



**MINUTES OF THE GOVERNANCE COMMITTEE MEETING
HELD ON 10 FEBRUARY 2026**

PRESENT:

Mayor Ned Mannoun
Deputy Mayor Harle
Councillor Adjei (online)
Councillor Ammoun
Councillor Harte (online and in-person)
Councillor Macnaught
Mr Jason Breton, Chief Executive Officer
Mr Farooq Portelli, Director Corporate Support
Ms Tina Bono, Director Community & Lifestyle
Ms Lina Kakish, Director Planning & Compliance
Mr Peter Scicluna, Director Operations
Mr David Galpin, General Counsel
Mr Vishwa Nadan, Chief Financial Officer
Ms Julie Scott, Manager City Economy
Ms Casey Walton, Community Engagement Officer
Ms Brianna Van Zyl, Acting Coordinator Strategic Planning
Ms Mary Ellen Trimble, Strategic Planner
Ms Lamiokor Wellington, Strategic Planner
Mr Adrian Doherty, Principal Transport Planner
Ms Ashlyn Narayan, Acting Project Manager
Mr Dinis Candeias, Acting Coordinator City Design and Public Domain
Mr Tim Pasley, Manager Circular Economy
Mr Mark Hannan, Manager City Planning
Ms M'Leigh Brunetta, Manager Civic and Executive Services
Ms Katrina Harvey, Councillor Executive and Support Officer
Ms Gabriella Rojas, Acting Councillor Executive and Support Officer

EXTERNAL PRESENTERS

Mr Jason Monaghan, Complete Urban
Ms Erin Oxnam, Complete Urban

The meeting commenced at 2.03pm.

OPENING MEETING

The Mayor read the following:

In accordance with clause 5.37 of Council's Code of Meeting Practice, I inform the persons attending this meeting that:

- (a) the meeting is being recorded; and
- (b) persons attending the meeting should refrain from making any defamatory statements.

ACKNOWLEDGEMENT/S

The Acknowledgement of Country was read by the Mayor.

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

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

That Clrs Ristevski and Ibrahim be noted as apologies for this meeting.

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

The Mayor acknowledged that Clrs Harte and Adjei were attending the meeting online, requested that cameras be switched on, and advised if quorum was met.

CONFIRMATION OF MINUTES (PREVIOUS MEETING)

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

That the minutes of the Governance Committee Meeting held 3 December 2025 be confirmed as a true record of that meeting.

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

*Note: Clrs Ristevski and Ibrahim were apologies for the meeting.
Clrs Karnib and Monaghan were not present at the meeting.*

DECLARATIONS OF INTEREST

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

Item: ITEM 01 – Amendment to the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 – 495 Fourth Avenue, Austral.

Reason: Mayor Mannoun’s children attend the school located across the road from the property.

Mayor Mannoun remained in the boardroom for the duration of this item.

ITEM 05 was brought forward for discussion to facilitate external presenters.

STRATEGIC PRIORITIES COMMITTEE

ITEM NO: ITEM 05
FILE NO: 033083.2026
SUBJECT: Woodward Park Masterplan

COMMITTEE DECISION

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

That the Governance Committee:

1. Receives and notes this report.

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

Cllr Harte entered the boardroom and joined the meeting in-person at 2:14pm.

Cllr Harte left the boardroom at 2:15pm.

Cllr Harte returned to the boardroom at 2:18pm.

During discussion, Mayor Mannoun declared a non-pecuniary, less than significant interest in the following matter and remained in the boardroom for the duration of the item.

INFRASTRUCTURE AND PLANNING COMMITTEE

ITEM NO: ITEM 01
FILE NO: 031843.2026
SUBJECT: Amendment to the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 – 495 Fourth Avenue, Austral

COMMITTEE DECISION

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

That the Governance Committee:

1. Receives and notes this Report;
2. Receives and notes the advice of the Liverpool Local Planning Panel;
3. Endorses “in principle” the Proponent-initiated Planning Proposal to amend Schedule 1 of Appendix 4 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to permit a ‘recreation facility (indoor)’ as an additional permitted use at 495 Fourth Avenue, Austral (121 DP 1220414);
4. Forwards the Proponent-initiated 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 Council be authorised as the Local Plan Making Authority;
5. Subject to Gateway Determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway Determination and Council’s Community Participation Plan 2025; and
6. Receives a Post-Exhibition Report on the outcomes of the public exhibition.

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

Councillors voted unanimously for this item.

Clr Adjei left the online meeting at 2:30pm.

Clr Adjei rejoined the meeting online at 2:31pm.

Clr Ammoun left the boardroom at 2:32pm.

Clr Ammoun returned to the boardroom at 2:34pm.

ITEM NO: ITEM 02
FILE NO: 031856.2026
SUBJECT: Amendment to the State Environmental Planning Policy (Precincts - Western Parkland City) 2021 - 330-350 Eighth Avenue, Austral

Prior to the meeting, Councillor Ristevski submitted questions in relation to this item due to being an apology. These questions were addressed in detail during the meeting for the information of all Councillors. Councillors were provided with an opportunity to ask further questions. The questions and corresponding responses are recorded below.

Planning integrity and precedent

1. If Council approves this because “the reforms are coming anyway”, how many other B1 sites will now expect identical treatment?
I want a list.
2. What is the justification for a site-specific SEPP amendment instead of waiting for the State-wide SEPP update?
If there is no urgency, there is no justification.
3. Has Council refused similar requests elsewhere under the same SEPP?
If yes, explain the inconsistency.
4. What legal risk does Council face if future applicants are refused after this precedent is set?

Response from Planning and Design: The Site-Specific Planning Proposals for 495 Fourth Avenue, Austral & 330-350 Eighth Avenue, Austral are privately initiated Planning Proposals. Council is required to assess Planning Proposals within the specified timeframes under the Local Plan Making Guidelines (August 2023).

Traffic, parking and amenity impacts

5. Was the approved supermarket DA traffic model based on retail use only?
Gyms peak early morning and evenings. That is a different traffic profile.
6. Will the gym require a new or amended traffic and parking assessment?
If yes, why is that not required before endorsing the planning change?
7. Does the existing parking approval legally accommodate gym peak demand?
I want numbers, not opinions.

Response from Planning and Design: The Privately initiated Planning Proposal was supported by a Traffic Report which estimated traffic generation from both the approved Commercial Tenancy, as well as the potential gym. The traffic report estimated the conversation of a commercial tenancy to ‘gym’ would result in a minor increase of 3% on traffic effects on the approved development. This was additional traffic was assessed by Council’s Traffic Experts and determined not to require any additional mitigation should it be approved.

Additionally, a gym is classified as a *recreation facility (indoor)*, and the Codes SEPP does not explicitly allow a recreation facility (indoor) to be approved as a CDC. Therefore, a DA is required for a recreation facility (indoor) in a B1 Zone.

Governance and costs

8. What is the internal cost to Council of processing this planning proposal to finalisation?
Staff hours, legal review, exhibition and reporting.

9. Why is the financial implication listed as “nil” when Council resources are clearly being used?

This is a governance accountability question.

10. Will the proponent enter into a Planning Agreement or cover Council’s planning costs? If not, ratepayers are subsidising a private planning uplift.

Response from Planning and Design: This is in line with Council’s fees and charges. The planning proposal is at the approximately \$28,000. This fee covers staffing and public exhibition costs.

Strategic consistency

11. If B1 is effectively being treated as E1, why not apply this change consistently across the LGA instead of site by site?

This exposes the piecemeal approach.

12. How does this align with Council’s adopted strategic planning priorities for Austral?

Response from Planning and Design: Yes, the B1 neighbourhood centre zone and B2 Local Centre zone were merged as part of NSW Government’s reform in 2023. However, these updates are not yet reflected in the SEPP.

The subject proposal was put forward as a private initiated planning proposal. Therefore, it’s not part of a wider strategic priority. The local plan making guidelines required council to assess proponent initiated lodged.

Community impact and transparency

13. Why was this item deferred from the Ordinary Meeting if no amendments or new information are proposed?

14. Will Council support refusal if the community objects during exhibition?

Response from Planning and Design: Both planning proposals were deferred to enable further discussion at the next Governance Committee. If supported by Council and DPHI at Gateway, the proposal will be placed on public exhibition. Following this, a further report will be tabled for Council.

COMMITTEE DECISION

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

That the Governance Committee:

1. Receives and notes this Report;
2. Receives and notes the advice of the Liverpool Local Planning Panel;
3. Endorses “in principle” the Proponent-initiated Planning Proposal to amend Schedule 1 of Appendix 4 of the *State Environmental Planning Policy (Precincts – Western Parkland City) 2021* to permit a ‘recreation facility (indoor)’ as an additional permitted

use at 330-350 Eighth Avenue, Austral (Lot 940 DP 1265677);

4. Forwards the Proponent-initiated 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 Council be authorised as the Local Plan Making Authority;
5. Subject to Gateway Determination, undertakes public exhibition and community consultation in accordance with the conditions of the Gateway Determination and Council’s Community Participation Plan 2025; and
6. Receives a Post-Exhibition Report on the outcomes of the public exhibition.

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

BUDGET COMMITTEE

ITEM NO: ITEM 03
FILE NO: 016658.2026
SUBJECT: Finance Report - December 2025

COMMITTEE DECISION

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

That the Governance Committee:

1. Receive and note the report and items discussed in the meeting; and
2. Requests a workshop on strategic financial decisions be held in March, scheduled to align with existing training where possible for convenience.

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

RECESS

Mayor Mannoun called a recess of the meeting at 3:20pm.

RESUMPTION OF MEETING

Mayor Mannoun resumed the meeting at 3:35pm.

Mayor Mannoun left boardroom at 3.42pm.

Mayor Mannoun returned to the boardroom at 3.47pm.

STRATEGIC PRIORITIES COMMITTEE

ITEM NO: ITEM 04
FILE NO: 033028.2026
SUBJECT: Case Study for Local Government Entity Formation

COMMITTEE DECISION

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

That the Governance Committee:

1. Agree to undertake a case study and options analysis of the optimal operating model for commercialising circular economy activities, including if appropriate, preparation of a proposal in accordance with OLG’s Formation of Corporations and Entities Guideline.
2. Approve the allocation of \$100,000 from General Funds to support the project.
3. Note that the case study will not authorise the establishment of a separate entity and Council and ministerial approval will be required before taking that step.
4. Note that the outcomes of the case study will be reported back to Council for further consideration and decision.

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

Mayor Mannoun left the boardroom at 4.26pm.
Mayor Mannoun returned to the boardroom at 4.29pm.

Mayor Mannoun left the boardroom at 4.31pm.
Mayor Mannoun returned to the boardroom at 4.31pm.

Cllr Harte left the boardroom at 4.47pm.
Cllr Harte returned to the boardroom at 4.49pm.

CONFIDENTIAL ITEMS

ITEM NO: CONF 01
FILE NO: 006768.2026
SUBJECT: Streetscape Design for George Street and Moore Street, Liverpool - Project Update

COMMITTEE DECISION

Motion: **Moved:** Cllr Ammoun **Seconded:** Cllr Harte

That the Governance Committee:

1. Receive and note this Report.
2. Receive and note the Community & Stakeholder Engagement Report.
3. Defer the progress of the detailed design for George Street and Moore Street, Liverpool to the next Governance Committee Meeting.

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

Cllr Ammoun left the boardroom and retired from the meeting at 5:12pm.

Mayor left the boardroom at 5:13pm.

Mayor returned to the boardroom at 5:17pm.

GENERAL BUSINESS

1. MOOREBANK CUSTOMER SERVICE HUB

A memo was circulated to Councillors for their information on 29 January 2026 outlining the rationale for the proposed closure of Council's Customer Service Hub at Moorebank. The memo is attached to the minutes as a formal record.

The discussion highlighted the importance of providing the community with timely and sufficient communication in the lead-up to the closure to ensure they are adequately informed, and aware of alternative options for service.

To: The Mayor and Councillors
From: Tina Bono, Director Community and Lifestyle
Date: 28 January 2026
Subject: Moorebank Customer Service Hub
Reference: 023645.2026

For the Information of Councillors – this item will be discussed in General Business at the February Governance meeting

Purpose

This memo outlines the rationale for the proposed closure of Council's customer service hub at Moorebank. The recommendation follows a review of service usage patterns, operational efficiency, and opportunities to better align resources with community needs.

Background

Council currently maintains a customer service presence at Moorebank in addition to the primary service centre in Liverpool (Yellamundie). As part of ongoing service optimisation, an assessment was undertaken to determine whether the Moorebank site continues to provide value relative to its operational cost and demand.

Key Considerations

1. Proximity to the Liverpool Service Centre

The Liverpool Customer Service Centre is located a short distance from Moorebank and offers the same, and in many cases broader, services. Community access to the Liverpool hub is well-supported by public transport and parking availability. The proximity reduces the operational need for a secondary centre at Moorebank.

2. Inconsistent and Low Customer Traffic

Analysis of visitation data shows that customer traffic at the Moorebank hub has been inconsistent over an extended period. Peak periods are infrequent, and overall demand

no longer justifies maintaining a full-service physical presence. Many customers are library visitors that engage with the service.

3. Optimisation of Resources

Consolidating services at the Liverpool centre will allow Council to redirect staffing and operational resources into higher-demand areas and digital service improvements. This will enhance service levels while reducing duplicated resourcing across multiple sites.

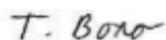
4. Customer Access to Alternative Channels

Council's digital platforms, telephone support, and the primary Liverpool centre and Carnes Hill continue to provide reliable and accessible channels for service. These options ensure that customer needs can be met without a dedicated Moorebank site.

Recommendation

That Council proceeds with the closure of the Moorebank Customer Service Hub and communicates the change to the community with adequate notice and clear information on alternative service options.

If you have any further enquiries in relation to the above issue, please do not hesitate to contact Anna Rizos, Manager Customer Experience on 0418539337.



Tina Bono
Director Community and Lifestyle

THE MEETING CLOSED AT 5.22PM.

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 10 March 2026

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 10 February 2026. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.