy of Council's current Liverpool CPP is provided in **Attachment 1**.

Community Participation Plans are required to be reviewed periodically. A Report was tabled at the Governance Committee Meeting (GCM) on 18 March 2025 for Council consideration which unpacked potential amendments to the current CPP. A copy of the GCM Report is provided in **Attachment 3**.

The GCM Report identified the following key areas for potential amendment:

- amending the definition of “adjoining land”;
- applying a distance-based system for notification; and
- reviewing the notification distances for various land uses.

During the March 2025 GCM Briefing, Councillors requested the provision of additional background information – namely for complying development certificates (CDC), planning proposals, subdivisions and development in the Liverpool City Centre – associated with the proposed CPP amendments. This was subsequently provided to Councillors via a Councillor Update Memo circulated on 24 April 2025. A copy of the Councillor Update Memo is provided in **Attachment 4**.

Since the Councillor Update Memo was circulated the following additional amendments have been included for consideration:

- Requiring all subdivision Development Applications to be notified with a 50 metre distance applied; and
- Requiring rural zones to have a minimum 100 metre notification distance applied for all land uses.

Council staff do not recommend amending the current notification requirements for Planning Proposals or Development Applications within the Liverpool City Centre. Further justification for this position is provided in the body of this Report.

The full suite of proposed amendments to the current CPP is provided in **Attachment 5** (Clean Version) and **Attachment 6** (Marked Up Version).

The purpose of this Report is to seek Council endorsement to amend the Liverpool Community Participation Plan and place the revised CPP on public exhibition for a minimum period of 28 days.

RECOMMENDATION

That Council:

1. Receives and notes this Report;
2. Endorses the draft Community Participation Plan 2025 (**Attachment 5**) for public exhibition;
3. Publicly exhibits the draft Community Participation Plan 2025 for a minimum period of 28 days;
4. Receives a Post-Exhibition Report detailing the outcomes of the public exhibition period; and
5. Delegates to the CEO (or delegate) authority to amend the Community Participation Plan 2025 for any typographical and minor amendments as required.

REPORT

Background

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

The 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 EP&A Act.

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

The most recent CPP amendment in December 2022 made a suite of changes which were predominantly administrative in nature and included:

- Updating land use definitions to reflect the Standard Instrument;
- Removing the requirement to advertise in the local newspaper;
- The addition of a clause requiring Council-related Development Applications (DAs) to be exhibited for a minimum of 28 days; and
- Increasing 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 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 neighbouring properties notification is meaningful and not inadvertently increasing both Development Assessment timeframes and operational costs. A copy of the Discussion Paper 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.

These changes were tabled for Council consideration at the Governance Committee Meeting in March 2025. During the GCM Briefing, Councillors requested the provision of additional background information – namely current notification requirements for Complying Development Certificates (CDC), Planning Proposals, subdivisions and Development Applications in the Liverpool City Centre – associated with the proposed CPP amendments. This was subsequently provided to Councillors via a Councillor Update Memo circulated on 24 April 2025. A copy of the Councillor Update Memo is provided in **Attachment 4**.

Since the Councillor Update Memo was circulated the following additional amendments have been included in the updated CPP for consideration:

- Requiring all subdivision Development Applications to be notified with a 50 metre distance applied; and
- Requiring rural zones to have a minimum 100 metre notification distance applied for all land uses.

Council staff do not recommend amending the current notification requirements for Planning Proposals or Development Applications within the Liverpool City Centre. Further justification for this position is provided below.

Planning Proposals

Under the current CPP, the Planning Proposal consultation requirements are broad and allow for a varied approach depending on the complexity of the Proposal. Planning Proposals are generally harder to measure their impact when compared to Development Applications. This current notification approach is still considered appropriate as it allows for flexibility depending on the scale and impact of the Planning Proposal.

It should also be noted that the current notification approach for Planning Proposals is consistent with the approach adopted for many neighbouring Councils including Fairfield, Blacktown, and Campbelltown who notify Planning Proposals on a case-by-case basis.

Development Applications in the Liverpool City Centre

Under the current CPP, some smaller scale Development Applications (DA) are not required to be notified in the Liverpool City Centre. These include:

- Small scale commercial premises (no more than four storeys);
- Change of use from business premises to business premises;
- Change of use from retail premises to retail premises;
- Restaurants and cafes; and
- Take away food and drink premises or food and drink premises.

No amendment to these provisions is proposed as part of this CPP amendment. The impacts within the City Centre are considered relatively minor and requiring them to be notified will result in an increase in DA assessment times for these land uses, as well as costs associated with the distribution of notification letters.

Proposed Community Participation Plan Amendments

The following Section provides a summary of the recommended amendments to the current CPP and the reasoning for the change. A marked-up version of the revised CPP, including the recommended amendments, is provided in **Attachment 6**.

"Adjoining Land" Definition

As part of the CPP amendment endorsed by Council in December 2022 (**Attachment 3**), the definition of "adjoining land" was increased to a minimum of five (5) properties on each side of the subject site rather than only adjoining neighbours. The definition of adjoining neighbours in previous iterations of the CPP only required the notification of neighbouring properties that directly abutted the development site. The previous version of the notification requirements can be seen in **Attachment 2**.

The current definition of adjoining land has required Council 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. As shown in **Attachment 2**, these additional requirements have also seen an increase in the costs associated with this broader notification, especially for low impact Development Applications.

Furthermore, when a DA is lodged with Council, the administration team use mapping software to either apply a buffer (when a notification distance is applied) or manually select lots (when adjoining land is applied). Lot selection requires Council staff to manually select each lot, whereas applying a buffer is an automated process and therefore much quicker and minimises risks of errors in the neighbouring property notification process.

As part of this amendment, the adjoining land definition is proposed to be reverted to the previous definition of adjoining land whereby the neighbouring properties directly abutting a site subject to a DA would be notified. This is shown in **Attachment 5** and presented in *Figure 1*.

Figure 1 – Application of 'adjoining land' definition in revised CPP



Land Use Notification Catchment / Distances

The current CPP includes clarification on the neighbouring property notification requirements by land use. The notification distances range anywhere between 50 metres and 1,000 metres and differentiates the distance requirements for 'rural zones' or 'other zones' depending on the land use. These distances are applied from the boundary of the subject lot rather than from where the development is occurring on the lot.

To understand the impact of the neighbouring property notification distances, analysis was undertaken of a range of established and rural lots with varying sizes and forms. As shown in **Attachment 3**, in established areas such as Casula, Middleton Grange and Green Valley, buffers up to 100 metres can capture up to five lots in each direction and up to two blocks away depending on the block size. A 50 metre buffer captures 3-4 properties on average.

In rural areas, where lot size and form are much larger than the established areas, buffers below 100 metres may only capture the adjacent lot. A buffer over 100 metres, generally captures 2-3 properties.

As part of this amendment, it is proposed to apply a tiered distance notification system that ranges from 50 metres to 1,000 metres. In addition, a minimum distance of 100 metres will be applied to all land uses in the rural zones.

The notification distance for 75 of the existing 107 land uses included in the CPP are proposed to be amended as a result of this CPP update. A significant portion of the proposed amendments is due to the minimum notification distance in rural zones being increased to 100 metres.

Attachment 7 provides a comparison of the notification distances required by land use under the current CPP and the revised CPP, with *Table 1* providing a succinct summary of the notification requirements for key land uses.

Table 1 – CPP Amendments

Land Use	Current Rural	Current Other	Proposed Rural	Proposed Other
Amusement Centre	500m	200m	100m	50m
Subdivisions	Adjoining Land (lots less than 300sqm)	Adjoining Land (lots less than 300sqm)	100m	50m
Landscaping materials supplies	500m	250m	100m	50m
Community facility	75m	75m	100m	50m
Hospitals	75m	200m	200m	100m
Waste or resource management facility	1,000m	200m	200m	100m
Dual occupancy	Adjoining Land	Adjoining Land	100m	Adjoining Land
Multi dwelling housing	75m	75m	100m	50m
Seniors housing	Adjoining Land	Adjoining Land	100m	Adjoining Land
Bed & breakfast premises	Adjoining Land	Adjoining Land	100m	50m
Centre-based childcare facilities	75m	75m	100m	75m
Pubs	75m	75m	100m	75m

Some of the distances in the current CPP are arbitrarily applied and do not accurately reflect the potential impact of the proposed development. The proposed notification amendments would seek to address this issue and improve clarity on the notification distance required.

Subdivision of Lots Greater than 300m²

The current CPP only requires neighbouring property notification to occur for subdivision DAs for lots less than 300m². This was a historic decision as it assumes blocks greater than 300m² provide greater opportunities to mitigate visual, privacy or overshadowing impacts.

To improve the notification of subdivision DAs, it is proposed to require all subdivision DAs to be notified to a 50 metre radius in established areas and 100 metres in rural areas. This change will ensure the community is notified of potential changes in their area regardless of the lot size.

Rural Land

The current CPP has a range of distances applied for DAs in Rural Zones, ranging from adjoining land to 1,000 metres.

Rural areas in the Liverpool Local Government Area (LGA) are characterised by large lots. Analysis of rural areas has identified that a buffer of 100 metres would capture, on average, 2-3 lots in each direction. It is therefore proposed to increase the minimum notification distance for rural areas to 100 metres.

Miscellaneous Changes

Under the most recent CPP amendment, notification requirements for Council-related Development Applications were updated due to legalisation changes. A minor administrative change is proposed to remove reference to the date the new legalisation commenced as it has since passed.

In addition, the graphics in the current CPP will be replaced with updated graphics to demonstrate the adjoining land definition and how the distance buffers capture neighbouring properties. A definition of rural zones has also been included in the CPP to ensure clarity for the community.

A number of reformatting changes have also been made, including reformatting the existing tables under Section 7.6 'Development Applications that will be notified' by condensing the existing two tables into one, with an additional column to be added to the table to outline whether the proposed development will also be advertised on Councils website and sign posted.

The full suite of proposed amendments to the current CPP is provided in **Attachment 5** (Clean Version) and **Attachment 6** (Marked Up Version).

Conclusion

Overall, the proposed changes to the current CPP would result in positive outcomes for both Council and the community, with greater clarity provided on the neighbouring property

notification requirements for each land use, and greater equity on the types of development requiring neighbouring property notification.

Next Steps

Subject to Council endorsement, the draft Community Participation Plan 2025 (**Attachment 5**) will be placed on public exhibition for a minimum of 28 days.

Following public exhibition, a Post-Exhibition Report detailing the outcomes of the public exhibition period, and the finalised Community Participation Plan 2025, will be prepared and referred to Council for consideration and endorsement.

FINANCIAL IMPLICATIONS

An amendment to the Community Participation Plan is within the existing budget of Council's City Planning Department.

The proposed changes will help to create modest budget savings by simplifying and improving the neighbouring property notification process associated with Development Applications.

CONSIDERATIONS

Economic	There are no economic and financial 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	Encourage the community to engage in Council initiatives and actions.
Legislative	<i>Environmental Planning and Assessment Act 1979</i>
Risk	The risk associated with endorsing the proposed amendments to the current CPP is deemed to be low. Should Council not endorse the proposed amendments to the current CPP, the ongoing inequity associated with neighbouring property notification across the LGA, as well as the costs associated with excessive notification under the current CPP, will continue.

ATTACHMENTS

1. Attachment 1 - Current Community Participation Plan 2022 (Under separate cover)
2. Attachment 2 - Community Participation Plan (CPP) Discussion Paper - Governance Committee Meeting - 9 April 2024 (Under separate cover)
3. Attachment 3 - Community Participation Plan - Proposed Amendments - Governance Committee Meeting - 18 March 2025 (Under separate cover)
4. Attachment 4 - Councillor Update Memo - Additional CPP Info - 24 April 2025 (Under separate cover)
5. Attachment 5 - Draft Community Participation Plan - May 2025 (Under separate cover)
6. Attachment 6 - Draft Community Participation Plan - May 2025 - Marked Up Version (Under separate cover)
7. Attachment 7 - Draft Community Participation Plan - Notification Distance Changes Matrix (Under separate cover)

Submission 1

[REDACTED]

From: [REDACTED]
Sent: Friday, 25 July 2025 1:04 PM
To: LCC
Subject: 2025/3266

To The Chief Executive Officer,

I wish to have some input into the current draft community participation plan 2025.

In the current plan(2022) with reference to Development Applications (Pages 12,13,14) it shows that a number of different types of applications only require that residential properties within a 75m area get notified by council about the application.

I am asking for that distance to be increased when it has a direct impact on more properties that will be affected. Your current community participation plan states "Notification distances specified in this section may be extended, if in the opinion of Council, greater notification is required". I will give you the reason why I am asking for the change.

In April this year your council issued letters about a Development Application [REDACTED] As council deemed it only necessary to notify the 75m surrounds we were completely unaware of the application at all except that we have a street chat group and on the final day that objections could be made a neighbour who did receive the letter reached out to the street to have their say if they objected (which we did). Our submission was received and as of this week I was told there is no decision yet on this DA.

Here is my big problem with councils decision to not notify the whole of [REDACTED] In what world is the whole street not going to be affected by the increased traffic that would be generated by putting a childcare centre in our street? Who at council decided that we did not get the right to know about the proposal or who decided that we were not affected enough? How difficult would it have been to send letters to the whole street? To me it is advantageous to only notify a handful of people as this limits the amount of objections received. As it stands only people that are in the group chat and saw it that day had a chance to respond, others still did not. This is unfair when if the approval goes through we will ALL be directly affected by the development.

Regards,

[REDACTED]

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Submission 2

**To: Jason Breton**

The Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC, NSW 1871

Subject: Submission on 'Draft Liverpool Community Participation Plan 2025'

Dear Chief Executive Officer,

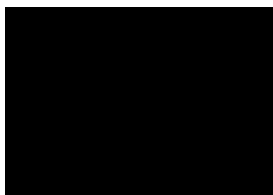
I would like to begin by commending Liverpool City Council for its ongoing progress and commitment towards modern and inclusive urban development. The Council's efforts in updating the 'Community Participation Plan' (CPP) reflect a positive and forward-looking approach to community engagement, and I welcome these important moves.

This submission is prepared as part of my academic work in the Master of Social Work program. I am a resident of the Liverpool City Local Government Area and have no affiliation with any political party. My research has been carried out independently, focusing on the CPP through a targeted literature review supported by academic and empirical evidence relating to housing, mental health and wellbeing, low-income households, and other social issues affecting our community.

In preparing this submission, I reviewed relevant Council documents, including the Minutes of the Ordinary Council Meeting held on 18 June 2025, along with other official materials. I have incorporated academic sources that explore the connections between Council planning initiatives and housing affordability, thermal comfort, and social equity. This has allowed me to assess how the CPP impacts both my family and the broader Liverpool community.

This research reflects the perspective of a local community member who experiences many of these issues firsthand. It represents the lived reality of residents who share similar circumstances and highlights the potential of the CPP to shape positive housing and social outcomes.

As part of this process, I visited the Liverpool City Council Customer Service Centre on Friday, 8th August 2025, to discuss the possibility of submitting my research formally. I am grateful for the guidance provided and for the opportunity to have my views considered. Thank you for your time, your commitment to transparent planning, and the opportunity to contribute to the future of our city. I trust this submission will provide a useful community perspective on the Draft Liverpool Community Participation Plan 2025.



Individual Feedback**Liverpool Housing Review and Pathways to Positive Change****Introduction:**

Liverpool City Council's ongoing progress in modern urban development, community engagement, and strategic planning represents a significant step towards creating an inclusive and sustainable city. The recent review and public exhibition of the Draft Community Participation Plan 2025 demonstrate a commitment to transparency, accountability, and the long-term wellbeing of residents. These initiatives reflect an understanding that Liverpool is a rapidly growing and diverse community where forward-thinking policy is essential to address the complex interplay between housing, infrastructure, environmental sustainability, and social equity. The Council is positioning itself to deliver outcomes that are both responsive and equitable through actively seeking community input and aligning planning processes with legislative requirements. This present submission draws on a targeted literature review examining housing stress, cost of living pressures, thermal discomfort, and related public health impacts within the Liverpool Local Government Area. Incorporating both academic research and Council's own planning documentation, the analysis identifies opportunities to enhance existing strategies and strengthen community outcomes, particularly in housing quality, affordability, and culturally inclusive service provision. The south-western Sydney suburb of Liverpool faces critical challenges in housing justice, with residents experiencing the convergence of unaffordable rents, substandard living conditions, and environmental stress. This literature review critically examines these challenges using contemporary academic theory, empirical evidence, and advocacy insights, with a focus on cost of living, poor-quality housing, and thermal discomfort in the Liverpool area.

Targeted Literature Review: Housing Stress, Cost of Living and Thermal Discomfort in Liverpool, NSW

Housing affordability remains a central concern in Liverpool. According to Yates and Bradbury (2010), housing stress occurs when low-income households spend more than 30% of their income on housing. The Australian Bureau of Statistics (2021) reveals that the median weekly rent in Liverpool is \$400, while the median household income is \$1,819 per week, suggesting significant rental stress for low-income renters. Average household size in Liverpool is 3.2 people, indicating the prevalence of multi-generational or shared living to mitigate costs. Bentley et al. (2016) demonstrate that housing disadvantage leads to cumulative psychological strain, particularly in marginalised populations, reinforcing the importance of structural intervention.

Importantly, housing stress also significantly affects low-income mortgage holders. Owner-occupiers experiencing mortgage stress—defined by the same 30% income threshold—are often overlooked in public discourse. Households paying

Individual Feedback

over 70% of their income toward home loans face compounded pressures from interest rate rises, utility costs, and essential expenditures. Yates and Bradbury (2010) highlight that housing unaffordability impacts wellbeing regardless of tenure, and policies must address mortgage and rental stress equitably to prevent deepening socioeconomic exclusion.

Thermal discomfort, including extreme cold and heat, has emerged as a public health issue in the context of poor housing. ABC News (2021; 2022) reports that Australian rental homes often lack insulation, causing indoor temperatures to drop below World Health Organisation standards. This is particularly true in low-income suburbs such as Liverpool, where renters disproportionately suffer from heatwaves and inadequate cooling, as also noted by Better Renting (2023) and the Climate Council (2023). These effects are intensified among renters without air conditioning, whose discomfort is exacerbated by high energy costs.

Mould exposure due to poor ventilation and dampness in rental properties is another significant health hazard. ABC News (2023) highlights that landlords are failing to address mould and maintenance issues, contributing to respiratory conditions and anxiety among tenants. This aligns with findings by the Tenants' Union of NSW (2021), which outlines how substandard housing conditions affect physical and mental health, further entrenching inequality. The 2021 Census also shows that Aboriginal and Torres Strait Islander households in Liverpool report a median rent of \$360, below the general median but potentially reflecting accommodation of lower quality or overcrowded conditions.

Critical social work theory (Ife, 1996; Allan & Pease, 2009) and Adams and Payne (2009) emphasise the need to move beyond individualised responses to housing injustice. They advocate for holistic, justice-oriented frameworks that challenge power imbalances and neoliberal housing policy. In the context of Liverpool, this requires reimagining housing as a public good, with a renewed focus on tenant rights, community empowerment, and state accountability. Specific interventions could include thermal retrofitting programs for public housing, rental caps, and legal advocacy services for tenants facing eviction or environmental neglect.

Cultural responsiveness and ethical delivery of housing and social services is especially relevant in Liverpool's multicultural context. The suburb is home to a diverse population, including large Arabic-speaking, Vietnamese, and South Asian communities. Jones and Parham (2023) argue that master planned housing developments must integrate age-friendly and culturally safe design. Moreover, community services in Liverpool (My Community Directory, 2024) must offer linguistically and culturally appropriate support to prevent exclusion from housing-related resources.

Service provision gaps are evident in Liverpool. Despite NSW Government (2024) announcements about affordable housing development, access remains limited. Shelter NSW (2019) warns that without enforceable housing quality standards; new stock may not address existing thermal and health concerns. Tenants also face

Individual Feedback

limited access to local cooling infrastructure or financial relief in extreme weather events, a concern echoed by Better Renting (2023).

Community Participation Plan 2025 and Housing Implications

The Draft Liverpool Community Participation Plan (CPP) 2025 is directly relevant to housing policy and advocacy in the area because it governs how residents can participate in planning decisions that affect housing development and quality. The CPP applies to all land within the Liverpool LGA and outlines notification and exhibition requirements for Development Applications (DAs), planning proposals, and strategic planning documents.

Five aspects directly linked to housing outcomes are:

1. Expanded notification distances for certain developments, improving residents' ability to respond to housing-related changes in their vicinity.
2. Clearer definitions of 'adjoining land', ensuring that more directly impacted households are notified.
3. Mandatory notification for all subdivision DAs, which can affect housing supply and density.
4. Tiered engagement based on development impact, including higher distances for large-scale or high-impact developments.
5. Structured exhibition periods (14–28 days) for public submissions, allowing communities to influence housing and environmental decisions.

Although the CPP strengthens procedural transparency, it currently lacks targeted strategies for including culturally and linguistically diverse communities, low-income households, or renters experiencing housing stress. These groups are often the most affected by planning decisions but the least able to participate effectively. Advocacy should therefore focus on embedding equity and social justice principles into the final adopted CPP.

The November 2025 Council meeting will be a key decision point when the Post-Exhibition Report is presented. This meeting will finalise the CPP, making it a strategic advocacy opportunity for groups such as the Sydney Alliance Liverpool Housing Team.

Proposed Solutions and Role of Liverpool City Council**1. Expand Thermal Safety and Retrofitting Programs**

Liverpool City Council should prioritise large-scale energy efficiency upgrades in low-income housing. This includes insulation, passive cooling systems, efficient heating, and government-subsidised appliance replacement programs. Public housing, community housing, and private rental stock in older, poorly

Individual Feedback

maintained buildings should be given priority to protect residents from extreme heatwaves and winter cold.

2. Strengthen Development Controls and Rental Standards

New housing developments must meet strict health and climate-safety benchmarks. The Council should enforce building codes that ensure adequate ventilation, mould prevention, thermal insulation, and sustainable materials. For rental housing, enforceable minimum quality standards should be introduced, including anti-mould mandates and timelines for emergency repairs.

3. Partner with Community Health and Legal Services

The Council should collaborate with local health providers, community legal centres, and advocacy groups to deliver targeted housing rights education. Partnerships should include legal aid for tenants facing eviction or substandard housing conditions and health interventions for residents suffering from housing-related illnesses.

4. Enhance Local Housing Data Mapping

The Council should maintain an up-to-date housing data platform identifying housing stress, thermal safety risks, and overcrowding hotspots. This would enable proactive targeting of resources and support during seasonal extremes, particularly in vulnerable suburbs and demographic groups.

5. Increase Affordable Housing via Land Partnerships

Partner with community housing providers, non-profits, and private developers to deliver affordable housing stock. The Council can use surplus or underutilised public land for mixed-tenure developments that combine affordable rentals, social housing, and low-cost home ownership schemes.

6. Embed Housing Equity in Participatory Planning

The Draft Community Participation Plan (CPP) 2025 should be revised to explicitly integrate housing justice principles, ensuring that low-income renters, culturally and linguistically diverse communities, and Aboriginal and Torres Strait Islander residents are meaningfully involved in planning decisions. Strategies could include translated materials, targeted outreach, and accessible submission processes.

Council Resources and Challenges

Liverpool City Council has significant local planning authority, access to demographic and housing data, and existing partnerships with regional housing networks. However, challenges include limited budgetary flexibility, reliance on state-level housing policy reforms, and competing infrastructure priorities in a rapidly growing urban centre.

Recommendations:

Embed Housing Justice into Local Policy Planning: Liverpool City Council should adopt a housing justice lens in all strategic planning, ensuring thermal

Individual Feedback

comfort, cultural safety, and affordability are non-negotiable pillars of housing design, approval, and delivery.

Invest in Targeted Retrofitting and Energy Relief: Local and state governments must fund large-scale thermal upgrades, including insulation, passive cooling, and appliance subsidies for renters and low-income mortgage holders—especially in older housing stock.

Advocate for Stronger Tenancy Protections: Council and local organisations must lobby for enforceable rental quality standards across NSW, including anti-mould mandates, air ventilation standards, and emergency repairs enforcement.

Culturally Safe Housing Services: Culturally responsive housing services must be expanded, including translated materials, CALD housing advocates, and safe access for Aboriginal and Torres Strait Islander tenants and homeowners.

Support Community Legal and Health Partnerships: Increase funding and integration between health centres, social workers, and community legal services to ensure people experiencing housing stress are not left without recourse or support.

Conduct Participatory Research and Monitoring: Council should involve local renters and homeowners in mapping housing hardship and thermal risks. Community-led data collection will guide equitable solutions and increase transparency.

Bridge Rental and Mortgage Policy Gaps: Support from governments must include relief for mortgage-paying households in stress—especially those like Liverpool’s low-income families allocating more than 70% of income to housing.

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Submission 3

[REDACTED]

From: [REDACTED]
Sent:
To: LCC
Subject: Community feedback on Liverpool Community Participation Plan

Hi there,

I'm writing as a Liverpool resident [REDACTED] to provide feedback on the Liverpool Community Participatio

I wanted to provide a suggestion to notify adjoining land owners and residents where a DA is submitted for a one storey dwelling to become a two-storey building.

Currently there is no requirement to notify for dwelling houses (see page 14 of the plan) which seems unusual compared to other Community Participation Plans I have seen (i.e. Camden Council requires notification when a planned dwelling is two-storey).

We recently had a neighbour apply to build a two-storey home whereas previously it was a single storey home. We weren't notified and I was shocked when I stumbled across the approved DA on Council's planning portal.

We'd been waiting to be notified to ensure the plans protected the privacy of our pool area. The plans on the portal made us very concerned however, after reaching out to Council about this, I was informed we weren't required to be notified due to the Community Participation Plan. Fortunately I learnt that Council had amended the plans to improve privacy, however it would have greatly reduced our concern and distrust of our neighbour and Council if we had been notified and kept informed during the approval process.

I'd like to suggest that Council notifies adjoining landowners and residents of significant height increases in dwelling houses, particularly when a single storey becomes a double storey, to improve trust and allow neighbours to review and express concerns in an appropriate way.

[REDACTED]

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PD 04	Post Exhibition Report - Liverpool Local Environmental Plan 2008 Amendment 87 at Lot 1 of 146 Newbridge Road, Moorebank - Georges Cove Village
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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	305072.2025
Report By	Stephen Peterson - Senior Strategic Planner
Approved By	Lina Kakish - Director Planning & Design

EXECUTIVE SUMMARY

At the Ordinary Meeting of Council held on 24 April 2024 (**Attachment 1**), Council resolved to endorse the Planning Proposal at Lot 1 of 146 Newbridge Road Moorebank, and to submit it to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination. The Planning Proposal is for the proposed Georges Cove Village and seeks to enable the development of a Shop (Supermarket) on the site with a maximum gross floor area of 4,000sqm (**Attachments 2 and 3**).

The Planning Proposal is also supported by a corresponding amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool Development Control Plan 2008 (Liverpool DCP 2008) (**Attachments 4 and 5**).

On 31 July 2024 the Planning Proposal received a Gateway determination from the DPHI, which required several conditions be met prior to exhibition (**Attachment 6**). Once actioned, the Planning Proposal was subsequently publicly exhibited from 4 August 2025 to 1 September 2025 during which a total of 8 individual submissions were received (**Attachment 7**).

Key concerns (but not limited to) raised in the submissions were in relation to traffic impacts, over development of retail, and issues with wording and the concept plan. This is detailed further in the body of this Report.

As required by the Gateway determination, the Planning Proposal was referred to several State Agencies for advice. This is discussed further below in this Report (**Refer to Attachments 9, 10, 11 and 12**).

This Report details the feedback received from the public exhibition and recommends that Council proceeds with finalisation of the Planning Proposal. Further, it also recommends that Council resolves to finalise the draft amendment to Part 2.10 of the Liverpool DCP 2008, to enable it to come into effect on the date of the gazettal of the Planning Proposal.

RECOMMENDATION

That Council:

1. Receives and notes the Gateway determination dated 31 July 2024, for Liverpool Local Environmental Plan 2008 (Amendment 87), the advice received from State Agencies and submissions received from members of the public;
2. Proceed with Amendment 87 to the Liverpool Local Environmental Plan 2008 which seeks to permit a shop on Lot 1 of 146 Newbridge Road, Moorebank with a maximum gross floor area of 4,000sqm;
3. Finalise the draft amendment to Part 2.10:Moorebank East (Benedict Sands) of the Liverpool DCP 2008;
4. Delegates authority to the CEO (or delegate) to make minor or typographical changes to the draft amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008; and
5. Notifies the submitters of Council's decision.

REPORT

Background

At the Ordinary Meeting of Council held on 24 April 2024 (**Attachment 1**), Council resolved to endorse the Planning Proposal at Lot 1 of 146 Newbridge Road Moorebank (with some minor amendments), and to submit it to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway determination.

In accordance with this resolution, the Planning Proposal was amended by the Proponent and subsequently forwarded to the DPHI in May 2024.

The Planning Proposal seeks to facilitate the development of a Shop (Supermarket) on the site with a maximum gross floor area of 4,000sqm. This amendment is also supported by a site-specific Development Control Plan (DCP).

The Gateway determination was issued by the DPHI on 31 July 2024 (**Attachment 6**), and required several conditions be met prior to public exhibition. These generally related to the mechanism to amend Liverpool LEP 2008, flood evacuation matters and visitor/staff numbers

and parking. It also set a finalisation date for the Planning Proposal, which has since been amended on two occasions. The current LEP completion date is 19 December 2025.

Additional documentation to address the Gateway conditions were completed in June 2025. On 11 July 2025, the DPHI confirmed the conditions of the Gateway Determination had been addressed and the Planning Proposal could proceed to exhibition (**Attachment 6**).

Exhibition of the Planning Proposal

The Planning Proposal and associated draft amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008 were placed on public exhibition from 4 August 2025 to 1 September 2025. This included letters to the adjoining owners as well as notices on Liverpool Listens and Council's webpage.

Council received a total of 8 submissions (**Attachment 7**). Of these, 1 submission objected wholly to the Planning Proposal and the remainder raised specific concerns. In accordance with the LEP Making Guideline (August 2023), Council provided the Proponent with the opportunity to respond to the Submissions (**Attachment 8**).

The key concerns raised are summarised below, and the full submissions can be viewed at **Attachment 7**.

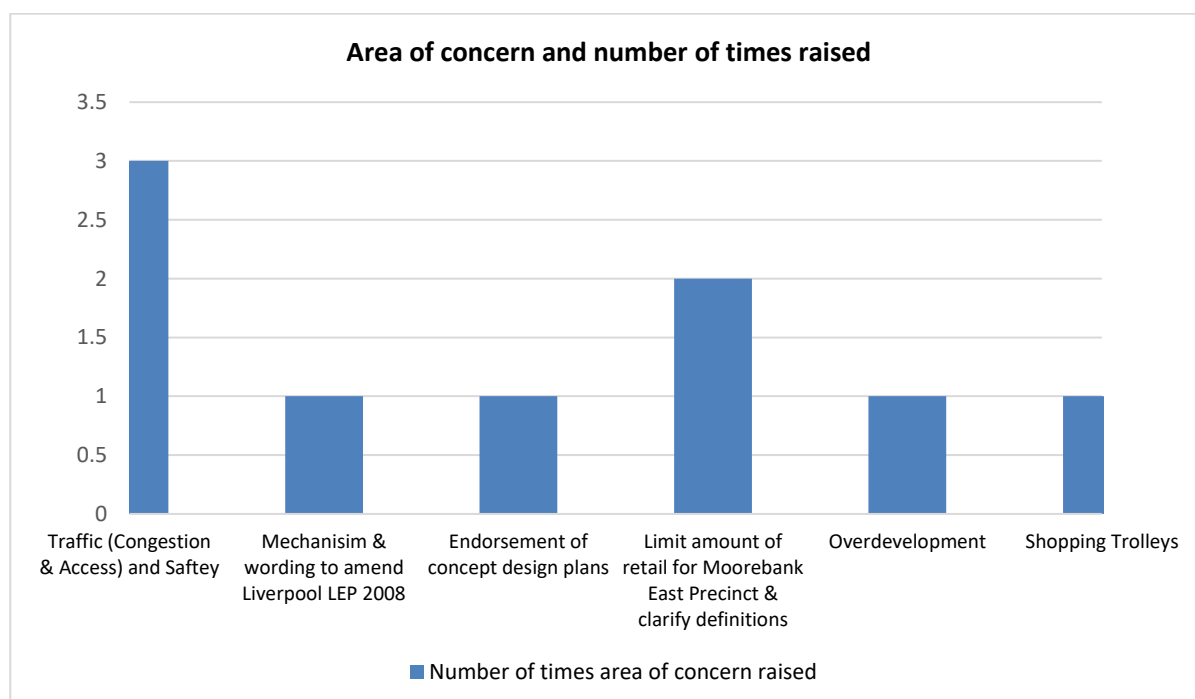


Figure 1: Table indicating concerns raised in submissions and number of times concern was raised.

Discussion of Public Submission Concerns**A. Traffic Impacts**

The most frequently raised issue (raised in 3 submissions) related to the traffic impact of the Proposal. More specifically, submitters noted the following concerns and / or comments:

- Traffic will pose a threat to safety and wellbeing of pedestrians.
- Promontory Way is not designed to handle commercial traffic, especially heavy vehicles.
- The intersection of Brickmakers Drive and Promontory Way is already dangerous.
- Traffic congestion is already significant on Brickmakers Drive, which is used as a shortcut.
- The proposal requires additional infrastructure (such as intersection upgrades).
- Suggest continuing Spinnaker Drive east and install Traffic lights at intersection of Davy Robinson Drive/Newbridge Road.
- Suggest allowing light vehicles to exit and turn left on Newbridge Road.

Staff Comment

The site has a primary frontage to Newbridge Road which is a classified road and is therefore managed by Transport for New South Wales (TfNSW), including site vehicle access. As detailed below, TfNSW has advised Council that their preference is for all vehicular access to occur from Spinnaker Drive. Furthermore, at the Development Application (DA) stage, the applicant will need to demonstrate to both Council and TfNSW that vehicular access, vehicular movements and parking are appropriately designed and considered.

The draft amendment to Part 2.10:Moorebank East (Benedict Sands) also includes controls requiring all heavy vehicle access to be via Newbridge Road and for light vehicles to be via Brickmakers Drive/Promontory Way/Spinnaker Drive.

B. Mechanism & Wording to implement intent of Planning Proposal in Liverpool LEP 2008

A submission requested for the existing wording of Clause 7.23 of the Liverpool LEP 2008 be rewritten, as it is confusing. The submission states that development in accordance with subclause (1) could be argued to create a non-compliance with subclause (2) as specialised retail premises are a type of retail premises in accordance with the standard instrument definition.

Staff Comment

Under the Liverpool LEP 2008 'retail premises' is a group term, which includes 'specialised retail premises' as a sub-category, along with multiple other forms of retail. The provisions therefore relate to separate matters.

Notwithstanding this, it is noted that Clause 7.23 applies to multiple other sites. Therefore, revisions to this Clause are outside the scope of this Planning Proposal.

C. Endorsement of Concept Plans

A submission requested the Concept Plan shown in the Planning Proposal package be included in the DCP, to provide added certainty as to the likely built form outcome.

Staff Comment

Planning Proposals are assessed against Section 9.1 Ministerial Directions. Local Planning Direction 1.4 (Site Specific Provisions) requires a Planning Proposal not endorse any architectural/design plans or technical studies used to support the Proposal, to ensure flexibility.

The draft corresponding amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008 guides the design of future development on the subject site. Any future DA will also be subject to public consultation.

D. Over Delivery of Retail in the Moorebank East Precinct

Although the Concept Plans show roughly 5,000sqm of light industrial, submitters noted there is no restriction on a future DA proposing up to 8,000sqm of retail under the existing cap in the LEP.

Furthermore, concerns were also raised with the potential for the adjoining lot to the east to also deliver up to 8,000sqm of retail floorspace. This would mean up to 16,000sqm of retail floor space between the two sites, which could each include a full line supermarket.

Staff Comment

The Planning Proposal does not seek to increase the maximum permissible floor space ratio or amend the maximum total retail gross floor area permitted on the subject site (being 8,000sqm). Rather, it seeks to amend Clause 7.23 of the Liverpool LEP 2008 with the intent to permit one individual retail premises on the subject site to have a maximum gross floor area of 4,000 square meters.

E. Miscellaneous Comments:

Other key miscellaneous concerns were in relation to the overdevelopment of residential development in the area, as well as the need to manage the environmental impact of shopping trolleys.

Staff Comment

The Planning Proposal does not rezone the site, introduce any new land uses to increase the residential development potential of the site.

In relation to shopping trolleys, the draft amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008 requires a Plan of Management be prepared at the DA

stage. The DCP also requires all trolleys be 'geo-fenced' (i.e: automatic locking mechanism of the shopping trolley wheels) at the site boundary.

State Agency Consultation

In accordance with the Gateway determination, consultation occurred with the following State Agencies:

- NSW Rural Fire Service (**Attachment 9**)
- Transport for NSW (**Attachment 10**)
- NSW State Emergency Services (NSW SES) (**Attachment 11**)
- Department of Climate Change, Energy, the Environment and Water (DCCEEW) (**Attachment 12**)

A summary of the comments from each agency is provided below.

A. NSW Rural Fire Service (NSW RFS)

The NSW RFS advice did not raise any objections to the Planning Proposal. The corresponding amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008 includes development controls for a Bushfire Constraints Assessment in line with the recommendations of the report submitted with the Planning Proposal. Therefore, no further action required.

B. Transport for NSW (TfNSW)

Council consulted with TfNSW on multiple occasions since receiving the Gateway Determination. On 20 December 2024, TfNSW provided initial Gateway advice to Council which resulted in additional / revised information being received. Following this, the Proposal was re-referred to TfNSW, and a response was received on 26 August 2025 (**Attachment 11**). To summarise the advice stated:

- It is the preference of TfNSW for all vehicular access to the site to be obtained via Promontory Way
- The access arrangements shown off Newbridge Road are unacceptable, and that any future access off this road is subject to TfNSW's acceptance of a suitable access driveway design and modelling.
- Further clarification needed on how the upgrade to the intersection of Promontory Way/Brickmakers Drive to traffic signals will occur and be costed.
- There is to be no loss of public domain space within the road reserve to the boundary.

In response to the revised TfNSW advice, a meeting was held with Council and TfNSW in September 2025. At the meeting Council advised that:

- The Planning Proposal does not endorse documentation including any design plans or access arrangements. The matters raised by TfNSW are matters for consideration at the DA stage.
- The future DA needs to demonstrate compliance with Section 2.119 of *State Environmental Planning Policy (Transport and Infrastructure) 2021*.
- The upgrade to the intersection of Brickmakers Drive/Promontory Way to be a traffic signal intersection can form conditions of consent at the DA stage.

Following the meeting, TfNSW provided email correspondence (**Attachment 10**) advising that TfNSW generally accepts Councils approach, and their previous advice is considered addressed.

C. NSW State Emergency Services (NSW SES)

DPHI consulted with the NSW SES prior to issuing a Gateway Determination, with the original advice received on 21 May 2024 (**Attachment 11**). Since receiving the Gateway determination, Council re-referred the proposal to the NSW SES, with advice received on 27 November 2024 (**Attachment 11**).

In response to the NSW SES Gateway advice on the 27 November 2024, Council proposed to revise the relevant section of the Liverpool DCP 2008, and the Proponent also updated the Flood Emergency Response Plan. On 31 January 2025, NSW SES found the updates generally suitable, requesting future review opportunities. Throughout May / June 2025, the Proponent submitted revised documentation, including the further updates to the Flood Emergency Response Plan (**Attachment 11**).

On 5 August 2025, NSW SES raised no objection to the Planning Proposal and suggested a DCP requirement for NSW SES to be consulted with during the DA stage (**Attachment 11**). The DCP was subsequently updated.

D. Department of Climate Change, Energy, the Environment and Water (DCCEEW)

Council staff consulted with DCCEEW on a number of occasions since receiving the Gateway Determination, with all correspondence included in **Attachment 12**.

Following updated reports in May–June 2025, Council re-referred the Proposal to DCCEEW in July 2025. On 22 August 2025, DCCEEW confirmed prior identified biodiversity issues were resolved, but noted that flood and evacuation concerns remained (**Attachment 12**).

Given NSW SES raised no significant concerns and found the Proposal satisfactory, Council met with DCCEEW on 4 and 15 September 2025 to highlight the SES advice .

Additionally, Council advised the DCCEEW that the flooding and evacuation concerns raised exist regardless of the Planning Proposal, as, 'Shop' and 'Light Industries' are already permitted on the site currently. Therefore, DCCEEW concerns are considered addressed.

Site Specific Development Control Plan (DCP)

In accordance with Council's resolution, Council staff also prepared a site specific DCP to accompany the Planning Proposal, which was placed on public exhibition concurrently.

The site-specific development controls and objectives relate to pedestrian safety, vehicular access and evacuation warning measures. The aim of these standards are to ensure that any future development does not have adverse impacts on the Moorebank East Precinct.

The draft amendments to the existing part 2.10 - Moorebank East (Benedict Sands) of Liverpool DCP 2008 were further refined post exhibition based on the outcomes of the state agency consultation and public submissions. Broadly these included changes to:

- Landscaping
- Flood Management
- Waste Management
- Traffic Management

The marked up DCP can be found in **Attachment 5** with edits in blue indicating new changes following public exhibition.

Next Steps

It is recommended that Council proceeds with Amendment 87 to the Liverpool Local Environmental Plan 2008 and the supporting amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008.

Should Council resolve to finalise the Planning Proposal, Council staff will liaise with the DPHI and Parliamentary Counsel, to make the Plan.

Should Council resolve to endorse the draft amendment to Part 2.10: Moorebank East (Benedict Sands) of the Liverpool DCP 2008 as recommended, this will come into effect on the date of gazettal of Amendment 87.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways. Facilitate economic development.
Environment	Manage the environmental health of waterways. Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	Division 3.4 of the <i>Environmental Planning and Assessment Act 1979</i> .
Risk	The risk is deemed to be low. The design measures and controls analysed and embedded in the DCP amendment are deemed to be sufficient to avoid any adverse environmental impacts. The risk is deemed to be within Council's appetite.

ATTACHMENTS

1. Council Ordinary Meeting Report and Resolution - 24 April 2024 (Under separate cover)
2. Planning Proposal Report (Under separate cover)
3. Concept Design and architectural Drawings (Under separate cover)
4. Draft - LDCP 2008 Part 2.10 Moorebank East - September 2025 (Under separate cover)
5. Draft - LDCP 2008 Part 2.10 Moorebank East - With edits - September 2025 (Under separate cover)
6. Gateway Determination and LEP Completion date extensions
7. Submissions (Under separate cover) - **Confidential**
8. Proponent response to submissions
9. NSW RFS Advice
10. TfNSW Advice (Under separate cover)
11. NSW SES Advice
12. DCCEEW Advice
13. Asic and Title Search (Under separate cover) - **Confidential**



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2024-963): to amend the Liverpool LEP 2008 to allow for a retail premises of 4,000m² at Lot 1, 146 Newbridge Road Moorebank ('Georges Cove Village')

I, the Acting Director, Local Planning (Metro Central, West and South) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan 2008 to allow for a retail premises of 4,000m² at Lot 1 146 Newbridge Road Moorebank ('Georges Cove Village') should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 28 March 2025.

Gateway Conditions

1. The planning proposal is to be updated to:
 - Clarify the mechanism in which the site-specific clause permitting a maximum of 4,000m² for retail premises is to be introduced into the LEP (ie Part 7 Additional Local Provisions or Schedule 1 Additional Permitted Uses of the Liverpool LEP and whether an amendment to the Key Site Map is required).
 - Clarify whether the development of the subject site as per the existing provisions in the Liverpool LEP have been considered within Georges River Evacuation Study (Molino Stewart 2022) evacuation modelling. If this is unable to be clarified, Council should proceed on the basis that the 'spare' evacuation vehicle capacity needs to be reduced to accommodate the development of this site and amend the proposal accordingly.
 - Identify the split between the number of employees, and associated car parking, and visitor car parking figures to support the current proposal.
 - Address the SES comments dated 21 May 2024.
 - Include an updated Ecological Impact Assessment.
 - Include an Acid Sulfate Soils Study to address section 9.1 direction 4.5 Acid sulfate soils.
2. Prior to exhibition, consultation with the NSW Rural Fire Service under section 3.34(2) of the Act to comply with the requirements of applicable directions of the Minister under

section 9 of the Act. NSW Rural Fire Service is to be provided with a copy of the amended planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal.

3. Prior to exhibition, the planning proposal is to be amended to address Condition 1 and Condition 2 and forwarded to the Minister under s 3.34(6) of the Act.
4. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
5. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act:
 - Transport for NSW
 - NSW SES
 - NSW Department of Climate Change, Energy, the Environment and Water

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.
6. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 31 July 2024



Rukshan de Silva
Acting Director, Local Planning
(Metro Central, West and South)
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning
and Public Spaces



Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2024-963)

I, Director, Local Planning and Council Support at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the Environmental Planning and Assessment Act 1979 to alter the Gateway determination dated 31 July 2024 for the proposed amendment to the Liverpool Local Environmental Plan 2008 as follows:

1. Delete:

"The LEP should be completed on or before 28 March 2025."

and replace with:

"The LEP should be completed on or before 31 July 2025."

Dated 22 January, 2025.

A handwritten signature in black ink, appearing to read "Tina Chappell".

Tina Chappell
Director, Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and Public
Spaces

Department of Planning, Housing and Infrastructure



Our ref: PP-2024-963(IRF25/1523)

Mr Jason Breton
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 2871

Via email: petersons@liverpool.nsw.gov.au; nelsonp@liverpool.nsw.gov.au

11 July, 2025

Subject: Planning proposal PP-2024-963 – Alteration of Gateway Determination

Dear Mr Breton,

I refer to the Gateway determination (as altered) dated 31 July 2024 for PP-2024-963 Lot 1 146 Newbridge Road, Moorebank (Georges Cove Village) and Liverpool City Council's (Council) letter dated 25 June 2025. This letter responds to the submission of additional information to the Department of Planning, Housing and Infrastructure (the Department) to address Condition 3 of the Gateway determination and Council's request for an extension of time to complete the LEP.

Condition 3 – Prior to exhibition, the planning proposal is to be amended to address Conditions 1 and 2 and forwarded to the Minister under s 3.34(6) of the Act

The Department has reviewed the additional information and the amended planning proposal package. In regard to Condition 1, dot point 2, the Department recognises that the discussion required of 'spare' evacuation capacity for vehicles to evacuate from this site was based on a set of variables in Molino Stewart's Georges River Evacuation Study 2022 that are no longer relevant, such as outdated information for development in each sub-precinct within Moorebank East. The Department agrees the amended planning proposal has addressed this condition as far as possible and if there are outstanding evacuation concerns, NSW SES will be given the opportunity to comment on this proposal during exhibition.

I have determined as the delegate of the Minister, in accordance with section 3.34 (6) of the EP&A Act 1979, that the planning proposal adequately addresses the matters in Condition 1 and Condition 2 of the Gateway Determination.

I have also determined as the delegate of the Secretary, the inconsistency of the planning proposals with applicable directions of the Minister under section 9.1 of the Act, 4.3 Planning for Bushfire Protection and 4.5 Acid Sulfate Soils determined at Gateway determination have been resolved. No further approval is required in relation to these Directions.

Extension of timeframe

I have also determined as the delegate of the Minister, in accordance with section 3.34(7) of the Environmental Planning and Assessment Act 1979, to alter the Gateway determination dated 31 July 2024 for PP-2024-963 (since altered) to extend the timeframe to 19 December 2025. Council should progress the planning proposal to public exhibition as soon as practicable to ensure the LEP can be completed within the updated timeframe. The Alteration of Gateway determination is enclosed.

If you have any questions in relation to this matter, I have arranged for Ms Gabrielle Coleman to assist you. Ms Coleman can be contacted on 9995 5247.

Yours sincerely,



Tina Chappell
Director Local Planning (Central, West, South)
Local Planning and Council Support

Encl: Alteration of Gateway Determination



Department of Planning, Housing and Infrastructure

Alteration of Gateway Determination

Planning proposal (Department Ref: PP-2024-963)

I, Director, Local Planning and Council Support (Central, West and South) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(7) of the *Environmental Planning and Assessment Act 1979* to alter the Gateway determination dated 31st July 2024 (since altered) for the proposed amendment to the Liverpool Local Environmental Plan 2008 as follows:

1. Delete:

"The LEP should be completed on or before 28 March 2025."

and replace with:

"The LEP should be completed on or before 19 December 2025."

Dated 11 July, 2025

A handwritten signature in black ink, appearing to read "Tina Chappell".

Tina Chappell
Director Local Planning (Central, West, South)
Local Planning and Council Support
Department of Planning, Housing and Infrastructure

Delegate of the Minister for Planning and Public Spaces



Level 10 201 Pacific Highway
St Leonards NSW 2065
ABN: 28 141 736 558
02 9493 9500
www.emmconsulting.com.au

9 September 2025

Senior Strategic Planner
Liverpool City Council
33 Moore Street
Liverpool NSW 2170

Re: Planning Proposal RZ-9/2017 - Response to submissions

Dear

This letter responds to the community submissions on behalf of Benedict Industries Pty Ltd made in response to the public exhibition of Planning Proposal RZ-9/2017 for Lot 1 DP 1246745, 146 Newbridge Road, Moorebank ('Lot 1').

1 General matters

1.1 Clause 7.23

We support the suggested alternative wording to Clause 7.23 proposed by Patch's submission.

1.2 Development Control Plan

We note that the submission on behalf of the co-owner and operator of Westfield Liverpool does not object to the proposal.

The submission suggests that the concept plan be included in the DCP "to ensure future development, regardless of permissibility is aligned with zone objectives." We believe that including the plan in the DCP would add unnecessary additional complexity to the application of the DCP, potentially requiring additional planning proposals for minor changes to the proposed development.

The lot immediately east of Lot 1 (Lot 2 DP602988) is owned by an entity unrelated to Benedict Industries. An application for a second large supermarket on this the adjacent lot would require a development application, including an economic impact assessment and an environmental impact statement. These would address the matters raised in the submission, including alignment with zone objectives.

We therefore do not support the inclusion of concept plan the DCP.

1.3 Support

We note the community member's support for the provision of a local supermarket.

1.4 Questions

A submission raises the following questions:

Question: Is there any planning for traffic lights on Davy Robinson Drive to Newbridge Road?

See Section 2.2 below.

Question: What involves light industries?

Light industry is defined in the Liverpool Local Environmental Plan 2008 as:

light industry means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry,
- (d) creative industry.

Question: Would hospitality stores (e.g. restaurants/cafe) be available in the speciality retail?

Yes, restaurants, cafes, etc. will be included in the speciality retail stores.

1.5 Trolley management plan

A submission notes "Given the scale of the proposed supermarket and its immediate proximity to residential areas, it is essential that a comprehensive trolley management plan be made a mandatory condition of any approval."

We understand that this is a matter that would be considered as part of a development application for the supermarket.

1.6 Over development

A submission is concerned with the over-development of Moorebank, including the lack of parking.

The Planning Proposal supports appropriate development within the Moorebank East area. It has been amended to remove previously proposed residential accommodation. The proposal provides sufficient parking for employees and visitors for the supermarket, speciality retail and commercial/industrial uses.

2 Traffic and road safety

Four submissions raise traffic and road safety matters. These are addressed below.

2.1 Signalisation of Brickmakers Drive/Promontory Way intersection

The signalisation of Brickmakers Drive/Promontory Way intersection was approved in-principle by Council and TfNSW as part of the Georges Cove Marina development consent DA-611/2018. The conditions of DA-611/2018 specify that the intersection is to be signalised prior to an occupation certificate being issued for the marina.

Should Lot 1 development precede marina development, Benedict propose that the Brickmakers Drive/Promontory Way intersection is signalised prior to an occupation certificate being granted for the proposed development. Benedict propose to enter into a new voluntary planning agreement (VPA) with Council, which will include funding for the intersection's signalisation.

2.2 Signalisation of Newbridge Road/Davy Robinson Drive intersection

EMM's traffic analysis (see EMM letter Planning Proposal RZ-9/2017 - Traffic matters, 27 May 2025, provided in Appendix G of the Modified Planning Proposal), considered an option for signalisation of Newbridge Road/Davy Robinson Drive. However, Transport for NSW (TfNSW) requested to exclude this option due to uncertainty of any funding arrangements for this signalisation of this intersection.

Benedict is supportive of signalisation of Newbridge Road/Davy Robinson Drive, but this is a matter for Council and TfNSW to resolve.

2.3 Local traffic congestion

One resident notes that it takes approximately 20 to 30 minutes to access Newbridge Road from the precinct by Brickmakers Drive.

EMM's SIDRA modelling (see EMM letter, 27 May 2025) shows that currently Newbridge Road/Governor Macquarie Drive/Brickmakers Drive intersection operates Level of Service (LOS) E during the AM peak and LOC C during the PM peak hours. With the development in Lot 1 of 146 Newbridge Road and other cumulative development in the marina, this intersection will operate LOS F in both the AM and PM peak hours. This is because this intersection is estimated to use approximately 6,000 to 7,000 vehicles during the peak hours which is beyond the capacity of this signalised intersection.

As stated in our letter of 27 May 2025, this is a regional traffic issue as part of growth of Sydney and cannot be resolved with the development in Lot 1 of 146 Newbridge Road. All road and land use authorities are required to work together for a long-term solution to this issue as building new roads/increasing the intersection capacity (layout) is no longer a viable solution as the city grows. Part of the solution lies in the promotion and use of active and public transport.

Signalisation of Brickmakers Drive/Promontory Way intersection and signal coordination through the Sydney Coordinated Adaptive Traffic System¹, may reduce local traffic congestion.

2.4 Traffic on residential streets

A resident on Christiansen Boulevard raises the use of Conlon Avenue—Maddecks Avenue—Christiansen Boulevard by speeding vehicles as a short-cut. This issue is not relevant to the planning proposal but we believe should be investigated by Council.

¹ <https://www.scats.nsw.gov.au/home>

2.5 Light vehicles access to Newbridge Road from the proposed development

A submission raises that an intersection on Newbridge Road should serve as the main access point to the proposed development. Another submission, raises that light vehicle should be able to turn left onto Newbridge Road out of the development.

It would not be possible to install an intersection on Newbridge Road that provides direct access to the development for eastbound traffic or that allows vehicles to turn right onto Newbridge Road from the development, due to the proximity of the Newbridge Road/Governor Macquarie Drive/Brickmakers Drive intersection.

It is proposed that heavy vehicles will use the existing deceleration lane to turn left into the development's loading dock from Newbridge Road, and to turn left out of the access to the loading dock on to Newbridge Road.

It is proposed that light vehicles will be able to turn left into the development from Newbridge Road using the existing deceleration lane. This will reduce the volume of traffic that would otherwise use Brickmakers Drive, Promontory Way and Spinnaker Drive to access the development from the south-west of the site. However, it is not proposed that light vehicles turn left out of the development on to Newbridge Road as TfNSW has not been supportive of light vehicles making this turn.

Yours sincerely

Director



**RFS**

Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Your reference: (REF-3258) PP-2024-963
Our reference: SPI20241030000227

ATTENTION:

Date: Thursday 16 January 2025

Dear Sir/Madam,

**Strategic Planning Instrument
Rezoning - Planning Proposal**

An additional site-specific provision under Liverpool LEP 2008, Part 7 (Additional Local Provisions), Division 2 (Other Provisions) to permit on the subject site the development of a 'shop' (For the purpose of a Supermarket) with a maximum gross floor area of 4,000 m2.

I refer to your correspondence dated 30/10/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The NSW RFS does not have any concerns in relation to the proposal seeking to amend the planning controls in the *Liverpool Local Environmental Plan 2008* for land at Lot 1 of 146 Newbridge Road, Moorebank (Lot 1 in DP 1246745) for the purpose of facilitating the development of Supermarket on the site with a maximum gross floor area of 4,000 square metres. In this regard, the updated Bushfire Constraints Assessment (Ref: B234034 - 3, dated 26 July 2023, prepared by Australian Bushfire Protection Planners) has been reviewed and the recommended conditions are acceptable.

For any queries regarding this correspondence, please contact

Yours sincerely,

**Supervisor Development Assessment & Plan
Built & Natural Environment**





Our Ref: ID3255

4 August 2025

Senior Strategic Planner
33 Moore Street
Liverpool, NSW 2170

Cc:

Dear

Flood Emergency Response Plan for Georges Cove Village 146 Newbridge Road, Moorebank

Thank you for providing NSW SES the opportunity to review and provide feedback on the updated Flood Emergency Response Plan (FERP) for the Modified Planning Proposal for Georges Cove Village, 146 Newbridge Rd Moorebank.

Although we note that the proposal is generally less risk than residential development, we emphasise that the site is subject to flooding, in a high-risk catchment. The site becomes isolated by road which impacts the ability to undertake flood rescues, and put the lives of rescuers at risk. We reiterate that NSW SES does not have the authority to endorse or approve FERPs, and recommend sound land use planning rather the reliance on a FERP. However, we note and appreciate that NSW SES's previous recommendations have been incorporated into this updated FERP, and we particularly appreciate the inclusion of an update schedule for the FERP in section 15.5.

As the site moves closer to construction/occupation and specific details become clearer, we recommend further updating this FERP to include the following advice from NSW SES. In particular, this advice relates specifically relating to section 15.2 on page 20 of the updated FERP:

- Recommend reconsidering the passive wording of the statement "This warning would be received digitally by the Chief Flood Warden", as to receive the warning digitally the Flood Warden must actively ensure they have downloaded the BOM app and enabled relevant warnings in the app, and ensure their device receiving the warnings is charged, has notifications enabled, and is connected to an internet network.
- Recommend further clarification is provided on how the Flood Warden would "forward" the warning to all Flood Wardens onsite, as this capability is not currently available in the BOM app.



STATE HEADQUARTERS

www.ses.nsw.gov.au
ABN: 88 712 649 015



- Recommend warning the entirety of the site during a flood event, as the FERP currently states only that "A message over the loudspeakers would be given over Levels 2 to 4". It is understood that parking, supermarket, retail shops and commercial light industrial are located from levels 2-4, however we also recommend that warnings are provided for the entirety of the site, therefore including level 1 as well (loading dock area).
- Highlight that this plan relies heavily on the timely activation of the flood gate, and recommend ensuring this flood gate is regularly maintained (e.g. electrical maintenance and testing, clearing of nearby debris, etc) to reduce the risks of failure of the gate.

Please feel free to contact _____ should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,

Senior Manager, Emergency Risk Management
NSW State Emergency Service

From: NSW SES Risk Reduction
Sent: Friday, 31 January 2025 5:24 PM

Good afternoon

Thank you for sending through the draft site specific DCP extract and proposed flood measures.

We have reviewed the provided document and note and appreciate the proposed changes to the FERP and proposed review and maintenance schedule. We can confirm these measures appear suitable for addressing the NSW SES recommendations provided in our correspondence dated 27 November 2024, however we would appreciate any further opportunity to review any changes to the FERP to ensure this advice has been incorporated.

Kind regards,



A/Manager Emergency Risk Assessment
NSW State Emergency Service

www.ses.nsw.gov.au



OUR MISSION: SAVING LIVES AND CREATING SAFER COMMUNITIES.

OUR VISION: A TRUSTED VOLUNTEER-BASED EMERGENCY SERVICE, WORKING TOGETHER TO DELIVER EXCELLENCE IN COMMUNITY PREPAREDNESS AND EMERGENCY RESPONSE.

FOR EMERGENCY HELP IN FLOODS, STORMS AND TSUNAMI CALL THE NSW SES ON 132 500

The NSW SES acknowledges the traditional custodians of the lands on which we walk, work and live. We recognise their continuing connection to land, waters and culture and pay respect to Elders, past and present.

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW State Emergency Service.

Sent: Tuesday, 28 January 2025 1:38 PM

EXTERNAL EMAIL: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

Thank you for providing correspondence regarding Planning Proposal PP-2024-963 to permit a supermarket with a floor area of 4,000sqm on Lot 1 of 146 Newbridge Road Moorebank.

With regards to addressing the SES comments provided (Attached), Council is proposing the following pathway:

Recommendation One (Page 2 of comments)

Council is proposing to include a development control within a site specific Development Control Plan (DCP) for the subject Planning Proposal and site, to state that a schedule is to be developed and submitted with any future development application which includes measures for regular maintenance and testing of flood gates, alarms plant rooms etc and a separate development control which states that buildings are to be constructed of flood compatible materials including to any plant and service rooms.

Recommendation Two (Page 2 of comments)

Council is proposing to issue the Proponent with a request for information letter which includes the requirement for the Food Emergency Response Plan (FERP) to be updated as outlined within Attachment A of the SES comments.

Attached is a draft extract of the proposed site specific DCP controls for the subject site and Planning Proposal.

Can you please confirm at your earliest convenience that this approach is acceptable in addressing the SES Gateway advice?

Please feel free to give me a call if you wish to discuss.

Regards,

Senior Strategic Planner



Customer Service: 1300 36 2170 | 33 Moore Street Liverpool, NSW 2170, Australia



www.liverpool.nsw.gov.au



We acknowledge the traditional custodians of the land that now resides within Liverpool City Council's boundaries, the Darug and Dharug

This email (including any attachments) may contain confidential and/or legally privileged information. If you are not the intended recipient please delete this email and no prohibited.



Our Ref: ID 2758

Your Ref: PP-2024-963 Ref-3260

27 November 2024

52 Scott Street
Liverpool NSW 2170

Via email

email:

CC:

Dear

Planning Proposal for Georges Cove Village 146 Newbridge Road Moorebank

Thank you for the opportunity to provide comment on the Planning Proposal for Georges Cove Village 146 Newbridge Road Moorebank. It is understood that the planning proposal seeks to amend the Liverpool Local Environmental Plan (2008) to allow a site specific provision for a retail premises with a maximum 4,000m² floor area. We note that retail premises are already permitted on the site up to a maximum 1600m² floor area.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes, planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

The consent authority will need to ensure that the planning proposal is considered against the relevant Section 9.1 Ministerial Directions, including 4.1 – Flooding and is consistent with the NSW Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management Planning. Key considerations relating to emergency management are outlined in Attachment A.

We refer to our previous correspondence dated 21 May 2024. We note and appreciate the amendments and clarifications to the planning proposal and offer the following additional advice.

In summary, we:

- **Note** that the Flood Risk Management Guideline EM01 Support for Emergency Management Planning forms part of the Flood Risk Management Manual published



STATE HEADQUARTERS

www.ses.nsw.gov.au
ABN: 88 712 649 015



by NSW Department of Planning and Environment 2023, it is not an SES publication as described in the planning proposal¹.

- **Recommend** developing a schedule for regular maintenance and testing of flood gates and alarms. While these may provide some benefit by restricting driveway access and providing additional protection to the plant room during flood events, they may still be susceptible to failure if not adequately maintained during the life of the development.
- **Recommend** sections of the Flood Emergency Response Plan (FERP) are rewritten to reflect current NSW SES terminology and procedures. Please see **Attachment A** for further specific details.

You may also find the following Guidelines, originally developed for the Hawkesbury Nepean Valley and available on the NSW SES website useful:

- [Reducing Vulnerability of Buildings to Flood Damage](#)
- [Designing Safer Subdivisions](#)
- [Managing Flood Risk Through Planning Opportunities](#)

Please feel free to contact _____ should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

Yours sincerely,

Senior Manager Emergency Risk Management
NSW State Emergency Service

¹ EMM Consulting, October 2024, Amended Planning Proposal, Page 49



ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline²

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.

Any proposed Emergency Management strategy for an area should be compatible with the evacuation strategies identified in the relevant local or state flood plan or by the NSW SES. As per the NSW State Flood Plan³ and the Liverpool City Flood Emergency Sub Plan evacuation is the primary emergency management strategy for people impacted by flooding⁴.

We request that the following sections of the FERP are rewritten to reflect current NSW SES terminology and procedures, and provide the following additional recommendations for this section:

- **Update** the statement *"The BoM will provide a 12 hour flood warning for floods likely to rise above RL 4m AHD. This warning would be provided digitally to the Chief Flood Warden"* to avoid confusion. Bureau of Meteorology Warnings are available via the website, app or social media channels with warning notifications only delivered automatically via the app. More information is available at <http://www.bom.gov.au/inside/mobilewebsite/>
- **Update** section 15.3.3 The NSW SES, and remove references to "Local Flood Advices". These have been replaced by the Australian Warning System which uses three categories of hazard warnings: Advice, Watch and Act, and Emergency Warning. These categories replace the previous terminology. This advice is communicated via the HazardWatch website, Hazards Near Me app as well as the NSW SES website as discussed below in Principle 7.
- **Update** section 15.3.6 Local Television and Radio stations, while local television and radio are used for warnings delivery, they are not the only delivery methods used and may not be used in every flood event. Warning delivery methods which may be used are listed in the Liverpool City Flood Emergency Sub Plan, Section 5.4.1(e).
- **Update** the FERP to include a strategy for communications with staff prior to the start of their shift if there is a risk of flooding on the site or on access/egress routes for the site, to minimise the risk of people entering floodwater.
- **Develop** a testing, monitoring and review schedule for the FERP. FERPs should be regularly exercised, similar to building fire evacuation drills and updated at regular intervals and whenever additional flood information is available or highlighted during the drills or flood events.

² NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

³ NSW Government. 2021. NSW State Flood Plan. Section 1.6 – Key Principles. 1.6.2, page 5.

⁴ NSW SES, Liverpool City Flood Emergency Sub Plan, Endorsed April 2023, Section 5.8



Principle 2 Decisions should be informed by understanding the full range of risks to the community.

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed. Further, risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% AEP flood. Climate change considerations should also be included, in line with NSW Government Guidelines.

As previously discussed in correspondence dated 21 May 2024, modelling suggests the site itself remains flood free up to the PMF, with the exception of an isolated area in the northern part of the site (around the loading dock entry). As the 20 year ARI flood level for the site has been identified as 4.6m AHD⁵ the proposed "Benched Ground Level" located at 3.4m AHD⁶ and Newbridge Road entry at 2.5m AHD would be subject to frequent flooding with depths in excess of 1 metre.

We note the Amended Planning Proposal clarifies *"The ground floor and loading dock area will be constructed from flood compatible materials and will not result in significant property damage from a flood event. The plant room would have a flood door which would prevent flood water access and all water-sensitive or critical machinery would be located above the 100-year ARI flood level of RL 5.6 m AHD⁷"*

We further note, and appreciate the detailed discussion in the Amended Planning Proposal of the impact of the proposed development on the evacuation capacity for the area. This states *"The proposed Georges Cove Village development was included and considered as part of the Molino Stewart report⁸"*.

Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.

The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.

Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised

⁵ 2 Tooker and Associates, 2023, Flood Impact Assessment and Flood Emergency Response Plan, Section 4 Flood Characteristics, Page 4

⁶ 3 Tooker and Associates, 2023, Flood Impact Assessment and Flood Emergency Response Plan, Figure 7, Page 33

⁷ EMM Consulting, October 2024, Amended Planning Proposal, Table 5.6 SES Matters Raised, Page 39

⁸ EMM Consulting, October 2024, Amended Planning Proposal, Table 5.6 SES Matters Raised – 1. Evacuation Capacity, Page 40



flooding on evacuation routes. Evacuation must not require people to drive or walk through flood water.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.

Managing flood risks requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

- Isolation – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- Secondary risks – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- Consideration of human behaviour – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Principle 5 Risks faced by the itinerant population need to be managed.

Any Emergency Management strategy needs to consider people visiting the area or using a development.

Principle 6 Recognise the need for effective flood warning and associated limitations.

An effective flood warning strategy with clear and concise messaging understood by the community is key to providing the community an opportunity to respond to a flood threat in an appropriate and timely manner.

NSW SES utilises the Australian Warning System which is a nationally consistent, three-tiered approach to issue clear warnings and lead people to take action ahead of severe weather events. The three warning tiers consist of Advice, Watch and Act and Emergency Warning. These warnings can be viewed on the SES website and the HazardWatch website and app.

Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.

Development in a floodplain will increase the need for NSW SES to undertake continuous community awareness, preparedness, and response operations.

The flood risk at the site and actions taken to reduce risk to life should be communicated to all site users (includes increasing risk awareness, community connections, preparedness actions, appropriate signage and emergency drills) during and after the construction phase.



Department of Climate Change, Energy, the Environment and Water

Your ref: PP-2024-963
Our ref: DOC25/547263

Senior Strategic Planner
Liverpool City Council

22 August 2025

Subject: Georges Cove Village Planning Proposal (PP-2024-963)

Dear Stephen,

Thank you for your email received 1 July 2025 requesting advice regarding the Planning Proposal referred to as Georges Cove Village and PP-2024-963, located at 146 Newbridge Road, Moorebank.

CPHR has previously provided advice on PP-2024-963 dated 17 December 2024 and 19 March 2025. CPHR understands that Council is seeking advice on updated documentation including the *Draft Liverpool Development Control Plan 2008 Part 2.10 Moorebank East Precinct* (Liverpool City Council, June 2025) (Draft DCP), *Flood Impact Assessment and Flood Emergency Response Plan* (Tooker and Associates, May 2025) (FIA and FERP) and *Amended Ecological Assessment* (EMM Consulting, 6 June 2025). CPHR has reviewed the updated documentation and provides a summary below and recommendations at Attachment A.

Flooding

The revised FERP has not addressed the issues raised in CPHR's previous advice.

CPHR reiterates that intensification of the retail use in this area will further compromise existing evacuation routes which have been identified in the *Georges River Evacuation Modelling Flood Evacuation Analysis* (Molino Stewart, March 2022).

This proposal poses increased risk to life for the existing community and future occupants and visitors to the retail facility and will require more support from the NSW State Emergency Service (SES) for flood rescue/resupply in the event of failed flood evacuation.

Biodiversity

All issues previously raised in relation to biodiversity have been adequately addressed and CPHR have no further biodiversity comments on PP-2024-963.

Should you have any queries regarding this matter, please contact
Conservation Planning Officer via

Senior

Yours sincerely,

**Senior Team Leader Planning, Greater Sydney
Regional Delivery
Conservation Programs, Heritage and Regulation**

Attachment A

CPHR Advice - Georges Cove Village Planning Proposal (PP-2024-658)

In preparing this advice CPHR has reviewed the following documents:

- Draft Liverpool Development Control Plan 2008 Part 2.10 Moorebank East Precinct, Liverpool City Council, June 2025 (Draft DCP)
- Flood Impact Assessment and Flood Emergency Response Plan, Tooker and Associates, May 2025 (FIA and FERP)
- Georges River Evacuation Modelling Flood Evacuation Analysis (Molino Stewart, March 2022)
- Amended Ecological Assessment, EMM Consulting, 6 June 2025
- NSW State Emergency Service Advice Letter, NSW State Emergency Service, 4 August 2025.

Flooding

The Moorebank area is severely flood impacted and requires extensive evacuation in flood events. Areas fronting Georges River are considered at such high risk that a Liverpool City Council and the NSW Government co-fund a voluntary land acquisition program which has been in place since 1984.

As an overall comment, CPHR advises that a site-specific flood emergency evacuation plan should not take the place of appropriate planning for the intensification of land uses on the site. As the risk to the existing and proposed population cannot be managed without a site specific plan this is contrary to the [Planning Circular PS21-006 Considering flooding in land use planning: guidance and statutory requirements](#) (DPHI, 14 July 2021).

CPHR recommendations and detailed advice are provided below.

Recommendations:

1. Evacuation planning for the whole Georges Cove site should be carried out on a regional basis by an update to the *Georges River Evacuation Modelling Flood Evacuation Analysis* to include proposed and approved developments on the Georges Cove site, not just the Georges Cove Village portion of the site.

A site-specific FERP does not provide for consideration of the wider evacuation challenges.

2. Intensification of uses on the Georges Cove site should not occur until:
 - it can be demonstrated that evacuation routes and the capability of flood warning services have been upgraded
 - sector planning for evacuation is consistent with the SES Local Flood Plan arrangements
 - the proposal does not place additional burden on the SES or pose additional risk to existing or proposed occupants.

CPHR's concerns in relation to the FERP and Draft DCP are detailed below.

Issue	CPHR comment
Proposed evacuation strategy	The FERP's proposed three evacuation processes do not address CPHR's advice dated 19 March 2025. 1. By private vehicle <u>Description:</u> Evacuation by private vehicle via Newbridge Road until this road closes (approximately RL 2.5m AHD). Car ingress/egress in a flood emergency will be via the road proposed within the DCP into the Mirvac Georges Cove Residences residential development (site C) which is higher than the 100-year average recurrence interval (ARI) and then onto the existing high level road bridge leading to Brickmakers Drive (RL 6.0m AHD) and then onto Maddecks

	Avenue and Nuwarra Road. No access is available for heavy vehicles once Newbridge Road closes. <u>CPHR Comment:</u> Communicating these routes to visitors to the site who are unfamiliar with the road network will be problematic. In addition, Nuwarra Road is identified in the <i>Georges River Evacuation Modelling Flood Evacuation Analysis</i> as a choke point in the evacuation routes for the existing population. Evacuation modelling has indicated that significant SES assistance and rescue is required in the event of evacuation of the area being required and further development in the Moorebank East precinct is cited as a particular concern. 2. By foot <u>Description:</u> Evacuation on foot via an elevated pedestrian bridge over Brickmakers Drive to Paine Park and up Horizon Circuit to flood free land and local refuges. <u>CPHR Comment:</u> Evacuation by foot would place additional stress on local refuges and was proposed in the <i>Georges River Evacuation Modelling Flood Evacuation Analysis</i> as an additional method of reducing risk to life for residents who were unable to successfully evacuate by vehicle. In extreme weather it will be very difficult to enforce evacuation on foot and the 2km/hr walking speed quoted in the FERP appears optimistic given the likely mix of visitors to a shopping centre. 3. Shelter in place <u>Description:</u> Shelter in place is also offered as an evacuation solution. <u>CPHR Comment:</u> Shelter in place is not a recommended method of emergency response for riverine flooding. The Shelter in place guideline for flash flooding (DPHI, January 2025) promotes shelter in place for flash flooding only. The probable maximum flood (PMF) level at this site is quoted as 10.2m which is 7.7m higher than the lowest entry point to the facility, 6.1m higher than the flood planning level at the site and 3.2m higher than the pedestrian evacuation route. Given that parts of the proposed building will be above the PMF it is likely that visitors will refuse to leave and be subject to extended isolation. The ability of the building to withstand forces related to a PMF flood has not been confirmed and the secondary risks associated with another emergency such as fire cannot be addressed by the proposed evacuation solution.
Time frames for enacting emergency response	The proposed timeframes for enacting emergency response are not considered to be viable or enforceable. The FERP quotes a minimum time frame for Bureau of Meteorology (BOM) warnings as 12 hours prior to floods reaching 4.0m gauge datum. The level of service of the BOM system has been checked using the Service Level Specification for Flood Forecasting and Warning Services for New South Wales and the Australian Capital Territory – Version 3.15 (Bureau of Meteorology, 2024). The 12 hour window quoted in the FERP shows limited understanding of the operation of total flood warning systems. The 12 hour window does not trigger evacuation warnings. It is a pre-emptive warning service provided to emergency service providers to prepare for flood events that are foreseeable under existing and predicted rainfall conditions and captured and modelled data from a range of sources. These warnings are used by agencies such as the SES to make decisions regarding standing up operations centres, mobilising volunteers, providing sandbags and other activities which may take place prior to a flood.

	Actions by the SES with respect to evacuation do not occur until official flood warnings are provided by the BOM that 2.0m, 3.0m and 4.5m gauge datum levels will be exceeded. These are also disseminated on the 'Hazards Near Me' app and other emergency networks. If evacuation from the facility is triggered by any official flood warning product for minor, moderate or major flooding, evacuation of the centre will coincide with evacuation of the wider community and put additional load on routes which are not adequate for the existing population. The service level specification notes that 6 hours is the expected warning time for floods to exceed 2.0m at the gauge. This is the minor flood warning and will have different SES actions related to the location.
Pre-emptive closure of the facility	The FERP has indicated that long evacuation times can be achieved by the pre-emptive closure of the facility and action taken on notification by BOM. CPHR notes that this has been reflected in the Draft DCP provisions. It would be difficult to force business to close early during opening hours when the shopping centre remains unaffected by flooding. CPHR does not consider that this is a realistic approach for a shopping centre development for the reasons outlined below. The <i>NSW State Emergency Service Advice Letter</i> (SES, 4 August 2025) suggests that the 'BOM Weather' app be used because the 'Hazards Near Me' app will not allow for pre-emptive actions. The following information is extracted from the <i>Service Level Specification for Flood Forecasting and Warning Services for New South Wales and the Australian Capital Territory – Version 3.15</i> with respect to the 'Bureau Weather' app: <i>3.9.3.5 Bureau Weather app: App users can enable Flood Watch and Flood Warning push notifications for their set location in the BOM Weather app. State/territory-based warnings are also available on the Warnings screen in the app, and on the Bureau website.</i> Push notifications received by this method are inadequate as they: • are by SMS or email only • do not provide evacuation advice with the level of advance warning suggested in the FERP • may be received at night which would greatly reduce the window for action • may be missed by the facility manager because they are not alarm warnings. The warning times quoted in the FERP are therefore considered to give a false sense of security that the development can proceed without impacting existing evacuation routes or providing additional burden on emergency services. The proposed evacuation strategies rely on early evacuation based on early BOM advice. Advice at this stage of a flood frequently does not result in further development of a flood to the extent where evacuation is triggered. Setting trigger levels low enough to ensure full evacuation of new developments prior to evacuation of existing residents is likely to result in significant business interruption and poor compliance. It likely that over time emergency procedures will only be enacted when the facility starts to be impacted by floodwaters and the less viable solutions such as shelter in place, evacuation on foot and flood rescue by SES will be increasingly relied upon over time. The <i>Georges River Evacuation Modelling Flood Evacuation Analysis</i> estimates the likely increase in failed evacuation and flood rescues because of increased development in the Moorebank East precinct. This information has not been given due consideration.

Design flood levels	The FERP does not correlate the local gauge datum with the design flood levels, which are in Australian height datum (AHD) therefore direct comparison cannot be made.
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End of Submission

**Department of Climate Change, Energy, the Environment and Water**

Our ref: DOC25/87101

Senior Strategic Planner
Liverpool City Council

Subject: Georges Cove Village Planning Proposal (PP-2024-963)

Dear

Thank you for your email received 28 January 2025 requesting advice regarding the Planning Proposal referred to as Georges Cove Village, located at 146 Newbridge Road, Moorebank.

Conservation Programs, Heritage and Regulation Group (CPHR) has previously provided advice on PP-2024-963 dated 17 December 2024. In response to this advice, Council is seeking CPHR feedback on whether a site-specific development control plan (DCP) prepared resolves any of the issues previously raised. A Draft Extract Site Specific DCP prepared by Liverpool City Council (provided 10 February 2025) and NSW SES Comments prepared by the NSW State Emergency Service (dated 27 November 2024) has been reviewed and CPHR comments and recommendations provided at Attachment A.

CPHR notes Council is proposing to issue a request to the proponent to update the ecological assessment as per the DCCEEW recommendations under the Biodiversity section of the correspondence received.

Should you have any queries regarding this matter, please contact
Planning Officer via

Conservation

Yours sincerely,

19/03/2025

Senior Team Leader Planning, Greater Sydney
Regional Delivery
Conservation Programs, Heritage and Regulation

Attachment A - CPHR Advice - Georges Cove Village Planning Proposal (PP-2024-963)

In preparing this advice CPHR has reviewed the following documents:

- Draft extract site specific Development Control Plan (DCP) – Liverpool City Council – 28 January 2025
- NSW SES Comments – NSW State Emergency Service – 27 November 2024
- Appendix E – Flood Impact Study – Tooker and Associates – October 2024.

Intent of the Planning Proposal

CPHR understands that the site is currently zoned E3 Productivity Support under the Local Environmental Plan (LEP) and is identified as “Area A” on the Land Zoning Map. In addition to the uses permissible under the E3 zone, development for commercial premises, serviced apartments and shop top housing are also permissible on the site pursuant to Schedule 1 clause 35 of the LEP.

Division 2 clause 7.23 of the LEP provides the following provisions for “Area A”:

- (1) specialised retail premises – maximum gross floor area of no more than 2,500 square metres
- (2) retail premises – maximum gross floor area of no more than 1,600 square metres.

CPHR notes that the proposal seeks to amend clause 7.23(2) to increase the size of retail premises permissible on the site from 1,600 to 4,000 sqm, to enable a full-sized supermarket to be developed on the site. CPHR understands that the Planning Proposal does not seek to increase the overall permissible floor space on the site but will enable a supermarket to occupy a greater proportion of the permissible floor space than would be possible under the current planning provisions.

Flooding - Draft DCP

The controls of Draft DCP appear to be related to a pre-emptive closure of the proposed development site prior to anticipated major flooding events, especially the flooding from the Georges River. There are existing evacuation constraints for the Chipping Norton area, therefore, to manage these constraints, the closure of the retail centre would need to be executed prior to issuance of flood evacuation orders by the SES. However, there is no current mechanism/warning system in place to enable that to occur.

The 3-tier emergency response strategy as outlined in the Flood Emergency Response Plan (FERP) section of *Appendix E – Flood Impact Study* (Tooker and Associates, October 2024) includes vehicular evacuation, pedestrian evacuation and on-site refuge. The vehicular evacuation from the retail site would compromise the safe evacuation of flood impacted residents at Chipping Norton. This has been outlined in the *Georges River Evacuation Modelling Study* (Molino Stewart, March 2022). The pedestrian evacuation, including shoppers, visitors and workers from the retail site using the pedestrian bridge over Brickmakers Drive may create secondary risks, which may require additional services from the emergency management agencies to address these risks. Onsite refuge has also been included as an option in the 3-tier strategy. This may lead into an extended isolation of flood impacted workers and visitors at the retail centre during a flooding event.

CPHR recommends that the FERP and relevant DCP provisions are updated to address the following matters:

- The adverse impacts on the emergency management arrangement and the evacuation of existing residents at Chipping Norton.
- The secondary risks associated with pedestrian evacuation and how to address these risks.
- The risk posed on the community by extended isolation if failed evacuation resulted in shelter in place.
- The adverse impacts on emergency management service personnel.

The updated FERP and DCP provisions must demonstrate that the additional risk posed by this development can be managed to an acceptable level.

End of Submission



Department of Climate Change, Energy, the Environment and Water

Your ref: RZ-9/2017
Our ref: DOC24/891646

Acting Coordinator Strategic Planning
Liverpool City Council
Locked Bag 7064
LIVERPOOL NSW 1871

Dear Mr Stendara

Public Authority Consultation – Georges Cove Village Planning Proposal, Moorebank (PP-2024-963)

I refer to your letter dated 30 October 2024 seeking Gateway consultation with the Department of Climate Change, Energy, the Environment and Water (DCCEEW) on the above Planning Proposal pursuant to section 3.34(2)(d) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Biodiversity, Conservation and Science Group (BCS) of DCCEEW understands that the purpose of the Planning Proposal is to amend the *Liverpool Local Environmental Plan 2008* (LEP) to facilitate the development of a supermarket on the site with a maximum gross floor area of 4,000 square metres. BCS has reviewed the Planning Proposal (EMM, October 2024) and supporting studies and provides advice in relation to flooding and biodiversity at Attachment A.

In relation to flooding, as BCS has previously advised in relation to other planning proposals in the Moorebank East Precinct, the development of Moorebank East will compromise the safe evacuation of the existing Chipping Norton community unless a holistic and integrated approach is adopted to provide for safe evacuation. BCS recommends that consideration of this Planning Proposal be deferred until such time as additional strategic planning work has been undertaken by Council on the evacuation capacity of Moorebank East and surrounding areas, in consultation with BCS, the NSW State Emergency Service (SES) and Department of Planning, Housing and Infrastructure (DPHI).

In relation to biodiversity, the Planning Proposal should address direct and indirect impacts on the Threatened Ecological Community Castlereagh Ironbark Forest within and adjoining the site.

If you have any further questions about this issue, please contact
Officer Planning at

Senior Project

Yours sincerely

17/12//2024

**Senior Team Leader Planning
Greater Sydney, Regional Delivery
Biodiversity, Conservation and Science**

Attachment A

BCS advice – Georges Cove Village Planning Proposal, Moorebank (PP-2024-963)

BCS has reviewed:

- Gateway Determination – Planning proposal (Department Ref: PP-2024-963) (DHPI, 31 July 2024)
- Georges Cove Village Modified Planning Proposal 146 Newbridge Road, Moorebank (EMM, October 2024)
- Letter Planning Proposal for Georges Cove Village (NSW SES, 21 May 2024)
- Georges River Flood Study (BMT, 2020)
- Georges River Evacuation Modelling Flood Evacuation Analysis Final (Molino Stewart, March 2022)
- Georges Cove Village Modified Planning Proposal 146 Newbridge Rd Moorebank Flood Impact Assessment and Flood Emergency Response Plan (Tooker and Associates, October 2024)
- Georges Cove Village concept design and architectural statement (rothelowman, October 2024)
- Ecological Assessment Moorebank Cove Residential Development (EMM, 14 December 2016)
- Georges Cove Village Planning Proposal – Updated Ecological Impact Assessment (EMM, 29 August 2024).

Intent of the Planning Proposal

BCS understands that the site is currently zoned E3 Productivity Support under the LEP and is identified as “Area A” on the Land Zoning Map. In addition to the uses permissible under the E3 zone, development for commercial premises, serviced apartments and shop top housing are also permissible on the site pursuant to Schedule 1 clause 35 of the LEP.

Division 2 clause 7.23 of the LEP provides the following provisions for “Area A”:

- (1) specialised retail premises – maximum gross floor area of no more than 2,500 square metres
- (2) retail premises – maximum gross floor area of no more than 1,600 square metres.

BCS notes that the proposal seeks to amend clause 7.23(2) to increase the size of retail premises permissible on the site from 1,600 to 4,000 sqm, to enable a full-sized supermarket to be developed on the site. BCS understands that the Planning Proposal does not seek to increase the overall permissible floor space on the site but will enable a supermarket to occupy a greater proportion of the permissible floor space than would be possible under the current planning provisions.

Flooding

BCS recommends that consideration of the Planning Proposal be deferred until such time as additional strategic planning work has been undertaken by Council on the evacuation capacity of Moorebank East and surrounding areas.

BCS recommends that evacuation modelling works completed by Molino Stewart (2022) be refined in an integrated and holistic manner across the Georges River Catchment using updated parameters and development assumptions. BCS suggests an interagency approach with Council, BCS, the SES working together to facilitate evidence-based decision-making.

Hazards and risks

Flooding from the Georges River is the predominant flooding source at the site. The Liverpool City Council flood planning mapping indicates that the planning proposal site has high flood risk in the north, low flood risk in the south, and medium to high flood risks in the east and west. The Georges River Flood Study undertaken by Liverpool and Canterbury-Bankstown Councils (BMT, 2020) indicates that the flooding risks surrounding the site would be medium to high. The site would become a high flood island under frequent to major flooding events including the Probable

Maximum Flood event (PMF). The hazard level in adjoining areas of the site during major flooding events is also high.

Finished floor levels

The proposal indicates that the finished floor levels (FFL) of carpark and retail spaces at Level 1 would be above the 1% Average Exceedance Probability (AEP) flood level and below the PMF level, and the FFL of Level 2 and Level 3 would be above the PMF level. The FFL of loading dock and elevated loading dock would be below the 5% AEP flood level.

The planning proposal indicates that additional flood storage would be provided at the site through redevelopment and regrading activities. The effects of additional storage would be insignificant in reducing the flooding impacts since the site is mainly impacted by riverine flooding from the Georges River.

Evacuation

The site would be surrounded by floodwater for an extended period during major events including the PMF. In addition, the site would be flood affected in frequent events. The main access to the site at Newbridge Road and its adjoining areas would be subject to high flood hazard during major flooding events including the PMF.

The capacity of existing roads to support the safe evacuation from the site is limited when considering the cumulative impacts of developments in the area. The proposed additional retail floor area for the site may compromise evacuation of existing developments at Chipping Norton. Flood impacted Chipping Norton residents would likely to be trapped (or stranded) in floodwater due to evacuating vehicles from the Moorebank East Precinct.

Biodiversity

BCS recommends:

- the ecological assessment is updated to clarify the biodiversity values of the site, noting that vegetation in the eastern part of Lot 1 has been mapped as the Threatened Ecological Community (TEC) Castlereagh Ironbark Forest and the 2016 EMM report only refers to the western part of Lot 1
- potential direct and indirect impacts to threatened species or threatened ecological communities are avoided or minimised, and any unavoidable impacts should be offset in accordance with the Biodiversity Offset Scheme
- the Planning Proposal includes measure to mitigate indirect impacts on the C2 Environmental Conservation land to the west of the site which is also mapped as the TEC Castlereagh Ironbark Forest and contains threatened species records. Possible indirect impacts include shading, runoff, littering and trampling.

END OF SUBMISSION

PD 05

**Post-Exhibition Report - 1411 The Northern Road,
Bringelly**

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	335600.2025
Report By	Danielle Hijazi - Senior Strategic Planner
Approved By	Lina Kakish - Director Planning & Design

Property	1411 The Northern Road, Bringelly
Owner	Mr A DE NATALE
Applicant	EG PROPERTY GROUP PTY LTD

EXECUTIVE SUMMARY

At the Ordinary Meeting of Council on 23 April 2025, Council endorsed that the Planning Proposal and Draft Planning Agreement for 1411 The Northern Road, Bringelly (Lot 6 DP 1217784) be forwarded to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination Assessment, and for both the Planning Proposal and Draft Agreement to be placed on public exhibition (Item – PLAN 01). The Planning Proposal seeks to amend Schedule 1 of the *Liverpool Local Environmental Plan 2008* (LLEP 2008) to permit the use of a ‘service station’ on the subject site. A copy of the Council Report is provided in **Attachment 3**.

The Planning Proposal was subsequently submitted to the DPHI for a Gateway Determination, with the Gateway Determination issued by DPHI on 1 July 2025. A copy of the Gateway Determination is provided in **Attachment 4**.

The Gateway Determination required NSW Government Agency consultation with Sydney Water, Transport for NSW (TfNSW) and NSW Rural Fire Services (RFS). As shown in **Attachment 5**, all three (3) Agencies raised no objections to the Planning Proposal.

Following Agency consultation, the Planning Proposal and Draft Planning Agreement (VPA-60) (**Attachment 6**) were publicly exhibited concurrently between 21 July and 18 August 2025. During the exhibition period, no submissions from the public were received.

Following the Post-Exhibition Assessment, the Planning Proposal is considered to demonstrate strategic and site-specific merit. It is therefore recommended that Council proceeds with Amendment 102 to the *LLEP 2008* and endorses the execution of the final VPA associated with the proposal.

RECOMMENDATION

That Council:

1. Receives and notes this Report;
2. Proceeds with Amendment 102 to the *Liverpool Local Environmental Plan 2008* including any post-exhibition amendments;
3. Delegates authority to the Chief Executive Officer (or delegate) to execute the Planning Agreement for 1411 The Northern Road, Bringelly (Attachment 6) on behalf of Council in the form that the Agreement was publicly exhibited or with minor administrative changes;
4. Delegates authority to the Chief Executive Officer (or delegate) to liaise with the NSW Parliamentary Counsel's Office and the Department of Planning, Housing and Infrastructure to finalise Amendment 102;
5. Delegates authority to the Chief Executive Officer (or delegate) to make minor or typographical changes arising from the finalisation process of Amendment 102;
6. Notifies the Proponent and any representatives of Council's decision.

REPORT

In June 2023, EG Property Group Pty Ltd submitted a Planning Proposal request to Liverpool City Council ("Council") via the NSW Planning Portal. The Planning Proposal sought to amend Schedule 1 Clause 9 of the *Liverpool Local Environmental Plan 2008* (LLEP 2008), a Clause which permits 'service stations and take away food and drink premises' on certain sites within the Liverpool Local Government Area (LGA). The Proponent sought to amend the Clause to include light industry, and to amend the key sites map to apply the Clause at 1411 The Northern Road, Bringelly (Lot 6 DP1217784).

Several meetings and correspondence between Council and the Proponent were held advising that the Planning Proposal lacked strategic merit, would result in unintended implications, and the packaged had insufficient technical information to support the Proposal in its current form.

In October 2024, the Planning Proposal was updated by the Proponent (**Attachment 1**) to remove the takeaway 'food and drink premises' and 'industrial units' component from the

proposal and to proceed with a proposal to allow an additional permitted use to facilitate the development of a 'service station' only.

The Planning Proposal was considered by the Liverpool Local Planning Panel (LPP) on 25 November 2024 (**Attachment 2**) and at the Ordinary Meeting of Council on 23 April 2025 (**Attachment 3**). Council resolved to support the Planning Proposal and forward it to the DPHI for a Gateway Determination. Council also endorsed the draft VPA associated with the proposal for public exhibition (**Attachment 6**).

Gateway Determination

The Planning Proposal was submitted to the DPHI for Gateway Determination on 8 May 2025 and the Gateway Determination was subsequently issued by the DPHI on 1 July 2025. A copy of the Determination is provided in **Attachment 4**.

The Gateway Determination required NSW Government Agency consultation with Sydney Water, TfNSW and NSW RFS, as well as public exhibition under Section 3.34(2)(d) and Schedule 1 Clause 4 of the *Environmental Planning and Assessment Act 1979*.

As part of the Gateway Determination, the DPHI has stipulated that the LEP amendment must be completed by 16 April 2026.

Local Infrastructure Contributions

The development is in an area which is subject to the *Liverpool Contributions Plan 2009* (section 2.10 Rural Areas). The Plan only anticipates rural and residential development and as such, there is no nexus between the Contributions Plan and the Planning Proposal.

The site is adjacent to the Enterprise Zone ("ENT Zone") as per the Aerotropolis Planning Framework. The applicable Contributions Plan in the ENT Zone is the *Liverpool Contributions Plan 2024 – Aerotropolis s7.12*.

Given the commercial nature of the Planning Proposal is complementary to the Aerotropolis Planning Framework, it was negotiated with the Proponent to utilise a Planning Agreement to apply the same contribution rate (i.e. 4.6%) that applies for the adjacent land within the Aerotropolis Precinct. This approach ensures consistency and equity in contributions planning across the Aerotropolis Precinct. A copy of the Draft Planning Agreement is provided in **Attachment 6**.

Public Exhibition of Planning Proposal and Draft Planning Agreement

Following Gateway Determination, both the Planning Proposal and Draft Planning Agreement were placed on public exhibition concurrently from 21 July 2025 to 18 August 2025.

During the public exhibition, no submissions were received from the public on either the Planning Proposal or the Draft Planning Agreement.

NSW Government Agency Consultation

In accordance with the Gateway Determination, NSW Government Agency consultation was required with Sydney Water, TfNSW and NSW RFS. A summary of each submission has been provided in *Table 1*, and original copies are included in **Attachment 5**.

Table 1 – Summary of NSW Government Agency Advice

<i>Agency</i>	<i>Comments</i>	<i>Council Response</i>
NSW RFS	Detailed advice for the applicant to undertake at the development application stage. Detailed advice can be found in Attachment 5 .	Noted. Can be addressed as part of a future Development Application.
Transport for NSW	Detailed advice for the applicant to undertake at the development application stage. Detailed advice can be found in Attachment 5 .	Noted. Can be addressed as part of a future Development Application.
Sydney Water	Detailed advice for the applicant to undertake at the development application stage. Detailed advice can be found in Attachment 5 .	Noted. Can be addressed as part of a future Development Application.

Conclusion

The Planning Proposal will deliver positive economic, social, and strategic planning outcomes by allowing a service station on the subject site and offers a transitional use from the Enterprise and Light Industrial uses on the opposite side of The Northern Road.

Council staff are of the opinion that the Planning Proposal has both strategic and site-specific merit and complies with the broader planning framework. It is recommended that Council endorses the Planning Proposal and supports its finalisation.

The associated VPA has been reviewed by Council's Legal Services team and has been approved for execution. It is therefore also recommended that Council endorses the execution of the Planning Agreement as part of the finalisation of the Planning Proposal.

Next Steps

If Council resolves to adopt Amendment 102 as recommended, the Planning Proposal will be submitted to the DPHI for finalisation. The Final Planning Agreement for 1411 Northern Road, Bringelly will proceed to execution, formalising the terms agreed between the Proponent and Council.

Once finalised, the amendment to the *LLEP 2008* will be notified in the NSW Government Gazette.

As noted in **Attachment 5**, the DPHI has requested the amendment to LLEP 2008 must be completed on or before 16 April 2026

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

The VPA will provide Council with monetary contributions equivalent to 4.6% of the development cost.

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	Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision-making processes. Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	<i>Environmental Planning and Assessment Act 1979</i>
Risk	The risk is deemed to be low and considered within Council's risk appetite

ATTACHMENTS

1. Attachment 1 - Planning Proposal - 1411 Northern Road Bringelly (Under separate cover)
2. Attachment 2 - Liverpool LPP Minutes – November 2024
3. Attachment 3 - Council Report and Minutes April 2025
4. Attachment 4 - DPHI Gateway Determination – July 2025
5. Attachment 5 - NSW Government Agency Advice (Combined
6. Attachment 6 - DRAFT Voluntary Planning Agreement (Under separate cover)
7. Attachment 7 - ASIC Extract



ADVICE ON PLANNING PROPOSALS LIVERPOOL LOCAL PLANNING PANEL

25th November 2024

Held online via
MS Teams

Panel:

Terry Sheahan (Chair)
Judith Clark (Expert)
Michael Ryan (Expert)
Suzana Apostolou (Community Representative)

There were no conflicts of interest declared by any panel members in relation to any items on the agenda.

Speakers:

Dr Shane Geha

LIVERPOOL CITY COUNCIL**ADVICE OF LIVERPOOL LOCAL PLANNING PANEL****PAGE 1****25 NOVEMBER 2024**

APPLICATION NUMBER:	RZ-3/2023
SUBJECT:	The planning proposal seeks to amend schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP 2008) to permit the 'service station' use with development consent at 1411 The Northern Road, Bringelly
LOCATION:	1411 The Northern Road, Bringelly
OWNER:	Mr A A De Natale
APPLICANT:	EG Property Group Pty Ltd
AUTHOR:	Danielle Hijazi

ADVICE OF THE PANEL

The planning proposal is generally consistent with the Greater Sydney Region Plan, District Plan, Council's Local Strategic Planning Statement (LSPS) and with the Section 9.1 Ministerial Directions.

The proposal will create local employment opportunities, contributing to economic growth in the locality, particularly as the population increases with the development of the Aerotropolis and South-West Growth Area.

Recommendation:

That: the Planning Proposal is forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination assessment.

VOTING NUMBERS:

4-0

0	Planning Proposal - 1411 The Northern Road, Bringelly
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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	043970.2025
Report By	Danielle Hijazi - Strategic Planner
Approved By	Lina Kakish - Director Planning & Compliance

Property	1411 The Northern Road, Bringelly
Owner	MR A A DE NATALE
Applicant	EG PROPERTY GROUP PTY LTD

EXECUTIVE SUMMARY

In June 2023, EG Property Group Pty Ltd submitted a Planning Proposal request to Liverpool City Council ("Council") via the NSW Planning Portal. The Planning Proposal sought to amend Schedule 1 Clause 9 of the *Liverpool Local Environmental Plan 2008 (LLEP 2008)*, a Clause which permits 'service stations' and 'take away food and drink premises' on certain sites within the Liverpool Local Government Area (LGA). The Proponent sought to amend the Clause to include light industry, and to amend the key sites map to apply the Clause at 1411 The Northern Road, Bringelly (Lot 6 DP1217784).

Several meetings and correspondence between Council and the Proponent were held advising that the Planning Proposal lacked strategic merit, would result in unintended implications, and lacked insufficient technical information to support the Proposal.

In October 2024, the Planning Proposal was updated by the Proponent (**Attachment 1**) to remove the takeaway 'food and drink premises' and 'industrial units' component from the proposal and to proceed with a proposal to allow an additional permitted use to facilitate the development of a 'service station' only.

The Planning Proposal has been submitted pursuant to Section 3.33 of the *Environmental Planning and Assessment Act 1979* ("EP&A Act") and is broadly consistent with various planning frameworks including the Greater Sydney Region Plan, Western City District Plan,

and Council's Local Strategic Planning Statement (LSPS). It achieves this by generating economic growth, whilst maintaining sufficient consistency with the surrounding context and emerging character of the area.

The subject site is located along The Northern Road, a key State Road corridor in Western Sydney in close proximity to the Western Sydney International (Nancy-Bird Walton) Airport and broader Aerotropolis. This position makes it an opportunistic refuelling point for vehicles travelling to and from the Aerotropolis Precinct, enhancing convenience for both local and regional trips. The proposed development can be designed to be complimentary with surrounding land uses, ensuring compatibility and supporting the overall functionality of the area.

The Planning Proposal was considered by the Liverpool Local Planning Panel (LPP) on 25 November 2024. Following consideration of the Proposal, the Liverpool LPP advised that the Proposal has both strategic and site-specific merit and supported the Proposal proceeding to Gateway determination (**Attachment 2**).

In accordance with Section 7.4 of the EP&A Act 1979, the Proponent has committed to enter into a Planning Agreement with Council. A formal Letter of Offer (LOO), dated 23 January 2025, was submitted by the Proponent, outlining their agreement to the terms of the VPA (**Attachment 3 & 4**).

On the basis that the Planning Proposal demonstrates strategic and site-specific merit, this report recommends that the Planning Proposal proceeds to a Gateway determination.

RECOMMENDATION

That Council:

1. Notes the advice of the Liverpool Local Planning Panel.
2. Endorses in principle the Planning Proposal request to amend schedule 1 of the *Liverpool Local Environmental Plan 2008 (LLEP 2008)* to permit the use with development consent to facilitate the future development of a 'service station' at Lot 6 DP1217784, 1411 The Northern Road, Bringelly;
3. Forwards the Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI), pursuant to Section 3.33 of the *Environmental Planning and Assessment Act 1979* seeking Gateway determination;
4. Endorses the Letter of Offer to enter into a Voluntary Planning Agreement (VPA) (**Attachment 3**);
5. Subject to a Gateway determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway determination and the Liverpool Community Participation Plan 2022;

6. Subject to a Gateway determination, delegates authority to the Acting CEO to prepare a draft VPA and to exhibit the draft VPA concurrently with the Planning Proposal pursuant to clause 204 of the *Environmental Planning and Assessment Regulation 2021*;
7. Receives a further Report on the outcomes of the public exhibition period; and
8. Delegates to the CEO (or delegate) to amend the draft Planning Proposal and attachments for any typographical and other minor errors / amendments if required.

REPORT

BACKGROUND**The Site**

The Planning Proposal relates to land located at Lot 6 DP 1217784, 1411 The Northern Road, Bringelly (see Figure 1). The site is an irregularly shaped parcel of land and covers approximately 2.1 hectares. The site has a frontage of approximately 186 metres to The Northern Road. A dwelling currently occupies the site located at the north-eastern corner as well as a dam on the south-western corner, whilst the remainder of the site consists of cleared land. The site is bounded by The Northern Road (a classified Road) to the North, rural dwelling houses to the East and West and cleared rural land to the South.

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**LIVERPOOL
CITY
COUNCIL**

**ORDINARY MEETING
23 APRIL 2025**

PLANNING & COMPLIANCE REPORT



Figure 1: Subject site highlighted in yellow. Source: Geocortex

The site is zoned RU4 Primary Production Small lots under the Liverpool LEP 2008 with the adjacent area (across The Northern Road) zoned Enterprise under the SEPP (Precincts - Western Parkland City) 2021 -Western Sydney Aerotropolis.

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**LIVERPOOL
CITY
COUNCIL****ORDINARY MEETING
23 APRIL 2025****PLANNING & COMPLIANCE REPORT**

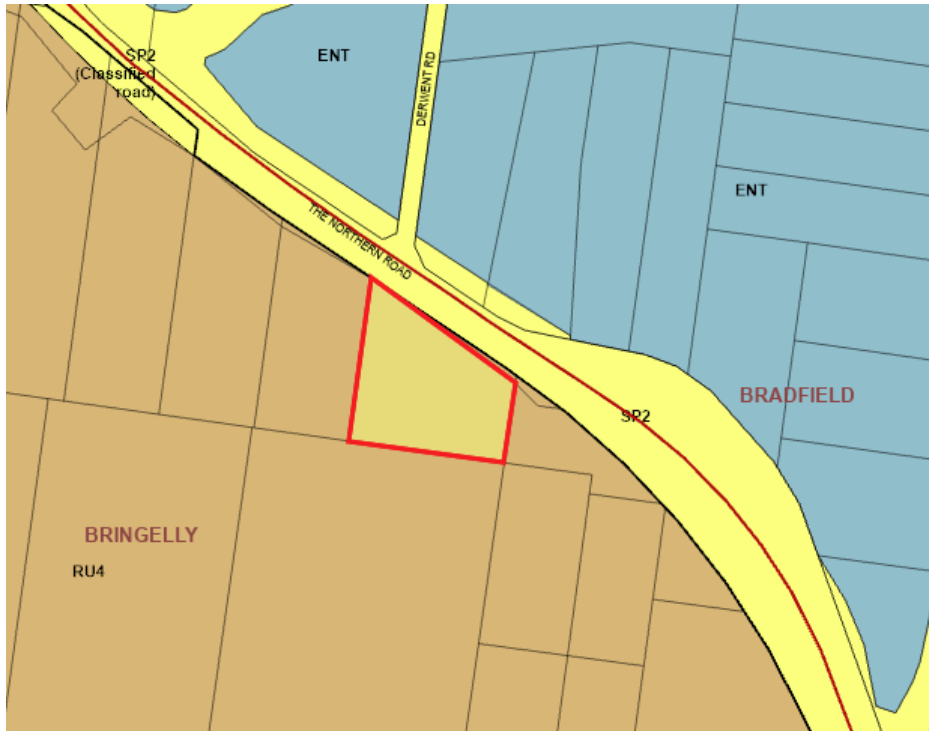


Figure 2: Land Use Zoning Map. Source: Geocortex

The site is also identified in a future Enterprise zone in the Western Sydney Aerotropolis Precinct plan.

Western Sydney Aerotropolis Plan

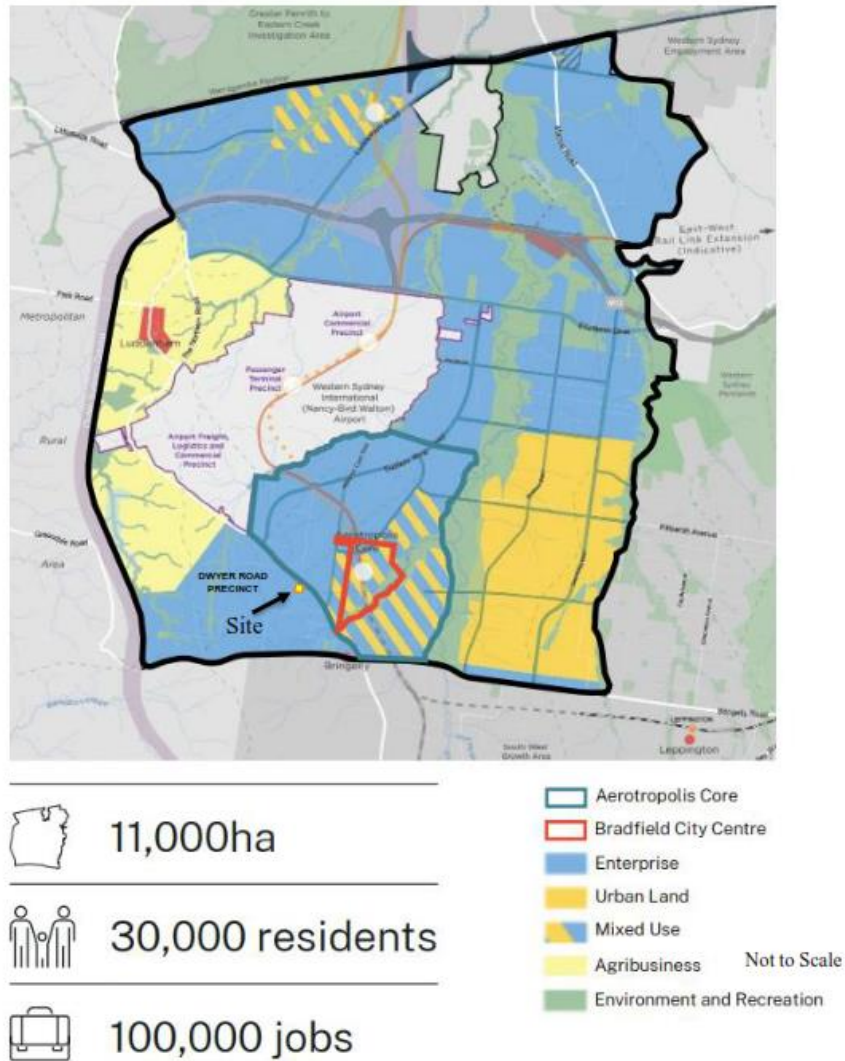


Figure 3: Western Sydney Aerotropolis Precinct plan. Source: DPHI

Locality

The locality contains rural and agricultural land and features predominantly low-density residential dwellings. The northern side of The Northern Road is zoned ENT (Enterprise) as per the SEPP (Precincts – Western Parkland City) 2021, and it is anticipated that the rural character of those lands will transition to a more urban industrial character in the years to come.

The site is located on The Northern Road (classified road), a major arterial route connecting to the M12 motorway (under construction), Badgerys Creek Road, and the future Western Sydney Airport.

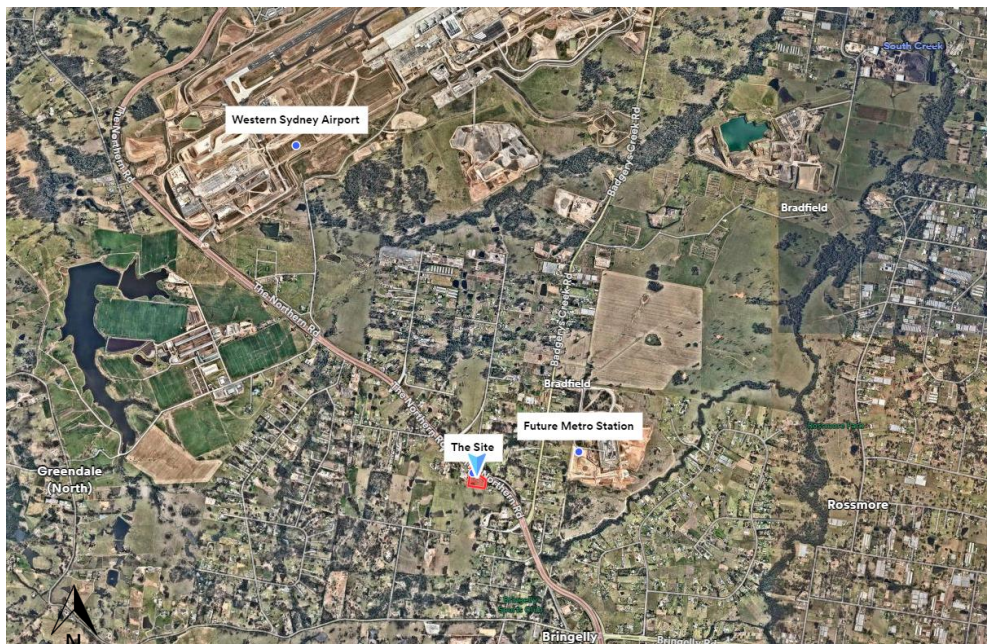


Figure 4: Locality Map. Source: Nearmap

Proposed Amendments to the Liverpool Local Environmental Plan 2008

The Planning Proposal seeks to amend schedule 1 of the *Liverpool Local Environmental Plan 2008* (LLEP 2008) to permit the use with development consent to facilitate the future development of a 'service station' at Lot 6 DP1217784, 1411 The Northern Road, Bringelly.

It is noted that the LEP Review Planning Proposal Project seeks to delete Schedule 1 Clause 9 altogether from the Liverpool LEP 2008.

*9. Use of certain land for service stations and take away food and drink premises**(1) This clause applies to land shown coloured yellow on the Key Sites Map.**(2) Development for the following purposes is permitted with consent—**(a) service stations,**(b) take away food and drink premises if—**(i) there will be no more than 1 take away food and drink premises at each of the areas shown coloured yellow on the Key Sites Map, and**(ii) the gross floor area of the take away food and drink premises is not greater than 300m².*

The LEP Review Project is further progressed and is currently with DPHI for Gateway determination. Given this, the Planning Proposal has been slightly amended, to propose a new clause for a 'service station' under Schedule 1 Additional Permitted Uses, as opposed to relying on the existing Clause 9. This will ensure that moving forward the Planning Proposal is not impacted by the deletion of Clause 9 sought under the LEP Review.

Planning Assessment**Local planning panel advice**

The draft Planning Proposal was referred to the Liverpool LPP for advice on 25 November 2024. A summary of the Panels comments and staff response is provided in Table 1 below. The LPP Report and Minutes are provided at Attachment 2.

Table 1: Summary of Panel Comments and Staff Response

Local Planning Panel Comment	Council Response
The Planning Proposal is generally consistent with the Greater Sydney Region Plan, District Plan, Council's Local Strategic Planning Statement (LSPS) and with the Section 9.1 Ministerial Directions.	Noted.
The proposal will create local employment opportunities, contributing to economic growth in the locality, particularly as the population increases with the development of the Aerotropolis and South-West Growth Area.	Noted.
Recommended the Planning Proposal is forwarded to the Department of Planning, Housing and Infrastructure for a Gateway Determination assessment.	Noted.

Strategic MeritDwyer Rd Precinct – Aerotropolis Framework

The Dwyer Road precinct is identified as a non-initial precinct in the Western Sydney Aerotropolis Plan 2020 (WSAP) and includes parts of Greendale and Bringelly. The precinct is generally bounded by Greendale Road in the south, the Northern Road to the east, the Western Sydney International (Nancy-Bird Walton) Airport to the north and pastoral land holdings to the west. The WSAP indicates that the future land-use vision for the Dwyer Road precinct is that of Enterprise zoning, a semi industrial / business park oriented zone unique to the Aerotropolis precincts. Being a non-initial precinct, the site retains its existing zoning as per the LLEP 2008 until such a time as it is rezoned.

Dwyer Rd Precinct – Liverpool LEP 2008, and Rural Lands Strategy Framework

Under the Liverpool LEP 2008, the precinct is largely zoned R5 – Large Lot Residential, RU1 – Primary Production and RU4 – Primary Production Small Lots, with smaller portions being zoned RE1 - Public Recreation and SP2 – Educational Establishment under the Liverpool Local Environmental Plan 2008.

The Liverpool Rural Lands Strategy applies to land within the Dwyer Road precinct. In summary, the future vision for the precinct is to maintain the existing character until land is rezoned for urban uses as part of the Western Sydney Aerotropolis.

“Speculative land investment is to be suppressed by identifying agriculture and large-lot residential as the primary land uses in the locality. Consideration should be given to preserving and enhancing the landscape character and environmental values of this area as part of the Metropolitan Rural Area. Particularly, land uses that value add to agriculture and leverage its proximity to urban development such as roadside stalls, outdoor recreation, and farmers markets should be considered within the precinct. Development which is more commercial and industrial in nature is more suited to land which has already been rezoned nearby. Any proposed land uses are to be compatible with environmental and landscape protection, constraints as a result of airport operations, and enhancement of bushland and riparian corridors along creeks.”

Whilst a service station is considered more commercial than agricultural in nature, the scale and significance of a single service station in the context of the precinct is considered as a minor departure from that vision. The remainder of the site can still be used for agricultural uses, and the provision of a service station will also improve access and convenience for agricultural land-users to refuel plant, vehicles, and equipment.

Site Specific MeritStrategic Location and Accessibility

The site is connected to the surrounding road network, particularly The Northern Road, a key north-south corridor through the Western Sydney region. The presence of three nearby signalised intersections (Badgerys Creek Road, Derwent Road, Mersey Road), which include u-turn bays enhances access to the site for both local and passing traffic.

A Traffic Assessment has been undertaken, advising the site's frontage provides ample space for safe access and egress, facilitating smooth traffic flow. The proposed Left-in, Left-out configuration is supported by traffic studies showing it has the lowest level of incidents, enhancing safety for all road users. Traffic and access considerations will be further refined in consultation with TfNSW at the post-Gateway stage.

Land use compatibility

The proposal aims to allow the use of a service station on the subject site, this would offer a transitional use from the Enterprise and light industrial uses on the opposite side of The Northern Road, thereby enhancing overall land use compatibility to the locality.

Whilst service stations are not considered as specifically aligned with the objectives of a rural zone, it is recognised that service stations provide for day-to-day needs of residents and agricultural land-uses, and therefore an exception for a single service station can be considered of minor significance.

Market Demand and Service Gaps

The absence of service stations within and around the locality creates a service gap for commuters and freight traffic, underscoring the demand for the proposed facility. By situating a Service Station on the western side of The Northern Road, the proposal addresses the current lack of facilities serving north-bound traffic, enhancing convenience for travellers.

Public Infrastructure

The site is serviced by essential public services including electricity, telecommunications, and gas. There are constraints relating to the servicing of sewerage infrastructure however, it is Council's understanding that the development can initially accommodate a temporary on-site sewage wastewater management system until Sydney Water infrastructure is available.

Temporary pump-out of wastewater is feasible with Council support, although it's unlikely to be necessary given the site area available for an on-site effluent disposal system.

Connection to Sydney Water's reticulated sewer is expected to be available around 2030/31, at which point the development should connect to this infrastructure.

This issue will be further explored at the post-Gateway stage with Sydney Water.

S7.11 contributions

The development is in an area which is subject to the Liverpool Contributions Plan 2009 (section 2.10 Rural Areas). The plan only anticipates rural and residential development, and as such there is no nexus between the Contributions Plan and the Planning Proposal.

The site is adjacent to the ENT (Enterprise) zone as per the Aerotropolis planning framework. The applicable Contributions Plan in the ENT zone is the Aerotropolis Contributions Plan (s.7.12).

Given that the proposal's commercial nature is complimentary to the Aerotropolis Planning Framework, it was determined in consultation with the applicant that the most appropriate mechanism for implementing a Voluntary Planning Agreement (VPA) would be to apply the same contribution fee rate as those established for the adjacent land. This approach ensures consistency and equity in contribution planning across the Aerotropolis precincts.

Voluntary Planning Agreement

In accordance with Section 7.4 of the Environmental Planning & Assessment Act 1979, the Proponent is committed to entering into a suitable Voluntary Planning Agreement (VPA). The Proponent provided a Letter of Offer dated 23 January 2025, to enter a Planning Agreement with Council (Attachment 3).

The following terms were proposed to Council as outlined in the Letter of Offer:

Terms	Public Benefit	Value of works	Timing
Application of the Aerotropolis s7.12 Contributions Plan 2024	To provide a monetary contribution to help meet the cost of providing local infrastructure for the Aerotropolis precinct	4.6% contribution rate of the development cost as determined by a cost summary report from a professional quantity surveyor	Prior to the issue of an Occupation certificate, Post completion of construction

Council has negotiated the timing of the monetary contribution payment to occur "Prior to the issue of a *Construction Certificate*". This revised timing is reflected in the Draft VPA attached to this report (Attachment 4).

Conclusion and Next Steps

It is recommended that Council endorses “in principle” the Planning Proposal request and that it be forwarded to the DPHI for Gateway determination. This is supported by the advice of the Liverpool LPP and Council’s assessment that the Proposal has sufficiently demonstrated both strategic and site-specific merit.

Upon receipt of a Gateway determination, public exhibition and community consultation will be undertaken in accordance with the Liverpool Community Participation Plan 2022. It is noted that the provision of various additional studies and clarification may be required by the DPHI prior to exhibition occurring.

Council will then receive a Post-exhibition Report for a final decision on the Proposal including any possible amendments resulting from the consultation process.

CONSIDERATIONS

Economic	Facilitate economic development.
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	Environmental Planning and Assessment Act 1979
Risk	The risk is deemed to be very low. Landowners and the community will have a further opportunity to comment on the Planning Proposal if and after a Gateway determination in favour of the Proposal is issued. Further community feedback as well as requirements from DPHI will then be presented to Council at a second meeting, prior to the finalisation of the Planning Proposal. The risk is considered within Council’s risk appetite

ATTACHMENTS

1. Planning Proposal - 1411 Northern Road Bringelly Planning Justification Report_PP-2023-1130
2. LLPP Advice
3. Letter of Offer
4. DRAFT Voluntary Planning Agreement

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Clr Harte left the Chamber at 7:15pm.

Clr Harle returned to the Chamber at 7.17pm

PLANNING & COMPLIANCE REPORTS

ITEM NO: PLAN 01

FILE NO: 043970.2025

SUBJECT: Planning Proposal - 1411 The Northern Road, Bringelly

COUNCIL DECISION:

Motion:

Moved: Clr Harle

Seconded: Clr Macnaught

1. Notes the advice of the Liverpool Local Planning Panel.
2. Endorses "in principle" the Planning Proposal request to amend Schedule 1 of the *Liverpool Local Environmental Plan 2008 (LLEP 2008)* to permit the use with development consent to facilitate the future development of a 'service station' at Lot 6 DP1217784, 1411 The Northern Road, Bringelly;
3. Forwards the Planning Proposal to the Department of Planning, Housing and Infrastructure (DPHI), pursuant to Section 3.33 of the *Environmental Planning and Assessment Act 1979* seeking Gateway Determination;
4. Subject to a Gateway Determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway Determination and the Liverpool Community Participation Plan 2022;
5. Subject to a Gateway Determination, endorses the public exhibition of the Draft Planning Agreement (**Attachment 4**) for a minimum of 28 days concurrently with the Planning Proposal pursuant to Clause 204 of the *Environmental Planning and Assessment Regulation 2021* and Section 7.5 of the *Environmental Planning and Assessment Act 1979*;
6. Receives a Post-Exhibition Report on the outcomes of the public exhibition period for both the Planning Proposal and Draft Planning Agreement; and
7. Delegates to the CEO (or delegate) to amend the draft Planning Proposal and attachments for any typographical and other minor errors / amendments if required.

That the recommendation be adopted.

Councillors voted unanimously for this motion.

Minutes of the Ordinary Council Meeting held on Wednesday, 23 April 2025 and confirmed on Wednesday, 21 May 2025

.....
Chairperson



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2023-1130): 1411 The Northern Road, Bringelly – Proposed Additional Permitted Use for a Service Station

I, the Director, Local Planning Central West and South at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Liverpool Local Environmental Plan 2008 to permit Service Station as an additional permitted use on the subject site should proceed subject to the following:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 16 April 2026.

Gateway Conditions

1. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
2. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:
 - NSW Rural Fire Service;
 - Transport for NSW;
 - Sydney Water.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

3. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 1 July 2025



Tina Chappell
Director, Local Planning (Central, West
and South)
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

**RFS**

Liverpool City Council
Locked Bag 7064
LIVERPOOL BC NSW 1871

Your reference: (REF-3817) PP-2023-1130
Our reference: SPI20250717000157

ATTENTION: Danielle Hijazi

Date: Monday 11 August 2025

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment - Planning Proposal**

Planning proposal to amend schedule 1 of the Liverpool Local Environmental Plan 2008 (LLEP 2008) to permit the use with development consent to facilitate the future development of a 'service station' at Lot 6 DP1217784, 1411 The Northern Road, Bringelly

I refer to your correspondence dated 15/07/2025 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and provides the following comments.

The NSW RFS has reviewed the documentation in relation to the planning proposal for a new clause applied to the subject site for a 'service station' under Schedule 1 Additional Permitted Uses, and deletion of Clause 9 sought under the *Liverpool Local Environmental Plan 2008 (Liverpool LEP 2008)* review to permit a Service Station.

It is advised that the Planning Proposal can generally align with the aim and objectives of *Planning for Bush Fire Protection 2019 (PBP)* and the future development of a service station and food premises on the subject site will need to address the provisions of section 8.3.9 Hazardous industry and section 8.3.10 Commercial and industrial development of *PBP*.

The Bushfire Assessment Report submitted with the planning proposal is prepared for a different layout, however, the hazard assessment is acceptable. Service station is covered under the provisions of 8.3.9 Hazardous industry and it will need to address the DPIE *Hazardous Industry Planning and Assessment Papers (HIPAPs)* at the development stage. A bush fire design brief (BFDB) must be prepared to address the appropriate protection measures to be provided commensurate with the bush fire hazards and associated risks for the final layout at the DA stage.

For any queries regarding this correspondence, please contact Rohini Belapurkar on 1300 NSW RFS.

Yours sincerely,

Adam Small

1

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

Street address

NSW Rural Fire Service
4 Murray Rose Ave
SYDNEY OLYMPIC PARK NSW 2127

T (02) 8741 5555
F (02) 8741 5550
www.rfs.nsw.gov.au

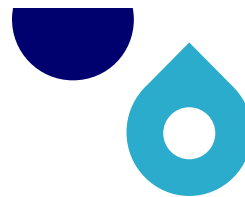




RFS

**Supervisor Development Assessment & Plan
Built & Natural Environment**





21 August 2025

Our reference: 226358, 214043

Danielle Hijazi
Liverpool City Council
Hijazid@liverpool.nsw.gov.au

**RE: Planning Proposal PP-2023-1130 at 1411 The Northern Road, Bringelly
(Proposed by EG Property)**

Thank you for notifying Sydney Water of planning proposal PP-2023-1130 at 1411 The Northern Road, Bringelly, which proposes the following amendments to the Liverpool Local Environmental Plan 2008:

- Include the site as part of the 'Key Sites' Map
- Adding a new clause in 'Schedule 1 – Additional Permitted Uses' to permit 'service station' with development consent at 1411 The Northern Road, Bringelly

These planning control changes are intended to support a future service station with 12 double-sided bowser pumps for passenger vehicles; hard standing parking and circulation areas; and ancillary commercial use.

The site is located within the Dwyer Road Precinct. The Dwyer Road Precinct does not form part of the Aerotropolis Initial Precincts.

A Feasibility application was lodged by the applicant for the site under case number 214043 (CN214043). A Feasibility Advice Letter was issued to the proponent on 28 May 2024.

Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Water Servicing

- **There are no drinking water services available in this area.** Sydney Water is currently planning trunk drinking water infrastructure in stages to service the Western Sydney Aerotropolis Growth Area. Our programme aims to service zoned Aerotropolis initial precincts (AIP) first.
- The servicing of this development is dependent on the following trunk assets:
 - DN450 main along The Northern Road with scheduled delivery by 2028, subject to funding approval and contractors' delivery schedules.
 - The initial operation of these future mains will also be dependent on the acceptability of water quality.
- Suitable commercial agreements may be required to facilitate servicing ahead of the official precinct rezoning and ultimate service planning.

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



Wastewater Servicing

- **There are no wastewater services available in this area.** Sydney Water understands on-site wastewater management will be utilised until a connection to the Sydney Water network is feasible.
- The site will be located within the Thompsons Creek wastewater catchment. Sydney Water is currently planning the delivery of trunk wastewater infrastructure in stages.
- The servicing of this development is dependent on the delivery of the following assets:
 - Sewer Pumping Station (SP1241) within the Thompsons Creek catchment, planned to be commissioned by 2028/2029.
 - Trunk mains and carriers within the Thompsons Creek catchment are to be delivered over stages. The Stage 3 carrier which will service the development site is scheduled to be delivered **around 2031**.
- The timing and delivery of the above assets are subject to funding approval and contractors' delivery schedules.
- Detailed final requirements will be provided at the Section 73 application stage, following lodgement of future development applications.
- While Sydney Water understands on-site wastewater management is proposed until a connection to the Sydney Water network is feasible, should the proponent wish to look at accelerated connection they should do so via coordination with their Sydney Water feasibility case manager.

Recycled Water Servicing

- The proposed development is located within the Dwyer Road Precinct. The Dwyer Road Precinct does not form part of the Aerotropolis Initial Precincts (AIPs) but is located opposite the Aerotropolis Core Precinct.
- Sydney Water is committed to providing recycled water for non-drinking uses within the AIPs and is currently finalising the preferred configuration of the recycled scheme, including sizing the trunk mains and facilities, based on available growth data and demand assumptions.
- A recycled water connection to the site can be investigated at the Section 73 application stage, following lodgement of future development applications.

Stormwater Servicing

- Sydney Water is the Regional Stormwater Authority for the Aerotropolis Initial Precincts. The Dwyer Road Precinct does not form part of the Aerotropolis Initial Precincts.
- The development site is located outside of Sydney Water's current stormwater servicing area. As such, Sydney Water has no comments to make on stormwater requirements for the site.

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



Trade wastewater requirement

- If this proposed development is anticipated to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through [Sydney Water Tap in@](#).

Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, Feasibility, or Section 73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as they progress.

Next steps

- The proponent is advised to continue engaging with Sydney Water via their Water Servicing Coordinator and Case Manager(s) under CN214043 and future associated case/s.
- The proponent should complete and return the enclosed Growth Data Form as part of their future applications with Sydney Water. The Growth Data Form should be updated promptly with Sydney Water in case of changes.
- Council is advised to forward the enclosed *Sydney Water Planning Proposal Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity.

Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



Should Council require further information, please contact Fiona Feng from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Enclosed:

- [Sydney Water Planning Proposal Information Sheet \(for proponent\)](#)

Sydney Water Corporation ABN 49 776 225 038

1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 Media (24/7) 8849 5151 sydneywater.com.au



Transport for NSW

25 September 2025

TfNSW Reference: SYD24-00654/04.
DPHI: PP-2023-1130.

Mr Jason Breton
Chief Executive Officer
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Attention: Danielle Hijazi

PLANNING PROPOSAL – UPDATED TRAFFIC IMPACT ASSESSMENT - 1411 THE NORTHERN ROAD, BRINGELLY.

Dear Mr Breton,

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the updated Traffic Impact Assessment (TIA) prepared by Traffix and dated August 2025 for the Planning Proposal ('proposal') for 1411 The Northern Road Bringelly, which was referred to us via email on 29 August 2025.

TfNSW acknowledges the planning proposal seeks to amend the Liverpool Local Environmental Plan (LEP) 2008 by:

- Including the site as part of the 'Key Sites Map,'
- Inserting a new clause in Schedule 1 Additional Permitted Uses to permit a service station with development consent at 1411 The Northern Road Bringelly.

Note: The Planning Proposal does not propose to amend or change any planning control.

TfNSW provides the following detailed comments on the updated TIA that should be satisfactorily addressed by the proponent prior to the Plan being made:

- The original trip generation rates applied to the proposed development have now been superseded due to the publishing of the new 2024 GTIA. These rates should ideally be updated to reflect trip generation more accurately.
- Section 7.1 of the TIA regarding access states that *"a deceleration lane cannot be designed to be fully within the site at this time. It is considered that the future design and location of the deceleration lane should be considered during the DA stage."* TfNSW advises there will be no future works along the verge of The Northern Road. However, the proponent will need to liaise with Liverpool City Council to ensure if there are any plans for any future footpaths/share paths on the verge of The Northern Road. If so, any plans for the proponent to include a deceleration to access their development will need to have provision for footpath/share paths.

The provision of a deceleration lane is important to maintain safety on the state road corridor and should be further detailed to satisfy TfNSW concerns around safe access. Therefore, the deceleration lane is to be located fully within the subject site to access/egress their property from The Northern Road. This also avoids third party land acquisition.

OFFICIAL

Level 4, 4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150
PO Box 973 Parramatta CBD NSW 2124

W transport.nsw.gov.au

For Consideration at the Development Application Stage

- Any existing redundant driveways should be removed to ensure that access to the site would only be through the proposed entry and exit driveway.
- The car parking provision including service bays and truck parking is to be in accordance with Council's requirements and should be marked on the plan. The layout of the proposed car parking areas associated with the subject development (including grades, turn paths, sight distance requirements, pedestrian facilities and the provision of loading and manoeuvring areas) should be in accordance with relevant Australian Standards including AS2890.1 (2004), AS2890.2 (2018) and AS2890.6 (2009).
- It is noted that 50% of the traffic visiting the site is expected to already be passing-by on the Northern Road. However, the remainder of the trips generated, and their distribution has not been discussed. While it is noted that there would be an additional 186 vehicles due to the development, the traffic distribution/assignment for these additional trips should be identified to assess the impact across the adjacent network. This will identify any potential impact by the additional traffic to be mitigated during the DA stage if required.
- The TIA does not describe the composition of Light and Heavy vehicle trips. While the report mentions the development servicing heavy vehicles and total number of parking spaces, the TIA does not provide further information on the number of parking spaces specifically for Heavy Vehicles (commercial) that will be served by fuel and the convenience store. This is required to assess the impact of additional heavy vehicles that will be travelling to/from and development through the state road.
- Swept path analysis for a 20m articulated vehicle is provided. However, at the DA stage, the proponent should also consider the following:
 - As The Northern Road is an existing approved PBS Level 2 route, PBS level 2 turning paths for access/egress to the site, as a design vehicle, should be provided.
 - As The Northern Road is proposed as an approved PBS Level 3 route in the future, PBS level 3 turning paths for access/egress to the site, as a check vehicle, should also be provided.
 - Provide confirmation that a 600mm offset can be provided for a future service lane, in addition to the deceleration lane, to be accommodated wholly within the site if required.

Should you have any questions or further enquiries in relation to this matter, Jeanne Roach, Land Use Planner would be pleased to receive your call on phone 0459 880 838 or via email: development.sydney@transport.nsw.gov.au.

Yours sincerely,

IKaraman

Ilyas Karaman
A / Senior Manager Strategic Land Use (Central & Western)
Transport Planning
Planning, Integration and Passenger

Current Company Extract for EG PROPERTY GROUP PTY LTD

Extracted from ASIC database on 10 April 2025 02:09 PM AEST

This extract contains information derived from the Australian Securities and Investment Commission's (ASIC) database under section 1274A of the Corporations Act 2001. Please advise ASIC of any error or omission which you may identify.

Organisation Details

Name:	EG PROPERTY GROUP PTY LTD
A.C.N:	120324245
A.B.N:	59120324245
Status:	Registered
Registered In:	NSW
Registration Date:	22/06/2006
Review Date:	22/06/2025
Name Start Date:	22/06/2006
Type:	Australian Proprietary Company
Organisation Number Type:	Australian Company Number
Details Start Date:	22/06/2006
Class:	Limited By Shares
Subclass:	Proprietary Company
Disclosing Entity:	No
Registered charity:	No
Document Number:	1E2224143

Organisation Address

Status	Address Type	Address	Start Date	Doc Number
Current	Registered Office	'GOVERNOR PHILLIP TOWER' LEVEL 21 1 FARRER PLACE SYDNEY NSW 2000	02/02/2015	7E6674573
Current	Principal Place of Business	'GOVERNOR PHILLIP TOWER' LEVEL 21 1 FARRER PLACE SYDNEY NSW 2000	01/01/2015	7E6674573

Organisation Officers

Role	Officer Details	Address	Appointment Date	Court Details	Doc Number
Director	SHANE HESHAM GEHA Date of Birth: 17/07/1968 Place of Birth: BEIRUT LEBANON	66 MELODY STREET COOGEE NSW 2034	22/06/2006		7E3770212
Director	MICHAEL BERNARD EASSON Date of Birth: 22/03/1955 Place of Birth: SYDNEY NSW	26 ALBYN ROAD STRATHFIELD NSW 2135	22/06/2006		7E8142016
Secretary	SHANE HESHAM GEHA Date of Birth: 17/07/1968 Place of Birth: BEIRUT LEBANON	66 MELODY STREET COOGEE NSW 2034	22/06/2006		7E3770212
Secretary	MICHAEL BERNARD EASSON Date of Birth: 22/03/1955 Place of Birth: SYDNEY NSW	26 ALBYN ROAD STRATHFIELD NSW 2135	22/06/2006		7E8142016

Share Structure

Share Class	No. Issued	Amount Paid	Amount Unpaid	Doc Number
ORD ORDINARY SHARES	100	\$100.00	\$0.00	1E2224143

Note: For each class of shares issued by a proprietary company, ASIC records the details of the twenty members of the class (based on shareholdings). The details of any other members holding the same number of shares as the twentieth ranked member will also be recorded by ASIC on the database. Where available, historical records show that a member has ceased to be ranked amongst the twenty members. This may, but does not necessarily mean, that they have ceased to be a member of the company.

Shareholders

Class	No. Held	Beneficially Held	Fully Paid	Shareholder Details	Document Number
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Class	No. Held	Beneficially Held	Fully Paid	Shareholder Details	Document Number
ORD	50	Yes	Yes	MICHAEL EASSON MANAGEMENT PTY. LTD. 'GOVERNOR PHILLIP TOWER' LEVEL 21 1 FARRER PLACE SYDNEY NSW 2000 ACN: 065112156 ABN: 41065112156	7E6674575
ORD	50	Yes	Yes	A&S CUSTODIAN SERVICES PTY LTD 'GOVERNOR PHILLIP TOWER' LEVEL 21 1 FARRER PLACE SYDNEY NSW 2000 ACN: 090128948 ABN: 98090128948	7E6674575

Documents

Form Code	Description	# of pages	Received	Processed	Effective	Doc Number
484	484E Change to Company Details Appointment or Cessation of A Company Officeholder	2	14/03/2025	14/03/2025	14/03/2025	7EDH85936
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	19/11/2024	19/11/2024	19/11/2024	7EDC48073
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	11/07/2016	11/07/2016	11/07/2016	7E8142016
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	08/06/2016	08/06/2016	08/06/2016	7E8035880
484	484A2 Change to Company Details Change Member Name or Address	2	26/01/2015	26/01/2015	26/01/2015	7E6674575
484	484 Change to Company Details 484B Change of Registered Address 484C Change of Principal Place of Business (Address)	2	26/01/2015	26/01/2015	26/01/2015	7E6674573
484	484N Change to Company Details Changes to (Members) Share Holdings	2	26/06/2014	26/06/2014	26/06/2014	7E6161239
484	484 Change to Company Details 484B Change of Registered Address 484C Change of Principal Place of Business (Address) 484A1 Change Officeholder Name or Address	3	30/05/2014	30/05/2014	30/05/2014	7E6087808
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	26/06/2012	26/06/2012	26/06/2012	7E4545448
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	29/06/2011	29/06/2011	29/06/2011	7E3770212
484	484A1 Change to Company Details Change Officeholder Name Or Address	2	28/06/2007	28/06/2007	28/06/2007	7E1171783
201	201C Application For Registration as a Proprietary Company	3	22/06/2006	22/06/2006	22/06/2006	1E2224143

COM 01**Flag and Banner Policy**

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	308975.2025
Report By	Kara Threlfo - Acting Manager Communications Marketing and Brand
Approved By	Clara McGuirk - Acting Director Community and Lifestyle

EXECUTIVE SUMMARY

As part of Council's governance and compliance responsibilities, it is essential to ensure that policies remain current and fit for purpose. As such, the Flag and Banner Policy has been reviewed.

The policy remains largely unchanged; minor updates have been made for clarity and to reflect current practices. This includes the revision of the Information Pack and Application Form associated with the policy.

RECOMMENDATION

That Council:

1. Endorses the Flag and Banner Policy 2025 noting that the date for review will be in October 2027.

REPORT

As part of Council's governance and compliance responsibilities, it is essential to ensure that policies remain current and fit for purpose. As such, the Flag and Banner Policy has been reviewed.

The policy remains largely unchanged; minor updates have been made for clarity and to reflect current practices. A summary of the changes is outlined below.

Section 8 – Roles and Responsibilities relating to External Hires

Council's responsibilities have been clarified to remove the obligation to pay for installation and disposal of flags. Council's role is to coordinate these activities; however, the cost is to be covered by the hirer through the agreed fees and charges.

Appendix A - The Liverpool City Council Flag and Banner Information Pack

The Gateway location maps and descriptions have been updated to reflect the current locations and flag numbers. The contact email address listed has been changed to LCC_Tourism@liverpool.nsw.gov.au instead of an individual staff member to ensure continuity of response.

Appendix B – Flag and Banner Application Form.

Fees have been updated to reflect Council's current fees and charges. The contact email address listed has been changed to LCC_Tourism@liverpool.nsw.gov.au instead of an individual staff member to ensure continuity of response.

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	Raise awareness in the community about the available services and facilities.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Flag and Banner Policy 2025
2. Flag and Banner Policy 2025 - marked changes
3. Appendix A - Flag and Banner Information Pack 2025
4. Appendix B - Flag and Banner Application Form 2025



FLAG AND BANNER POLICY

Adopted: TBC

TRIM TBC

1. LEGISLATIVE REQUIREMENTS

Local Government Act 1993
Liverpool Local Environmental Plan (LEP) 2008

2. DEFINITIONS

Council means Liverpool City Council

LGA means Liverpool Local Government Area

Policy means Flag and Banner Policy

Banner means a large, stitched cloth bearing information, strung between two brackets either in landscape or portrait orientation.

Flag means a piece of cloth attached by one edge to a rope or pole, bearing a distinctive design.

Hirer means any internal staff or external person or company seeking use of Council-owned flag and/or banner poles.

Act refers to the *Local Government Act 1993*. Campaigns are subject to Council approval, which will be guided by the *Liverpool Local Environmental Plan 2008*, *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, *State Environmental Planning Policy (State Significant Precincts) 2005* and any other relevant environmental planning instrument, as well as any development control plan applying to the land on which the flag or banner is located.

3. PURPOSE/OBJECTIVES

- 3.1. The purpose of this Policy is to provide guidelines to determine what events and activities can be promoted on flags and banners throughout the Liverpool LGA.
- 3.2. The program is designed to:
 - a) Promote significant events, including arts, cultural, business, tourism and sporting events of public significance, throughout the LGA;
 - b) Visually enhance Liverpool LGA's streetscape;
 - c) Create a sense of community and a sense of place for visitors and residents;
 - d) Stimulate local economic activity.

4. SCOPE

- 4.1. Council flag and banner sites are available for temporary use by both Council and external organisations to publicise events and activities considered appropriate by Council. External organisations can apply to use the flag and banner poles when not in use by Council.

5. PROVISIONS

- 5.1. This Policy controls the administration of the Flag and Banner program.
- 5.2. All flags and banners must conform to the specifications outlined in the Flag and Banner Information Pack (Appendix A).
- 5.3. Unless otherwise agreed upon, a single flag and banner campaign will apply to all locations across the Liverpool LGA, as outlined in Section 6 of this Policy.

6. FLAG & BANNER LOCATIONS

The Policy refers to the below detailed locations (including but not limited to):

- 6.1. Flag locations:
 - a) Gateway 1: corner Hume Highway and Hoxton Park Road, Liverpool
 - b) Gateway 2: corner Hume Highway and Orange Grove Road, Liverpool
 - c) Gateway 3: corner Heathcote Road and Pleasure Point Road, Pleasure Point
 - d) Gateway 4: corner Hume Highway and Governor Macquarie Drive, Warwick Farm (opp. Peter Warren)
 - e) Gateway 5: corner Camden Valley Way and Beech Road, Prestons
 - f) Gateway 6: Voyager Point Community Centre
 - g) Gateway 7: Liverpool Regional Museum
- 6.2. Banner locations:
 - a) CBD Zone 1: Macquarie Street
 - b) CBD Zone 2: Macquarie Mall
 - c) CBD Zone 3: Moore Street and College Street
 - d) CBD Zone 4: Bathurst Street
 - e) CBD Zone 5: Macquarie Street (south)
 - f) CBD Zone 6: Newbridge Road bridge
- 6.3. Seasonal or event zone exclusions:
 - a) CBD Zone 2: Macquarie Mall – during summer months or during major events in Macquarie Mall, banner campaigns may exclude Zone 2 for the duration or part of the campaign period due to access and visibility issues caused by trees and activations around the banners.

7. ELIGIBILITY

- 7.1. This Policy applies to members of Council staff, public and community organisations and other Hirers who have a presence in the Liverpool LGA.
- 7.2. Use of the flags and banners for promotion of Council events/publicity will take priority over all other Hirers.
- 7.3. Flags and banners may be used to promote arts and cultural activities including events, festivals, tourism or civic programs, community messaging, education as well as major economic development and sporting events of public interest. They may

also be used by government, public institutions, commercial (can be both private and publicly owned businesses), community institutions or organisations (see clause 15).

7.4. Hirers' events and activities must achieve one or more of the following objectives:

- 7.4.1. be held within the LGA
- 7.4.2. increase visitation to the LGA
- 7.4.3. provide direct economic benefits to the LGA
- 7.4.4. provide community messaging of general public interest
- 7.4.5. be a national or international event of significant civic value.

7.5. The banner network cannot be used as an advertising medium for commercial products or services (see also clause 11.4). Designs must be approved by Council and meet Council design standards.

8. ROLES AND RESPONSIBILITIES RELATING TO EXTERNAL HIRES

8.1. Council will be responsible for:

- a) Maintaining the schedule of flag and banner campaigns, including the scheduling of external campaigns by Hirers
- b) Issuing Hirers with invoices for the hire of flag and banner poles
- c) Approving all flag and banner campaign designs before production
- d) Coordination of flag and banner installation and deinstallation
- e) Coordination of flag and banner disposal

8.2. Hirers will be responsible for:

- a) The design of flags and banners
- b) Providing Council a minimum of seven weeks to approve designs prior to installation, and to make any reasonably requested amendments
- c) The payment of Council's hire fee before the agreed installation date
- d) The cost and coordination of flag and banner production to the specifications outlined in the Flag and Banner Information Pack
- e) The cost to wash and pack flags and banners for future re-use or disposal
- f) Details regarding the program timeline are in appendix A.

9. BOOKING APPLICATION

9.1. External parties are required to complete and submit a *Flag and Banner Application Form* (Appendix B) available on Council's website.

9.2. Applications should be submitted at least 4 months before the intended installation date to cater for production times and limited availability.

9.3. Council reserves the right to decline any application that is not consistent with this Policy and the *Flag and Banner Information Pack* specification.

10. BOOKING CONFIRMATION & CANCELLATION

- 10.1. Upon receipt of the completed application form, Council will confirm availability of hire dates.
- 10.2. Council will issue the Hirer with an invoice for the full hire fee. The invoice will be paid by the Hirer within two (2) weeks of receipt. The booking is confirmed once payment of the hire fee is paid.
- 10.3. If the Hirer cancels their booking after confirmation, Council will retain thirty percent (30%) of the hire fee and refund the remaining amount.

11. APPROVAL

- 11.1. Flag and banner designs are subject to Council approval, which will be guided by the Liverpool LEP 2008.
- 11.2. Designs should be submitted to Council a minimum of seven (7) weeks prior to the proposed installation date.
- 11.3. Approval of designs takes approximately five (5) business days.
- 11.4. Council reserves the right to reject any flag and banner design that does not comply with this Policy or is considered unsuitable. Council is the final arbiter of what constitutes unsuitable.
- 11.5. Council reserves the right to have any installed flags and banners that are damaged dismantled before the scheduled dismantling date.
- 11.6. Once the designs have been approved the Hirer can proceed with production.

12. FLAG AND BANNER PRODUCTION

- 12.1. All flag and banner specifications, guidelines and advice are presented in the *Flag and Banner Information Pack*.
- 12.2. All costs relating to the production of flags and banners are to be met by the Hirer.
- 12.3. The Hirer must coordinate the production of the correct number of flags and banners as outlined in the *Flag and Banner Information Pack*.
- 12.4. Flags and banners remain the property of the Hirer and can be re-used at a later stage, providing the artwork is re-approved and the flags and banners are deemed to be in good condition by Council.
- 12.5. Council does not take responsibility for lost, stolen or damaged flags and banners.
- 12.6. The Hirer will be required to pay any additional manufacturing costs to replace lost or damaged banners.

13. INSTALLATION, DISMANTLING AND CLEANING

- 13.1. Council's approved contractor will install and dismantle flags and banners. Installation typically occurs over three (3) nights.
- 13.2. Banner installation may be delayed by traffic, weather conditions, the number of banners being installed, as well as other external factors. Hirers should allow up to five (5) days' variation on the installation date. Variations may increase during extreme weather events or other causes beyond Council's reasonable control.
- 13.3. Hirers are required to deliver their banners to the Council approved contractor fourteen (14) days prior to installation.
- 13.4. Hirers are responsible for collecting their banners from Council's contractor as soon as they have been removed. Council and its contractor will not be held responsible for uncollected banners. Banners not collected within one month after their dismantling date will be discarded.
- 13.5. Council will not be liable for the cost of replacing or repairing banners.

14. COST & DURATION

- 14.1. Council will publish a fee for the hire of flag and banner poles for approved external organisations in its table of fees and charges.
- 14.2. Unless otherwise agreed upon, the hire of flag and banner poles for a single campaign will be for a 5-6 week period.
- 14.3. Council may consider a fee reduction or waiver for not-for-profit organisations serving the local community.

15. PRIORITY BOOKING SYSTEM

- 15.1 In order of priority, bookings will be taken for:
- Council owned events
 - Council sponsored/partnered events
 - Major civic or calendar events
 - Events or conferences that are held within the LGA which the general public can attend
 - A specific event that promotes a fundraising activity, open to the general public to attend

AUTHORISED BY

Pending

EFFECTIVE FROM

Pending

DEPARTMENT RESPONSIBLE

Communications, Marketing and Brand

REVIEW DATE

The Policy will be reviewed two years after its adoption.

VERSIONS

Version	Amended by	Changes made	Date	Trim number
1	Adopted by Council	Applicable	26 May 2015	045181.2015
2	Authorised by CEO	To allow for external hirers	9 June 2017	278803.2018
3	Adopted by Council	Formatting and layout changes as part of standard 2-year review	27 February 2019	339522.2018
4	Authorised by CEO	• Cancellation policy added • New Gateway banners added	16 August 2019	1906559.2019
5.	Amendment by Tourism Development Officer	• Removal of Luddenham location due to road works • Addition of Liverpool Regional Museum	01 February 2021	029784.2021
6.	Amendments by Visitor Economy Officer	• Seasonal and major event site exclusion added • Modification to eligibility to book • Modification to potential banner installation delays • Consultation with the Urban Design and Public Domain unit	17 February 2023	048945.2023

7.	Amendments made by Communications Marketing and Brand	• Updates to Information Pack and Application form • Minor amendments made to roles and responsibilities • Made in consultation with City Economy	October 2025	TBC
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THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH
City Economy

ATTACHMENTS

Appendix A – The Liverpool City Council Flag and Banner Information Pack

Appendix B – Flag and Banner Application Form.



FLAG AND BANNER POLICY

| Adopted: ~~March 2023~~TBC

| TRIM ~~048945-2023~~TBC

1. LEGISLATIVE REQUIREMENTS

Local Government Act 1993
Liverpool Local Environmental Plan (LEP) 2008

2. DEFINITIONS

Council means Liverpool City Council

LGA means Liverpool Local Government Area

Policy means Flag and Banner Policy

Banner means a large, stitched cloth bearing information, strung between two brackets either in landscape or portrait orientation.

Flag means a piece of cloth attached by one edge to a rope or pole, bearing a distinctive design.

Hirer means any internal staff or external person or company seeking use of Council-owned flag and/or banner poles.

Act refers to the *Local Government Act 1993*. Campaigns are subject to Council approval, which will be guided by the *Liverpool Local Environmental Plan 2008*, *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, *State Environmental Planning Policy (State Significant Precincts) 2005* and any other relevant environmental planning instrument, as well as any development control plan applying to the land on which the flag or banner is located.

3. PURPOSE/OBJECTIVES

- 3.1. The purpose of this Policy is to provide guidelines to determine what events and activities can be promoted on flags and banners throughout the Liverpool LGA.
- 3.2. The program is designed to:
 - a) Promote significant events, including arts, cultural, business, tourism and sporting events of public significance, throughout the LGA;
 - b) Visually enhance Liverpool LGA's streetscape;
 - c) Create a sense of community and a sense of place for visitors and residents;
 - d) Stimulate local economic activity.

4. SCOPE

- 4.1. Council flag and banner sites are available for temporary use by both Council and external organisations to publicise events and activities considered appropriate by Council. External organisations can apply to use the flag and banner poles when not in use by Council.

5. PROVISIONS

- 5.1. This Policy controls the administration of the Flag and Banner program.
- 5.2. All flags and banners must conform to the specifications outlined in the Flag and Banner Information Pack (Appendix A).
- 5.3. Unless otherwise agreed upon, a single flag and banner campaign will apply to all locations across the Liverpool LGA, as outlined in Section 6 of this Policy.

6. FLAG & BANNER LOCATIONS

The Policy refers to the below detailed locations (including but not limited to):

- 6.1. Flag locations:
 - a) Gateway 1: corner Hume Highway and Hoxton Park Road, Liverpool
 - b) Gateway 2: corner Hume Highway and Orange Grove Road, Liverpool
 - c) Gateway 3: corner Heathcote Road and Pleasure Point Road, Pleasure Point
 - d) Gateway 4: corner Hume Highway and Governor Macquarie Drive, Warwick Farm (opp. Peter Warren)
 - e) Gateway 5: corner Camden Valley Way and Beech Road, Prestons
 - f) Gateway 6: Voyager Point Community Centre
 - g) Gateway 7: Liverpool Regional Museum
- 6.2. Banner locations:
 - a) CBD Zone 1: Macquarie Street
 - b) CBD Zone 2: Macquarie Mall
 - c) CBD Zone 3: Moore Street and College Street
 - d) CBD Zone 4: Bathurst Street
 - e) CBD Zone 5: Macquarie Street (south)
 - f) CBD Zone 6: Newbridge Road bridge
- 6.3. Seasonal or event zone exclusions:
 - a) CBD Zone 2: Macquarie Mall – during summer months or during major events in Macquarie Mall, banner campaigns may exclude Zone 2 for the duration or part of the campaign period due to access and visibility issues caused by trees and activations around the banners.

7. ELIGIBILITY

- 7.1. This Policy applies to members of Council staff, public and community organisations and other Hirers who have a presence in the Liverpool LGA.
- 7.2. Use of the flags and banners for promotion of Council events/publicity will take priority over all other Hirers.
- 7.3. Flags and banners may be used to promote arts and cultural activities including events, festivals, tourism or civic programs, community messaging, education as well as major economic development and sporting events of public interest. They may

also be used by government, public institutions, commercial (can be both private and publicly owned businesses), community institutions or organisations (see ~~point~~clause 15).

7.4. ~~Hirers~~Hirers' events and activities must achieve one or more of the following objectives:

- 7.4.1. be held within the LGA
- 7.4.2. increase visitation to the LGA
- 7.4.3. provide direct economic benefits to the LGA
- 7.4.4. provide community messaging of general public interest
- 7.4.5. be a national or international event of significant civic value.

7.5. The banner network cannot be used as an advertising medium for commercial products or services ~~and design~~(see also clause 11.4). Designs must be approved by Council and meet Council design standards.

8. ROLES AND RESPONSIBILITIES RELATING TO EXTERNAL HIRES

8.1. Council will be responsible for:

- a) Maintaining the schedule of flag and banner campaigns, including the scheduling of external campaigns by Hirers
- b) Issuing Hirers with invoices for the hire of flag and banner poles
- c) Approving all flag and banner campaign designs before production
- d) ~~The cost and~~ Coordination of flag and banner installation and deinstallation
- e) ~~The cost and~~ Coordination of flag and banner disposal

8.2. Hirers will be responsible for:

- a) The design of flags and banners
- b) Providing Council a minimum of seven weeks to approve designs prior to installation, and to make any reasonably requested amendments
- c) The payment of Council's hire fee before the agreed installation date
- d) The cost and coordination of flag and banner production to the specifications outlined in the Flag and Banner Information Pack
- e) The cost ~~and coordination~~ to wash and pack flags and banners for future re-use or disposal
- f) Details regarding the program timeline are in appendix A.

9. BOOKING APPLICATION

- 9.1. External parties are required to complete and submit a *Flag and Banner Application Form* (Appendix B) available on Council's website.
- 9.2. Applications should be submitted at least 4 months before the intended installation date to cater for production times and limited availability.
- 9.3. Council reserves the right to decline any application that is not consistent with this Policy and the *Flag and Banner Information Pack* specification.

10. BOOKING CONFIRMATION & CANCELLATION

- 10.1. Upon receipt of the completed application form, Council will confirm availability of hire dates.
- 10.2. Council will issue the Hirer with an invoice for the full hire fee. The invoice will be paid by the Hirer within two (2) weeks of receipt. The booking is confirmed once payment of the hire fee is paid.
- 10.3. If the Hirer cancels their booking after confirmation, Council will retain thirty percent (30%) of the hire fee, and refund the remaining amount.

11. APPROVAL

- 11.1. Flag and banner designs are subject to Council approval, which will be guided by the Liverpool LEP 2008.
- 11.2. Designs should be submitted to Council a minimum of seven (7) weeks prior to the proposed installation date.
- 11.3. Approval of designs takes approximately five (5) business days.
- 11.4. Council reserves the right to reject any flag and banner design that does not comply with this Policy, or is considered unsuitable. Council is the final arbiter of what constitutes unsuitable.
- 11.5. Council reserves the right to have any installed flags and banners that are damaged dismantled before the scheduled dismantling date.
- 11.6. Once the designs have been approved the Hirer can proceed with production.

12. FLAG AND BANNER PRODUCTION

- 12.1. All flag and banner specifications, guidelines and advice are presented in the *Flag and Banner Information Pack*.
- 12.2. All costs relating to the production of flags and banners are to be met by the Hirer.
- 12.3. The Hirer must coordinate the production of the correct number of flags and banners as outlined in the *Flag and Banner Information Pack*.
- 12.4. Flags and banners remain the property of the Hirer and can be re-used at a later stage, providing the artwork is re-approved and the flags and banners are deemed to be in good condition by Council.
- 12.5. Council does not take responsibility for lost, stolen or damaged flags and banners.
- 12.6. The Hirer will be required to pay any additional manufacturing costs to replace lost or damaged banners.

13. INSTALLATION, DISMANTLING AND CLEANING

13.1. Council's approved contractor will install and dismantle flags and banners. Installation typically occurs over three (3) nights.

13.2. Banner installation may be delayed by traffic, weather conditions, the number of banners being installed, as well as other external factors. Hirers should allow up to five (5) days' variation on the installation date. Variations may increase during extreme weather events or other causes beyond Council's reasonable control.

13.3. Hirers are required to deliver their banners to the Council approved contractor fourteen (14) days prior to installation.

13.4. Hirers are responsible for collecting their banners from Council's contractor as soon as they have been removed. Council and its contractor will not be held responsible for uncollected banners. Banners not collected within one month after their dismantling date will be discarded.

13.5. Council will not be liable for the cost of replacing or repairing banners.

14. COST & DURATION

14.1. Council will publish a fee for the hire of flag and banner poles for approved external organisations in its table of fees and charges.

14.2. Unless otherwise agreed upon, the hire of flag and banner poles for a single campaign will be for a 5-6 week period.

14.3. Council may consider a fee reduction or waiver for not-for-profit organisations serving the local community.

15. PRIORITY BOOKING SYSTEM

15.1 In order of priority, bookings will be taken for:

- Council owned events
- Council sponsored/partnered events
- Major civic or calendar events
- Events or conferences that are held within the LGA which the general public can attend
- A specific event that promotes a fundraising activity, open to the general public to attend

AUTHORISED BY

~~Council~~
 Pending

EFFECTIVE FROM

~~27 February 2019~~
 Pending

DEPARTMENT RESPONSIBLE

~~City Economy~~
 Communications, Marketing and Brand

REVIEW DATE

The Policy will be reviewed two years after its adoption.

VERSIONS

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THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH

~~Corporate Services (Governance and Legal Services)~~
~~Communications~~
City Economy

ATTACHMENTS

Appendix A – The Liverpool City Council Flag and Banner Information Pack.
 Appendix B – Flag and Banner Application Form.



FLAG AND BANNER INFORMATION PACK

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INTRODUCTION

Council flag and banner sites are available for temporary use by both Council and external organisations, to publicise events and activities considered appropriate by Council. External organisations can apply to use the flags and banners poles when not in use by Council.

This document is for the information of external parties (herein referred to as the 'Hirer') who wish to engage in Liverpool City Council's ('Council') Flag and Banner Program ('theProgram').

PROGRAM OBJECTIVES

The program is designed to:

- a) Promote significant events, including arts, cultural, business and sport, throughout the LGA;
- b) Visually enhance Liverpool LGA's streetscape;
- c) Create a sense of community and a sense of place for visitors and residents;
- d) Stimulate local economic activity.

PROGRAM SCHEDULE

Council is responsible for the Program schedule. Unless otherwise agreed upon, each flag and banner campaign generally runs for 5-6 weeks.

Unless otherwise agreed upon, a single flag and banner campaign will apply to all zones across the Liverpool LGA, as outlined in this document.

Council reserves the right to accept or reject any booking received.

Council reserves the right to override a particular booking should this be necessary. All reasonable steps will be taken by Council to find alternative dates or sites for any Hirer whose booking is cancelled.

Flag and banner allocations are not booked on a first come first served basis, so while it is a good idea to send applications in early, this will not necessarily guarantee all timeframes requested.

PROCEDURE

MAKING A BOOKING

Prior to submitting a booking form, Hirers should contact Council to check available dates. All enquiries can be made to LCC_Tourism@liverpool.nsw.gov.au

Once available dates are confirmed, a booking form needs to be submitted to Council 4 months prior to the proposed campaign date.

KEY DATES

The Hirer must adhere to the following key dates:

4 months prior to proposed campaign date	Submit booking form to Council
7 weeks prior to confirmed installation date	Submit flag and banner design to Council for approval
5 weeks prior to confirmed installation date	Send final design to fabricators
2 weeks prior to confirmed installation date	Arrange delivery of flags and banners, and a design brief, to Council's approved contractors for installation

FLAG AND BANNER DESIGN GUIDELINES

- Use simple, bold graphics.
- Keep text as concise as possible: an event name or short statement only.
- Font size should be large enough to read against a bright sky and be legible from a distance.
- Pale backgrounds tend to soil easily and can be difficult to read against the streetscape.
- Avoid black, grey and other extremely dark backgrounds as they blend into the general cityscape and can fade quickly.
- Ideally no more than 3 logos are to appear in the design.
- Flags and banners are not intended to be used as advertising for products, services or individuals.

APPROVALS

- Approval of flag and banner designs is dependent upon compliance with the design guidelines outlined here.
- Approval is required for all designs, even if they have been used previously.
- Re-use of existing flags and banners will only be approved if they are clean, and free of fading, rips or tears.
- Council reserves the right to reject any flags and banners that do not comply with design guidelines, and/or if the physical conditions do not meet quality standards.
- Should flags and banners be produced without Council's prior approval, the Hirer will be responsible for all costs associated with redesigning and reproducing these to meet Council's standards.
- Should flags and banner be installed with unapproved designs, these will be immediately removed at additional cost to the Hirer.

PRODUCTION ADVICE

- Flags and banners must be manufactured from durable Trilobal material. They need to be hemmed with appropriate finishing on the edges.
- Council does not endorse specific manufacturers and highly recommends the Hirer source a range of quotes.
- Please be aware that your selected supplier will take approximately 3 weeks to produce the flags and banners from receipt to finished artwork.
- The production cost of banners varies depending upon the complexity of the design, number of colours used and quantity.
- All costs relating to the production of flags and banners are to be met by the Hirer.
- The Hirer must ensure that the correct number of flags and banners are produced for all of the zones outlined here.

Flags and banners remain the property of the Hirer and can be reused at a later stage, providing the artwork is re-approved and they are deemed to be in good condition by Council. Council does not take responsibility for lost, stolen or damaged banners.

PREFERRED SUPPLIER

Council can provide details of our Preferred Supplier for the production and installation of banners. Council will not be involved in the negotiations, production, installation and de-installation of banners for external organisations. Council will not be liable for any issues arising between the contractor and external organisations.

SPARE BANNERS

- Spare flags and banners are required in case of damage or loss. The number of recommended spare banners is indicated in the Zone and Gateway detail sections of this document.
- Flags and banners may only be reused for future bookings provided they are a suitable standard of presentation.
- The Hirer will be required to pay for any additional manufacturing costs to replace lost or damaged flags and banners.
- Council will not compensate a Hirer if they are unable to supply the required number of banners.
- Council will not be liable for the cost of replacing or repairing banners.

INSTALLATION AND REMOVAL

- Council's approved contractor will be responsible for installing and dismantling the flags and banners.
- Flags and banners must be delivered to the approved contractor, along with a visual brief (template provided by Council), 2 weeks prior to installation.
- Banner installation may be delayed by traffic, weather conditions, the number of banners being installed as well as other external factors. Hirers should allow up to five days' variation on the installation date.
- Council reserves the right to have any installed flags/banners that are damaged dismantled before the scheduled dismantling date.
- Hirers are responsible for collecting their banners from the contractor as soon as possible once they have been removed. Council and its contractor will not be held responsible for uncollected banners. Banners not collected within one month after their dismantling date will be discarded.

FLAG AND BANNER RE-USE

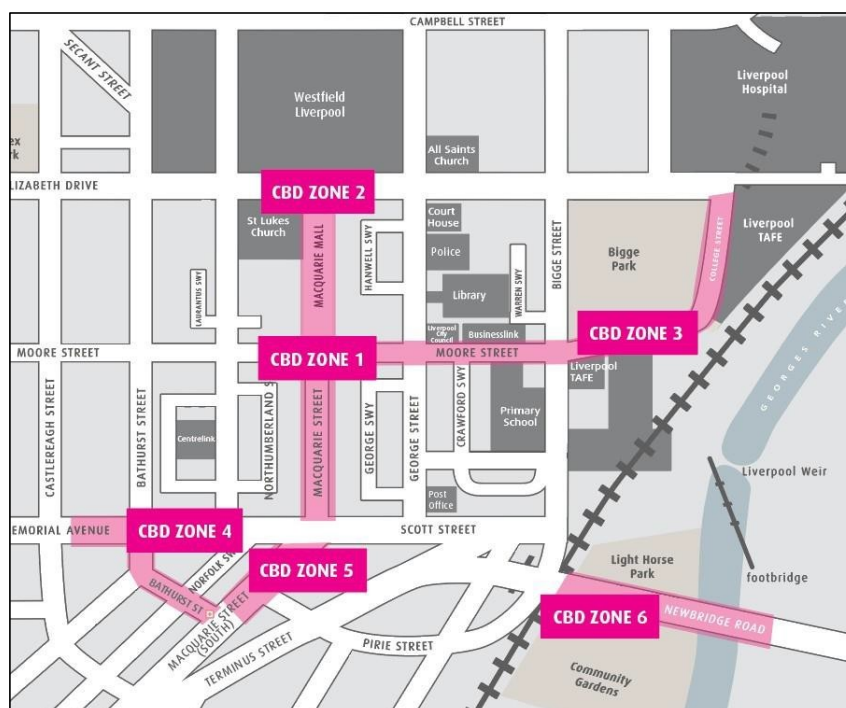
- Flags and banners remain the property of the Hirer and may be re-used providing they are washed, packaged and labelled correctly, at the Hirer's expense.
- Due to Work Health & Safety, Council will not re-install flag and banners that have not been washed and individually packaged and labelled.
- Council reserves the right to decline installation if the banners for re-use are not in a good condition (i.e. too faded or torn). If the Hirer is unsure whether the flags and banners are in a condition suitable for re-use, a sample banner may be sent for confirmation that the banners are acceptable for installation.
- Due to deterioration through weather conditions, it is recommended that banners be used no more than 2 times and for no more than 6 weeks at a time.

FLAG AND BANNER LOCATIONS SIZE INSTALL INFORMATION

CBD ZONE DETAILS

ZONE	LOCATION	SIZE (MM) W x H	NO. NEEDED	RECOMMENDED NO OF EXTRAS	INSTALLATION REQUIREMENTS
1	Macquarie Street	670 x 2000	38	4*	Scissor lift
2	Macquarie Mall	1000 x 3000	40	2*	Knuckle Boom
3	Moore and College Streets	1000 x 3000	16	2*	Scissor lift
4	Bathurst Street & Memorial Ave	670 x 4000	8	2*	Scissor lift/ cherry picker
5	Macquarie Street (South)	1000 x 3000	8	2*	Scissor lift/ cherry picker
6	Newbridge Road Bridge	1000 x 3000	10	4*	Scissor lift/ cherry picker

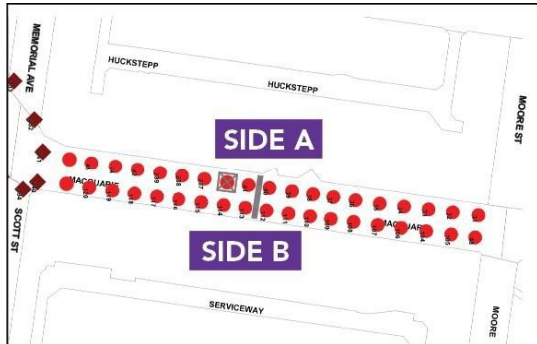
* Extra banners are recommended when printing campaigns that are likely to be used more than once. We recommend doing this as it is more cost effective to produce the banners in large numbers. Reproduction of small amount (up to 5) can triple your cost of production.



CBD ZONE LOCATION MAPS

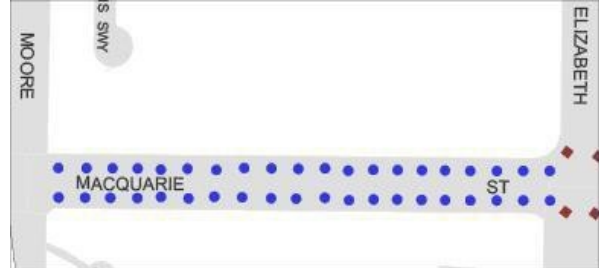
ZONE 1 (38 banners)

Macquarie Street



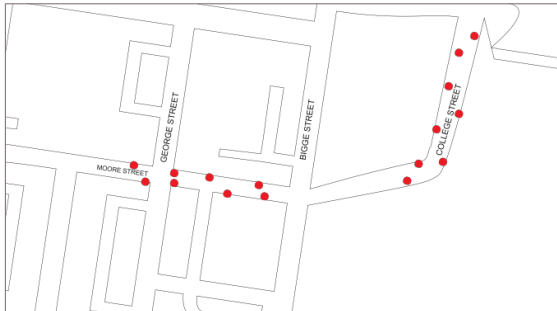
ZONE 2 (40 banners)

Macquarie Mall



ZONE 3 (16 banners)

Moore and College Streets



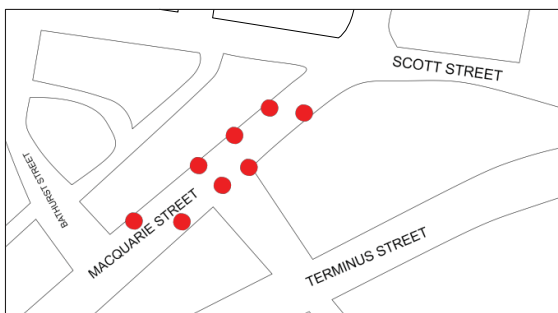
ZONE 4 (8 banners)

Bathurst Street and Memorial Ave



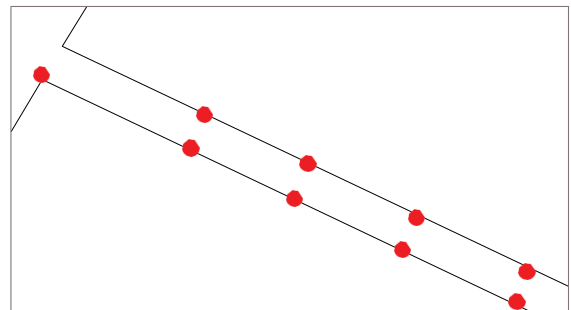
ZONE 5 (8 banners)

Macquarie Street South



ZONE 6 (10 flags)

Newbridge Road Bridge



GATEWAY DETAILS

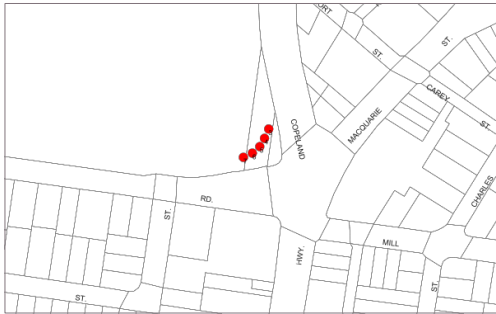
GATEWAY	LOCATION	SIZE (MM) W x H	NO. NEEDED	RECOMMENDED NO OF EXTRAS	INSTALLATION REQUIREMENTS
1	Corner Hume Highway and Hoxton Park Road in Woodward Park, Liverpool	1500 x 3300	5	1*	Rope and pulley Requires key
2	Corner Hume Highway and Orange Grove Road (east and west sides), Liverpool	1500 x 3300	18	3*	Rope and pulley Requires key
3	Corner of Heathcote Road and Pleasure Point Road, Pleasure Point	1500 x 3300	5	1*	Rope and pulley Requires key
4	Corner Hume Highway and Governor Macquarie Drive, Warwick Farm (opp. Peter Warren)	1500 x 3300	3	1*	Rope and pulley Requires key
5	Corner Camden Valley Way and Beech Road, Casula	1500 x 3300	11	2*	Rope and pulley Requires key
6	Voyager Point Community Centre, 50 Orlando Crescent, Voyager Point	1000 x 3000	4	2*	Rope and pulley Requires key
7	Liverpool Regional Museum	3300 x 1500	4	1*	Rope and pulley Requires key

** Extra banners are recommended when printing campaigns that are likely to be used more than once. We recommend doing this as it is more cost effective to produce the banners in large numbers. Reproduction of small amount (up to 5) can triple your cost of production.*

GATEWAY LOCATION MAPS

GATEWAY 1 (5 flags)

Corner Hume Highway and Hoxton Park Road in Woodward Park, Liverpool



GATEWAY 2 (18 flags)

Corner Hume Highway and Orange Grove Road (east and west sides), Liverpool



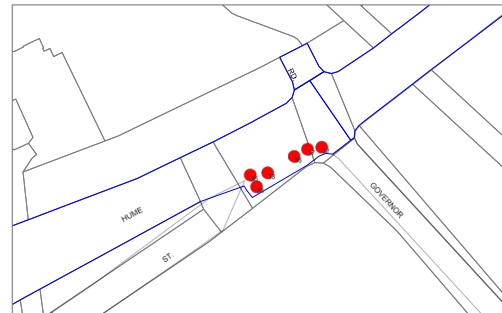
GATEWAY 3 (5 flags)

Corner of Heathcote Road and Pleasure Point Road, Pleasure Point



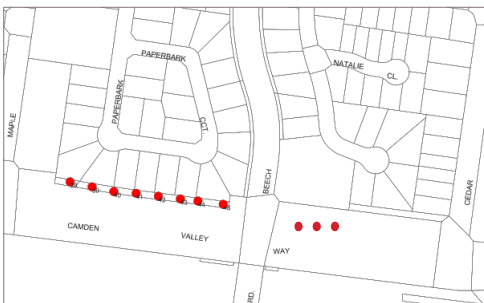
GATEWAY 4 (3 flags)

Corner Hume Highway and Governor Macquarie Drive, Warwick Farm (opposite Peter Warren)



GATEWAY 5 (11 flags)

Corner Camden Valley Way and Beech Road, Prestons



GATEWAY 6 (4 flags)

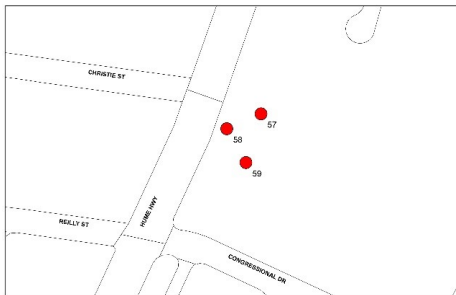
Voyager Point Community Centre, 50 Orlando Cres, Voyager Point



GATEWAY LOCATION MAPS

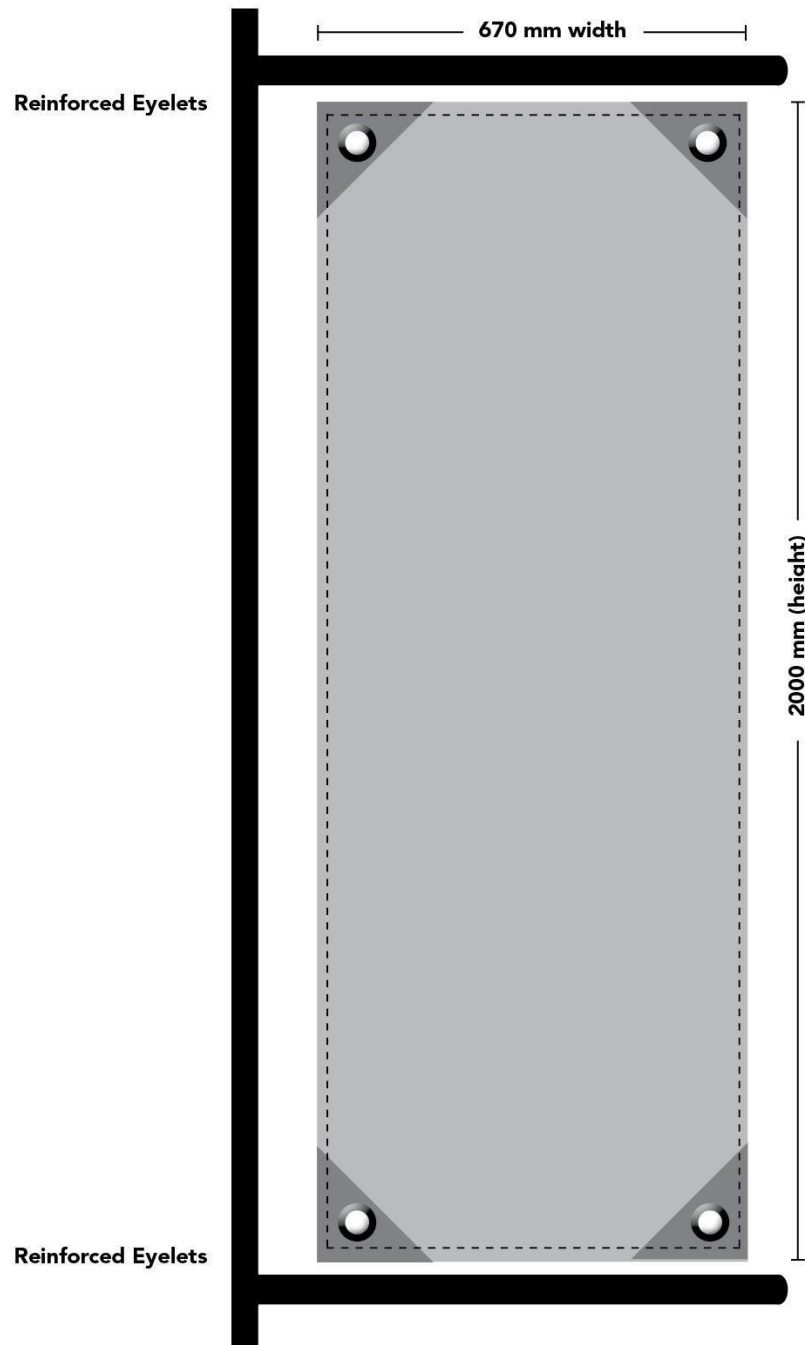
GATEWAY 7 (3 flags)

Liverpool Regional Museum, Hume Hwy and Cnr Congressional Dr, Liverpool

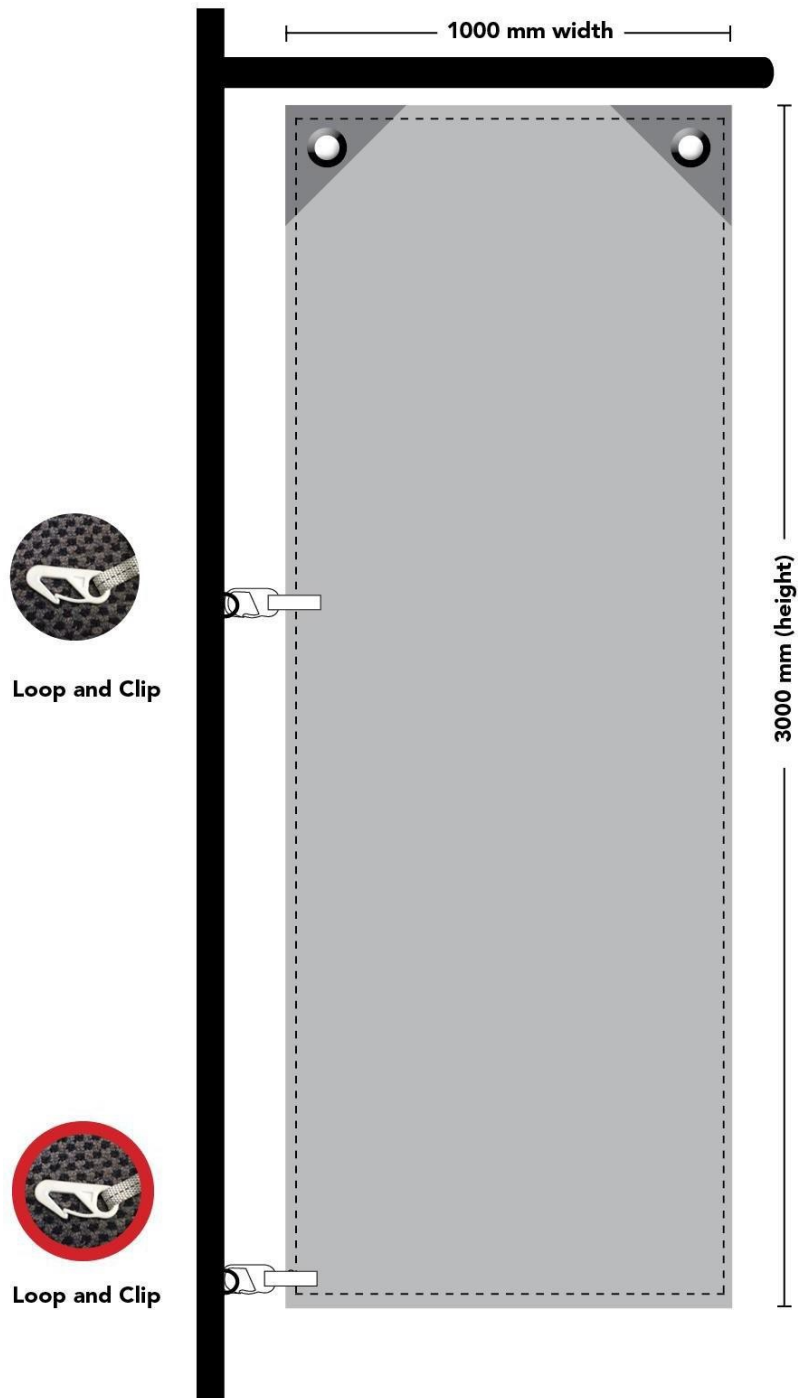


FLAG AND BANNER PRODUCTION AND FINISHING INFORMATION

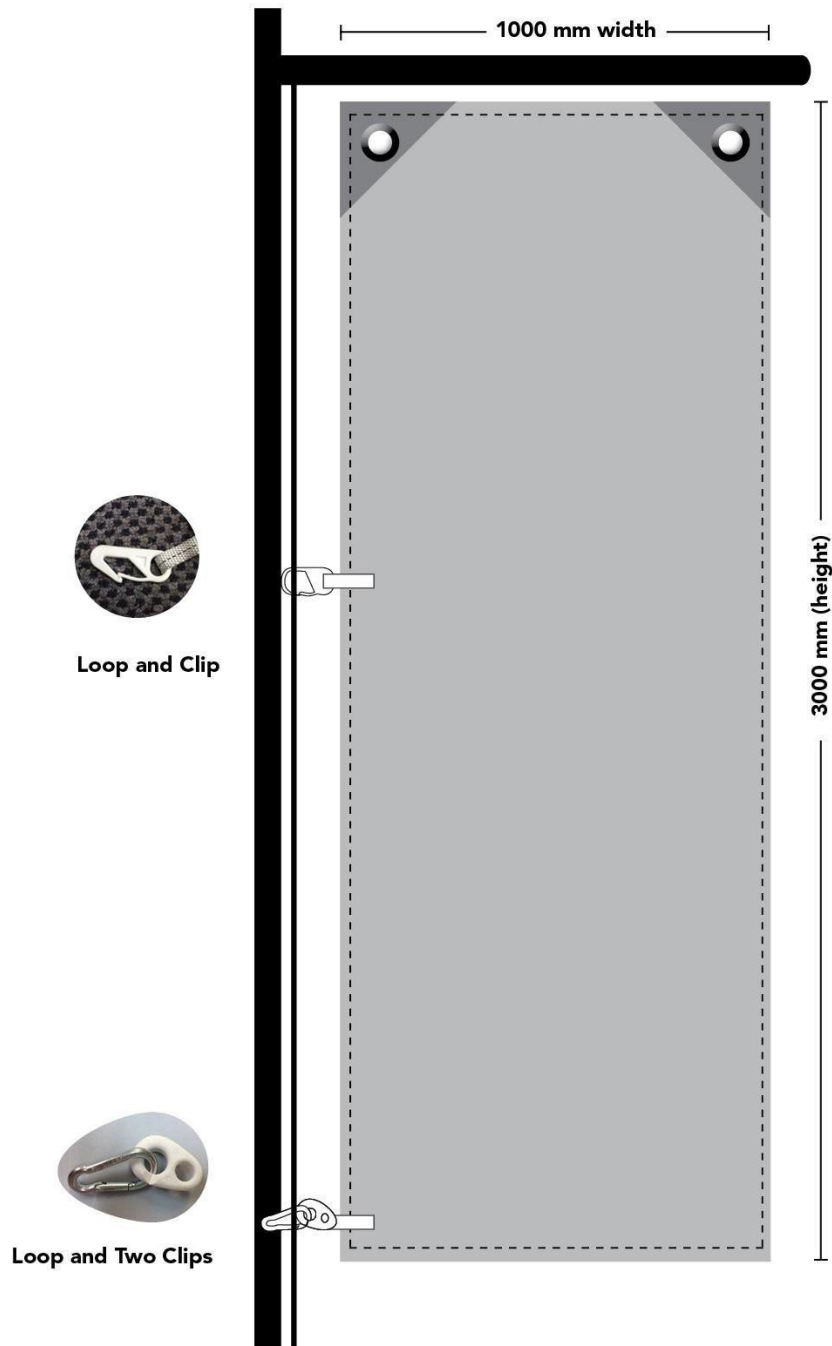
ZONE 1: MACQUARIE STREET SPECIFICATIONS



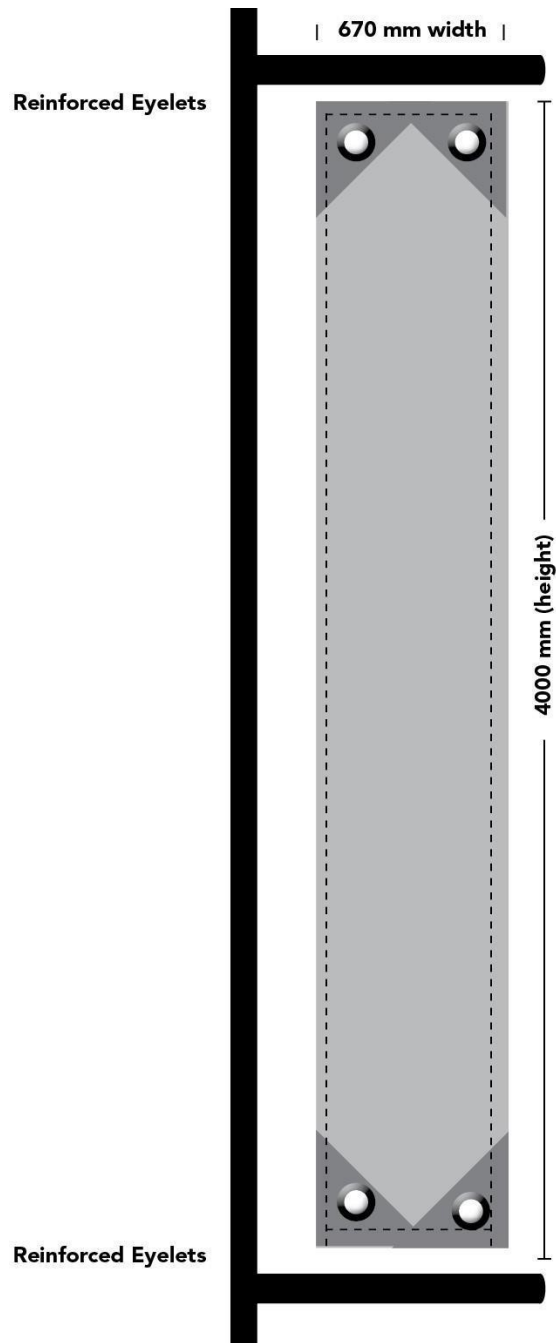
ZONE 2: MACQUARIE MALL SPECIFICATIONS



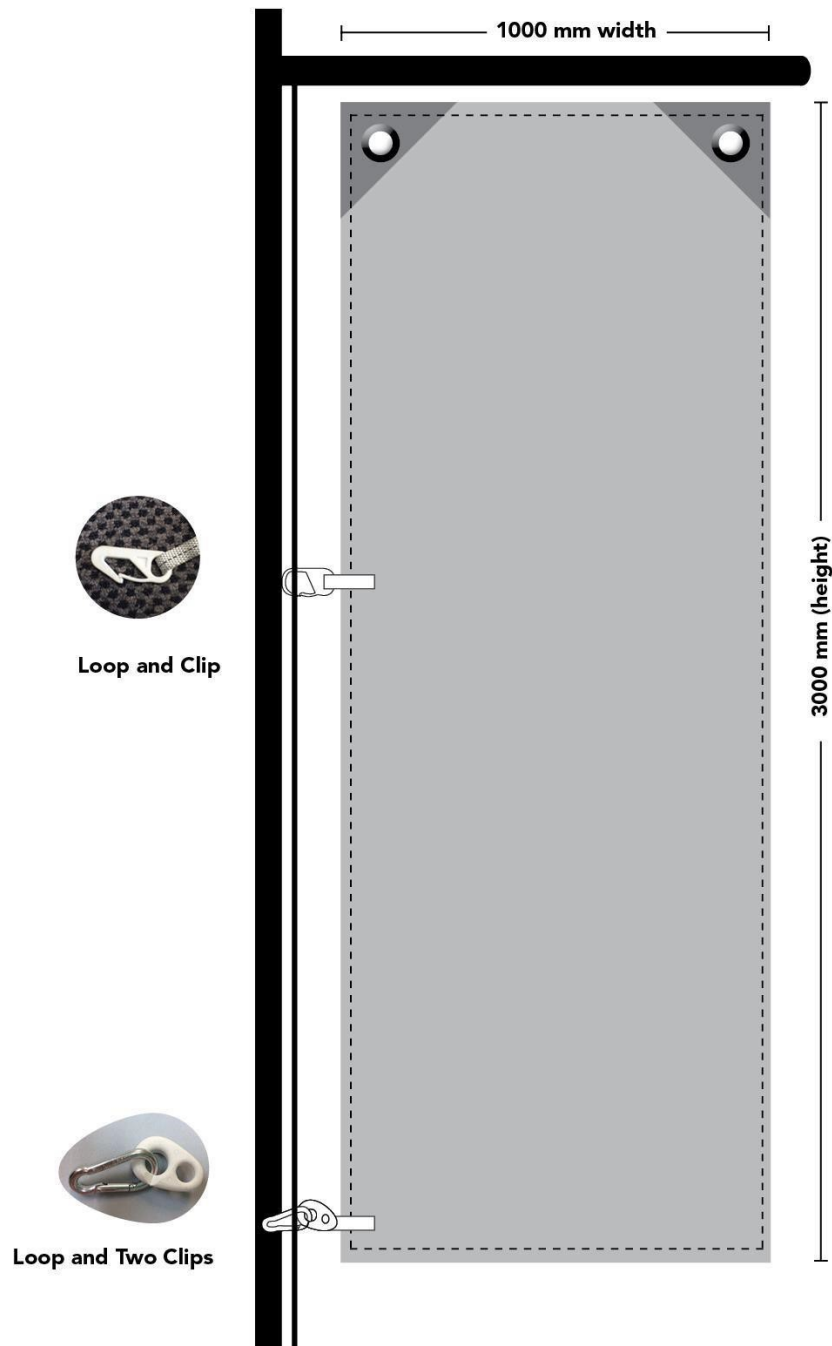
ZONE 3: MOORE AND COLLEGE STREETS SPECIFICATIONS



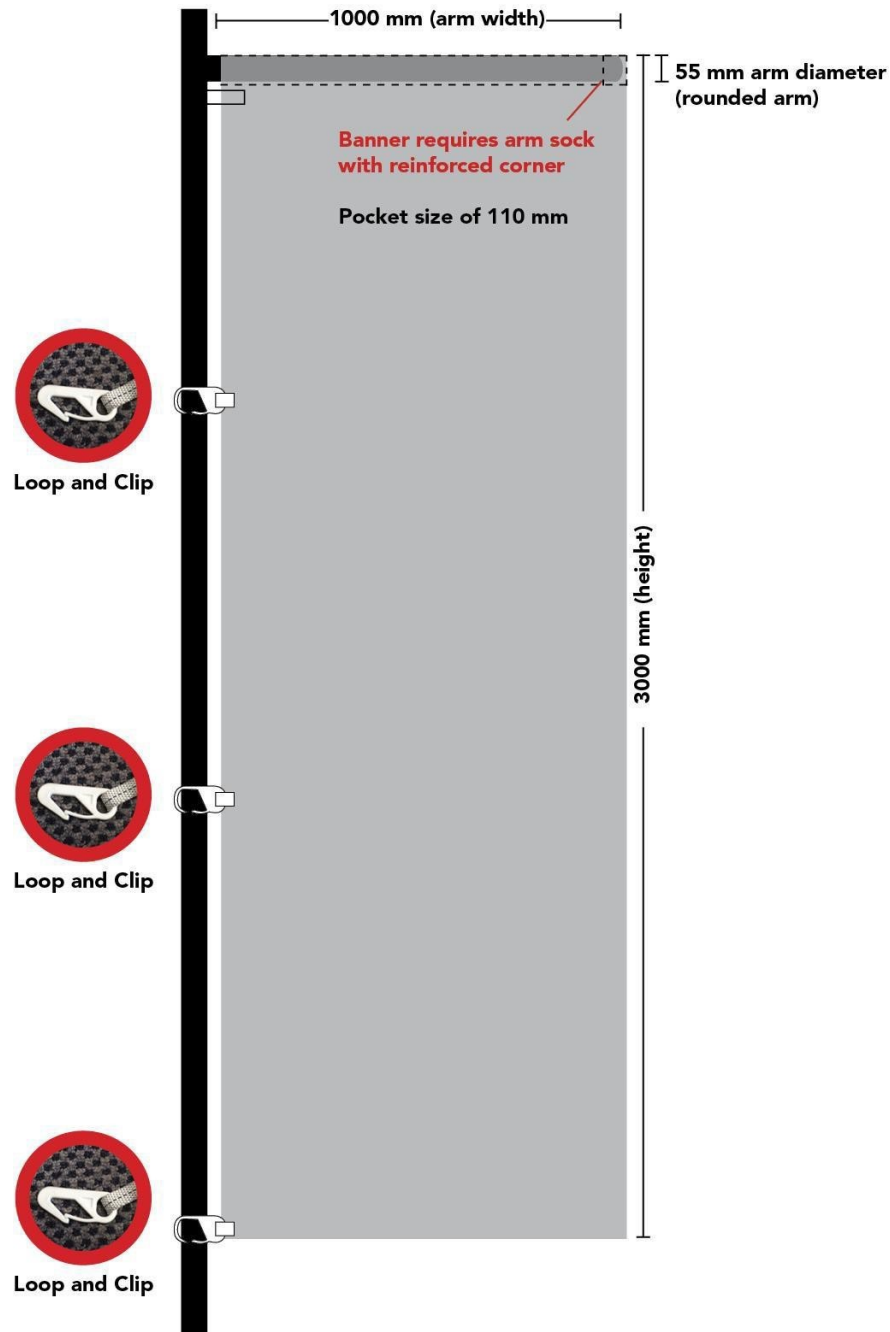
ZONE 4: BATHURST STREET AND MEMORIAL AVENUE



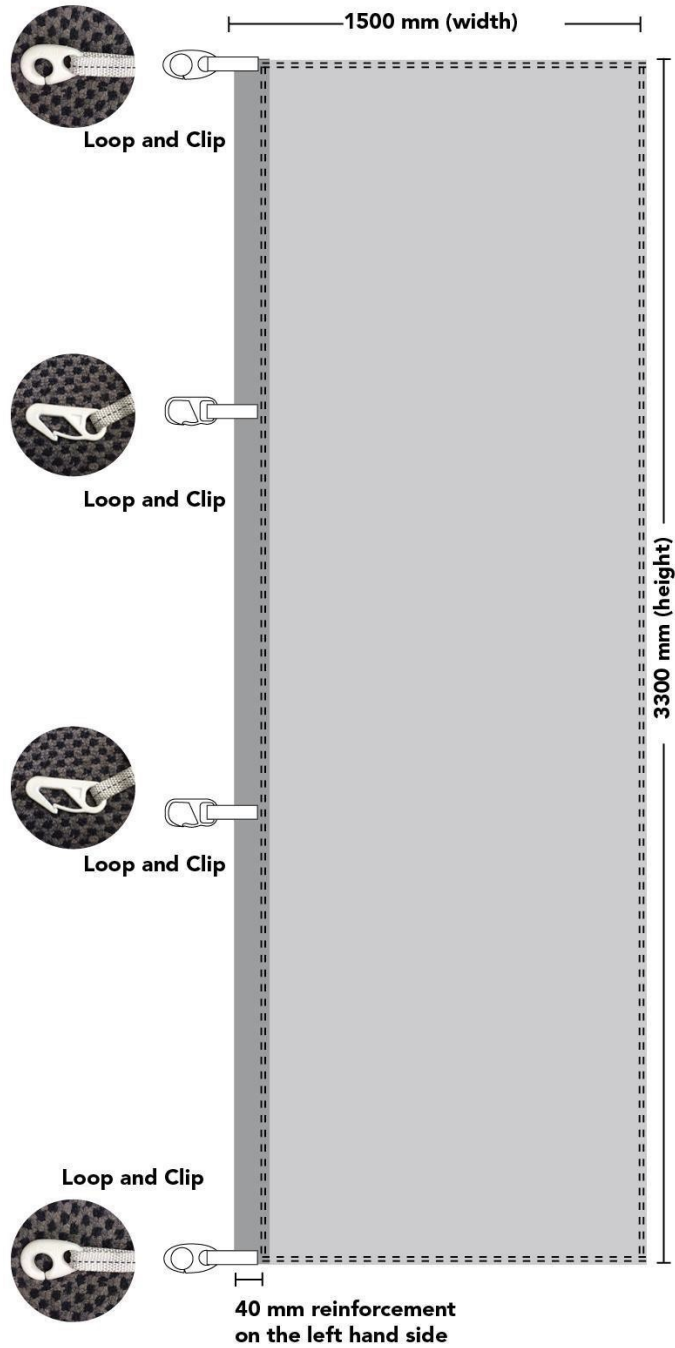
ZONE 5: MACQUARIE STREET (SOUTH)



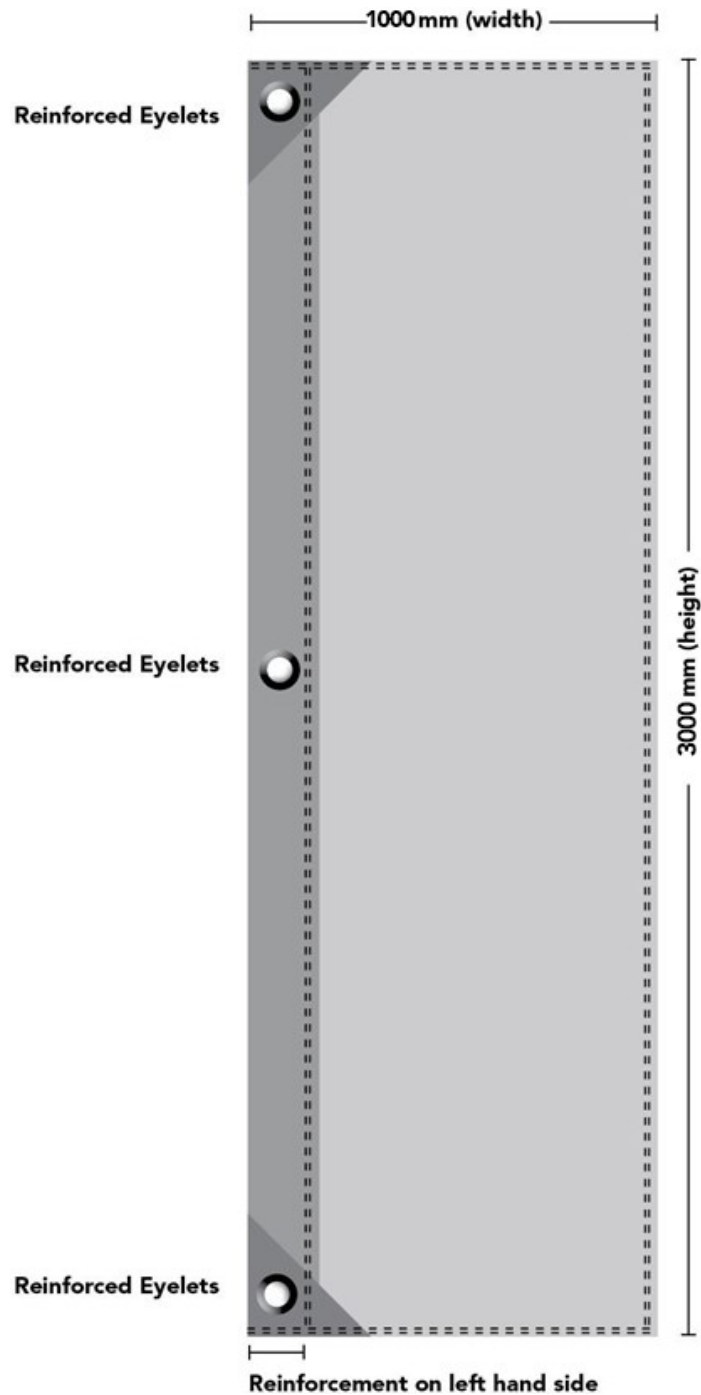
ZONE 6: NEWBRIDGE ROAD BRIDGE



GATEWAYS 1, 2, 3, 4, 5, 7



GATEWAY 6: VOYAGER POINT COMMUNITY CENTRE





FLAG AND BANNER APPLICATION FORM

For all enquiries, and to submit this form, contact [LCC Tourism@liverpool.nsw.gov.au](mailto:LCC_Tourism@liverpool.nsw.gov.au)

1. APPLICANT DETAILS

Organisation/company: _____

Name of nominated contact: _____

ABN: _____

Billing Address: _____

Telephone: _____

Email: _____

2. APPLICATION CHECKLIST

All Hirers should refer to Liverpool City Council's (Council) [Flag and Banner Policy](#).

All Hirers must contact Council to check availability of flags and banners campaign timeframes before submitting this application form.

A list of Council-owned platforms and locations, guidelines and specifications can be found in the [Flag and Banner Information Pack](#).

All Hirers should take note of the following key dates:

4 months prior to proposed campaign date	Submit application form to Council
7 weeks prior to confirmed installation date	Submit flag and banner design to Council for approval
5 weeks prior to confirmed installation date	Send final design to fabricators
2 weeks prior to confirmed installation date	Arrange delivery of flags and banners, and a design brief, to Council's approved contractors for installation

Customer Service Hub Yellamundie, Lower Ground Floor, 52 Scott Street, Liverpool NSW 2170

All correspondence to Locked Bag 7064 Liverpool BC NSW 1871

Call Centre 1300 36 2170 **Email** lcc@liverpool.nsw.gov.au

Web www.liverpool.nsw.gov.au **NRS** 13 36 77 **ABN** 84 181 182 471



3. ADVERTISING PERIOD

All Hirers must contact Council to check availability of flags and banners campaign timeframes before submitting this application form.

Please indicate the time period in which you'd like to advertise. Unless prior agreement has been made, you must hire ALL flag and banner locations in the same campaign period.

Advertising period: _____

Hirers should allow up to five days variance in the duration of their hiring. The installation of flags and banners depends on traffic, weather and the number of banners being installed.

4. HIRE FEES

Flag and banner hire fees are set out in Council's Fees & Charges on the Council website. Check the [Fees & Charges](#) page for up-to-date fees.

5. BOOKING CONFIRMATION & CANCELLATION

Upon receipt of this application form, Council will confirm availability of the hire dates.

Council will issue the Hirer with an invoice for the full hire fee. The invoice will be paid by the Hirer within two (2) weeks of receipt.

The booking is only confirmed once the hire fee is paid.

If the Hirer cancels their booking after confirmation, Council will retain thirty percent (30%) of the hire fee, and refund the remaining amount.

6. FLAG & BANNER DESIGNS

- (a) All designs must meet the guidelines and dimensions set out in the *Flag and Banner Information Pack*.
- (b) It is the responsibility of Hirers to ensure that their designs are compliant with Australian Consumer Law.
- (c) All designs should be in jpeg or pdf file format.



- (d) A visual brief must be supplied to the installer upon delivery of flags and banners (template provided by Council).

7. RETURN, DISPOSAL OR STORAGE OF FLAGS AND BANNERS

Please advise of your preference for the after-life of flags and banners. Hirers will be charged the cost to undertake any of these works.

☐ Dispose of all flags and banners.	\$160
☐ Wash, pack, label and store banners at the site of Council's preferred supplier. Banners will be stored for a maximum of 12 months.	\$1200
☐ Wash, pack, label and collect from installer. Flags and banners must be collected within one month of removal.	\$850

8. ACKNOWLEDEMENT

By submitting this application,

- ☐ I warrant that, to the best of my knowledge, there is no cultural, religious, legal or other reason that prevents my proposal from being presented.
- ☐ I acknowledge that engaging Council-owned flag and banner poles will incur fees as indicated in Sections 4 and 7. If my application is approved, I agree to pay these fees and final production costs.
- ☐ I acknowledge that Council does not take any responsibility for lost, stolen or damaged banners. If banners are damaged during the hire period, due to weather conditions or other factors, they will be removed by Council as soon as reasonably possible. Removed flags and banners may be repaired and reinstalled in consultation with the Hirer.

Name: _____

Signature: _____

Date: _____

COM 02

Suspension of AFZ Bigge Park for NYE 2025

Strategic Objective	Healthy, Inclusive, Engaging Deliver great and exciting events and programs for our people and visitors
File Ref	346498.2025
Report By	Natasha Checinski - Acting Manager Cultural Venues and Events
Approved By	Clara McGuirk - Acting Director Community and Lifestyle

EXECUTIVE SUMMARY

New Years Eve is Council's end of year flagship celebration, encouraging the public to come together and enjoy a family friendly night of entertainment, food & fireworks. The event will be staged in the heart of the city at Bigge Park, one of Council's iconic festival sites that has proven its ability to host high-profile events with strong community participation.

This report recommends that Council endorse a temporary suspension of the existing Alcohol-Free Zone (AFZ) at Bigge Park exclusively during the festival's operating hours. The suspension would apply only within a clearly demarcated and fenced site, with bar operations strictly compliant with the *Liquor Act 2007* and delivered in close consultation with Liverpool Police Licensing.

The AFZ suspension is essential to allow the operation of a licensed bar within the controlled event footprint. Introducing a pop-up bar significantly enhances the visitor experience, encouraging longer stays, stronger engagement with performances and stalls, and greater economic benefit for surrounding businesses.

Council has an established track record of managing temporary bar activations safely and responsibly within festival settings, with strong regulatory compliance and community support. The proposed AFZ suspension is considered low-risk and proportionate and will directly contribute to Liverpool's reputation as a vibrant, inclusive, and economically active cultural hub.

RECOMMENDATION

That Council:

1. Endorse the temporary suspension of the AFZ within Bigge Park, for New Years Eve operating hours of 4pm – 10pm on the evening of 31 December in order to facilitate a pop-up bar at the event; and
2. Note that the AFZ will be suspended within a demarcated area, allowing Police to continue to enforce the AFZ outside this area.

REPORT

Alcohol Free Zones (AFZs) are implemented as an early intervention method to prevent the escalation of irresponsible street drinking. They provide a framework that helps maintain public safety by prohibiting the open consumption of alcohol in designated spaces.

Within a special-event context, alcohol consumption has proven effective when managed properly. Monitored alcohol sales and consumption can coexist with the goals of public safety, and major festivals across Liverpool – particularly those at Macquarie Mall and Bigge Park – have safely incorporated licensed activity. These events are central to Liverpool's vibrant community life and nighttime economy.

New Years Eve, councils flagship end of year celebration is staged at Bigge Park, Liverpool. The addition of a licensed pop-up bar at New Years Eve further enhances the visitor experience, encourages longer dwell times, and aims to support increased attendance.

To enable licensed activity at Bigge park, temporary suspension of the AFZ is required. This suspension is sought strictly for the festival's operating hours and only within a clearly demarcated and fenced site, ensuring Police can continue to enforce AFZ restrictions outside the event footprint. Both Council and the licensee will comply with requirements under the *Liquor Act 2007* and *Liquor Regulation 2018*, with oversight and consultation from Liverpool PAC.

Liverpool Police Area Command (PAC) Licensing has historically supported Council's pop-up bar activations, acknowledging Council's strong compliance processes and consistent consultation. PAC has endorsed previous events and expressed no concern regarding temporary AFZ suspensions during Council-run festivals, pending licensing approval.

Conditions and Consultation

Council provides Liverpool PAC with a calendar of events, highlighting any festivals featuring pop-up bars. Any changes or additions are communicated with sufficient notice to ensure licensing requirements are met.

Licensing requirements for Council-operated pop-up bars include:

- The procurement of an experience special-event licensee and bar management service;
- Site demarcation with perimeter fencing;
- Clear and visible entry conditions and licensee details;
- RSA-accredited security force relevant to spatial capacity (not exceeding 100 patrons at a time for a pop-up bar);
- Compliance with trading hours (4pm till 10pm);
- An Alcohol Management Plan, submitted to Police with the licensing application at least four weeks prior to the event; and
- Service rules and limitations (e.g. purchasing limits, prohibition of shooters).

This temporary suspension will also comply with Section 645 of the *Local Government Act 1993*, with Council publishing a notice of suspension on its website and at designated sites at least 14 days prior.

The notice will include details of the licensed bar and its trading hours.

For New Years Eve, this notice will be published from **1 December 2025**.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	Facilitate the development of new tourism based on local attractions, culture and creative industries.
Environment	There are no environmental and sustainability considerations.
Social	Provide cultural centers and activities for the enjoyment of the arts.

Civic Leadership	There are no civic leadership and governance considerations.
Legislative	• Liquor Act 2007 • Liquor Regulation 2018 • Local Government Act 1993 – Section 644A • Section 644A LG Act specifies how public consultation is to be conducted on a proposed alcohol-free zone, including that: a. notice should be published in a manner likely to bring it to the attention of members of the public in the area and contain specified information; b. a copy must be given to the officer in charge of the nearest police station and to holders of liquor licences for premise bordering on, adjoining or adjacent to the AFZ; c. a copy must be given to the Anti-Discrimination Board, if required by the ministerial guidelines, giving them 40 days to make representations; and d. Council must consider all representations and submissions • Local Government Act 1993 – Section 645 (1) The council may, at the request of any person or body or of its own motion, suspend the operation of an alcohol-free zone by publishing notice of the suspension in a manner that the council is satisfied is likely to bring the notice to the attention of members of the public in the area as a whole or in a part of the area that includes the zone concerned. (2) During the period indicated in such a notice as the period of suspension, the zone does not operate as an alcohol-free zone. (3) In like manner the council may at any time cancel the operation of an alcohol-free zone.
Risk	Temporary suspension of the Alcohol-Free Zone is considered within Councils' risk appetite. The suspension will only occur during the above festival and within a pre-determined and contained area, and endorsed by Liverpool Police LAC.

ATTACHMENTS

Nil

COM 03

**Council Grants Donations and Sponsorship
Report**

Strategic Objective	Healthy, Inclusive, Engaging Promote a harmonious community that celebrates its diversity
File Ref	341194.2025
Report By	Javeria Hoda - Community Development Worker Funding & Support
Approved By	Clara McGuirk - Acting Director Community and Lifestyle

EXECUTIVE SUMMARY

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

This report provides a recommendation for endorsement of funding totalling **\$44,072** from the Community Grants and Community Sponsorship Program.

RECOMMENDATION

That Council:

1. Endorses the funding recommendation of **\$38,000** (GST exclusive) under the **Community Grant Program** for the following project:

Applicant	Project	Recommended
CORE Community Services	Connecting Communities in the 2168 area	\$10,000
Sunnyfield	Heroes with Ability	\$10,000
Heroes With Ability Sports Activities	2025 International Day of People with Disability & Varying Abilities Schools Gala Day	\$10,000
Grand Pacific Health Limited (Headspace Edmondson Park)	Ed Park Social Groups and Events	\$8,000

2. Endorses the funding recommendation of **\$6,072** (GST exclusive) under the **Community Sponsorship** for the following projects:

Applicant	Project	Recommended
Navodaya Sydney Inc	Arangu 2025 (Navodaya Australia National Conference 2025)	\$6,072

REPORT

Community Grants Program

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

Applicant	CORE Community Services		
Project	Connecting Communities in the 2168 area		
Amount Requested	\$10,000	Total Project Cost	\$10,000
Location	Miller, NSW 2168	Date	October to March 2026
About the Applicant	CORE Community Services (CORE) has operated from the Miller Hub for over seven years, providing an inclusive space where residents can access support, referrals, and crisis assistance. Through social groups, wellbeing programs, and community events delivered in partnership with Council and local services, CORE continues to strengthen connections and foster a safer, more resilient Miller community.		
Description	Objectives: Connecting Communities in 2168 program will provide accessible recreational and cultural experiences for residents through organised bus trips that encourage social connection and community participation. Funding will also go towards the delivery of a Harmony Day event in March 2026 at Miller Square. Collectively the program aims to: Promote inclusion, diversity, and intercultural understanding by bringing together people from different backgrounds at the Harmony Day event in Miller Square; and		

	- Strengthen community spirit, wellbeing, and belonging by creating opportunities for social engagement, friendship-building, and shared experiences across the Liverpool LGA. Outcome: - Increased community engagement and participation, with residents from diverse backgrounds actively involved in social and cultural activities such as the bus trips and Harmony Day event; - Improved social wellbeing and sense of belonging as participants connect, build friendships, and strengthen community ties through shared experiences; and - Enhanced mental and emotional wellbeing by providing inclusive, low-cost opportunities for relaxation, recreation, and community connection within the Liverpool LGA.
Funding Allocation	Funding \$10,000 will be allocated as follows: \$4880 towards Harmony Day 2026 Event \$5120 towards 3 community bus trips to Canberra, Palm Beach, and Norah Head.
Beneficiaries	250 residents from the 2168 area from a diverse range of backgrounds.
Assessment	Recommended Funding - \$10,000 The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 3 - Evolving, Prosperous, Innovative, Objective 4 - Visionary, Leading, Responsible</i>, and meets the Community Grant Program funding priorities. Expected program outcomes 7.4.1 a), b) and c).

Applicant	Sunnyfield		
Project	Heroes with Ability		
Amount Requested	\$10,000	Total Project Cost	\$10,000
Location	Michael Clarke Recreation Centre Carnes Hill 2 Margaret Dawson Dr, Carnes Hill NSW 2170	Date	January to June 2026

About the Applicant	Sunnyfield is a long-established, not-for-profit organisation supporting people with disabilities across New South Wales and the ACT. At its Kemps Creek Community Services Hub, Sunnyfield provides support to over 30 local residents five days a week, offering programs that promote inclusion, independence, and social connection.
Description	Objectives: Through the new <i>Heroes with Ability</i> program—free weekly inclusive sports sessions across 40 weeks—Sunnyfield will create opportunities for local participants to build confidence, develop skills, and connect with the wider Kemps Creek community. The program aims to: • Promote physical activity and wellbeing for people with disability by providing inclusive, engaging, and accessible sports sessions that help participants build coordination, strength, and overall health; and • Foster confidence and social connection by creating a supportive environment where participants can form meaningful relationships, develop skills, and feel empowered to actively engage with the Kemps Creek community. Outcome: • Increased involvement and engagement in social and recreational activities: Local residents with disability actively participate in weekly inclusive sports sessions, promoting connection, inclusion, and engagement in the community; • Strengthened physical and mental wellbeing: Participants experience improved health, coordination, confidence, and overall wellbeing through regular, tailored physical activity in a supportive environment; and • Enhanced sense of belonging and social connection: The program fosters meaningful relationships among participants, staff, volunteers, and the wider community, increasing social cohesion and a feeling of inclusion within Kemps Creek.
Funding Allocation	Funding \$10,000 will be allocated in full to deliver the 40-week free program.
Beneficiaries	• 13 local residents living with disability; and • Families, carers and support staff of people living with a disability
Assessment	Recommended Funding - \$10,000 The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 3 - Evolving, Prosperous, Innovative, Objective 4 - Visionary, Leading, Responsible</i>, and meets the Community Grant Program funding priorities. Expected program outcomes 7.4.1 a), b), c) and d).

Applicant	Heroes With Ability		
Project	International Day of People with Disability and School Gala Day 2025		
Amount Requested	\$10,000	Total Project Cost	\$10,000
Location	Michael Clarke Recreation Centre, Carnes Hill NSW	Date	3 November and 3 December 2025
About the Applicant	Heroes with Ability (HWA) is a not-for-profit organisation providing a modified sports program for people living with a disability in the Liverpool LGA. HWA works closely with young people from local schools to increase participation and inclusivity in sporting programs. The group has a strong presence in Liverpool and delivers its comprehensive inclusive sports program at Michael Clarke Recreation Centre.		
Description	Objectives: The delivery of two programs 'HWA Schools Gala Day' and '2025 International Day for People with Disability Inclusion Day' are designed to empower young people with disabilities to represent their schools and showcase their abilities in a multi sports day event. The events are aimed at raising awareness around youth inclusiveness through sporting programs whilst celebrating each child's ability and determination. Outcomes: - Increased community engagement and participation with over 300 local students with disability will actively participate in inclusive sports activities, fostering teamwork, school pride, and stronger community connections; - Improved physical, mental, and social wellbeing through regular involvement in inclusive sports will enhance participants' confidence, coordination, and sense of achievement, contributing to their overall wellbeing; and - Greater awareness and inclusion of people with disability. Celebrating the International Day of People with Disability will promote understanding, respect, and recognition of the abilities and contributions of people with disability within the Liverpool community.		
Funding Allocation	Funding \$10,000 will be allocated as follows: \$600 towards participant face painting activity \$845 towards interactive and inclusive games \$2175 towards medals		

	• \$750 towards photobooth • \$1362 towards sports equipment • \$1584 towards balls • \$250 towards dance performance • \$1827 towards branded drink bottles for participant gifts
Beneficiaries	• 800+ participants, families of people with disability, disability support groups, and local schools.
Assessment	Recommended Funding - \$10,000 The project aligns with the Community Strategic Plan Objective 1 - Healthy, Inclusive, Engaging, Strategic Plan Objective 3 - Evolving, Prosperous, Innovative Strategic Plan Objective 4 – Visionary, Leading, Responsible and meets the Community Sponsorship Program funding priorities. Expected program outcomes 7.7.1 a), b), c), d), and e)

Applicant	Grand Pacific Health Limited (Hearspace Edmondson Park)		
Project	Ed Park Social Groups and Events		
Amount Requested	\$8,000	Total Project Cost	\$8,000
Location	Ed.Square Community Space 52 Soldier Parade, Edmondson Park NSW 2174	Date	September 2025 to June 2026
About the Applicant	Hearspace Edmondson Park is a youth mental health service supporting 12–25-year-olds with mental, physical, and social wellbeing. Through 1:1 sessions, social groups, and community events, the service provides safe, inclusive opportunities that promote connection, resilience, and early access to support for young people in the Liverpool LGA.		
Description	Objectives: The program aims to enhance the social wellbeing, connection, and sense of belonging of young people aged 12–25 in the Liverpool LGA, particularly those identifying as LGBTQIA+ or from culturally and linguistically diverse backgrounds. Through monthly youth-led social groups, community events such as a Mental Health Trivia Night, and a Youth Week pop-up movie night, the program provides safe, inclusive spaces for young people to engage socially, explore their identity, build supportive networks, and increase		

	awareness of mental health and available services. Outcomes: • Young people in the Liverpool LGA, including LGBTQIA+ and CALD youth, will participate in monthly social groups, a Mental Health Trivia Night, and a Youth Week pop-up cinema, fostering connection, teamwork, and active community participation; • Participants will develop supportive friendships, explore their identity in safe spaces, and experience reduced social isolation, boosting confidence, self-esteem, and overall mental health; and • Through the Trivia Night and facilitated discussions in social groups, young people and the wider community will gain knowledge of mental health, early help-seeking behaviours, and the services available to support them.
Funding Allocation	Funding \$8,000 will be allocated as follows: • \$1014 towards trivia night program including catering • \$2937 towards outdoor cinema event delivery • \$769 towards group online gaming program • \$2158 towards social events catering (2-3 events) • \$272 towards games • \$850 towards art supplies for group activities
Beneficiaries	• 150+ youth members from the Liverpool LGA and broader community
Assessment	Recommended Funding - \$8,000 The project aligns with the Community Strategic Plan Objective 1 - Healthy, Inclusive, Engaging, Strategic Plan Objective 3 - Evolving, Prosperous, Innovative Strategic Plan Objective 4 – Visionary, Leading, Responsible and meets the Community Sponsorship Program funding priorities. Expected program outcomes 7.7.1 a), b), and c)

Community Sponsorship Program

The Community Sponsorship Grants Program received one application which met the eligibility criteria and are recommended for funding as follows:

Applicant	Navodaya Sydney Inc		
Project	Arangu 2025 (Navodaya Australia National Conference 2025)		
Amount Requested	\$6,072	Total Project Cost	\$26,900

Location	Liverpool Powerhouse	Date	18 – 19 October 2025
About the Applicant	Navodaya Sydney Inc. is a registered not-for-profit organisation that promotes cultural diversity, community wellbeing, and social inclusion through festivals, workshops, awareness campaigns, and charitable initiatives. The group has a strong presence in the Liverpool LGA, with many local members and regular events held at the Liverpool Powerhouse. Their upcoming 4th National Conference of Navodaya Australia will bring together delegates and community members for cultural programs, literary activities, and performances that foster multicultural collaboration and civic engagement in Liverpool.		
Description	Objectives: The 4th National Conference of Navodaya Australia is a two-day multicultural gathering hosted by Navodaya Sydney Inc. at the Liverpool Powerhouse on 18–19 October 2025. The conference aims to: • Celebrate and preserve cultural heritage through live performances, art exhibitions, and literary programs; and • Facilitate intercultural dialogue, workshops, and community discussions that strengthen social inclusion and civic engagement. Outcomes: • Enhance social cohesion and promote community participation by strengthening connections between diverse cultural communities through shared performances, dialogue, and creative participation; • Empower youth and community members by providing opportunities to build skills, confidence, and leadership through volunteering, event coordination, and participation in arts and cultural activities; and • Promote Liverpool's economic and cultural visibility by attracting interstate visitors and positioning the city as a nationally recognised centre for multicultural collaboration and creative excellence.		
Funding Allocation	Funding \$6,072 will be allocated as follows: • \$4,464 event catering for attendees • \$1,608 gifts and giveaways to participants		
Beneficiaries	• Local residents, families, seniors and multicultural groups. • Local volunteers, artists and performers • National and international visitors		
Assessment	Recommended Funding - \$6072 The project aligns with the Community Strategic Plan <i>Objective 1 - Healthy, Inclusive, Engaging, Objective 3 - Evolving, Prosperous, Innovative Objective 4 – Visionary, Leading, Responsible</i> and meets the Community Sponsorship Program funding priorities. Expected program outcomes 7.7.1		

FINANCIAL IMPLICATIONS

All costs associated with this recommendation have been incorporated into Council's 2025/26 Operational Budget and Long-Term Financial Plan. A detailed breakdown of the operating budget is provided below.

COMMUNITY SPONSORSHIP			
Budget	Balance	<i>Recommendation for funding in this report</i>	Remaining
\$225,000	\$128,620	\$6,072	\$122,548
COMMUNITY GRANTS			
Budget	Balance	<i>Recommendation funding in this report</i>	Remaining
\$227,000	\$168,250	\$38,000	\$130,250
MATCHING GRANTS			
Budget	Balance	<i>Recommendation for funding in this report</i>	Remaining
\$150,000	\$110,000	<i>Nil</i>	\$110,000
COMBINED FUNDING BALANCE			
Combined Budget	Combined Balance	<i>Total recommendation for funding for Community Sponsorship, Community Grants and Matching Grants</i>	Remaining Balance
\$602,000	\$404,870	\$44,072	\$360,798
<i>\$1000 Small Grant x 2 Endorsed in October within CEO delegation to approve; Section 356(3), 377(1A), and 378 of the Local Government Act 1993.</i>			\$358,798
SUSTAINABLE ENVIRONMENT GRANTS			
<i>Budget of \$75,000 is allocated from the Environmental Levy, received through Council Rates. Unspent funds cannot be absorbed into Community Grants, Sponsorship, or Councils General Reserve.</i>			
Budget	Balance	<i>Recommendation for funding in this report</i>	Remaining Balance
\$75,000	\$65,000	<i>Nil</i>	\$65,000

CONSIDERATIONS

Economic	The financial impacts are outlined in the report above.
Environment	Raise community awareness and support action in relation to environmental issues.
Social	Support community organisations, groups, and volunteers to deliver coordinated services to the community.
Civic Leadership	Foster neighborhood pride and a sense of responsibility. Operate a well-developed governance system that demonstrates accountability, transparency, and ethical conduct.
Legislative	Local Government Act 1993, including sections 24 and 356. The council may by resolution contribute money or otherwise grant financial assistance to people for the purpose of exercising its functions. Council's grant programs are targeted to ensure a lawful and consistent approach to its contributions and financial assistance. Key functions that are supported are Council's functions of providing goods, services, and facilities, and conducting activities, appropriate to the current and future needs within the Liverpool local community and of the wider public, subject to the Local Government Act, the regulations, and any other law.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Grants Donations and Sponsorship Report Confidential Addendum 29 October 2025 (Under separate cover) - **Confidential**

CORP 01	Electricity easement within Lot 403 DP 40085, Whitlam Leisure Centre, 90A Memorial Avenue, Liverpool
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Strategic Objective	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
File Ref	318181.2025
Report By	Rodney MacFarlane - Acting Manager Property Services
Approved By	Farooq Portelli - Director Corporate Services

EXECUTIVE SUMMARY

As part of the upgrade for the Whitlam Leisure Centre, 90A Memorial Avenue, Liverpool it was necessary to install a padmount substation and associated underground cables to facilitate sufficient electricity supply to the premises.

This report is required to facilitate formal creation of the electricity easements on the title of Lot 403 DP 40085, Whitlam Centre, 90A Memorial Avenue, Liverpool.

RECOMMENDATION

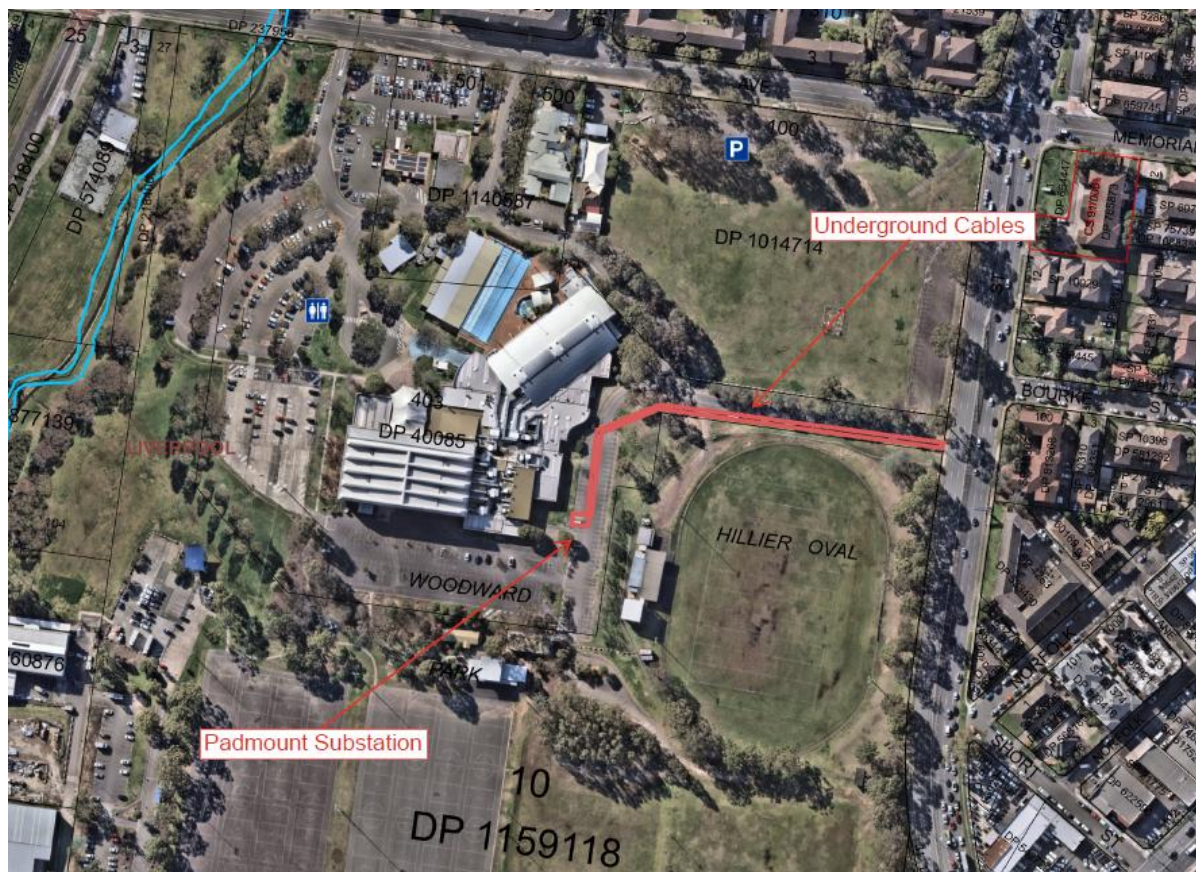
That Council:

1. Approve creation of an easement for padmount substation 3.35m wide, restriction on the use of the land and easement for underground cables 3m wide within Lot 403 DP 40085, Whitlam Leisure Centre, 90A Memorial Avenue, Liverpool on the terms outlined in this report.
2. Authorises the CEO or delegate to execute any documents necessary to give effect to this decision.

REPORT

The electrical upgrade for the Whitlam Leisure Centre was completed in August 2022 which included installation of new underground cables for approximately 250 metres within Lot 403 DP 40085, 90A Memorial Avenue, Liverpool. It also required a new 100KV padmount substation to be installed with the existing substation to be decommissioned.

That part of the Whitlam Leisure Centre where the padmount substation and underground cables were installed is described as Lot 403 DP 40085 and is classified as “Community Land” under the Local Government Act 1993 – see figure 1 below:



Section 46(1a) of the Local Government Act 1993 states that a lease, licence or other estate in respect of community land may be granted for provision of public utilities and works associated with or ancillary to public utilities.

Council's surveyor, Crux Surveying Australia, has prepared the necessary Deposited Plan and associated 88B instrument, in liaison with Endeavour Energy (Epsilon Distribution Ministerial Holding Corporation), which requires creation of the following electricity easements within Lot 403 DP 40085:

- Easement for padmount substation 3.35m wide
- Restriction on the use of the land
- Easement for underground cables 3m wide

The electricity easements required are in accordance with Endeavour Energy's standard terms and conditions for padmount substations and it is recommended that Council proceed with formal creation of the easements on the title of Lot 403 DP 40085, 90A Memorial Avenue, Liverpool.

The easements and restriction on the use of the land will be created on the title of Lot 403 DP 40085 benefitting Epsilon Distribution Ministerial Holding Corporation ABN 59 253 130 878 for nil compensation value.

FINANCIAL IMPLICATIONS

The financial implications relating to this recommendation are minimal as costs incurred will only relate to registration of the easements at NSW Land Registry Services.

Formal creation of the electricity easements on the title of Lot 403 DP 40085 will facilitate return of the property tenure bond from Endeavour Energy in the amount of \$20,000 for the project (ULL 2492).

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	The land is classified as "Community Land" under the Local Government Act 1993 and Section 46(1a) of the Local Government Act 1993 allows creation of the easements as they are for provision of public utilities and works associated with or ancillary to public utilities.
Risk	The risk is deemed to be low as the padmount substation and underground cables are already installed and formal creation of the easements on the title of Council's land is required for Endeavour Energy's assets.

ATTACHMENTS

Nil

CORP 02

Investment Report September 2025

Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	320533.2025
Report By	Vishwa Nadan - Chief Financial Officer
Approved By	Farooq Portelli - Director Corporate Services

EXECUTIVE SUMMARY

This report presents Council's investment portfolio and its performance at 30 September 2025. Key highlights include:

- Council held investments with a market value of \$451 million (see **Attachment 1** for details).
- The Reserve Bank of Australia (RBA) has kept official cash rate at 3.6 per cent.
- The portfolio yield (for the year to September 2025) was 22 basis points above the benchmark (AusBond Bank Bill Index)

	AusBond Bank Bill Index (ABBI)
Benchmark	4.19%
Portfolio yield	4.41%
Performance above benchmark	0.22%

- Council's investment portfolio is performing better than ABBI benchmark. Council still has \$19.35 million in low-yielding (returning less than 2%) investments and not maturing until 2026. These investments will continue to impact on Council's overall portfolio performance. A Strategic Investment Committee has been formed to guide investment decisions.
- Year-to-date, Council's investment income was \$1.01 million higher than the original budget. This is due to a combination of increase in market interest rates, active management of investment funds and unrealised gain in fair value of Floating Rate Notes (FRNs).
- Year-to-date, Council's investment in mortgage-backed securities (MBSs) is valued at \$340,000 below face value. Council's investment advisor continues to review Council's

investment in MBSs and recommends Council continue to hold its investments in the Class A and Class C securities.

There is significant uncertainty associated with these investments, however presently Council's investment advisor considers that, on balance, there is more upside opportunity than downside risk. This is subject to ongoing regular review. MBSs are no longer rated.

- Council's investments and reporting obligations fully complied with the requirements of section 625 of the *Local Government Act 1993* and section 212 of the *Local Government (General) Regulation 2021*.
- Council's portfolio also fully complied with limits set out in its current Investment Policy, noting the exception applicable to MBSs (as investment in them pre-dates the current Investment Policy).
- Reserve balances were as follows (see **Attachment 2** for details):

	Opening balance 1 July 2025	Actual Balances 30 Sep 2025	Projected balances to 30 June 2026
Externally restricted	\$379.7m	\$401.8m	\$350.2m
Internally restricted	\$33.6m	\$34.5m	\$34.6m
Unrestricted (General)	\$2.8m	\$14.5m	\$6.9m
Total	\$416.1m	\$450.8m	\$391.7m

RECOMMENDATION

That Council:

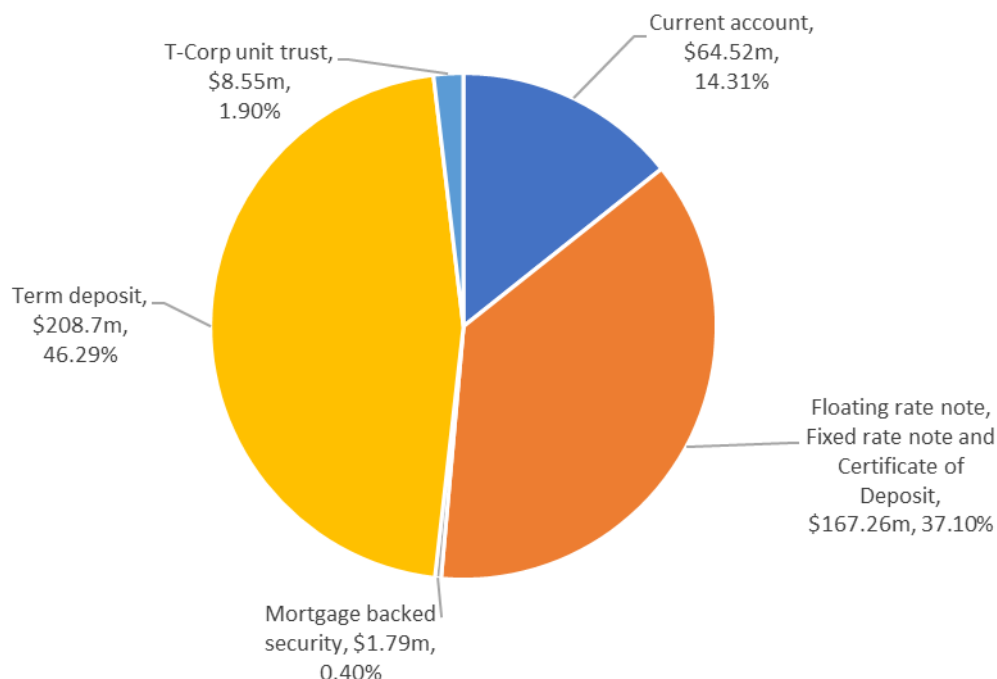
1. Receives and notes this report.

REPORT

Section 212 of the *Local Government (General) Regulation 2021* requires that the Responsible Accounting Officer must provide Council with a written report setting out details of all money that Council has invested under section 625 of the *Local Government Act 1993*.

Council's portfolio

At 30 September 2025, Council held investments with a market value of \$451 million. Council's investment register detailing all its investments is provided as an attachment to this report. In summary, Council's portfolio consisted of investments in:



The ratio of market value compared to face value of various debt securities is shown in the table below.

Asset class	Sep-25	Aug-25	Jun-25
Senior debts (FRNs ,TCDs & FRBs)*	100.28%	100.25%	100.09%
MBS (Reverse mortgage-backed securities)	84.04%	83.93%	83.24%
T-Corp unit trusts	139.65%	137.26%	133.59%

***Definition of terms**

- *FRN - Floating Rate Note - returns an aggregate of a fixed margin and a variable benchmark (usually the Bank Bill Swap Rate).*
- *FRB - Fixed Rate Bond – returns a fixed coupon (interest) rate and is tradeable before maturity.*
- *TCD - Transferrable Certificate of Deposit - security issued with the same characteristics as a term deposit, however it can be sold back (transferred) into the market prior to maturity. A floating TCD pays a coupon linked to a variable benchmark (90-day Bank Bill Swap Rate).*

Council continues to closely monitor the investments in its portfolio to ensure continued compliance and minimal exposure to risk.

Mortgaged-backed securities

Council's investment advisor regularly reviews investments in grandfathered mortgage-backed securities (MBSs) and continues to recommend "hold" position on investments in Class A and both Class C securities.

There is significant uncertainty associated with these investments, however presently the investment advisors believe there is, on balance, more upside opportunity than downside risk. Notwithstanding this recommendation, Council's investment advisor has assessed that both Class C securities are likely to eventually default. However, Council will continue to receive interest up until default which is likely to be many years in the future. Fitch Rating Agency has decided to withdraw its rating on MBSs and as a result, Council's investments in these securities are now classed as non-rated. Year-to-date, Council's investment in MBSs is valued at \$340,000 below face value.

Portfolio maturity profile

The table below shows the percentage of funds invested at different durations to maturity.

Complies to Investment policy	Term to maturity	Total	% Holdings	Term to maturity policy limit minimum	Term to maturity policy limit maximum
	Current account	64,516,808	14.31%		
	Term deposits < 1 year	169,700,000	37.64%		
	T-Corp unit trust	8,554,025	1.90%		
	Tradeable securities	167,265,633	37.10%		
✓	Portfolio % < 1 year (Short term liquidity)	410,036,466	90.95%	30%	100%
✓	Term deposit > 1 year < 3 years	39,000,000	8.65%	0%	70%
✓	Grand fathered securities	1,788,895	0.40%	N/A	N/A
✓	Portfolio % (Medium term liquidity)	40,788,895	9.05%		
	Total portfolio	450,825,360	100.00%		

Counterparty policy limit compliance

Complies to Investment policy	Issuer	Security rating	Market value	% Total value	Maximum Institutional policy limit % holdings
✓	AMP Bank Ltd	BBB+	28,171,304	6.25%	15%
✓	ANZ Banking Group Ltd	AA-	13,792,743	3.06%	35%
✓	Australian Military Bank	BBB+	3,000,000	0.67%	15%
✓	Auswide Bank	BBB	6,700,000	1.49%	15%
✓	Bank Australia	BBB+	1,370,880	0.30%	15%
✓	Bank of Queensland Ltd	A-	15,806,514	3.51%	25%
✓	Bank of Sydney	Unrated	3,000,000	0.67%	5%
✓	Bank Vic	BBB+	3,000,000	0.67%	15%
✓	Bendigo & Adelaide Bank Ltd	A-	3,521,919	0.78%	25%
✓	Beyond Bank	BBB+	3,000,000	0.67%	15%
✓	Commonwealth Bank of Australia Ltd	AA-	71,673,103	15.90%	35%
✓	Emerald Reverse Mortgage Trust (Class A)	Unrated	586,426	0.13%	5%
✓	Emerald Reverse Mortgage Trust (Class C)	Unrated	1,202,469	0.27%	5%
✓	Great Southern Bank	BBB+	1,857,981	0.41%	15%
✓	Heartland Bank Australia Limited	BBB	6,000,000	1.33%	15%
✓	ING Bank	A	32,127,406	7.13%	25%
✓	Macquarie Bank	A+	13,302,261	2.95%	25%
✓	MyState Bank	BBB	13,000,000	2.88%	15%
✓	Mizuho Bank	A	3,518,928	0.78%	25%
✓	National Australia Bank Ltd	AA-	40,823,414	9.06%	35%
✓	Newcastle Greater Mutual Group Ltd	BBB+	3,832,050	0.85%	15%
✓	Northern Territory Treasury	AA-	10,000,000	2.22%	35%
✓	NSW Treasury Corporation	Unrated	8,554,025	1.90%	5%
✓	Police Credit Union SA	Unrated	6,000,000	1.33%	5%
✓	Rabobank Australia Limited	A	43,574,270	9.67%	25%
✓	RACQ Bank	BBB+	1,504,418	0.33%	15%
✓	Royal Bank of Canada	A	11,897,811	2.64%	25%
✓	Scotia Bank	A-	8,590,147	1.91%	25%
✓	State Bank of India, Sydney Branch	BBB-	11,000,000	2.44%	15%
✓	Sumitomo Mitsui Banking	A	5,001,275	1.11%	25%
✓	Suncorp Bank	AA-	14,485,568	3.21%	35%
✓	Teachers Mutual Bank	BBB+	1,009,740	0.22%	15%
✓	UBS AG	A+	4,565,125	1.01%	25%
✓	Unity Bank	BBB+	10,000,000	2.22%	15%
✓	Westpac Banking Corporation Ltd	AA-	45,355,586	10.06%	35%
	Portfolio Total		450,825,360	100.00%	

Credit rating policy limit compliance

Complies to Investment policy	Credit rating	Market value	% Portfolio	Maximum policy limit
✓	AAA Category	1,756,300	0.39%	100%
✓	AA Category	196,130,413	43.50%	100%
✓	A Category	140,149,356	31.09%	60%
✓	BBB Category	93,446,373	20.73%	45%
✓	Unrated	19,342,919	4.29%	10%
	Total Portfolio	450,825,360	100.00%	

Compliance with Investment policy – In summary

Legislative requirements	✓	Fully compliant, noting exception applicable to grandfathered mortgaged-backed investments.
Portfolio credit rating limit	✓	Fully compliant
Institutional exposure limits	✓	Fully compliant
Overall portfolio credit limits	✓	Fully compliant
Term to maturity limits	✓	Fully compliant

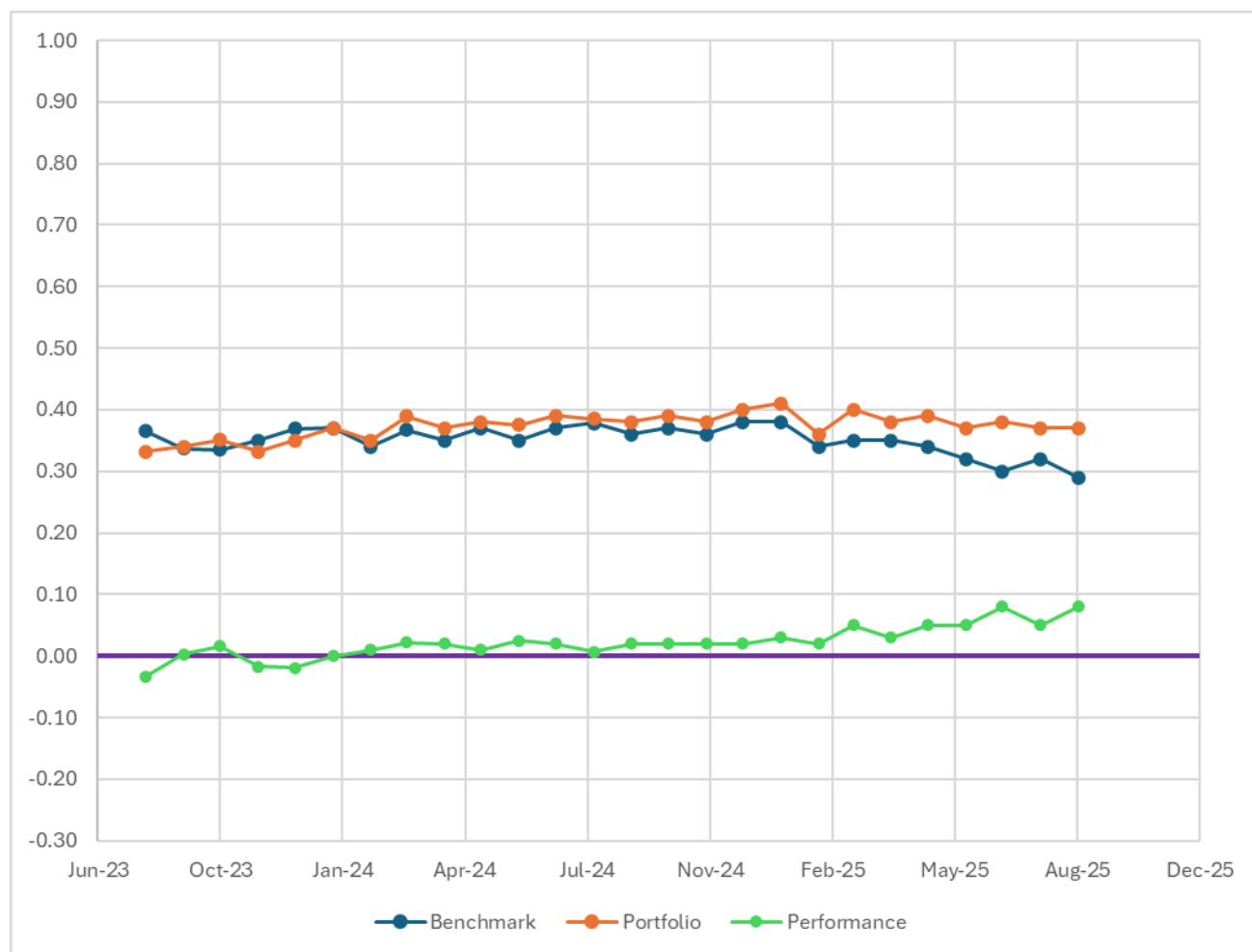
Portfolio performance against relevant market benchmark

Council's Investment Policy prescribes the AusBond Bank Bill Index (ABBI) as a benchmark to measure return on cash and fixed interest securities. The ABBI represents the average daily yield of a parcel of bank bills. Historically there has been a positive correlation between changes in the cash rate and the resulting impact on the ABBI benchmark.

Council's investment portfolio is performing better than ABBI benchmark. Council still has \$19.35 million in low-yielding (returning less than 2%) investments and not maturing till 2026. These investments will continue to impact on Council's overall portfolio performance. A Strategic Investment Committee, comprising of the CEO, Director Corporate Support, CFO and Accountant (Investment & Treasury Management), has been formed to guide investment decisions.

The portfolio yield for the year to September 2025 was above the ABBI index by 22 basis points (portfolio yield: 4.41%; ABBI: 4.19%).

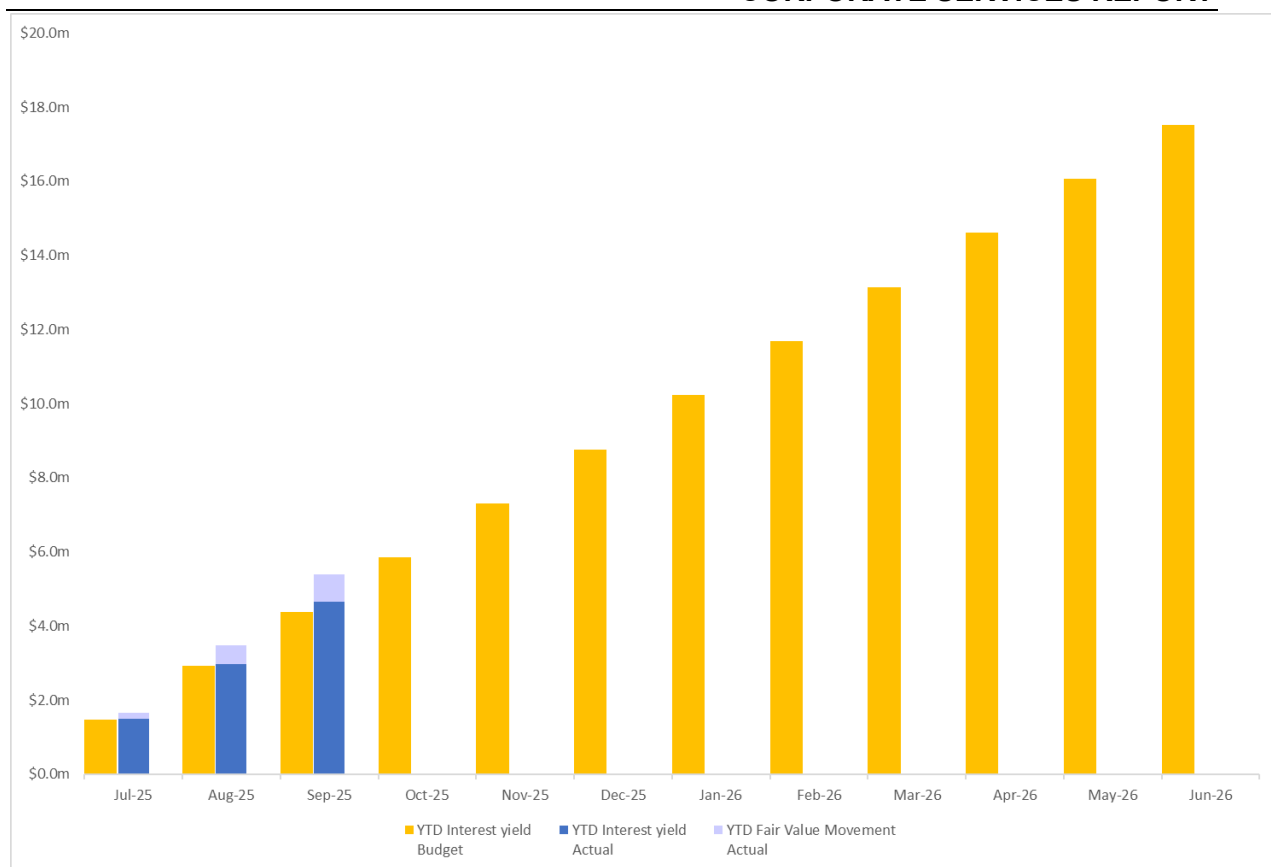
Comparative monthly yields against benchmarks are charted below:



Performance of portfolio returns against budget

Year-to-date, Council's investment income was \$1.01 million higher than the original budget. This is due to a combination of increase in market interest rate and unrealised gain in fair value of Floating Rate Notes (FRNs).

	YTD Budget	YTD Actuals	Budget Variance
Interest yield on cash holdings	\$4.26m	\$4.66m	\$0.40m
Fair value market movement	\$0.12m	\$0.73m	\$0.61m
Total	\$4.38m	\$5.39m	\$1.01m



Economic outlook – Reserve Bank of Australia

The Reserve Bank of Australia kept the official cash rate at 3.6 per cent in its meeting on 30 September 2025.

Certificate of Responsible Accounting Officer

The Chief Financial Officer, as Responsible Accounting Officer, certifies that the investments listed in the attached report have been made in accordance with section 625 of the *Local Government Act 1993*, section 212 of the *Local Government (General) Regulation 2021* and Council's Investment Policy at the time of their placement. The previous investments are covered by the grandfathering clauses of the current investment guidelines issued by the Minister for Local Government.

CONSIDERATIONS

Economic	Council's investment income was \$1.01 million higher than the original budget at 30 September 2025.
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	Local Government Act 1993, section 625 Local Government (General) Regulation 2021, section 212 Council is empowered by section 625 of the Local Government Act 1993 to invest money that is not, for the time being, required by Council for any other purpose. Council may invest money in a form of investment notified by order of the Minister. The Minister has published the Local Government Act 1993 – Investment Order which specifies the forms of investment that a council may make. It makes clear that Council must have an investment policy and invest in accordance with that policy. Council is required to invest prudently and must consider: • the risk of capital or income loss or depreciation, • the likely income returns and the timing of income return, • the length of the term of the proposed investment, • the liquidity and marketability of the proposed investment, • the likelihood of inflation affecting the value of the proposed investment, and • the costs of making the proposed investment. The responsible accounting officer must provide Council with a written report setting out details of money invested at its ordinary meetings (but only at one meeting in a month): section 212 of the Local Government (General) Regulation 2021. The report must include a certificate as to whether the investment has been made in accordance with the Act, the regulations and Council's investment policies.
Risk	The capital value and return-on-investment is subject to market risks. Investment limits prescribed in Council's policy framework is aimed to mitigate these risks.

ATTACHMENTS

1. Investment Portfolio September 2025
2. Schedule of Cash Reserves September 2025



Portfolio Valuation As At 30 September 2025

Fixed Interest Security	Maturity Date	Rating	Current	Market Value	Total	Yield
Current Account						
Cash On Hand		Unrated	2,750.00	2,750.00	0.00%	0.00%
CBA Powerhouse Account		AA-	65,941.15	65,941.15	0.01%	0.22%
CBA Business Saver		AA-	43,644,846.39	43,644,846.39	9.68%	3.60%
CBA General Account		AA-	1,018,833.57	1,018,833.57	0.23%	0.00%
AMP Business Saver		BBB	5,059.42	5,059.42	0.00%	2.00%
AMP Notice Account		BBB	19,746,433.14	19,746,433.14	4.38%	4.25%
Macquarie Bank Accelerator Account		A+	31,285.04	31,285.04	0.01%	3.75%
Macquarie Bank Account		A+	1,659.40	1,659.40	0.00%	1.95%
			64,516,808.11	64,516,808.11	14.31%	
Fixed Rate Bond						
Commonwealth Bank	14/01/2027	AA-	5,000,000.00	4,904,795.00	1.09%	2.40%
Commonwealth Bank	21/11/2028	AA-	2,000,000.00	1,984,664.00	0.44%	3.90%
Commonwealth Bank	21/08/2030	AA-	1,500,000.00	1,491,597.00	0.33%	4.24%
Bank of Queensland	29/10/2025	BBB+	4,000,000.00	3,998,736.00	0.89%	4.00%
Bank of Queensland	27/10/2026	BBB+	4,750,000.00	4,646,929.75	1.03%	2.10%
UBS AG	26/02/2026	A+	2,550,000.00	2,520,315.45	0.56%	1.10%
ING Direct	19/08/2026	A	1,800,000.00	1,756,299.60	0.39%	1.10%
Macquarie Bank	14/09/2026	A+	4,200,000.00	4,237,346.40	0.94%	4.95%
NAB	25/02/2027	AA-	4,500,000.00	4,437,454.50	0.98%	2.90%
Royal Bank of Canada	09/09/2030	A	6,400,000.00	6,390,611.20	1.42%	4.74%
Scotia Bank	21/03/2030	A-	4,000,000.00	4,057,324.00	0.90%	5.23%
Suncorp	25/01/2027	AA-	4,500,000.00	4,413,460.50	0.98%	2.50%
			45,200,000.00	44,839,533.40	9.95%	
Floating Rate Note						
AMP Bank	13/09/2027	BBB+	3,400,000.00	3,419,811.80	0.76%	4.85%
ANZ Bank	31/03/2028	AA-	2,500,000.00	2,529,607.50	0.56%	4.64%
ANZ Bank	11/09/2028	AA-	4,200,000.00	4,238,232.60	0.94%	4.51%
ANZ Bank	05/02/2029	AA-	1,000,000.00	1,010,287.00	0.22%	4.62%
ANZ Bank	18/02/2030	AA-	3,000,000.00	3,014,616.00	0.67%	4.40%
Bank Australia	21/02/2028	BBB	1,350,000.00	1,370,880.45	0.30%	5.27%
Bank of Queensland	30/04/2029	A-	4,100,000.00	4,160,848.10	0.92%	4.98%
Bendigo and Adelaide	14/05/2027	A-	1,700,000.00	1,710,834.10	0.38%	4.61%
Bendigo and Adelaide	24/10/2028	A-	1,800,000.00	1,811,084.40	0.40%	4.65%
Commonwealth Bank	17/08/2028	AA-	3,500,000.00	3,534,695.50	0.78%	4.54%
Commonwealth Bank	09/01/2030	AA-	2,500,000.00	2,516,537.50	0.56%	4.61%
Commonwealth Bank	21/08/2030	AA-	2,500,000.00	2,508,442.50	0.56%	4.34%
Great Southern Bank	01/11/2027	BBB+	1,850,000.00	1,857,980.90	0.41%	4.72%
ING Bank	22/03/2027	A+	2,000,000.00	2,012,252.00	0.45%	4.50%
ING Bank	20/08/2029	A+	6,300,000.00	6,358,854.60	1.41%	4.59%
Macquarie Bank	14/09/2026	A+	4,800,000.00	4,819,248.00	1.07%	4.43%
Macquarie Bank	17/07/2030	A+	4,200,000.00	4,212,721.80	0.93%	4.53%
Mizuho Bank	18/01/2027	A	3,500,000.00	3,518,928.00	0.78%	4.57%
NAB	18/04/2028	AA-	2,500,000.00	2,513,767.50	0.56%	4.50%
NAB	22/03/2029	AA-	3,500,000.00	3,529,753.50	0.78%	4.45%

NAB	14/11/2029	AA-	2,600,000.00	2,614,755.00	0.58%	4.43%
NAB	18/03/2030	AA-	4,700,000.00	4,727,683.00	1.05%	4.39%
Newcastle Greater Mutual Group Ltd	14/02/2029	BBB	600,000.00	615,326.40	0.14%	5.46%
Newcastle Greater Mutual Group Ltd	21/01/2030	BBB+	3,200,000.00	3,216,723.20	0.71%	4.93%
Rabobank Australia Branch	27/01/2027	A+	2,700,000.00	2,709,776.70	0.60%	4.43%
Rabobank Australia Branch	19/01/2028	A+	1,500,000.00	1,519,230.00	0.34%	4.86%
Rabobank Australia Branch	26/02/2029	A	3,000,000.00	3,030,312.00	0.67%	4.58%
Rabobank Australia Branch	20/02/2030	A	1,300,000.00	1,304,547.40	0.29%	4.42%
Rabobank Australia Branch	10/07/2030	A	3,000,000.00	3,010,404.00	0.67%	4.60%
RACQ Bank	24/02/2026	BBB+	1,500,000.00	1,504,417.50	0.33%	5.05%
Royal Bank of Canada	09/09/2030	A	5,500,000.00	5,507,199.50	1.22%	4.73%
Scotia Bank	21/03/2030	A-	4,500,000.00	4,532,823.00	1.01%	4.95%
Suncorp	19/03/2029	AA-	2,500,000.00	2,522,400.00	0.56%	4.53%
Suncorp	27/09/2029	AA-	5,000,000.00	5,033,540.00	1.12%	4.51%
Suncorp	21/05/2030	AA-	2,500,000.00	2,516,167.50	0.56%	4.50%
Sumitomo Mitsui Banking	10/09/2030	A	5,000,000.00	5,001,275.00	1.11%	4.37%
Teachers Mutual Bank	21/06/2027	BBB+	1,000,000.00	1,009,740.00	0.22%	4.85%
UBS AG	24/11/2028	A+	2,000,000.00	2,044,810.00	0.45%	5.00%
Westpac	21/01/2030	AA-	4,500,000.00	4,527,985.50	1.00%	4.52%
Westpac	19/06/2030	AA-	4,800,000.00	4,827,600.00	1.07%	4.38%
			121,600,000.00	122,426,099.45	27.16%	

Mortgage Backed Security

EmeraldMBS2006-1A	21/08/2051	Unrated	628,549.64	586,425.50	0.13%	4.02%
EmeraldMBS2006-1C	21/08/2056	Unrated	1,000,000.00	814,118.00	0.18%	4.77%
EmeraldMBS2007-1C	23/07/2057	Unrated	500,000.00	388,351.00	0.09%	4.63%
			2,128,549.64	1,788,894.50	0.40%	

Term Deposit

AMP	22/10/2025	BBB+	5,000,000.00	5,000,000.00	1.11%	5.05%
ANZ	26/10/2026	AA-	3,000,000.00	3,000,000.00	0.67%	5.35%
Australian Military Bank	11/09/2028	BBB+	3,000,000.00	3,000,000.00	0.67%	4.08%
Auswide Bank	10/12/2025	BBB	6,700,000.00	6,700,000.00	1.49%	5.10%
Bank of Queensland	08/01/2026	A-	3,000,000.00	3,000,000.00	0.67%	4.35%
Bank of Sydney	19/01/2026	Unrated	3,000,000.00	3,000,000.00	0.67%	4.43%
BankVic	09/07/2026	BBB+	3,000,000.00	3,000,000.00	0.67%	4.25%
Beyond Bank	19/03/2026	BBB+	3,000,000.00	3,000,000.00	0.67%	4.30%
Commonwealth Bank	27/11/2025	AA-	10,000,000.00	10,000,000.00	2.22%	4.60%
Heartland Bank Australia Limited	24/09/2026	BBB	3,000,000.00	3,000,000.00	0.67%	4.30%
Heartland Bank Australia Limited	27/07/2026	BBB	3,000,000.00	3,000,000.00	0.67%	4.30%
ING Bank	15/01/2026	A	5,000,000.00	5,000,000.00	1.11%	5.04%
ING Bank	25/09/2026	A	5,000,000.00	5,000,000.00	1.11%	5.15%
ING Bank	14/10/2026	A	3,000,000.00	3,000,000.00	0.67%	4.79%
ING Bank	14/10/2027	A	3,000,000.00	3,000,000.00	0.67%	4.77%
ING Bank	10/10/2028	A	3,000,000.00	3,000,000.00	0.67%	5.30%
ING Bank	20/11/2028	A	3,000,000.00	3,000,000.00	0.67%	5.40%
MyState Bank	27/10/2025	BBB	3,000,000.00	3,000,000.00	0.67%	4.35%
MyState Bank	10/12/2025	BBB	6,000,000.00	6,000,000.00	1.33%	5.10%
MyState Bank	12/06/2026	BBB	4,000,000.00	4,000,000.00	0.89%	4.25%
NAB	29/07/2026	AA-	3,000,000.00	3,000,000.00	0.67%	4.19%
NAB	27/02/2026	AA-	10,000,000.00	10,000,000.00	2.22%	4.10%
NAB	29/04/2026	AA-	5,000,000.00	5,000,000.00	1.11%	4.10%
NAB	31/08/2026	AA-	5,000,000.00	5,000,000.00	1.11%	4.15%
Northern Territory Treasury	15/12/2025	AA-	5,000,000.00	5,000,000.00	1.11%	1.20%
Northern Territory Treasury	15/12/2026	AA-	5,000,000.00	5,000,000.00	1.11%	1.50%
Police Credit Union SA	27/07/2026	Unrated	3,000,000.00	3,000,000.00	0.67%	4.30%
Police Credit Union SA	09/09/2027	Unrated	3,000,000.00	3,000,000.00	0.67%	4.06%
Rabobank Australia Limited	09/12/2025	A	3,000,000.00	3,000,000.00	0.67%	4.42%
Rabobank Australia Limited	12/11/2025	A	5,000,000.00	5,000,000.00	1.11%	4.50%

Rabobank Australia Limited	18/05/2026	A	5,000,000.00	5,000,000.00	1.11%	4.47%
Rabobank Australia Limited	29/05/2026	A	5,000,000.00	5,000,000.00	1.11%	4.22%
Rabobank Australia Limited	27/08/2026	A	3,000,000.00	3,000,000.00	0.67%	4.50%
Rabobank Australia Limited	18/02/2028	A	3,000,000.00	3,000,000.00	0.67%	5.06%
Rabobank Australia Limited	18/02/2028	A	5,000,000.00	5,000,000.00	1.11%	4.80%
Rabobank Australia Limited	20/02/2029	A	3,000,000.00	3,000,000.00	0.67%	5.19%
State Bank of India	18/12/2025	BBB-	3,000,000.00	3,000,000.00	0.67%	4.50%
State Bank of India	11/03/2026	BBB-	5,000,000.00	5,000,000.00	1.11%	5.00%
State Bank of India	20/04/2026	BBB-	3,000,000.00	3,000,000.00	0.67%	4.35%
Unity Bank	25/02/2026	Unrated	5,000,000.00	5,000,000.00	1.11%	4.15%
Unity Bank	27/03/2026	Unrated	5,000,000.00	5,000,000.00	1.11%	4.15%
Westpac	27/10/2025	AA-	3,000,000.00	3,000,000.00	0.67%	5.37%
Westpac	19/01/2026	AA-	3,000,000.00	3,000,000.00	0.67%	5.05%
Westpac	27/02/2026	AA-	10,000,000.00	10,000,000.00	2.22%	4.14%
Westpac	30/03/2026	AA-	5,000,000.00	5,000,000.00	1.11%	4.12%
Westpac	29/04/2026	AA-	10,000,000.00	10,000,000.00	2.22%	4.12%
Westpac	31/08/2026	AA-	5,000,000.00	5,000,000.00	1.11%	4.14%
			208,700,000.00	208,700,000.00	46.29%	
Total			442,145,357.75	442,271,335.46	98.10%	

T-Corp

NSWTC IM Long Term Growth Fund	Unrated	6,125,337.88	8,554,024.90	1.90%
		6,125,337.88	8,554,024.90	1.90%
Total		442,145,357.75	442,271,335.46	98.10%
Portfolio Total		448,270,695.63	450,825,360.36	100.00%

Liverpool City Council
Schedule of Cash Reserves

	30 June 2025 Actual Balance	30 September 2025 Actual Closing Balance	30 June 2026 Projected Closing Balance
Externally Restricted			
S7.11 Contributions	316,559,029	327,588,183	284,716,860
City Development Fund	(2,347,281)	(1,771,973)	(1,877,250)
Domestic Waste Reserve	1,271,847	7,034,844	3,053,948
Environment Levy	6,634,094	7,113,007	6,364,360
Stormwater Reserve	584,119	896,635	511,163
Contribution Reserve	3,038,422	4,619,939	3,038,422
Grants Reserve	3,011,097	7,956,537	3,011,097
Grants Reserve - Operating	7,197	318,924	7,197
Deferred Grants Reserve - Capital	37,075,055	36,729,918	37,075,055
Deferred Grants Reserve - Operating	3,703,478	3,335,906	3,703,478
Western Sydney Infrastructure Grants Program	10,128,113	7,967,442	10,646,957
Total Externally Restricted	379,665,170	401,789,363	350,251,287
Internally Restricted			
Employee Leave Entitlement Reserve	5,346,000	5,346,000	5,346,000
Insurance Reserve	1,796,043	1,796,043	1,796,043
Parking Strategy Reserve	1,300,736	1,659,274	2,442,901
General Property Reserve	646,124	646,124	646,124
Loan Reserve	12,200,000	12,200,000	12,200,000
Hammondville Pool and Precinct Reserve	7,876,723	7,874,683	7,876,723
Carnes Hill Stage 2 Precinct Development Reserve	4,253,332	4,253,332	4,253,332
Moorebank Intermodal Company Ltd	225,995	770,754	0
Total Internally Restricted	33,644,953	34,546,210	34,561,123
Total Restricted	413,310,123	436,335,573	384,812,410
Unrestricted general reserves ⁽¹⁾	2,803,769	14,489,787	6,898,748
Total Cash and Investments	416,113,892	450,825,360	391,711,158

⁽¹⁾ Excludes investment in Civic Risk Mutual

CORP 03**Code of Conduct Complaints**

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	332428.2025
Report By	David Day - Head of Governance
Approved By	Farooq Portelli - Director Corporate Services

EXECUTIVE SUMMARY

Council handles alleged breaches of its Code of Conduct in accordance with its Code of Conduct Procedures. This report provides an update regarding complaints received since 1 September 2024. It identifies continual growth in the number of complaints received, associated resource implications and action taken to deal with the complaints.

RECOMMENDATION

That Council:

1. Receive and consider the report.

REPORT

There continues to be growth in the number of Code of Conduct complaints against councillors received by Council since 1 September 2024. Table 1 identifies and contextualises that growth in complaints.

Table 1: Complaint numbers

160	LCC conduct complaints received since 1 September 2024.
148	LCC conduct complaints received for 2024/25 reporting period (1 September 2024 to 41 August 2025)
67	LCC conduct complaints for 2024/25 reported on 26 March 2025
115	LCC conduct complaints for 2024/25 reported on 18 June 2025
45	New complaints since last report
5	LCC conduct complaints for 2023/24
3	Mean average complaints for 64 councils reported by OLG for 2023/24
1	Median average complaints for 64 councils reported by OLG for 2023/24

The information reported by OLG for the 2023/24 period is available here: <https://www.olg.nsw.gov.au/public/about-councils/comparative-council-information/your-council-report/>.

The numbers of Code of Conduct complaints received in the current term of Council are higher than in previous years. Council averaged between four and five code of conduct complaints against councillors per annum in the five-year period from 2019/20 to 2023/24. This compares to 148 complaints in 2024/25 and 12 to date in 2025/26.

Table 2 sets out the status of the Code of Conduct complaints received since 1 September 2024. It follows the Office of Local Government's reporting periods of 1 September to 31 August.

Table 2: Status of complaints received in 2024-2025 and 2025-2026 reporting periods

2024-2025	2025-2026	Status
99	0	Investigation by external investigator
11	0	Preliminary assessment by external conduct reviewers
8	12	Initial assessment by Governance team
3	0	Complaints dealt with by other action
16	0	No action following preliminary assessment or referral to OLG
11	0	Complaints declined or withdrawn
148	12	TOTAL

There are a range of potential outcomes for each complaint.

If a complaint proceeds to investigation and a breach is proved, then Council's governing body may:

- sanction the Councillor under section 440G of the Local Government Act 1993, or
- subject to prior consultation with the Office of Local Government, sanction the Councillor and refer the matter to the Deputy Secretary of OLG for consideration.

The disciplinary action that the Deputy Secretary of OLG can take for misconduct is set out in section 440I of the Local Government Act 1993 and includes suspension for a period not exceeding three months. The Deputy Secretary may also take alternative action, which includes referring a matter to the NSW Civil and Administrative Tribunal (NCAT) for consideration (Local Government Act 1993, section 440J). The sanctions available to the NCAT are broader and include suspension for a period not exceeding six months and disqualification for a period not exceeding five years (Local Government Act 1993, section 482A).

In September 2024 the OLG published a discussion paper: *A proposed new Councillor conduct and meeting practices framework*. Within the discussion paper, the OLG indicates that the average timeframe for the completion of a Code of Conduct investigation under the

current Code of Conduct Procedures exceeds 12 months and is more than 24 months if the complaint is then referred to OLG for further investigation.

Table 3 summarises the external costs of dealing with the current complaints. These costs will rise if complaints continue to be received.

Table 3: External cost estimates for the current complaints

Code of conduct reviewers	\$112,655
Investigators	\$120,160
Total	\$232,815

The staff time required to deal with complaints has increased as the number of complaints has increased. It is estimated that the cost of staff time incurred from 17 December 2024 to 30 June 2025 was \$103,462 (excluding on costs) and this will continue to increase. A further \$49,815 (excluding on costs) has been estimated for the period from 1 July 2025 to 30 September 2025.

The estimate of staff time is based on time required by General Counsel, Head of Governance and Senior Governance Officer to deal with complaints. The estimate does not include time spent by the CEO in the assessment of complaints, nor time required by other staff to provide information to support the assessment of complaints.

The staff time required to deal with increased code of conduct complaints was unplanned. It has impacted staff and the delivery of other planned work in an unsustainable way.

There was no budget allocated for the costs of external conduct reviewers in 2024/25 and these costs had to be identified from other sources. A budget has been allocated for external conduct reviewers in 2025/26, and this will be kept under review.

FINANCIAL IMPLICATIONS

The financial impacts of code of conduct complaints are outlined in the body of the report.

CONSIDERATIONS

Economic	The financial impacts of code of conduct complaints are outlined in the body of the report
Environment	There are no environmental and sustainability considerations.
Social	The code of conduct complaints may indicate social and cultural issues or impacts.
Civic Leadership	The code of conduct complaints may impact delivery of Council's civic leadership objectives.

Legislative	Local Government Act 1993 Chapter 14 of the Local Government Act 1993 establishes a legislative framework for codes of conduct and their administration. Councillors, members of staff and council delegates must comply with the applicable provisions of: • Council's Code of Conduct and Code of Conduct Procedures, and • the model codes, to the extent of any inconsistency between Council's codes and the model codes, or if something in the model codes is not in Council's codes (Local Government Act 1993, section 440(5) and 440AA(5)). Chapter 14, Part 1, Division 3 of the Local Government Act 1993 defines misconduct and identifies how allegations and findings of misconduct are dealt with.
Risk	The risk is deemed to be Medium.

ATTACHMENTS

Nil

CORP 04

Annual Financial Reports 2024-25

Strategic Direction	Leading through Collaboration Strive for best practice in all Council processes
File Ref	334532.2025
Report By	Vishwa Nadan - Chief Financial Officer
Approved By	Farooq Portelli - Director Corporate Services

EXECUTIVE SUMMARY

Council has a regulatory obligation to prepare and present audited financial statements to the Office of Local Government (OLG) which is due on or before 31 October 2025, and to the Community.

Council's general-purpose financial statements for the year ended 30 June 2025 have been prepared and audited by the NSW Audit Office.

This report seeks Council's endorsement of the financial statements and a resolution authorising the issue of the 2024/25 annual financial statements to the OLG.

NSW Audit Office staff will be present at the Council Meeting to answer any questions that may be raised.

RECOMMENDATION

That Council:

1. Receives and endorses the 2024-25 audited annual financial statements.
2. Authorises the Mayor, Deputy Mayor, Chief Executive Officer and the Responsible Accounting Officer (Chief Financial Officer) to sign the prescribed statement that will form part of the financial reports.
3. Authorises the Chief Executive Officer to:
 - a) forward a copy of the financial reports together with the auditor's report to the Office of Local Government in accordance with Section 417(5) of the Local Government Act 1993.
 - b) issue a public notice containing a summary of financial results and put the financial statements on exhibition for 7 days to seek public submissions.

4. Note that the financial statements and a summary of public submissions received will be presented to Council at its next meeting for consideration and adoption.

REPORT

Legislative Requirements

The Local Government Act 1993 states:

As soon as practicable after a council receives a copy of the auditor's reports:

- It must fix a date for the meeting at which it proposes to present its audited financial reports, together with the auditor's reports, to the public, and
- It must give public notice of the date so fixed [Section 418 (1)]
- The date fixed for the meeting must be at least 7 days after the date on which the notice is given, but not more than 5 weeks after the auditor's reports are given to the council. [Section 418 (2)]

Council's general-purpose financial statements for the year ended 30 June 2025 have been prepared.

Council's auditors, NSW Audit Office, have audited the financial statements and will issue an unqualified audit certificate after receiving a signed "Statement by Councilors and Management" following this Council meeting.

The financial statements were also reviewed and endorsed by the Audit Risk and Improvement Committee at its recent meeting on 13 October 2025.

This paper seeks Council's endorsement and a resolution authorising issue of the financial statements to the OLG, the exhibition containing a summary of those financial results and calling for public submissions.

NSW Audit Office staff will be present at the Council Meeting to answer any questions.

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	Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	Division 2 of the Local Government Act 1993
Risk	Financial risk management issues are included in the financial statements

ATTACHMENTS

1. Final Draft Annual Financial Statements 2024-25 (Under separate cover)

OPER 01

Asset Management Policy Re-adoption

Strategic Objective	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
File Ref	290392.2025
Report By	Khaled Al Muti - Senior Investigations Engineer
Approved By	Peter Scicluna - Director Operations

EXECUTIVE SUMMARY

The purpose of this report is to seek Council adoption of the Asset Management Policy (Policy).

The Policy provides a framework for consistent decision-making regarding management of Liverpool City Council's infrastructure assets. It provides a clear direction and defines the key principles that underpin efficient and effective management of these infrastructure assets, delivering on the objectives of Council's Community Strategic Plan 2025-2035.

The Policy was last adopted in September 2022. In accordance with the periodic review schedule for the Policy, an internal review has been undertaken. The review ensured that the Policy was effective and remained consistent with current standards and conditions.

The existing Policy is deemed fit for purpose, with only minor housekeeping amendments made. As such, this report seeks re-adoption of the Policy with minor updates.

RECOMMENDATION

That Council:

1. Re-adopts the Asset Management Policy, with minor updates.

REPORT

Background

The purpose of this report is to seek Council adoption of the Asset Management Policy (Policy).

The Policy provides a framework for consistent decision-making regarding management of Liverpool City Council's infrastructure assets. It provides a clear direction and defines the key principles that underpin efficient and effective management of these infrastructure assets.

The Policy delivers on the following objectives of Council's Community Strategic Plan 2025-2035:

- Social – Healthy, inclusive, engaging;
- Environmental – Liveable, sustainable, resilient;
- Economic – Evolving, prosperous, innovative; and
- Civic Leadership – Visionary, leading, responsible.

The Asset Management Policy was last adopted by Council, at its meeting held on 31 August 2022. The document is due for review, which has been undertaken.

Outcomes of the Policy review

A review of the existing Policy was undertaken, and it is deemed fit for purpose. Only minor housekeeping amendments were made, including updating the team's name and next review date for the Policy, for accuracy. These minor updates are shown in the marked-up version of the Policy, attached to this report.

As such, this report seeks re-adoption of the updated Policy.

FINANCIAL IMPLICATIONS

There will be no financial implications resulting from re-adoption of the Policy.

CONSIDERATIONS

Economic	Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways. Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues. Facilitate economic development.
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Environment	Manage the environmental health of waterways. Enhance the environmental performance of buildings and homes. Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses. Promote an integrated and user friendly public transport service. Support the delivery of a range of transport options.
Social	Provide cultural centres and activities for the enjoyment of the arts. Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	Provide information about Council's services, roles and decision making processes. Deliver services that are customer focused. Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct. Actively advocate for federal and state government support, funding and services.
Legislative	<i>Local Government Act 1993;</i> <i>Local Govt. Amendment (Planning and Reporting) Act 2009;</i> <i>Integrated Planning and Reporting Manual for local government in NSW 2013;</i> <i>Roads Act 1993; and</i> <i>Civil Liability Act 2002.</i>
Risk	There is no risk associated with this report.

ATTACHMENTS

1. (CLEAN) Asset Management Policy
2. (TRACK CHANGES) Asset Management Policy



ASSET MANAGEMENT POLICY

Adopted: (29.10.2025)

TRIM 279860.2025



ASSET MANAGEMENT POLICY

DIRECTORATE: **Operations**

DEPARTMENT: **Infrastructure Planning**

BUSINESS UNIT: **Asset Planning and Management**

1. PURPOSE / OBJECTIVES

The purpose of the Asset Management Policy is to set guidelines for undertaking asset management in a structured and coordinated way by Liverpool City Council (Council). The policy provides a clear direction for asset management and defines the key principles that underpin efficient and cost-effective management of infrastructure assets under the care and control of Council.

Council's asset management practices and programs will be driven by the strategic objectives included in the ten-year Community Strategic Plan. Efficient and effective management of Council assets will assist in attaining the following four strategic objectives of Council's current Community Strategic Plan 2025-2035, as follows:

- a) Social – Healthy, inclusive, engaging;
- b) Environmental – Liveable, sustainable, resilient;
- c) Economic – Evolving, prosperous, innovative; and
- d) Civic Leadership – Visionary, leading, responsible.

The Policy helps guide Council with their asset management processes and ongoing investment in capital and maintenance works in a way that:

- ensures that assets are managed to deliver Council's strategic outcomes;
- achieves improved alignment of assets with services and community expectations;
- ensures that all assets provide the required levels of services in the most cost-effective manner and in a way that minimises life cycle costs;
- enables objective identification of maintenance and renewal activities that are necessary to maintain these services and determining of funds required to provide this service;
- enables identification and management of risks inherent in the operation of public assets; and
- enables understanding and management of the impact of growth on infrastructure assets.

2. DEFINITIONS

Asset management - a comprehensive and structured approach to the long-term management of infrastructure assets as tools for the efficient and effective delivery of community benefits. The emphasis is on the assets being a means to an end, not an end in themselves (*Austrroads 2009 Guide to Asset Management*).

Infrastructure assets - all infrastructure assets under the care and control of Council including public roads and other transport related facilities; floodplain and drainage networks; parks, reserves and recreational facilities; property and buildings. This excludes non-infrastructure assets, such as plant and vehicle fleet, furniture, IT equipment and natural assets comprising trees, land and waterways.

3. BACKGROUND

- a) Liverpool City Council is responsible for the management, care and control of a wide range of infrastructure assets, representing a significant public investment and utility. These include public roads and other transport related facilities; floodplain and drainage networks; parks, reserves and recreational facilities; property and buildings.
- b) These assets are used to provide a range of services, which aim to deliver social, environmental and economic outcomes for the community of Liverpool. The levels of services delivered by these assets are largely determined by the manner in which they are maintained and managed.
- c) Asset management practices impact directly on the business of Council, and appropriate asset management is required to achieve strategic service delivery objectives expected by the community.
- d) Council has been implementing systematic asset management processes in order to apply appropriate asset management best practices across all areas of Council. This ensures that assets are planned, created, operated, maintained, renewed and disposed of in accordance with the priorities set by Council for service delivery.
- e) A strategic approach to asset management will ensure the following:
 - better allocation of limited Council resources based on life cycle analysis;
 - improved alignment of assets with services and community expectations;
 - improved understanding of asset risks including impact of climate change and choice of resilient infrastructure decision;
 - improved understanding of service level options, costs and risks resulting in improved risk management and more sustainable decisions;
 - reduced demand for new Council assets through better integration of service planning and asset planning;
 - more effective use and maintenance of Council assets;
 - improved processes and accountability for capital and recurrent works;
 - use of non-asset solutions to meet service demand; and

- improved governance and accountability through improved decision making based on better understanding of the benefits and costs of alternatives, therefore actions and decisions are optimal and focused on real needs.

4. POLICY STATEMENT

The Asset Management Policy is a legislative requirement as per the *Local Government Act 1993*, *Local Government Amendment (Planning and Reporting) Act 2009* and Integrated Planning and Reporting Framework. The following statements will assist Council with managing its infrastructure assets efficiently and more cost-effective manner.

- a) Council will develop an Asset Management Strategy for implementing systematic asset management and appropriate asset management best-practice throughout Council.
- b) Council will develop asset management plans for all classes of infrastructure assets under the care and control of Council.
- c) An inspection regime will be used as part of asset management to ensure agreed service levels are maintained and to identify asset renewal priorities.
- d) Asset renewals required to meet agreed service levels and identified in asset management plans and long-term financial plans will be reviewed on an annual basis to incorporate changing asset conditions and priorities.
- e) Asset performance requirements and levels of services will be based on existing practices, industry benchmarks, technical standards and customer expectations.
- f) Asset renewal plans will be prioritised and implemented progressively based on engineering and economic justification as well as risk assessments.
- g) Assets creation and renewal decisions will be informed by the best understanding of the impact of climate change on asset performances and available choices for resilient infrastructure.
- h) Systematic and cyclic reviews will be applied to all asset classes to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards.
- i) Life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.
- j) A formalised asset management system will be used to support decision-making about optimal use of resources for the operation, maintenance and renewal of infrastructure assets.

5. RELEVANT LEGISLATIVE REQUIREMENTS

- a) Local Government Act 1993;
- b) Local Govt. Amendment (Planning and Reporting) Act 2009;
- c) Integrated Planning and Reporting Manual for local government in NSW 2013;
- d) Roads Act 1993; and
- e) Civil Liability Act 2002.

6. RELATED POLICIES & PROCEDURE REFERENCES

- a) Community Strategic Plan 2025-2035.
- b) Institute of Public Works Engineering Australia 2006, International Infrastructure Management Manual - Edition 3.0, IPWEA, Sydney.
- c) AUSTROADS 2009, Guide to Asset Management, AUSTROADS, Sydney.
- d) National Asset Management Strategy Committee, NAMS.PLUS - An Online Guided Pathway to Implementation of Asset Management Planning, <http://www.namsplus.org.au>.
- e) Department of Local Government 2010, Planning a Sustainable Future - Planning & Reporting Manual for Local Government in NSW, DLG, Sydney.

7. THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH

- a) Integrated Planning and Reporting Steering Committee (2011)
- b) Asset Management Planning Sub-Committees (2011)
- c) Council's Executive Leadership Team
- d) Council's Management Team (includes Governance Coordinator)

AUTHORISED BY

Council Resolution

EFFECTIVE FROM

Adoption Date
TBC

REVIEW DATE

The policy will be reviewed every four years in conjunction with the review of Liverpool Council's Community Strategic Plan.

VERSIONS

Version	Amended by	Changes made	Date	TRIM Number
2011	City Assets	Original Policy	18 April 2011	2011/0610
2022	Infrastructure Planning	Format changes and consideration for climate resilient infrastructure	31 August 2022	253258.2022
2025	Asset Planning and Management	Minor housekeeping updates, for accuracy	18 August 2025	279860.2025



ASSET MANAGEMENT POLICY

Adopted: (~~19~~29.~~08~~10.2025)

TRIM 279860.2025



ASSET MANAGEMENT POLICY

DIRECTORATE: Operations

DEPARTMENT: Infrastructure Planning

BUSINESS UNIT: Asset Planning and Management

1. PURPOSE / OBJECTIVES

The purpose of the Asset Management Policy is to set guidelines for undertaking asset management in a structured and coordinated way ~~throughout by~~ Liverpool City Council (Council). The policy provides a clear direction for asset management and defines the key principles that underpin efficient and cost-effective management of infrastructure assets under the care and control of ~~Liverpool City~~ Council.

Council's asset management practices and programs will be driven by the strategic objectives included in the ten-year Community Strategic Plan. Efficient and effective management of Council assets will assist in attaining the following four strategic objectives of Council's ~~current~~ Community Strategic Plan ~~20222025-20322035~~, as follows:

- a) Social – Healthy, inclusive, engaging;
- b) Environmental – Liveable, sustainable, resilient;
- c) Economic – Evolving, prosperous, innovative; ~~and~~
- d) Civic Leadership – Visionary, leading, responsible.

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- achieves improved alignment of assets with services and community expectations;
- ensures that all assets provide the required levels of services in the most cost-effective manner and in a way that minimises life cycle costs;
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- enables identification and management of risks inherent in the operation of public assets; and
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- d) Council has been implementing systematic asset management processes in order to apply appropriate asset management best practices across all areas of Council. This ensures that assets are planned, created, operated, maintained, renewed and disposed of in accordance with the priorities set by Council for service delivery.
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 - improved understanding of asset risks including impact of climate change and choice of resilient infrastructure decision;
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 - reduced demand for new Council assets through better integration of service planning and asset planning;
 - more effective use and maintenance of Council assets;
 - improved processes and accountability for capital and recurrent works;
 - use of non-asset solutions to meet service demand; and

- improved governance and accountability through improved decision making based on better understanding of the benefits and costs of alternatives, therefore actions and decisions are optimal and focused on real needs.

4. POLICY STATEMENT

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- i) Life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.
- j) A formalised asset management system will be used to support decision-making about optimal use of resources for the operation, maintenance and renewal of infrastructure assets.

5. RELEVANT LEGISLATIVE REQUIREMENTS

- a) Local Government Act 1993;
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- c) Integrated Planning and Reporting Manual for local government in NSW 2013;
- d) Roads Act 1993; and
- e) Civil Liability Act 2002.

6. RELATED POLICIES & PROCEDURE REFERENCES

- a) Community Strategic Plan ~~2022~~2025-~~2032~~2035.
- b) Institute of Public Works Engineering Australia 2006, International Infrastructure Management Manual - Edition 3.0, IPWEA, Sydney.
- c) AUSTROADS 2009, Guide to Asset Management, AUSTROADS, Sydney.
- d) National Asset Management Strategy Committee, NAMS.PLUS - An Online Guided Pathway to Implementation of Asset Management Planning, <http://www.namsplus.org.au>.
- e) Department of Local Government 2010, Planning a Sustainable Future - Planning & Reporting Manual for Local Government in NSW, DLG, Sydney.

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- b) Asset Management Planning Sub-Committees (2011)
- c) Council's Executive Leadership Team
- d) Council's Management Team (includes Governance Coordinator)

AUTHORISED BY

Council Resolution

EFFECTIVE FROM

Adoption Date
TBC

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2025	Asset Planning and Management	Minor housekeeping updates, for accuracy	18 August 2025	279860.2025

OPER 02

Liverpool Waste Committee Charter

Strategic Objective	Liveable, Sustainable, Resilient Deliver a beautiful, clean and inviting city for the community to enjoy
File Ref	321063.2025
Report By	Peter Scicluna - Director Operations
Approved By	Jason Breton - CEO

EXECUTIVE SUMMARY

Council at its meeting on 5 February 2025, resolved to direct for the preparation of a Charter for a committee regarding city presentation and maintenance.

This report is tabled to present the Charter.

RECOMMENDATION

That Council:

1. Endorse the charter.

REPORT

The Waste Charter is provided as an attachment as a response to point 7 of the resolution.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
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Environment	Minimise household and commercial waste. Manage the environmental health of waterways. Manage air, water, noise and chemical pollution. Protect, enhance and maintain areas of endangered ecological communities and high-quality bushland as part of an attractive mix of land uses. Raise community awareness and support action in relation to environmental issues.
Social	Raise awareness in the community about the available services and facilities. Support policies and plans that prevent crime.
Civic Leadership	Act as an environmental leader in the community. Undertake communication practices with the community and stakeholders across a range of media. Foster neighbourhood pride and a sense of responsibility. Facilitate the development of community leaders. Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision-making processes. Deliver services that are customer focused. Actively advocate for federal and state government support, funding and services.
Legislative	<i>Local Government Act 1993 Part 2 Division 1 (Code of Meeting Practice) and Division 2 (Other Provisions Concerning Council meetings)</i> <i>Privacy and Protection of Personal Information Act 1998</i>
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Liverpool Waste Committee Charter October 2025



**LIVERPOOL WASTE COMMITTEE
CHARTER**

Adopted: xx 2025

TRIM: TBA



LIVERPOOL WASTE COMMITTEE CHARTER**1. NAME**

Liverpool Waste Committee

2. INTERPRETATION

For the purpose of this Charter:

“Council” means Liverpool City Council

“Member” means a member of the Liverpool Waste Committee

“CEO” means the Chief Executive Officer

“AC” means the Waste Committee

3. STATUS OF WASTE COMMITTEE

Advisory Committee of Council

4. PURPOSE

~~— Increase Waste Management Services:~~

- ~~— Implement a regular clean up schedule for high traffic areas in the CBD and suburban streets that are known hotspots. This could involve the deployment of additional street cleaning crews and the use of volunteers from local community groups.~~

~~i. — Public Education Campaign:~~

- ~~— Launch an awareness campaign to educate residents and businesses about the importance of proper waste disposal. This could include signage in key areas and information distributed through local media.~~

~~i. — Enhanced Surveillance and Reporting:~~

- ~~— Install surveillance cameras in hotspots where rubbish and trolleys are frequently dumped. Encourage community members to report incidents of illegal dumping through a dedicated hotline or app.~~

~~i. — Collaboration with Local Businesses:~~

- ~~— Work with local retailers to establish a trolley return initiative, incentivising customers to return trolleys to their designated areas. This could include signage and potential rewards for compliance.~~

LIVERPOOL WASTE COMMITTEE CHARTER~~ii. Community Engagement:~~

- ~~– Organize community clean-up days to foster a sense of ownership and responsibility for our public spaces. Engage schools, local organisations, and residents to participate in these initiatives.~~
- ~~ii. Allocate necessary funding to implement these initiatives effectively by redirecting funds from City Futures and Community and Lifestyle.~~
- ~~ii. Report back to the Council within three months on the progress of these actions.~~
- ~~ii. Establish a taskforce to be made up of Councillors Deputy Mayor Harle, Councillor Karnib and Councillor Ristevski together with a representative from the United Services Union and the director of Council operations that meets every month at 6pm to address the ever growing list of rubbish issues of our LGA. That meeting is to be open to the public.~~

The Liverpool City Council Waste Charter has been established to drive a coordinated, transparent, and action-focused approach to addressing persistent waste management challenges across the Liverpool Local Government Area (LGA). This Charter outlines Council's commitment to cleaner public spaces, community involvement, and effective operational response.

The Waste Charter sets out Liverpool City Council's commitment to improving waste management outcomes through coordinated action, community engagement, and strategic partnerships. The Charter's core functions are to:

1. Enhance Waste Management Services

Deliver more effective and proactive waste management through regular clean-ups in high-use and problem areas, supported by additional resources where allocated and local partnerships.

2. Educate and Inform the Public

Increase community awareness and responsibility through targeted education campaigns that promote proper waste disposal and recycling behaviours.

3. Strengthen Surveillance and Reporting

Reduce illegal dumping and littering by deploying surveillance in key hotspots and enabling streamlined community reporting mechanisms.

4. Partner with Local Businesses

Work collaboratively with local retailers and commercial operators to reduce public waste impacts, including initiatives such as trolley management and commercial waste compliance.

5. Activate Community Engagement

Foster community pride and participation through initiatives like neighbourhood clean-up events and school-based waste education, encouraging shared responsibility for public spaces.

LIVERPOOL WASTE COMMITTEE CHARTER**6.5. FUNCTION**

The Waste Committee will undertake the following actions:

- a) Raise issues associated with Waste and recommend actions and solutions.
- b) Actively participate in the implementation of Council's Waste Management Plan and Circular Economy Initiatives.
- c) Provide advice on Waste issues, as required; and
- d) Liaise with Council in relation to Waste issues.

7.6. OUTCOMES

The Waste Committee aims to achieve the following:

- a) To provide advice to Council on matters relating to Waste and Circular Economy;
- b) To support Council in achieving a reduction of waste to landfill by maximising resident participation in the recycling, garden waste, mattress and metal collections and ensuring the highest possible recovery of resources from waste.
- c) To increase awareness and public education.
- d) To achieve a reduction of waste to landfill by treating all waste to recover maximum resources.
- e) To support the objectives to lobby and advocate on Waste and Circular Economy issues to key stakeholders.

8.7. COMMITTEE POWERS

~~8.17.1~~ The Waste Committee does not have the power to incur expenditure.

~~8.27.2~~ The Waste Committee does not have the power to bind Council, unless granted a specific delegated authority from Council.

~~8.37.3~~ The Waste Committee can make recommendations to Council or another committee of Council. Recommendations of the Waste Committee will generally be presented to Council in writing, accompanied by a report from relevant Council officers. Recommendations made by the Council Committee may or may not be adopted by Council.

~~8.47.4~~ Recommendations made by the Waste Committee which are determined by the

LIVERPOOL WASTE COMMITTEE CHARTER

CEO to be substantially operational in nature, will be dealt with by the Director Operations and any action or decision not to act is to be reported to the Committee on a regular basis.

9.8. MEMBERSHIP**9.18.1 Councillor representation**

~~9.1.18.1.1~~ The Mayor (or their delegate) and a Councillor or Councillors nominated by Council will be members of the Waste Committee.

~~9.1.28.1.2~~ Councillor representatives are encouraged to attend meetings of the Waste Committee and to contribute to discussions.

9.28.2 Council staff representation

~~9.2.18.2.1~~ The following staff (or their delegated representatives) are assigned to this committee:

- a) Director Operations or delegate
- ~~b)~~ Manager Circular Economy or Waste Management or delegate
- ~~e)b)~~ Manager Waste Management or delegate
- ~~d)c)~~ Representatives across Council departments where required.

~~9.2.28.2.2~~ Staff required to attend the Waste Committee will participate equally with other members in terms of discussion and debate but will not have any voting rights.

9.38.3 Community representation

~~9.3.18.3.1~~ Membership of the Waste Committee is via an application process at the beginning of each term, and up to three (3) members are selected on the following criteria:

- a) Community representatives are required to attend meetings actively participate and commit to the full term of the Waste Committee, being two years.
- b) Community representatives are appointed in an individual capacity, based on skills and experience and not as a representative of a particular group.
- c) Each community representative completes the Liverpool Waste

LIVERPOOL WASTE COMMITTEE CHARTER

Committee Registration Form as part of the recruitment process.

- d) Informal interviews may be conducted with nominees by the Manager Waste or Circular Economy. The interviews will cover the registration forms and provide an opportunity to get to know the community representative. Following the assessment, nominees will be appointed against selection/ eligibility criteria and recommendations for appointments will be submitted to Council for endorsement.

9.48.4 Support staff

9.4.18.4.1 The operations administrative assistant will attend the Waste Committee meetings to provide administrative and other support. Administrative support is provided for preparation of the agenda, recording of the minutes and distribution of the agenda and business papers.

9.58.5 Chairperson

9.5.18.5.1 The Waste Committee may elect the position of Deputy Chairperson.

9.5.28.5.2 The election of the Deputy Chairperson is to be held at the first meeting of the new Waste Committee.

9.5.38.5.3 The role of the Chairperson (who is the Mayor or their delegate) is to preside over Waste Committee meetings. The Chairperson requires the skills to be able to facilitate the effective functioning of the Waste Committee. In the absence of the Chairperson, the Deputy Chairperson will preside over the meeting.

9.5.48.5.4 If the Chairperson (or the Deputy Chairperson) is not available to preside at a meeting, the Waste Committee will elect a member of the Waste Committee to be the Acting Chairperson for that meeting.

9.5.58.5.5 If the Chairperson (or the Deputy Chairperson) of the Waste Committee is not present at the commencement time of a meeting, the first business of the meeting must be election of an Acting Chairperson to preside at the meeting.

9.5.68.5.6 The election of the Deputy Chairperson or Acting Chairperson must be conducted:

LIVERPOOL WASTE COMMITTEE CHARTER

- a) By the CEO or, in their absence, an employee of Council designated by the CEO to conduct such an election; or
- b) If neither of them is present at the meeting – by the person who called the meeting or a person acting on his or her behalf.

9.68.6 Other Office Bearers

9.6.18.6.1 There are no other office bearers on the Waste Committee.

40.9. TERM OF OFFICE

40.49.1 Waste Committee members serve a two-year term. At the commencement of a new term, previous members may reapply.

40.29.2 Any community representatives appointed to the Waste Committee will continue as a member until the Waste Committee review at the end of the two-year term, or following Council elections, whichever is sooner.

40.39.3 Casual Vacancy

40.3.19.3.1 Following the confirmation of each new Waste Committee, an eligibility list will be developed that will list unsuccessful applicants in order of merit. If a vacancy occurs during the term of appointment, it will be filled by an applicant on the eligibility list. The eligibility list will contain names of applicants who have been previously interviewed and have met the criteria. Appointments made via the eligibility list will be endorsed by Council through its usual process.

40.49.4 Non-Attendance at Meetings

40.4.19.4.1 Reasonable apologies. The Waste Committee member should notify the nominated Operations Admin of their planned absence from a meeting.

40.4.29.4.2 Committee members may nominate a representative to attend the meeting on their behalf. Members must notify the operations admin in writing prior the meeting if a delegate will attend the meeting on their behalf.

40.4.39.4.3 Any Waste Committee member knowing that they will be absent for three or more consecutive meetings should notify the Waste Committee

LIVERPOOL WASTE COMMITTEE CHARTER

Chairperson in writing of the planned absence.

~~10.4.49.4.4~~ In the event of a member being absent for three or more consecutive meetings without apology and without the approval of the Waste Committee, the Waste Committee can vote on whether to declare the member's position vacant, inform the member of the outcome and fill the position as a casual vacancy.

~~10.5.19.5~~ Resignation from the Committee

~~10.5.19.5.1~~ Any Waste Committee member wishing to resign from the Committee shall do so in writing to the Chairperson.

~~11.10.~~ QUORUM AND DECISION MAKING

~~11.10.1~~ The quorum required to enable business to be transacted at meetings is half of the membership plus a nominated Councillor and the Chairperson.

~~11.210.2~~ Observers or visitors at the meeting do not form part of the quorum.

~~11.310.3~~ A meeting may be cancelled at short notice before commencing if a quorum to enable business is not met.

~~11.410.4~~ In the absence of a quorum 15 minutes after the advertised start of the meeting, Waste Committee members present may discuss the agenda items although any recommendations made will not become formalised until they have been ratified at the next Waste Committee meeting with a quorum present.

~~11.510.5~~ Wherever possible, recommendations of the Waste Committee will be made based on consensus, i.e. where all present agree. At the discretion of the Chairperson, a vote may be called to resolve the matter. This may occur when consensus cannot be reached or in relation to a matter that is more significant in nature. In such cases, the matter will be resolved by a simple majority of those at the meeting, if there is a quorum present. In the event of a tied vote, the Chairperson will exercise the deciding vote.

~~11.610.6~~ Committee recommendations are not binding on Council. To obtain Council endorsement a Waste Committee recommendation must be reported to the Council for a decision.

~~12.11.~~ MEETINGS AND MEMBERS OF THE PUBLIC

LIVERPOOL WASTE COMMITTEE CHARTER

~~42.111.1~~ The Waste Committee will ~~usually not~~ be open to members of the general public, ~~unless closed in accordance with the Code of Meeting Practice. However, the Waste Committee can decide to open the meeting to the public, subject to the agreement of the Chairperson in consultation with the CEO (or delegate).~~

~~42.211.2~~ Representatives of organisations or the general community may be invited to address the Waste Committee on matters on the agenda.

~~43.12.~~ TIMETABLE FOR MEETINGS

~~43.112.1~~ ~~The Waste Committee will meet quarterly on the second Thursday of the month, from 1:00pm – 3:00pm. The Waste Committee Charter will meet monthly on the second Thursday, 6:00pm-8:00pm.~~

~~43.212.2~~ A meeting will be limited to a maximum of two hours duration unless the Waste Committee resolves to extend the length of the meeting to a particular time or the completion of business.

~~43.312.3~~ Extraordinary meetings may be called by the Chairperson in consultation with the CEO (or their delegate).

~~43.412.4~~ The location, date and starting time for meetings will be advised on the agenda.

~~43.512.5~~ Committee meetings can only be held if five working days' notice has been given to all members.

~~44.13.~~ MEETING PRACTICE AND PROCEDURES

~~44.113.1~~ Unless otherwise specified in this Charter, Waste Committee meetings must be conducted in accordance with Council's Code of Meeting Practice.

~~44.213.2~~ The Waste Committee must observe the provisions of any relevant Council policies and procedures.

~~44.313.3~~ Minutes of meetings must be kept in accordance with the procedures set out in the Council's Code of Meeting Practice.

~~13.4~~ The minutes of each Waste Committee meeting will be submitted to the next available meeting of Council.

~~13.5~~ The Committee is responsible for overseeing the implementation of initiatives

LIVERPOOL WASTE COMMITTEE CHARTER

and ensuring a formal progress report is presented to Council within three months. Ongoing updates are to be documented and communicated through Committee meeting minutes.

45.14. INSURANCE COVER

45.14.1 Committee members are covered by Council's personal accident insurance only for attendance at meetings and other activities formally endorsed by the Waste Committee.

46.15. OBSERVING THE CODE OF CONDUCT AND RELEVANT COUNCIL POLICIES

46.15.1 All members of Waste Committee are required to observe the provisions of Council's Code of Conduct and any other policy applicable to the proper functioning of the Waste Committee.

46.15.2 Should a member of the Waste Committee breach Council's Code of Conduct or any other relevant Council Policy, the matter will be referred to the CEO to be dealt with in accordance with Council's Code of Conduct Procedures.

46.15.3 A breach of the Code of Conduct may result in the particular Waste Committee member concerned being excluded from membership of the Waste Committee.

46.15.4 If a Waste Committee member has a pecuniary interest in any matter with which the Waste Committee is concerned and is present at a meeting of the Waste Committee at which the matter is being considered, they must disclose the interest to the meeting and must not be present during any discussion or decision making relating to that matter. Leaving the room is necessary because to remain in the presence of the meeting but refrain from voting may be taken as seeking to influence the voting on the motion.

46.15.5 A member of the Waste Committee who has a non-pecuniary conflict of interest in any matter with which the Waste Committee is concerned and is present at a meeting of the Waste Committee at which the matter is being considered must disclose the interest to the meeting as soon as practicable. If a member of the Waste Committee has declared a non-pecuniary conflict of interest, there exists a range of options for managing the conflict of interest. The option chosen will depend on an assessment of the circumstances of the matter, the nature of the interest and the significance of the issue being dealt with.

LIVERPOOL WASTE COMMITTEE CHARTER

~~46-6~~15.6 A Waste Committee member will deal with a non-pecuniary conflict of interest in at least one of these ways:

~~46-6-115.6.1~~ Where the potential for conflict is deemed minimal, take no action. However, the Councillor or Waste Committee member should consider providing an explanation as to why it is considered that only a minimal or non-existent conflict exists.

~~46-6-215.6.2~~ Where the potential for conflict is more significant, take no part in the matter by leaving the room in which the meeting is taking place nor take part in any debate or vote on the issue, as if the provisions in section 451(2) of the Act applied.

~~46-7~~15.7 Waste Committee members declaring a conflict of interest, whether pecuniary or non-pecuniary, should complete a Declaration of Interest Form which is to be signed by the CEO and retained by Council in accordance with Council's Code of Conduct and its Ethical Governance: Conflicts of Interest Policy.

~~47-16~~ CONFIDENTIALITY AND MANAGING PRIVACY

~~47-4~~16.1 Waste Committee members through their involvement on the Waste Committee may come in contact with confidential or personal information retained by Council. Waste Committee members are required to maintain the privacy, security and confidentiality of any such information and not access, use or remove that information, unless authorised to do so. It will also be a requirement to sign a Confidentiality Agreement.

~~47-2~~16.2 *Privacy and Personal Information Protection Act 1998* and Council's Privacy Policy deal with the collection, holding, use, correction, disclosure and transfer of personal information.

~~48-17~~ MEDIA PROTOCOL

~~48-4~~17.1 The Waste Committee Chairperson is the only person permitted to speak to the media on behalf of the Waste Committee, subject to obtaining the appropriate approval in accordance with Council's Media and Representation Policy.

~~48-2~~17.2 No other member of the Waste Committee is permitted to speak to the media in their capacity as a committee member.

LIVERPOOL WASTE COMMITTEE CHARTER**49.18. REVIEW OF THIS COMMITTEE AND THIS CHARTER**

49.18.1 Council will review the work of the Waste Committee and this charter every two years.

Confidential - Draft

LIVERPOOL WASTE COMMITTEE CHARTER**AUTHORISED BY**

Council Resolution

EFFECTIVE FROMXX ~~June-August~~ 2025**DEPARTMENT RESPONSIBLE**

Operations

REVIEW DATEXX ~~May-July~~ 2027**VERSION**

Version	Amended by	Date	TRIM Number
1			
2			
3			
4			

REFERENCES

Liverpool City Council: Code of Conduct

Liverpool City Council: Code of Conduct Procedures Liverpool City

Council: Code of Meeting Practice

Liverpool City Council: Councillor Access to Information and Interaction with Staff Policy

Liverpool City Council: Ethical Governance: Conflicts of Interest Policy Liverpool City

Council: Privacy Policy

OPER 03**Livcom Awards Invitation**

Strategic Objective	Liveable, Sustainable, Resilient Manage waste effectively and maximise recycling opportunities
File Ref	323838.2025
Report By	Tim Pasley - Manager Circular Economy
Approved By	Peter Scicluna - Director Operations

EXECUTIVE SUMMARY

The International Awards for Liveable Communities (LivCom Awards) is a prestigious, United Nations backed competition recognising global best practices in local environmental management and the creation of liveable communities. Winning provides significant international validation, demonstrating leadership and innovation on a world stage.

Liverpool City Council's submission for the Whole City Award focuses on its Circular Economy projects, which addresses the significant environmental challenge of mattress waste. Faced with a number of discarded mattresses annually and disposal costs increasing within the industry, Liverpool City Council implemented a comprehensive solution. This involved a mattress recycling facility and closing the loop with a key partnership with the University of New South Wales (UNSW) to establish a "Micro factory" that transforms problematic mattress into valuable products like "Green Ceramics" and Process Engineered Fuel (PEF).

This initiative has achieved a 96% waste diversion rate, created a new supply chain for sustainable products, and fostered community engagement through a dedicated Education program. For Liverpool City Council, winning the LivCom Award would be a powerful international endorsement of its innovative, collaborative, and holistic approach to solving a global problem, positioning the city as a world leader in the circular economy and sustainable urban management.

As a result of its application, Liverpool City Council has been formally invited to Türkiye to showcase its current initiatives and achievements, with the opportunity to gain international recognition through the LivCom Awards.

RECOMMENDATION

That Council:

1. Receives and notes the report.

REPORT

Background:

The International Awards for Liveable Communities (LivCom) is a global competition that recognises excellence in environmental management and the creation of sustainable, liveable communities. The 23rd LivCom Awards will be held in Avcılar City, Istanbul, from 18–21 November 2025.

The 2025 Awards are particularly significant, aligning with the acceleration toward the United Nations 2030 Agenda for Sustainable Development. This year introduces several innovations, including updated judging criteria, new demographic categories, revised award structures, and an annual theme to reflect emerging global priorities.

Participation in the Awards is free of charge, although applicants are responsible for their own travel, accommodation, and related expenses.

Successful applicants such as LCC will be invited to present their submissions at the Finals in Istanbul. Presentations may be delivered by up to three representatives (plus an interpreter if required). Following each presentation, judges will ask questions before determining award outcomes.

Being invited to the Finals does not guarantee an award. Final results are based on the combined evaluation of the written submission, the presentation, and responses to questions. Judging is undertaken by an international panel of experts in environmental and development management, including senior officials and professionals associated with the United Nations.

Significance for Liverpool City Council

Winning a Whole City Award would deliver significant benefits for Liverpool City Council:

- Global recognition: Position Liverpool as an international leader in addressing the global waste challenge, highlighting its innovation in collaboration with UNSW in “Green Ceramics” technology and the UNSW Micro factory model.
- Validation of collaboration: Showcase the effectiveness of partnerships between Council, academia, industry, and the community in achieving shared environmental and economic outcomes.
- Leadership in sustainability: Reinforce Liverpool’s commitment to circular economy principles and its ability to overcome complex planning and funding challenges.
- Community pride: Inspire residents by demonstrating that their recycling efforts contribute to a globally recognised achievement, encouraging long term behaviour change.
- Knowledge sharing: Provide a platform to share Liverpool’s innovations and learnings internationally, while gaining insights from other leading communities.

The Challenge Being Addressed

End of life mattresses are a major environmental challenge worldwide. In Australia, around 1.8 million mattresses are discarded each year. They are bulky, costly to dispose of, and frequently dumped illegally, creating fire risks, health hazards, and reduced neighborhood amenity. For Liverpool, this has meant managing more than 20,000 mattresses annually at a significant cost in the past, with previous recycling efforts still sending up to 64% of the material into landfill.

Liverpool City Council's Response

To tackle this issue, the Council has implemented a comprehensive circular economy approach:

- Infrastructure: Establishing its own mattress shredder, The Croc, to recover steel springs, mattress floc and reduce landfill volumes.
- Innovation and partnership: Collaborating with UNSW to recycle the remaining mattress materials ("floc") into new products such as:
 - Green Ceramics: tiles, pavers and furniture.
 - Process Engineered Fuel (PEF): produced via partners for use in cement kilns as a fossil fuel replacement.
- Policy and planning: Securing EPA grant funding, embedding circular economy principles in Council's Waste Strategy, and investing in land and capability development.
- Community participation: Building an Education Centre to host workshops and tours and installing products made from recycled mattresses in public spaces with information plaques to engage and educate residents.

FINANCIAL IMPLICATIONS

The CEO is currently assessing the invitation and attendance requirements.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	Minimise household and commercial waste.
Social	There are no social and cultural considerations.
Civic Leadership	Act as an environmental leader in the community.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

Nil

OPER 04

Floodplain and Water Management Policy

Strategic Objective	Liveable, Sustainable, Resilient Manage stormwater and drainage infrastructure to mitigate risk to the environment and the community
File Ref	324838.2025
Report By	Maruf Hossain - Coordinator Floodplain and Water Management
Approved By	Peter Scicluna - Director Operations

EXECUTIVE SUMMARY

The Floodplain and Stormwater Management Policy was presented at the 18 June 2025 Council meeting. At this meeting Council resolved that this item be deferred to a Governance Committee meeting. Subsequently, a presentation on the Floodplain and Stormwater Management Policy was made at the Governance Committee meeting on 15 July 2025.

The purpose of this report is to seek Council endorsement of Council's updated Floodplain and Water Management Policy (Policy).

The Policy provides a comprehensive framework for managing all aspects of the water cycle in a coordinated and integrated manner. The Policy provides clear strategic directions and principles to guide water management across the Liverpool Local Government Area (LGA), with a focus on the following:

- Promoting and enabling the sustainable use and development of flood-prone land;
- Implementing Water Sensitive Urban Design (WSUD) principles to improve water quality; and
- Enhancing water conservation outcomes.

At its meeting on 31 August 2022, Council resolved to hold a workshop before the next review and update of the Policy. The purpose of the workshop was specifically to address concerns regarding flood evacuation, given the NSW Government (at the time) was still finalising their Shelter-in-Place (SIP) Guideline.

However, the SIP Guideline has now been finalised and was adopted by the NSW Government in January 2025, providing the necessary guidance around flood evacuation, which was been incorporated through the inclusion of Section 3.1.4 of this updated Policy. As such, the need for a workshop may no longer be relevant.

The Policy has been reviewed and updated to reflect relevant legislative changes and current best practice in floodplain and water management.

This report recommends that Council endorses the updated Floodplain and Water Management Policy.

RECOMMENDATION

That Council:

1. Adopts the updated Floodplain and Water Management Policy..

REPORT

Background

The Liverpool Local Government Area (LGA) is traversed by an extensive network of creeks and waterways, making effective floodplain and water management a critical responsibility for Council. Rapid urbanisation across the Local Government Area (LGA) has significantly increased the quantity of impervious surfaces such as roads, rooftops, and pavements. This, in turn, has resulted in greater volumes of stormwater runoff entering urban waterways, placing substantial pressure on the natural environment.

Without proactive management, this increased runoff can cause degradation of watercourses, including accelerated creek bank erosion, sedimentation (siltation), and the decline of riparian vegetation. Urban activities also contribute pollutants—such as oils, litter, heavy metals, and nutrients - which are carried by stormwater into surrounding natural environments, impacting water quality and aquatic ecosystems.

As the Liverpool LGA continues to grow, these challenges are expected to intensify, highlighting the need for a comprehensive and integrated policy approach. A robust policy framework is essential to guide Council's response to flooding, stormwater management, waterway health, and water conservation, ensuring long-term environmental resilience and community safety.

In June 2016, Council adopted the Water Management Policy (Policy) as part of its broader Water Management Framework (Framework). The Framework establishes clear principles and standards for managing the entire water cycle in a coordinated and sustainable manner. The Policy, together with the Water Management Strategy, provides direction for the responsible use and development of flood-prone land, and supports ongoing improvements in water quality and conservation outcomes across the Liverpool LGA.

The Framework together with its various elements are shown in Figure 1.0 below.

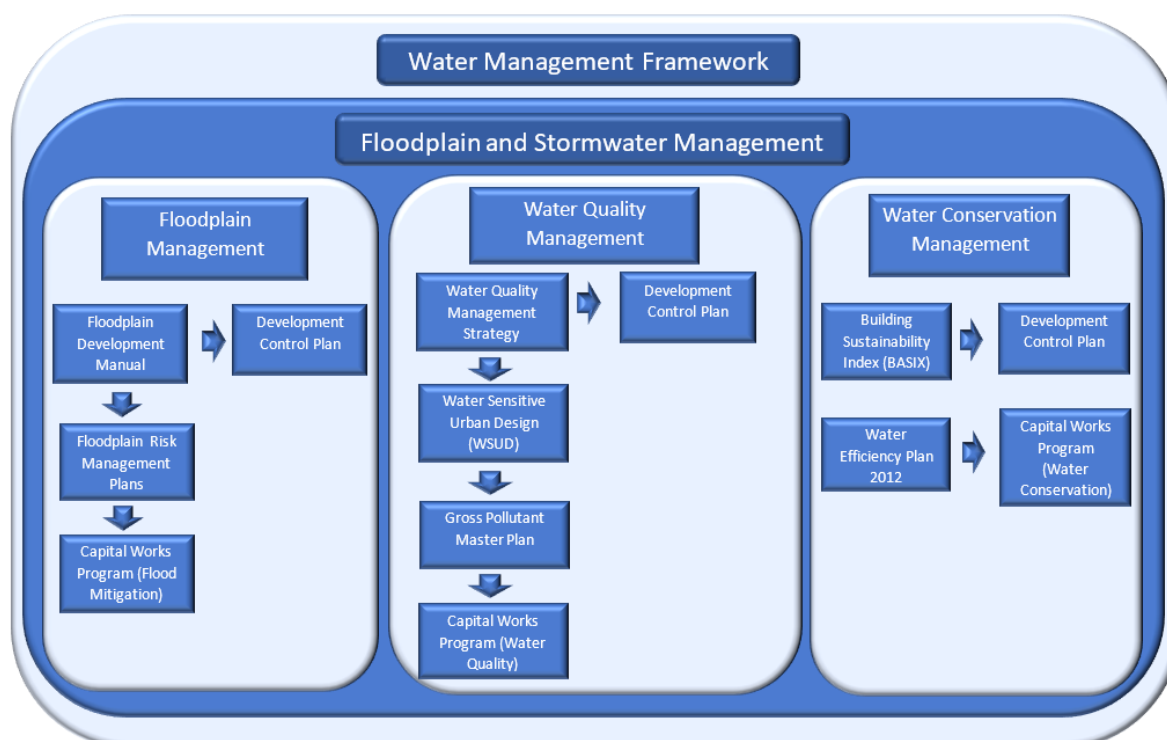


Figure 1.0 – Council's Water Management Framework

The Policy has been reviewed by relevant stakeholders and updated with changes to ensure it aligns with changes to relevant legislative requirements and current best management practices in floodplain and water management.

After review and consultation, the following key edits and additions have been made to the Policy:

1. Title

The title of the Policy has been updated from 'Water Management Policy' to 'Floodplain and Water Management Policy', to better reflect the scope of the Policy.

2. Section 1

Clarification is provided to ensure the Policy applies to all development types including residential, commercial and industrial developments on private and public lands within the Liverpool LGA.

The following additional objectives have been added to Section 1:

- ensures any development on floodplain is following the recommendations of the relevant Floodplain Risk Management Study and Plan;
- ensures principles of Water Sensitive Urban Design (WSUD) is applied for stormwater quality treatment and pollution reduction targets are achieved for all developments in accordance with Council's Development Control Plans (DCPs);

- protecting and enhancing the ecological health of natural waterways; and
- encourages use of the waterways for open space and recreation.

3. Section 3.1

The following two subclauses have been added to ensure development within flood prone lands comply with the requirements of the relevant Council Floodplain Risk Management Study and Plan (FRMSP) and consider safe evacuation during major flood events, including and up to the probable maximum flood (PMF):

3.1.3 All development within the flood prone lands must comply with the requirements of the relevant Council Floodplain Risk Management Study and Plan (FRMSP) for the respective catchment.

3.1.4 All developments with the flood prone lands must consider safe evacuation during major flood events, including up to the probable maximum flood (PMF).

A mark-up of the Policy showing the updates (in track changes), and a clean copy, are attached to this report.

At its meeting on 31 August 2022, Council resolved to hold a workshop before the next review and update of the Policy. The purpose of the workshop was specifically to address concerns regarding flood evacuation, given the NSW Government (at the time) was still finalising their Shelter-in-Place (SIP) Guideline.

However, the SIP Guideline has now been finalised and was adopted by the NSW Government in January 2025, providing the necessary guidance around flood evacuation, which was been incorporated through the inclusion of Section 3.1.4 of this updated Policy. As such, the need for a workshop may no longer be relevant.

This report recommends that Council endorses the updated Floodplain and Water Management Policy, to enable Council to continue to provide clear direction for the management of floodplain, waterways, stormwater and water quality, as well as define the key principles that underpin water management in the Liverpool LGA.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	Financial benefits arising from increased recycling and reuse of water and thereby reduce costs to Council.
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Environment	Manage the environmental health of waterways. Manage air, water, noise and chemical pollution.
Social	Promote community education and awareness as key elements to manage water quality.
Civic Leadership	Act as an environmental leader in the community.
Legislative	Policy assists Council to fulfill its obligations under the Local Government Act 1993 and NSW Government's Flood Risk Management Policy 2023.
Risk	Policy assists Council to help protect people and properties from the risk of flood events.

ATTACHMENTS

1. Floodplan and Water Management Policy 2025
2. (MARK-UP) Water Management Policy 2016



FLOODPLAIN AND WATER MANAGEMENT POLICY

Adopted: 18 June 2025

TRIM: TBC



FLOODPLAIN AND WATER MANAGEMENT POLICY

DIRECTORATE: **Operations**

DEPARTMENT: **Infrastructure Planning**

BUSINESS UNIT: **Floodplain and Water Management**

1. PURPOSE / OBJECTIVES

The purpose of the Floodplain and Water Management Policy (Policy) is to set standards for the management of all aspects of the water cycle in a holistic and coordinated way. The Policy provides clear directions for water management and defines the key principles that will underpin water management within the Liverpool Local Government Area (LGA).

The objective of this Policy is to guide Council's water management activities and practices in a way that does the following:

- ensures water management covers the sustainable management of all aspects of the water cycle comprising water conservation, flood management and water quality management;
- ensures a holistic and coordinated catchment-based approach across all areas of Council in managing water;
- ensures any development on floodplain is following the recommendations of the relevant Floodplain Risk Management Study and Plan;
- enables achievement of Council's water quality targets for its major creeks and rivers;
- ensure principles of Water Sensitive Urban Design (WSUD) is applied for stormwater quality treatment, and pollution reduction targets are achieved for all developments in accordance with Council's Development Control Plans (DCPs);
- enables identification of gaps in current water management initiatives and aids capacity building to facilitate the implementation of industry best practice approach to managing water;
- promotes community participation to encourage source control to reduce pollutants reaching major creeks and rivers;
- protecting and enhancing the ecological health of natural waterways;
- encourages use of the waterways for open space and recreation;
- facilitates sustainable occupation of flood prone lands; and
- Drives water conservation initiatives to reduce demand on potable water.

2. DEFINITIONS

Building Sustainability Index (BASIX) – a sustainability assessment tool for residential buildings in NSW. BASIX aims to reduce the environmental impact of new homes by requiring them to meet certain minimum standards (for water and energy efficiency, and thermal performance) and to report on construction materials being used so their embodied energy can be calculated.

Catchment based approach – to manage the stormwater environment considering activities and issues in an entire catchment, rather than considering different aspects separately in different locations.

Development Control Plan (DCP) – a Council document that provides detailed planning and design guidelines that support the planning controls in Council's Local Environment Plan (LEP).

Gross Pollutant Trap (GPT) – structure that uses physical processes to capture and retain solid waste such as pollutants, litter and coarse sediment from stormwater runoff.

Local Environmental Plan (LEP) – a Council document that provides a framework to guide planning decisions within the Local Government Area, through zoning and development controls.

National Water Initiative (NWI) – an initiative of the Council of Australian Governments (COAG), and is an intergovernmental agreement, agreed by all Australian states and territories, as the nation's plan for water reform. The plan is based on agreed actions to achieve a more cohesive national approach to the way Australia manages, measures, plans for, prices, and trades water.

Source control – the method to control pollutants at its source, before it reaches into the stormwater system.

Treatment train – a sequence of treatment measures designed to effectively manage stormwater and improve water quality, while also offering substantial short and long-term ecological, environmental, and economic benefits.

Water Efficiency Plan (WEP) 2012 – a water demand management initiative to reduce water consumption from Council facilities such as community facilities, parks, administrative building and childcare centres as per the National Water Initiative and NSW Sustainability Policy.

Water quality target – represents standard of water quality parameters for pollutant load reduction in terms of total nitrogen, total phosphorous and total suspended solids, to protect the ecological health of waterways.

Water Sensitive Urban Design (WSUD) – a land planning and engineering design approach which integrates the urban water cycle, including stormwater, groundwater and wastewater management and water supply, into urban design to minimise environmental degradation and improve aesthetic and recreational appeal.

3. POLICY STATEMENT

The Liverpool LGA is traversed by an extensive network of creeks and river systems, making effective floodplain and water management a critical responsibility of Council. Increasing urbanisation has resulted in a significant increase in impervious surfaces which has in turn, resulted in greater volumes of stormwater runoff entering urban waterways, placing substantial pressure on the natural environment.

Without proactive management, this increased runoff can cause degradation of watercourses, including accelerated creek bank erosion, sedimentation (siltation), and the decline of riparian vegetation.

Activities in urban areas also cause urban contaminants such as oils, litter, heavy metals and nutrients from soil to be deposited and subsequently conveyed by stormwater to surrounding natural water environments, impacting water quality and aquatic ecosystems.

Increasing development is also resulting in more water being consumed for various purposes including drinking water, sanitation, industry and irrigation.

The projected further growth forecasted for the Liverpool LGA means that these pressures on waterways and water usage will continue to intensify.

The requirements and provisions within this Policy provide a proactive response to these pressures and aim to protect the aquatic ecosystems and water resources, and minimise the impacts of urban development on the urban water cycle.

3.1 Flood Prone Lands

- 3.1.1 Management of all flood prone lands within the Liverpool LGA are governed by the NSW Government's Flood Policy and Flood Risk Management Manual 2023.
- 3.1.2 Council will continually update its Floodplain Risk Management Studies and Plans for all major waterways within the LGA to guide sustainable development of flood prone lands affected by both mainstream and overland flooding.
- 3.1.3 All development within flood prone lands must comply with the requirements of the relevant Council Floodplain Risk Management Study and Plan (FRMSP) for the respective catchment.
- 3.1.4 All development within flood prone lands must consider safe evacuation during major flood events, including and up to the probable maximum flood (PMF).
- 3.1.5 All developments within flood prone lands must comply with the development controls stipulated in Council's DCP and LEP documents.

3.2 Water Demand Conservation

- 3.2.1 Council will continue to promote water conservation initiatives as stipulated in the *Water Management Act 2000* and the National Water Initiative.
- 3.2.2 Council will continue to update its Water Efficiency Plan to ensure Council facilities are planned, designed and operated to minimise the demand on potable water.
- 3.2.3 All developments within the Liverpool LGA must comply with the requirements of the NSW State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (the BASIX SEPP) and Water Conservation provisions of Council's DCPs.

3.3 Water Quality

- 3.3.1 Council will continually update its Water Quality Management Strategy, to implement best practice water quality improvement actions across the Liverpool LGA.
- 3.3.2 Council will continually review its priority program for the provision of Gross Pollutant Traps (GPTs) across the established areas of the Liverpool LGA, to help capture and remove pollutants before they reach rivers, creeks and waterways.
- 3.3.3 All new development in urban release areas of the Liverpool LGA that impact the water cycle must incorporate WSUD principles in the planning, design, construction and maintenance of water related infrastructure, in accordance with the relevant Council DCP and Council's WSUD Guideline.
- 3.3.4 Redevelopment and development within the infill areas of the Liverpool LGA must incorporate, to the greatest extent possible, WSUD principles in the planning, design, construction and maintenance of water related infrastructure.
- 3.3.5 Council's major construction activities that impact the water cycle will incorporate WSUD principles in the planning, design, construction and maintenance of water management related infrastructure.
- 3.3.6 Council will develop and fund an ongoing program to continually monitor and report on water quality performance of all its major waterways including rural waterways to ensure ongoing measurement of performance against set water quality targets.
- 3.3.7 Council will develop and implement community education and awareness programs to achieve water quality improvement through source control strategies.
- 3.3.8 Council will continue to work with the Georges Riverkeeper (GRK) in water management of the Georges River catchment.

RELEVANT LEGISLATIVE REQUIREMENTS

- a) Civil Liability Act 2002
- b) Environmental Planning and Assessment Act 1979
- c) Local Government Act 1993
- d) National Water Quality Management Strategy 1994
- e) Water Management Act 2000
- f) National Water Initiative Policy Guidelines

RELATED POLICIES & PROCEDURE REFERENCES

- a) Liverpool City Council, Liverpool Development Control Plan 2008 and subsequent amendments
- b) Liverpool City Council, Liverpool Local Environmental Plan 2008 and subsequent amendments
- c) Liverpool City Council, Water Efficiency Plan
- d) Liverpool City Council, Water Quality Management Strategy 2016
- e) Liverpool City Council, Climate Action Policy and Climate Action Plan 2022
- f) NSW Government, Flood Policy and Flood Risk Management Manual 2023
- g) NSW Government, Shelter-in-Place Guideline 2025
- h) NSW Government, Western City District Plan

AUTHORISED BY

Council Resolution

DEPARTMENT RESPONSIBLE

Infrastructure Planning

EFFECTIVE FROM

18 June 2025

REVIEW DATE

18 June 2029

VERSIONS

Version	Amended by	Changes made	Date	TRIM Number
1	Not applicable	Original adoption	29 June 2016	157791.2016
2	Council	Minor updates	18 June 2025	TBC

THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH

- a) Council's Legal Services and Governance Unit
- b) Council's Environment Unit
- c) Council's Environmental Advisory Committee
- d) Council's Executive Leadership Team (ELT)

ATTACHMENTS

Nil



~~WATER MANAGEMENT POLICY~~
**FLOODPLAIN AND STORMWATER
MANAGEMENT POLICY**

Adopted: 18 June 2025

Trim: 167791-2016-TBCA

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY



1. LEGISLATIVE REQUIREMENTS

Civil Liability Act 2002
Environmental Planning and Assessment Act 1979
Local Government Act 1993
National Water Quality Management Strategy 1994
Water Management Act 2000

1. PURPOSE / OBJECTIVES

The purpose of the [Floodplain and Water Management Policy \(Policy\)](#) is to set standards for the management of all aspects of the water cycle in a holistic and coordinated way. The Policy provides clear directions for water management and defines the key principles that will underpin water management [within](#) the Liverpool Local Government Area (LGA).

2. OBJECTIVES

~~3.4~~ The objective of this [Policy](#) is to guide Council's water management activities and practices in a way that [does the following](#):

- a) Ensures water management covers the sustainable management of all aspects of the water cycle comprising water conservation, flood management and water quality management;
- b) Ensures a holistic and coordinated catchment based approach across all areas of [Council](#) in managing water;
- c) Ensures [any developments on floodplains are-is](#) following the recommendations of the relevant Floodplain Risk Management Study and Plan;
- d) Enables achievement of [Council's](#) water quality targets for its major creeks and rivers;
- e) Ensures principles of [Wwater Sensitive Uurban Ddesign](#) (WSUD) is applied for [stormwater](#) quality treatment and pollution reduction targets are achieved for all developments in accordance with [the Council's Development Control Plans \(DCPs\)](#);
- f) Enables identification of gaps in current water management initiatives and aids capacity building to facilitate the implementation of industry best practice approach to managing water;
- g) Promotes community participation to encourage source control to reduce pollutants reaching [the](#) major creeks and rivers;

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY

- h) Protecting and enhancing the ecological health of the natural waterways;
- i) Encourages use of the waterways for open space and recreation;
- j) Facilitates sustainable occupation of flood prone lands; and;
- k) Drives water conservation initiatives to reduce demand on potable water.

2. DEFINITIONS**4.1 The following definitions apply to this policy:**

Building Sustainability Index (BASIX) - a sustainability assessment tool for residential buildings in NSW. BASIX aims to reduce the environmental impact of new homes by requiring them to meet certain minimum standards (for water and energy efficiency, and thermal performance) and to report on construction materials being used so their embodied energy can be calculated. The Building Sustainability Index ensures homes are designed to use less potable water and be responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for house and units. BASIX tools help determine how to meet these targets from a wide range of options such as rainwater tanks, water saving fixtures, improved insulation, passive solar orientation, natural lighting and native plants for gardens;

a)

a) Catchment based approach - a catchment based approach is to manage the water environment considering activities and issues in ~~the~~ an entire catchment as a whole, rather than considering different aspects separately in different locations;

b) Development Control Plan (DCP) - a Development Control Plan is a Council document that provides detailed planning and design guidelines to support the planning controls in the Local Environment Plan (LEP);

c) Gross Pollutant Trap (GPT) - gross pollutant traps are structures that use physical processes to capture and retain solid waste such as pollutants, litter and coarse sediment from stormwater runoff;

d) Local Environmental Plan (LEP) - a Local Environmental Plan is a Council document that provides a framework to guide planning decision within the Local Government Area, through zoning and development controls, are statutory documents that guide planning decisions and manage the way land is used within a local government area;

e) National Water Initiative (NWI) - NWI is an initiative of the Council of Australian Governments (COAG), and is an intergovernmental agreement, agreed by all Australian states and territories, as the nation's plan for water reform in Australia. The Plan is based on agreed actions to achieve a more cohesive national approach to the way Australia manages, measures, plans for, prices, and trades water;

Commented [SS1]: Updated for consistency with NSW Government's definition.

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY

~~f)g)~~ Source control - source control is the method to control ~~the~~ pollutants at its source before it reaches into the stormwater system;

~~g)h)~~ Treatment train - treatment train is a sequence of treatment measures designed to effectively manage stormwater and improve water quality, while also offering substantial short and long-term ecological, environmental, and economic benefits;

Water Efficiency Plan (WEP) 2012 - Water Efficiency Plan is water demand management initiative to reduce water consumption from Council facilities such as community facilities, parks, administrative building and childcare centres as per the National Water Initiative and NSW Sustainability Policy;

~~h)~~

~~h)i)~~ Water quality target - water quality target represents standard of water quality parameters for pollutant load reduction in terms of total nitrogen, total phosphorous and ~~total~~ suspended solids, to protect the ecological health of waterways;

~~i)k)~~ Water Sensitive Urban Design (WSUD) ~~—~~ Water Sensitive Urban Design is a land planning and engineering design approach which integrates the urban water cycle, including stormwater, groundwater and wastewater management and water supply, into urban design to minimise environmental degradation and improve aesthetic and recreational appeal.

3. POLICY STATEMENT

a) ~~The~~ The Liverpool LGA is traversed by ~~a large number an extensive network~~ of creeks and river systems making ~~the effective floodplain and water management of water a key issue for a critical responsibility of~~ Council. Increasing urbanisation has resulted in a significant increase in impervious surfaces ~~which and~~ has in turn, resulted in greater significantly increased the volumes of stormwater runoff flowing into entering urban waterways, placing substantial pressure on the natural environment. ~~This leads to the continued physical degradation of natural watercourses in urban environments as evident by creek erosion, siltation and die back of vegetation.~~

4. Without proactive management, this increased runoff can cause degradation of watercourses, including accelerated creek bank erosion, sedimentation (siltation), and the decline of riparian vegetation.

~~a)~~

b) Activities in urban areas also cause urban contaminants such as oils, litter, heavy metals and nutrients from soil to be deposited and subsequently conveyed by stormwater to surrounding natural water environments, leading to stormwater pollution in these environments impacting water quality and aquatic ecosystems.

5. Increasing development is also resulting in more water being consumed for various purposes including drinking water, sanitation, industry and irrigation.

~~a)~~

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY

~~e)b)~~ The projected further growth forecasted for [the Liverpool LGA](#) means that these pressures on our waterways will continue to intensify.

~~e)c)~~ The ~~following policy~~ requirements and provisions [within this Policy](#) provides a proactive response to these pressures and aim to protect the aquatic ecosystems ~~and the~~ water resources, and minimise the impacts of urban development on the urban water cycle.

3.1 Flood Prone Lands

~~3-d-1-5-e-1.~~ 3.1.1 Management of all flood prone lands within the [Liverpool LGA](#) are governed by the [NSW State Government's Flood Policy and Floodplain Development Manual 2023](#)~~96~~.

~~3-d-2-5-e-2.~~ 3.1.2 Council will continually update its Floodplain Risk Management Studies and Plans for all major waterways within the LGA to guide sustainable development of flood prone lands affected by both mainstream and overland flooding.

~~3-d-3-5-e-2.~~ 3.1.3 All developments within ~~the~~ flood prone lands must comply with the requirements of the relevant [Council Floodplain Risk Management Study and Plan \(FRMSP\)](#) ~~for the respective catchment~~.

~~3-d-4-5-e-4.~~ 3.1.4 All developments with the flood prone lands must consider safe evacuation during major flood [events](#), including up to the probable maximum flood (PMF).

~~3-d-5-5-e-5.~~ 3.1.5 All developments within flood prone lands must comply with the development controls stipulated in Council's DCP and ~~the~~ LEP [documents](#).

3.2 Water Demand and Conservation

3.2.1 Council will continue to promote water conservation initiatives as stipulated in the *Water Management Act 2000* and the National Water Initiative.

3.2.2 Council will continue to update its Water Efficiency Plan to ensure [Council](#) facilities are planned, designed and operated to minimise the demand on potable water.

~~3-2-3~~ All developments within the [Liverpool LGA](#) must comply with the requirements of [the NSW State Environmental Planning Policy \(Building Sustainability Index: BASIX\) 2004](#) (the BASIX SEPP) and Water Conservation provisions of Council's DCPs.

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY**3.3 Water Quality**

- 3.3.1 Council will ~~develop and~~ continually update ~~its~~ Water Quality Management Strategy ~~for to implementing~~ best practice water quality improvement actions across the Liverpool LGA.
- 3.3.2 Council will ~~continually review its priority~~ ~~develop a master plan and a priority~~ program for the provision of ~~Gross Pollutant Traps (GPTs)~~ across the established areas of the ~~Liverpool~~ LGA, to ~~help ensure pollutants are captured and removed~~ ~~pollutants~~ before ~~they~~ it reaches the rivers, creeks and waterways.
- 3.3.3 All new developments in urban release areas of the ~~Liverpool~~ LGA that impact the water cycle must incorporate WSUD principles in the planning, design, construction and maintenance of water related infrastructure in accordance with the ~~relevant Council~~ DCP and ~~Council's~~ WSUD Guideline.
- 3.3.4 Redevelopments and developments within the infill areas of the ~~Liverpool~~ LGA must incorporate, to the ~~greatest~~ fullest extent possible, WSUD principles in the planning, design, construction and maintenance of water related infrastructure.
- 3.3.5 Council's major construction activities that impact the water cycle will incorporate WSUD principles in the planning, design, construction and maintenance of water ~~management~~ related infrastructure.
- 3.3.6 Council will develop and fund an ongoing program to continually monitor and report on water quality performance of all its major waterways including rural waterways to ensure ongoing measurement of performance against set water quality targets.
- 3.3.7 Council will develop and implement community education and awareness programs to achieve water quality improvement through source control strategies.
- ~~3.3.8 Council will liaise continue to work with the Georges Riverkeeper (GRK) Combined Councils' Committee (GRCCC) in water management of the Georges River catchment.~~
- 3.3.8 Council will liaise continue working with the Georges Riverkeeper (GRK) Combined Councils' Committee (GRCCC) in water management of the Georges River catchment.

~~Council will liaise continue working with the Georges Riverkeeper (GRK) Combined Councils' Committee (GRCCC) in water management of the Georges River catchment.~~

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RELEVANT LEGISLATIVE REQUIREMENTS

- a) [Civil Liability Act 2002](#)
- b) [Environmental Planning and Assessment Act 1979](#)
- c) [Local Government Act 1993](#)
- d) [National Water Quality Management Strategy 1994](#)

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY

e) [Water Management Act 2000](#)

f) [National Water Initiative Policy Guidelines](#)

RELATED POLICIES & PROCEDURE REFERENCES

a) [Liverpool City Council, Liverpool Development Control Plan 2008 and subsequent amendments](#)

b) [Liverpool City Council, Liverpool Local Environmental Plan 2008 and subsequent amendments](#)

c) [Liverpool City Council, Water Efficiency Plan](#)

d) [Liverpool City Council, Water Quality Management Strategy 2016](#)

e) [Liverpool City Council, Climate Action Policy and Climate Action Plan 2022](#)

f) [NSW Government, Flood Policy and Flood Risk Management Manual 2023](#)

g) [NSW Government, Shelter-in-Place Guideline 2025](#)

h) [NSW Government, Western City District Plan](#)

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AUTHORISED BY

Council resolution

DEPARTMENT RESPONSIBLE

[Infrastructure and Environment \(Technical Support\)](#)
[Infrastructure Planning](#)

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EFFECTIVE FROM

~~20 June 2016~~ 18 June 2025

REVIEW DATE

~~18 June 2029~~

DEPARTMENT RESPONSIBLE

[Infrastructure and Environment \(Technical Support\)](#)
[Operations](#)

FLOODPLAIN AND STORMWATER MANAGEMENT POLICY**REVIEW DATE**

Two Four years after the adoption of this policy

VERSIONS

Version	Amended by	Changes made	Date	TRIM Number
1	Council Resolution Not applicable	Not Applicable Original adoption	29 June 2016	157791.2016
2	Council Resolution	Infrastructure Planning Minor updates	18 June 2025	TBC

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Version	Amended by	Changes made	Date	TRIM Number
4	Council resolution	Not applicable	29 June 2016	157791.2016

THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH

Corporate Services (Governance, Legal and Procurement)

[Environment Unit](#)

Environmental Advisory Committee

Executive Management Team

REFERENCES[Liverpool City Council: Liverpool Development Control Plan 2008 and subsequent amendments](#)[Liverpool City Council: Water Efficiency Plan](#)[Liverpool City Council: Water Quality Management Strategy](#)[NSW Government Flood Policy and Flood Risk Management Manual 2023](#)**ATTACHMENTS**[Nil](#)

CTTE 01

**Minutes of the Civic Advisory Committee
Meeting held 22 July 2025**

Strategic Objective	Healthy, Inclusive, Engaging Embrace the city's heritage and history
File Ref	255611.2025
Report By	Katrina Harvey - Councillor Executive and Support Officer
Approved By	Clara McGuirk - Acting Director Community and Lifestyle

EXECUTIVE SUMMARY

A Civic Advisory Committee Meeting was scheduled for 22 July 2025; however, quorum was not achieved in accordance with Clause 10.1 of the current Civic Advisory Committee Meeting Charter.

In accordance with Clause 20.23 of the Council's Code of Meeting Practice, this report includes a record of attendance, a copy of the minutes, and the rationale for why the meeting did not proceed.

REPORT

The Minutes of the Civic Advisory Committee Meeting held on Tuesday 22 July 2025 are attached for the information of Council.

The minutes note that a Civic Advisory Committee Meeting was scheduled for 22 July 2025; however, in the absence of quorum, discussion of the agenda items took place in line with Clause 10.2 of the Civic Advisory Committee Charter.

In accordance with Clause 20.23 of Council's Code of Meeting Practice, this report includes a record of attendance, a copy of the minutes, and the rationale for why the meeting did not proceed.

FINANCIAL IMPLICATIONS

None of the actions contained in the minutes will have a financial impact on Council.

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	Encourage the community to engage in Council initiatives and actions. Provide information about Council's services, roles and decision making processes. Deliver services that are customer focused. Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Minutes of the Civic Advisory Committee Meeting held 22 July 2025



MINUTES FROM CIVIC ADVISORY COMMITTEE MEETING 22 JULY 2025

COUNCILLORS:

Deputy Mayor Peter Harle
Councillor Fiona Macnaught

Chairperson
Councillor

COMMITTEE MEMBERS:

Bob Brassell
Beryl Lucas
Colin Harrington

Former Civic Officer
Liverpool Quota Inc.
Former Mayor

COUNCIL ATTENDEES:

Tina Bono
Justine Young
Katrina Harvey

Director – Community and Lifestyle
Acting Manager - Civic and Executive Services
Council and Executive Services Officer

APOLOGIES:

Councillor Dr Betty Green
Scott McGrath
June Young
Alf Vella
Mazhar Hadid OAM
Stephen Dobell-Brown
M'Leigh Brunetta

Councillor
General Manager – Liverpool Hospital
Community Member
Former Councillor
Former Councillor
Former Councillor
Manager – Civic and Executive Services



The meeting was opened by Deputy Mayor Harle at 1:13pm.

Due to the absence of quorum for the Civic Advisory Meeting, those in attendance reviewed and discussed the Civic Advisory meeting agenda papers.

Topics of discussion among the attendees included:

- Civic Advisory Policy and Charter Review
- Standing Items:
 - Council Matters on Public Exhibition
 - Ongoing Matters Register
 - Upcoming Civic Events

The next meeting was confirmed for Tuesday, 9 September 2025, from 1:00pm to 3:00pm.

Deputy Mayor Harle formally closed the meeting at 2:42pm.

CTTE 02

**Minutes of the Governance Committee Meeting
held 15 October 2025**

Strategic Objective	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
File Ref	337288.2025
Report By	Katrina Harvey - Councillor Executive and Support Officer
Approved By	Clara McGuirk - Acting Director Community and Lifestyle

EXECUTIVE SUMMARY

A Governance Committee Meeting was held on 15 October 2025.

This report attaches a copy of the minutes of the meeting for Council endorsement.

RECOMMENDATION

That Council:

1. Receives and notes the Minutes of the Governance Committee Meeting held on 15 October 2025.
2. Endorse the recommendations in the Minutes.

REPORT

The Minutes of the Governance Committee held on Wednesday 15 October 2025 are attached for the information of Council.

FINANCIAL IMPLICATIONS

None of the actions contained in the minutes will have a financial impact on Council.

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. Operate a well developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Minutes of the Governance Committee Meeting held 15 October 2025



MINUTES OF THE GOVERNANCE COMMITTEE MEETING HELD ON 15 OCTOBER 2025

PRESENT:

Deputy Mayor Dr Green
 Councillor Adjei
 Councillor Ammoun
 Councillor Harle
 Councillor Harte
 Councillor Macnaught
 Mr Farooq Portelli, Director Corporate Support
 Ms Lina Kakish, Director Planning & Compliance
 Mr Peter Scicluna, Director Operations
 Ms Clara McGuirk, Acting Director Community & Lifestyle
 Mr Vishwa Nadan, Chief Financial Officer
 Mr Mark Hannan, Manager City Planning
 Mr Siva Karthiges, Coordinator Contributions Planning
 Ms Justine Young, Acting Manager Civic and Executive Services
 Ms Katrina Harvey, Councillor Executive and Support Officer
 Ms Gabriella Rojas, Acting Council and Executive Services Coordinator

Deputy Mayor Dr Green opened the meeting at 7.47pm, following the Councillor Briefing Session.

2**APOLOGIES**

Mayor Ned Mannoun

Councillor Ristevski

Councillor Ibrahim

Councillor Karnib

Councillor Monaghan

Mr Jason Breton, Chief Executive Officer

Ms Tina Bono, Director Community and Lifestyle

DECLARATIONS OF INTEREST

Nil.

3

INFRASTRUCTURE AND PLANNING COMMITTEE**ITEM NO:** ITEM 01**FILE NO:** 307692.2025**SUBJECT:** Contributions Planning Framework Reform Project - Quarterly Status Report**COMMITTEE DECISION****Motion:** **Moved:** Cllr Macnaught **Seconded:** Cllr Ammoun

That the Governance Committee:

1. Receives and notes this Report

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

BUDGET COMMITTEE**ITEM NO:** ITEM 02**FILE NO:** 334543.2025**SUBJECT:** Finance Report - September 2025**COMMITTEE DECISION****Motion:** **Moved: Cllr Harle** **Seconded: Cllr Ammoun**

That the Governance Committee:

1. Receives and notes this Report.

On being put to the meeting the motion was declared CARRIED

DEPUTY MAYOR DR GREEN CLOSED THE MEETING AT 8.21PM.

<Signature>

Name: Dr Betty Green

Title: Deputy Mayor

Date: 29 October 2025

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 15 October 2025. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.