



**MINUTES OF THE ORDINARY MEETING  
HELD ON 29 APRIL 2026**

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**PRESENT:**

Mayor Ned Mannoun  
Deputy Mayor Harle  
Councillor Adjei  
Councillor Ammoun  
Councillor Harte  
Councillor Ibrahim  
Councillor Karnib  
Councillor Macnaught  
Councillor Monaghan (online)  
Councillor Ristevski  
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 M'Leigh Brunetta, Manager Civic and Executive Services  
Ms Susan Ranieri, Coordinator Council and Executive Services  
Ms Katrina Harvey, Councillor Executive and Support Officer

The meeting commenced at 5.34pm.

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**STATEMENT REGARDING WEBCASTING  
OF MEETING**

The Mayor read the following:

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

- (a) The meeting is being recorded 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 4.3 - The provisions of this code requiring the livestreaming of meetings also apply to public forums.

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

The prayer of the Council was read by Bishop Richard Asamoah Boateng from Destiny Impact Church.

**AUSTRALIAN NATIONAL ANTHEM**

The National Anthem was played at the meeting.

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

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

That Cllr Monaghan be granted approval to attend the Council meeting via audio-visual link.

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

**CONFIRMATION OF MINUTES (PREVIOUS MEETING)**

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

That the minutes of the Ordinary Meeting held on 25 March 2026 and Extraordinary Meeting held on 28 March 2026 be confirmed as a true record of that meeting.

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

**DECLARATIONS OF INTEREST**

Cllr Adjei declared a non-pecuniary, less than significant interest in the following item:

**Item:** CONF 11 – Follow Up Report NOM 05 December 2025 - Capital Works Proposal from Liverpool Olympic.

**Reason:** Cllr Adjei’s children play for Liverpool Olympic Soccer Club.

Cllr Adjei remained in the Chamber for the duration of this item.

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

**Item:** CONF 11 – Follow Up Report NOM 05 December 2025 - Capital Works Proposal from Liverpool Olympic.

**Reason:** Clr Karnib’s children play for Liverpool Olympic Soccer Club.

Clr Karnib remained in the Chamber for the duration of this item.

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

**Item:** NOM 01 - Notice of Motion - Clr Ristevski - Immediate suspension of any sale process for the CT Lewis Centre

**Reason:** Mayor Mannoun was employed by the company mentioned in the Notice of Motion eight years ago.

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

## **PETITIONS**

NIL

## **RESCISSION MOTIONS**

NIL

## **MAYOR AL MINUTES**

1. MAYOR 01 - Vale Chris Quilkey – Condolence Motion
2. MAYOR 02 - Centenarian Leslie Noel Short CLO, OBE
3. MAYOR 03 - Campisi Continental Butchery – 50 Year Anniversary
4. MAYOR 04 - ANZAC Day 2026
5. MAYOR 05 - Mayor and Councillors Civic Gala Reception – Western Sydney Airport, Bradfield

**MAYORAL MINUTE**

**ITEM NO:** MAYOR 01

**SUBJECT:** Vale Chris Quilkey – Condolence Motion

**REPORT OF:** Mayor Ned Mannoun

**DATE:** 29 April 2026

It is with sorrow that Liverpool City Council acknowledges the recent passing of former Councillor and Deputy Mayor of Blacktown City Council, Mr Chris Quilkey.

Chris was first elected to Blacktown City Council in 2016, serving for 2 terms, including as Deputy Mayor and, for a period, as Acting Mayor.

A resident of Quakers Hill, he served the community he loved as a junior sports coach and trainer with his unique energy and commitment, which was evidenced during his time serving as a Blacktown City Councillor, during a period of unprecedented growth.

Chris also contributed strongly through several committees, including as Chair of the Companion Animals Advisory Committee and represented Blacktown at a regional level through the Western Sydney Regional Organisation of Councils (WSROC).

A passionate advocate for Blacktown City, he believed strongly in the role of local government to improve people’s lives and the importance of supporting a growing population. He focused on practical improvements including local infrastructure such as bus shelters to provide safety and shade for commuters.

Chris had a long record of public service, having worked in policy and legislative roles across the NSW public sector, including Corrective Services NSW, the Crown Solicitor’s Office and the Attorney General’s Department.

Those who worked with Chris knew him as someone who understood people. He valued the connections that bring a place like Blacktown City together and the role Council plays in supporting them.

I have no doubt that Chris will be remembered for his service and his contributions to the Blacktown community.

**RECOMMENDATION:**

That Council:

1. Record its sadness at the passing of former Clr Chris Quilkey and acknowledge his extraordinary service to the Blacktown community



**MAYORAL MINUTE****ITEM NO:** MAYOR 02**SUBJECT:** Centenarian Leslie Noel Short CLO, OBE**REPORT OF:** Mayor Ned Mannoun**DATE:** 29 April 2026

I wish to acknowledge and celebrate a truly remarkable milestone in the life of former Mayor Leslie Noel Short:

- Officer of the Most Excellent Order of the British Empire,
- Companion of the Order of Liverpool
- known to everyone simply as Noel on the occasion of his 100th birthday.

During Noel's lifetime, the world has changed. When he was born in Erskineville in 1926,

- a mouse was something you caught in a trap,
- live streaming was something you did in a creek, and
- reaching out meant grabbing hold of something.

Noel moved with the family to Hoxton Park in 1940, when they took over the family farm. They then moved to Moorebank in the late 1960s, and in that time became part of the community he would go on to serve for decades.

Elected an Alderman of Liverpool City Council in 1968, he served for 19 years until 1987. This included five terms as Mayor: 1972–73, 1978–79, 1980–81, 1981–82 and 1982–83. At that time elected members were known as Aldermen, a title that later changed to Councillors in 1993.

Noel was a policeman, serving as a Police Prosecutor and retiring as the Sergeant in charge of the Wollongong prosecutors' branch. He is recognised as the first serving police officer in the world to be elected the Mayor of a city. This unique achievement earned him the Peter Mitchell Trust Award for outstanding cultural and community achievement and reflected the high regard in which he was held across both professions.

His other awards recognise the breadth of his community commitment:

- The Police Long Service and Good Conduct Medal in 1975,
- Companion of the Order of Liverpool in 1979,
- Officer of the Most Excellent Order of the British Empire in 1982. The OBE recognised more than 40 years of service to the community, particularly his



**MAYORAL MINUTE**

**ITEM NO:** MAYOR 03  
**SUBJECT:** Campisi Continental Butchery – 50 Year Anniversary  
**REPORT OF:** Mayor Ned Mannoun  
**DATE:** 29 April 2026

On 14 April 1976, on the corner of Edmondson Avenue and Fifteenth Avenue in West Hoxton, Giuseppe Campisi opened E&J Campisi Butchery, later renaming it Campisi Continental Butchery, a name proudly carried to this day and widely recognised across Liverpool as a local institution. Through hard work, dedication and a passion for his craft, Giuseppe built the business into a respected name, specialising in traditional Italian butchery and the production of southern Italian smallgoods.

Known to many as Joe, Giuseppe ensured Campisi Butchery became a cornerstone of the Liverpool community, proudly supporting local sports clubs, emergency services, multicultural associations and community events.

At the heart of the business has always been Giuseppe and his family. Together with his beloved wife Maria, he raised three children, Jessica, Joanna and Eugenio, who have each contributed to the business in their own way, with some continuing to work there today.

The loyalty and longevity of Campisi Butchery staff is equally remarkable. Sam Lipari, whom Giuseppe employed as a 14-year-old boy in 1978, remains with the business today and has served as Manager for more than 45 years. Giuseppe’s son-in-law, Roberto, joined the business straight out of high school and has played an important role in its growth and direction.

Over the years, Giuseppe expanded the business and opened additional locations, yet his commitment to the West Hoxton store never wavered. In 2007, the business relocated to its current premises at 218 Fifteenth Avenue, West Hoxton, a significant step forward as Giuseppe took ownership of the property and embraced a new chapter, while maintaining the values and traditions that built the business.

Sadly, in October 2025, Giuseppe’s beloved wife Maria passed away and was unable to witness this remarkable milestone. She would undoubtedly have been immensely proud of all that her husband and family have achieved.

As Campisi Continental Butchery celebrates 50 years, I extend my sincere congratulations, and on behalf of the people of Liverpool, I thank Giuseppe, his family and everyone who has been part of this proud local story.



**MAYORAL MINUTE**

**ITEM NO:** MAYOR 04  
**SUBJECT:** ANZAC Day 2026  
**REPORT OF:** Mayor Ned Mannoun  
**DATE:** 29 April 2026

ANZAC Day, 25 April, is one of Australia's most important national occasions marking the anniversary of the first major military action fought by Australian and New Zealand forces during the First World War.

This year, Council delivered a broader program of events leading up to ANZAC Day to generate community interest and youth participation. The program concluded with a commemorative Dawn Service in Bigge Park delivered by Council with support from the Liverpool RSL sub-Branch.

The 2026 program highlights included.:

- More than 5,000 people and a continual steady growth in attendance each year.
- Additional local military stories being added to the ANZAC Day walk (large corflute displays in Bigge Park) as well as inclusion of cross imagery.
- 19 local schools in attendance with students and their teachers, the highest participation of schools to date. Council's greatest achievement in having our local school participate to ensure future generations involvement. Schools included:
  - All Saints Catholic College, Casula
  - Austral Public School, Austral
  - Good Samaritan Catholic College, Hinchinbrook
  - Good Shepherd Catholic Primary School, Hoxton Park
  - Liverpool Boys High School, Liverpool
  - Liverpool Girls High School, Liverpool
  - Minarah College, Green Valley
  - Moorebank High School, Moorebank
  - Sadlier Public School, Sadleir
  - St Anthony of Padua Catholic College Austral
  - St Christopher's Catholic Primary School, Holsworthy
  - St Francis Catholic College, Edmondson Park
  - St Francis Xavier's Primary School, Lurnea

The ANZAC Day program was extended this year to include.

- Development of Liverpool military stories to share throughout the program, ceremony and marketing initiatives.

- Promotion of Liverpool City libraries online commemoration and resources available.
- A range of free events and programs at Liverpool Regional Museum.
- Liverpool Powerhouse 'Before Dawn' movie screening.
- Promotion of the Department of Veterans Affairs resources.
- Promotion of the City of Liverpool RSL sub-Branch membership.
- Billboard promotion at the Sydney Outlet Village, Orange Grove.
- Additional outreach for school participation.

Liverpool has a deep military history dating to 1811, evolving from early colonial garrisoning to hosting major training hubs at Holsworthy and Casula, particularly during WWI and WWII. In addition, Holsworthy Barracks was established after 1910, and became a premier training area for troops, while the surrounding area served as a POW/internment camp in both World Wars. Liverpool's rich military history should be shared.

To support the program development, it is proposed that additional funding be provided for the 2027 ANZAC Day program for increased seating, improved digital screens, development of local military stories to tell the Liverpool story and production of additional street banners.

It is proposed that additional funding be included in the proposed 26-27 Budget that is currently being finalised.

## **RECOMMENDATION**

That Council:

- a. Acknowledge ANZAC Day, 25 April, is one of Australia's most important national occasions and Liverpool's deep military history dating to 1811.
- b. Thank Council staff for the delivery of the 2026 ANZAC day program and reaching the highest engagement of local school and youth attendance.
- c. Write to the 19 schools who participated in this year's program acknowledging their involvement and noting the importance of youth participation.
- d. Write to the Liverpool RSL sub-Branch to provide thanks for their unwavering partnership and support.
- e. Increase the 2027 ANZAC Day program budget by 30K and adjust the 26-27 draft budget for inclusion.



**MAYORAL MINUTE**

**ITEM NO:** MAYOR 05  
**SUBJECT:** Mayor and Councillors Civic Gala Reception – Western Sydney Airport, Bradfield  
**REPORT OF:** Mayor Ned Mannoun  
**DATE:** 29 April 2026

Liverpool is at the centre of one of the most transformative infrastructure stories in modern Australia.

Home to both the Western Sydney International Airport and the emerging Bradfield City Centre, our city is uniquely positioned at the forefront of economic growth, global connectivity, and innovation. These two nation-shaping developments represent the most significant infrastructure investment in Australia over the past decade—and Liverpool sits at their gateway.

Momentum is building rapidly. The first international flight will land on 26 October, with Air New Zealand marking this historic moment. At the same time, the appointment of Plenary Group as development partner to the Bradfield Development Authority signals strong global confidence in Bradfield as a future city of innovation, investment, and opportunity.

Together, these milestones represent a defining turning point—firmly positioning Liverpool as Australia’s next global city.

To celebrate this moment, I propose that Council hosts a Gala Reception in Bradfield, bringing together key partners, stakeholders and leaders across government, business, and the community. This landmark event will recognise the significance of these achievements while highlighting the extraordinary future ahead.

Council will deliver an evening that highlights Western Sydney’s emergence as the preferred international gateway for our Pacific neighbours, and the new Airport’s role in unlocking unprecedented opportunities for tourism, trade, investment, and local jobs.

This will be more than a celebration—it will be a statement of intent: Liverpool’s time on the global stage has arrived.





- Western Sydney Leadership Dialogue
  - Western Sydney Tourism Taskforce
4. Continues to apply the existing evaluation criteria (advocacy, profiling, networking, professional development), with increased weighting on economic outcomes and measurable return on investment.

This approach ensures that stakeholder engagement and membership directly support the delivery of the Council’s Community Strategic Plan, Liverpool 2050 vision, and the 2025-2035 Economic Development Strategy, while contributing to long-term economic growth, investment attraction, and city-shaping outcomes.

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





Clr Macnaught left the Chambers at 6:18pm.

Clr Macnaught returned to the Chambers at 6:20pm

**ITEM NO:** PD 02  
**FILE NO:** 069641.2026  
**SUBJECT:** Planning Proposal - 2 Cambridge Avenue, Glenfield

**MOTION TO MOVE INTO A COMMITTEE OF THE WHOLE**

**Motion:** **Moved: Deputy Mayor Harle** **Seconded: Clr Karnib**

That Council move into a Committee of the Whole.

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

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

That Council move out of Committee of the Whole.

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

**COUNCIL DECISION**

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

That Council:

1. Defer this item to a workshop and invite members of the Intermodal Committee.
2. Directs the CEO to arrange for the intermodal committee to meet as soon as practicable, preferably in the next month.
3. Direct the CEO to review the issues raised in the Committee of the Whole and have them as topics to be discussed at the workshop.

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

Councillors voted unanimously for this motion.





**COMMUNITY & LIFESTYLE REPORTS**

**ITEM NO:** COM 01  
**FILE NO:** 035020.2026  
**SUBJECT:** Review and proposed amendments to the Liverpool Sports Committee Charter 2026

**COUNCIL DECISION**

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

That Council:

1. Endorses the recommended changes to the Liverpool Sports Committee Charter; and
2. Delegates authority to the CEO to endorse minor changes as required.

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







**REPORTS OF COMMITTEES**

**ITEM NO:** CTTE 01  
**FILE NO:** 069882.2026  
**SUBJECT:** Minutes of the Civic Advisory Committee held on 17 February 2026

**COUNCIL DECISION**

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

That Council receives and notes the Minutes of the Civic Advisory Committee Meeting held on 17 February 2026.

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







**NOTICES OF MOTION/QUESTIONS WITH NOTICE**

**ITEM NO:** NOM 01  
**FILE NO:** 078115.2026  
**SUBJECT:** Notice of Motion - Clr Ristevski - Immediate suspension of any sale process for the CT Lewis Centre

**NOTICE OF MOTION**

That Council:

1. Immediately suspend any process relating to the potential sale or disposal of the CT Lewis Centre until a full report is presented to Council.
2. Require the General Manager to provide a detailed report to councillors outlining:
  - o The process used to appoint CBRE Group as the selling agent.
  - o Whether the appointment was undertaken through a public tender process in accordance with the Local Government Act 1993 (NSW) and council procurement policies.
  - o The number of submissions received during any tender process.
  - o The evaluation criteria used to select the successful agent.
  - o Any probity advice obtained during the process.
  - o All communications between council representatives and CBRE prior to their appointment.
3. Require the General Manager to confirm whether any conflict of interest declarations were made by any councillor, including the Mayor, given his previous employment history with CBRE.
4. Require that any future steps involving the potential sale of the CT Lewis Centre be subject to community consultation and council resolution prior to any further action.
5. Provide councillors with a full financial analysis and valuation report regarding the CT Lewis Centre, including the potential financial and community impacts of any proposed sale.

That Council resolves that the General Manager provide to all Councillors, within 7 days:

6. Copies of all emails, correspondence, meeting notes, and electronic communications between:
  - o The Mayor
  - o The Mayor's office

- Any councillor
- The General Manager
- Council staff

and CBRE Group or its representatives relating to:

- the proposed sale of the CT Lewis Centre
- the appointment of CBRE as selling agent
- any discussions relating to the marketing or disposal of the property.

7. A copy of any procurement documentation, including:
  - requests for tender or expressions of interest
  - evaluation reports
  - probity advice
  - delegation instruments used to approve the appointment.
8. Confirmation of whether any conflict of interest declarations were made by any councillor or staff member relating to CBRE.
9. The date and authority under which CBRE was formally appointed, including the delegation relied upon.
10. That the above information be provided to councillors in full, subject only to legitimate privacy or legal redactions.
11. That Council resolves to formally refer the circumstances surrounding the appointment of **CBRE** in relation to the proposed sale of the **CT Lewis Centre** to the **Office of Local Government** for independent investigation.

The referral should request the OLG examine:

- (i) Whether the appointment of CBRE complied with council procurement policies and the **Local Government Act 1993**.
- (ii) Whether any councillor or staff member had a **conflict of interest** that was not properly declared.
- (iii) Whether any **improper influence or direction was exercised over council staff** in relation to the appointment of the selling agent.
- (iv) Whether the governance requirements under **Section 440 of the Local Government Act** and the Model Code of Conduct were complied with.
- (v) Whether further action is warranted under the investigation powers contained in **Section 664 of the Local Government Act**.

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

That Council:

1. Require the General Manager to provide a detailed report to councillors outlining:
  - The process used to appoint CBRE Group as the selling agent.
  - Whether the appointment was undertaken through a public tender process in accordance with the Local Government Act 1993 (NSW) and council procurement policies.
  - The number of submissions received during any tender process.
  - The evaluation criteria used to select the successful agent.
  - Any probity advice obtained during the process.
  - All communications between council representatives and CBRE prior to their appointment.
2. Require the General Manager to confirm whether any conflict of interest declarations were made by any councillor, including the Mayor, given his previous employment history with CBRE.

That Council resolves that the General Manager provide to all Councillors, within 7 days:

3. Copies of all emails, correspondence, meeting notes, and electronic communications between:
  - The Mayor
  - The Mayor's office
  - Any councillor
  - The General Manager
  - Council staff

and CBRE Group or its representatives relating to:

- the proposed sale of the CT Lewis Centre
  - the appointment of CBRE as selling agent
  - any discussions relating to the marketing or disposal of the property.
4. A copy of any procurement documentation, including:
    - requests for tender or expressions of interest
    - evaluation reports
    - probity advice
    - delegation instruments used to approve the appointment.

5. Confirmation of whether any conflict of interest declarations were made by any councillor or staff member relating to CBRE.
6. The date and authority under which CBRE was formally appointed, including the delegation relied upon.
7. That the above information be provided to councillors in full, subject only to legitimate privacy or legal redactions.
8. That Council resolves to formally refer the circumstances surrounding the appointment of **CBRE** in relation to the proposed sale of the **CT Lewis Centre** to the **Office of Local Government** for independent investigation.

The referral should request the OLG examine:

- (i) Whether the appointment of CBRE complied with council procurement policies and the **Local Government Act 1993**.
- (ii) Whether any councillor or staff member had a **conflict of interest** that was not properly declared.
- (iii) Whether any **improper influence or direction was exercised over council staff** in relation to the appointment of the selling agent.
- (iv) Whether the governance requirements under **Section 440 of the Local Government Act** and the Model Code of Conduct were complied with.
- (v) Whether further action is warranted under the investigation powers contained in **Section 664 of the Local Government Act**.

Mayor Mannoun declared a non-pecuniary, less than significant interest in this item as it relates to his employment with the company eight years ago.

Mayor Mannoun left the Chamber at 7.50pm and Cllr Harle, as the Deputy Mayor, assumed as Chair.

**Amendment:**

**Moved: Cllr Harte**

**Seconded: Cllr Adjei**

That Council:

1. Direct the CEO to provide a memo to Councillors for a report with copies of any procurement documentation, including:
  - requests for tender or expressions of interest
  - valuation reports
  - probity advice
  - delegation instruments used to approve the appointment

2. Notes the responses to item QWN 04 - Question with Notice - Clr Ristevski - Appointment of CBRE to sell the CT Lewis Centre and this Notice of Motion.

Clr Macnaught left the Chambers at 8:02pm.

On being put to the meeting the Amendment motion (moved by Clr Harte) was declared CARRIED and became the motion.

The motion (moved by Clr Harte) was then put to the meeting and was declared CARRIED on the Deputy Mayor's casting vote.

**Vote for:** Clr Adjei, Clr Ammoun, Deputy Mayor Harle, and Clr Harte.

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

Note: Mayor Mannoun and Clr Macnaught were not in the Chamber when the Amendment was voted on.

Clr Macnaught returned to the Chambers at 8:06pm.

Mayor Mannoun returned at 8.06pm but did not assume the Chair.

**ITEM NO:** NOM 02  
**FILE NO:** 080450.2026  
**SUBJECT:** Notice of Motion - Clr Ristevski - Indian Myna

**NOTICE OF MOTION**

That Council:

1. Acknowledges the serious risks posed by Indian mynas to native birds and biodiversity in the Liverpool LGA.
2. Requests that Council implements a dedicated Indian myna trapping program based on either Sutherland Shire Council or Camden and Campbelltown Council's programs as follows:
  - a. Similar to the Sutherland Shire Council program where dedicated Indian myna traps are purchased by Council and are hired to residents, including:
    - Funding to purchase and maintain the traps and establish a training program for their use.
    - Allocates a budget of \$30,000 per annum to develop and deliver a training program, purchase and maintain the traps (assuming 15 traps) and an additional resource, one FTE (approximately \$110,000) which would be required to undertake inductions and training to use the traps, data collation, trap allocation, maintenance and repairs.

or

  - b. Similar to the programs implemented by Camden and Campbelltown Councils:
    - Council would not hire out traps but instead issue a competency ticket following on-line training. The ticket would serve as approval for residents to purchase a trap from the local Liverpool Men's Shed. On-line training would be provided on how to use the traps, and Council would not undertake any monitoring or management. The trapping, euthanasia and disposal is up to the resident to manage.
    - Allocates a budget of \$15,000 to develop and implement the online training program.



**ITEM NO:** NOM 03  
**FILE NO:** 085313.2026  
**SUBJECT:** Notice of Motion - Cllr Ristevski - Development of a "Invest Liverpool"  
Economic Investment Prospectus

## NOTICE OF MOTION

That Council:

1. Develop and launch an "Invest Liverpool" Investment Prospectus (2026–2030) to promote Liverpool as a premier destination for business investment, expansion, and relocation within Greater Sydney.
2. Establish a collaborative partnership model between:
  - NSW Government agencies
  - Western Sydney universities and educational institutions
  - Local industry and business leaders
3. Prepare a comprehensive Investment Prospectus that:
  - Showcases Liverpool's strategic location as the capital of South West Sydney
  - Highlights major infrastructure and development pipelines, including the Western Sydney Airport and surrounding economic corridor
  - Promotes Liverpool's workforce capacity and future skills pipeline
  - Identifies priority growth sectors including:
    - Health and medical services
    - Advanced manufacturing
    - Construction and infrastructure
    - Logistics and freight
    - Technology and innovation
    - Small business and entrepreneurship
4. Include sector-specific insights and case studies of successful Liverpool-based businesses that demonstrate local, national, and international impact.
5. Develop a clear Economic Development narrative that positions Liverpool as:
  - A competitive alternative to traditional metropolitan business hubs
  - A high-growth region with significant untapped potential
  - A city offering both commercial opportunity and lifestyle advantages
6. Report back to Council within 90 days with:
  - A draft Investment Prospectus
  - Implementation strategy



**ITEM NO:** QWN 04  
**FILE NO:** 085447.2026  
**SUBJECT:** Question with Notice - Cllr Ristevski - Appointment of CBRE to sell the CT Lewis Centre

Please address the following:

### 1. Procurement Process

Can the General Manager confirm how CBRE was selected to act as selling agent for the CT Lewis Centre? Specifically:

- a) Was the appointment made through a public tender process in accordance with the [Local Government Act 1993 \(NSW\)](#) procurement requirements and the council's procurement policy?
- b) If a tender was undertaken, what was the tender number, date of advertisement, and closing date?
- c) How many submissions were received and which firms submitted proposals?
- d) What criteria were used to evaluate those submissions?

### 2. Decision-Making Authority

Who made the final decision to appoint CBRE as the selling agent?

- a) Was the decision made by:
  - Council resolution
  - The General Manager
  - Council staff under delegation
  - The Mayor
  - Another councillor
- b) On what date was the decision made?
- c) Was a report prepared recommending CBRE, and will that report be publicly released?

### 3. Conflict of Interest

Given that the Mayor previously worked for CBRE, can the General Manager confirm:

- a) Whether the Mayor declared a conflict of interest in relation to the appointment of CBRE.
- b) Whether the Mayor had any direct or indirect involvement in:
  - discussions with CBRE
  - the procurement process
  - staff recommendations

- negotiations regarding the sale of the CT Lewis Centre.
- c) Whether any probity advice was sought regarding potential conflicts of interest.

#### **4. Communications With CBRE**

- a) Whether there were any meetings, phone calls, or correspondence between the Mayor and CBRE representatives regarding the CT Lewis Centre prior to the appointment.
- b) Whether council staff were directed or encouraged by the Mayor or mayoral office to consider CBRE.
- c) Whether any records exist of these communications.

#### **5. Probity and Governance**

- a) Whether an independent probity advisor was appointed to oversee the agent selection process.
- b) Whether council obtained an independent valuation prior to engaging a selling agent.
- c) Whether council conducted a community consultation process before proceeding with any steps toward sale.

#### **6. Financial Arrangements**

- a) What commission structure or fee arrangement has been agreed with CBRE.
- b) Whether any exclusivity agreement has been signed with CBRE.
- c) The total estimated cost to ratepayers associated with CBRE's appointment.

#### **7. Transparency to Councillors**

- a) Why were councillors not formally briefed or provided with documentation regarding the appointment of CBRE prior to public reports of the proposed sale of the CT Lewis Centre?

#### **8. Compliance With Council Policy**

- a) Can the General Manager confirm that the appointment of CBRE fully complied with Council's procurement policy and conflict of interest procedures, and if so, will all supporting documentation be released to councillors?

### **Responses (Provided by office of the CEO)**

#### **1. Procurement Process**

- a) Council did not call for tenders before awarding the contract because:
- the Local Government Act 1993 contains an exemption from the requirement to invite tenders for contracts where the estimated expenditure is less than \$250,000, and
  - the fee for services under this contract was under \$60,000.
- b) Not applicable.
- c) Council policy is to request a minimum of two quotes from suppliers for contracts where the expenditure is estimated to be below \$60,000. For this project, Council requested four (4) real estate agencies to provide a quote. They were:
- Colliers International
  - CBRE
  - Sydney South West Commercial Industrial
  - Raine and Horne Commercial
- d) Council applied the following criteria to evaluate the submissions:
- Experience, emphasis on sales in previous 18 months of similar type of properties in the Liverpool LGA and surrounding areas.
  - Estimated sale value (include sales evidence)
  - Commission structure and amount
  - Extent of database of potential buyers
  - How can the agency can add value to the sale process
  - Marketing budget, type of campaign

## 2. Decision-Making Authority

- a) CEO, following a recommendation by Council's Senior Leasing Officer.
- b) 4 February 2026.
- c) A memo was provided to the CEO, dated 30 January 2026. It is not proposed to publicly release the memo at this time as it contains commercially sensitive information.

## 3. Conflict of Interest

- a) No, this was an operational matter.
- b) The Mayor was not involved in this process.
- c) No.

#### 4. Communications With CBRE

- a) See response to 3(b).
- b) See response to 3(b).
- c) Not applicable.

#### 5. Probity and Governance

- a) Not required under Council's procurement guidelines for procurements of this value.
- b) Yes
- c) Refer to Council resolution on this matter below:

On 10 December 2025, Council resolved that Council:

1. Acknowledges the challenges and costs now associated to make the site and facility fit for purpose.
2. Acknowledge the asset sits 6 metres away from an identical underutilised class 1 asset (Phillips Park); and
3. Approves the sale of CT Lewis Centre, 75-77 Hill Road Lurnea (Lot 2 DP513777, Lot 3 DP 513777 and Lot 4 DP 513777) and 5 Adrian Avenue, Lurnea (Lot 1 DP513777) by public auction.
4. Agrees to set a reserve price for the auction at the level of the adopted market value specified in the valuation obtained by Council, dated 25 November 2025.
5. Authorises the CEO or delegate to complete all documentation necessary to give effect to these resolutions.
6. Agrees to publish details of the Contract of Sale in line with the requirements of the Government Information (Public Access) Act 2009.
7. 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.
8. The proceeds from the disposal of the asset be allocated to the property reserve.
9. Provide a full description of what all the reserves are for to a future Governance Committee Meeting.

**6. Financial Arrangements**

- a) It is not proposed to publicly release this information as it contains commercially sensitive information.
- b) The agency agreement was an exclusive agency agreement which is common in real estate contracts.
- c) It is not proposed to publicly release this information as it contains commercially sensitive information.

**7. Transparency to Councillors**

- a) Please refer to the Council resolution dated 10 December 2025 noted above.

**8. Compliance With Council Policy**

- a) The appointment of CBRE fully complied with Council’s procurement policy and conflict of interest procedures. Supporting documentation can be provided if required by the governing body. Commercial in confidence material would be provided confidentially.

**ITEM NO:** QWN 05  
**FILE NO:** 085461.2026  
**SUBJECT:** Question with Notice - Cllr Ristevski - Commercial Lease – Coffee Shop at Liverpool Civic Place

## **Background**

Information has recently come to light regarding the commercial leasing arrangement for the coffee shop located in the foyer of Liverpool Civic Place at 52 Scott Street.

It has been publicly stated that the operator of this coffee shop has received a rent-free period of approximately 18 months as part of their lease arrangement.

Given that this premises is located inside a ratepayer-owned civic building, and given past public concerns regarding leasing arrangements involving council-owned assets, clarification is required in the interests of transparency and good governance.

## **Questions**

### **1. Lease Terms**

What are the full commercial terms of the lease agreement for the coffee shop operating inside Liverpool Civic Place at 52 Scott Street, including the duration of the lease, rental amount, and any incentives granted?

### **2. Rent-Free Period**

Has the operator of the coffee shop been granted a rent-free period of approximately 18 months?

If so:

- What was the justification for granting this incentive?
- Who authorised the arrangement?

### **3. Business Tenure**

The business has reportedly been operating in this location for over two years.

- Why was a rent-free incentive considered necessary?

### **4. Market Rental Assessment**

Was an independent market rental valuation undertaken prior to entering into the lease agreement?

If so, please provide the details of that assessment.

### **5. Tender or Expression of Interest Process**

Was the coffee shop lease advertised publicly or offered through a tender or Expression of Interest process?

If so, how many applicants were received and assessed?

## 6. Other Rent-Free Arrangements

Are there any other businesses operating in council-owned buildings or facilities currently receiving rent-free periods or similar financial concessions?

If so, please provide details.

## 7. Conflict of Interest Considerations

Does the operator of the coffee shop, or any related entity, have any personal, business, or political relationship with the Mayor or any councillor?

If so:

- Were these relationships declared in accordance with council conflict-of-interest policies?

## 8. Governance Safeguards

What policies or procedures are currently in place to ensure commercial leases of council-owned assets are conducted transparently and at fair market value?

### Public Interest

Council-owned properties are public assets funded by ratepayers. Any incentives or leasing arrangements involving these assets must be transparent, properly justified, and consistent with sound governance practices.

These questions are asked in the interests of accountability, transparency, and the protection of public resources.

### Responses (provided by the Office of the CEO)

#### 1. Lease Terms

What are the full commercial terms of the lease agreement for the coffee shop operating inside Liverpool Civic Place at 52 Scott Street, including the duration of the lease, rental amount, and any incentives granted?

**Response:** The commercial terms can be provided confidentially to Councillors.

#### 2. Rent-Free Period

Has the operator of the coffee shop been granted a rent-free period of approximately 18 months?

**Response:** The operator has been provided with a rental abatement incentive, which includes a rent free period of 18 months in accordance with the lease terms.

If so:

- What was the justification for granting this incentive?

1. Challenging retail and office market conditions post COVID.
  2. Low occupancy and commercial uncertainty surrounding the Civic Place building.
  3. Significant capital expenditure required by a café operator to occupy the subject space – in the vicinity of \$250,000 to \$500,000.
  4. Market risk.
- Who authorised the arrangement?

The EOIs were assessed and evaluated by a panel consisting of Council staff and a consultant. The assessment process was conducted in accordance with Council's procurement policies and guidelines. The EOIs were assessed against predetermined criteria to ensure that the evaluation was fair, transparent and consistent.

### 3. Business Tenure

The business has reportedly been operating in this location for over two years.

- Why was a rent-free incentive considered necessary?

**Response:** See previous response.

### 4. Market Rental Assessment

Was an independent market rental valuation undertaken prior to entering into the lease agreement?

If so, please provide the details of that assessment.

**Response:** Please refer to below.

### 5. Tender or Expression of Interest Process

Was the coffee shop lease advertised publicly or offered through a tender or Expression of Interest process?

If so, how many applicants were received and assessed?

**Response:** The EOI campaign for this café space was handled by Liverpool City Council's commercial agents Jones Lang La Salle (**JLL**).

The EOI was advertised online via [www.realcommercial.com.au](http://www.realcommercial.com.au) from 18 May 2023 to 30 June 2023. According to JLL's statistics, there were 2,211 views of the advertisement and 35 enquiries were received.

Two parties submitted responses to the EOI campaign. According to JLL, the main reasons there were only two submissions received include:

1. Challenging retail and office market conditions post COVID.
2. Low occupancy and commercial uncertainty surrounding the Civic Place building.

3. Significant capital expenditure required of any café tenant to occupy the subject space – in the vicinity of \$250,000 to \$500,000.
4. Market risk.

The EOIs were assessed and evaluated by a panel consisting of Council staff and a consultant. The assessment process was conducted in accordance with Council's procurement policies and guidelines. The EOIs were assessed against predetermined criteria to ensure that the evaluation was fair, transparent and consistent.

## 6. Other Rent-Free Arrangements

Are there any other businesses operating in council-owned buildings or facilities currently receiving rent-free periods or similar financial concessions?  
If so, please provide details.

**Response:** It is common practice in commercial real estate to provide commercial lease incentives to tenants. Council provides incentives to tenants in line with market forces to encourage occupation of Council owned space and encourage economy activity. Council has provided incentives to all tenants in the Civic Place building. For example, Council invested in the fitout of level 7 as an incentive for the NSW Police to lease the space.

## 7. Conflict of Interest Considerations

Does the operator of the coffee shop, or any related entity, have any personal, business, or political relationship with the Mayor or any councillor?  
If so:

- Were these relationships declared in accordance with council conflict-of-interest policies?

**Response:** Not applicable

## 8. Governance Safeguards

What policies or procedures are currently in place to ensure commercial leases of council-owned assets are conducted transparently and at fair market value?

**Response:**

1. Market appraisal and/or independent valuation
2. Expression of Interest campaign/and or advertised through commercial real estate agency and related real estate portals.

**ITEM NO:** QWN 06  
**FILE NO:** 088063.2026  
**SUBJECT:** Question with Notice - Deputy Mayor Harle - Traffic Related Items

**1. Can Council please provide an update for the following traffic related items.**

**a. No left turn into Maryvale Avenue during morning and evening peak hour traffic.**

Council has undertaken an assessment for the potential turn restriction and the Traffic Impact Assessment identified that significant upgrades would be required at the intersection of Hoxton Park Road and Flowerdale road to accommodate the redistribution of traffic. This includes the introduction of a dedicated left turn slip lane and changes to the signal phasing, works anticipated to cost upwards of \$600,000.00, not including the potential land dedication/acquisition on the north-western corner of the intersection.

**b. Lismore Street traffic study progress.**

The Traffic impact Study is currently being finalised with a report expected to be tabled to Council at the July 2026 meeting.

**c. The impact of recent changes to the Traffic Committee functions, and how those changes affect the proposed Zebra crossing at the Cartwright Public School in Willane Drive and similar proposals previously rejected by Transport for NSW.**

Given the recent Traffic Committee reform, primarily the change in function to a consultative forum with no approval authority, the review and consideration of crossings is now a delegation of Council.

Council Staff can therefore review sites and determine feasibility of crossings on a needs basis, whilst also utilising Australian Standards and Austroads Design Guide to better facilitate solutions.

**2. Agenda Item 8 passed by the LTC at its meeting on the 15 March 2023. It was resolved that Council would install four (4) permanent speed humps across sections of Leacocks Lane Casula in front of House Nos. 113/115 and in front of Glen Regent Reserve and edge line-marking as shown in Attachments 8.1 and 8.2 would also be installed. As this matter was unactioned it was followed up by the Macquarie Fields electorate office, and Council advised that the speed humps would be installed in 2025. This has not happened. What is the new timeline for this work to be completed?**

Due to budget and resourcing constraints, the Leacocks lane speed humps have

been delayed. The project is now expected to be delivered in the 2026/2027 financial year.

- 3. Item GB 2 from 20 September 2023 – traffic speeding concern in Mackellar Street, Casula – it was resolved that Council would monitor the street and if required carry out additional speed classification close to House No. 27 Mackellar Street with the findings to be presented at a future meeting, and if warranted traffic calming to be installed. What is the result of the traffic monitoring, and what recommendations have followed?**

The Traffic Classification Data identified an 85<sup>th</sup> percentile speed of 44km/h, which is less than the 50km speed limit on local roads. As such, no further action is warranted.

- 4. Item GB 3 from 20 September 2023 - request for traffic management improvements to the northern intersection of the Hume Highway and Leacocks Lane at Casula. It was resolved to accept the recommendation as shown in the meeting papers, viz Council will carry out traffic counts and assess performance of the Leacocks Lane approach to the intersection at peak periods, and the results will be passed to TfNSW to consider lane marking as discussed. What is the result of the traffic count, and what, if any, remedial action has been recommended?**

TfNSW is still in the process of reviewing the intersection data. Given the signalised intersection is under the control of TfNSW, no interim measures can be adopted by Council.

- 5. Item GB 1 from 20 March 2024 – this is a partial repeating of the above GB Item 3 from 20 September 2023 but is more extensive. This issue is very important to ratepayers, and it was raised for a second time due to continuing unresolved concerns about Leacocks Lane traffic conditions and a spate of crashes. The Committee resolved that TfNSW would be requested to review the layout and operation of the Hume Highway and Leacocks Lane intersection to identify whether dedicated right turn lane line marking from Leacocks Lane can be installed. In addition, Council was to investigate additional traffic management solutions to reduce speed along the untreated road sections of Leacocks Lane between Mackellar Street and Roberts Roads and between Tennant Street and Kendall Drive. What studies have been undertaken thus far? What mitigation measures been considered?**

Council has undertaken Traffic Classification assessments to determine speeds, vehicle types and volumes. The data identified that Leacocks lane is operating within tolerable limits and does not meet the warrants for any further treatments at this stage.

**6. Can the resolutions of the LTC be tabulated and presented as a report, at least quarterly, to the Governance Committee?**

Staff will arrange for the LTC and LTF resolutions and discussions to be tabled to the Governance Committee quarterly.

**ITEM NO:** QWN 07  
**FILE NO:** 103105.2026  
**SUBJECT:** Question with Notice - Cllr Ristevski - Equity, Non-Discrimination, and Allocation of Public Funds

Please address the following:

### **1. Total Event Expenditure by Religious Category**

Can the CEO provide a full breakdown, for the current council term, of all Council expenditure (including events, marketing, security, staffing and associated costs) allocated to:

- a) Ramadan-related events and activations
- b) Christmas-related events and activations
- c) Easter-related events and activations

Please include:

- Total dollar value per category, per financial year
- Internal vs external contractor spend
- Any supplementary or unbudgeted allocations

### **2. Influencer and Promotional Spending**

Can the CEO disclose all payments, contracts, or in-kind benefits provided to social media influencers, content creators, or promotional partners in connection with:

- a) Ramadan campaigns
- b) Christmas campaigns
- c) Easter campaigns

Please include:

- Names of recipients
- Payment amounts
- Procurement process used
- Selection criteria

### **3. Grants, Donations and Fee Reductions by Religious Affiliation**

Can the CEO provide a detailed list of all grants, donations, subsidies, fee waivers, discounted hire arrangements, or other financial benefits provided to community or religious organisations during the current term, categorised by:

- a) Islamic organisations
- b) Christian organisations
- c) All other religious or community groups

Include:

- Value of benefit

- Type of benefit
- Date approved
- Decision-making authority

#### 4. International Engagement and Financial Outflows

Can the CEO disclose all Council-funded international travel, partnerships, sponsorships, or financial contributions made during the current term, including:

- Countries visited or funded
- Total expenditure per country
- Purpose of expenditure
- Any associated organisations or beneficiaries

Further, can this be categorised by:

- Countries with majority Islamic populations
- Countries with majority Christian populations

#### 5. Use of Public Funds and Compliance with Legislative Principles

In light of section 8A of the [Local Government Act 1993 \(NSW\)](#), which requires councils to act fairly, ethically, and in the interests of the whole community:

- a) What policies or frameworks does Council rely on to ensure equitable allocation of resources across religious groups?
- b) Has Council undertaken any equity or bias assessment of its funding decisions?
- c) If not, why not?

#### 6. Risk of Discriminatory Conduct

Given Council's obligations under:

- The [Local Government Act 1993 \(NSW\)](#)
- The Model Code of Conduct (principles of fairness, integrity, and public trust)

Has Council obtained any legal advice on whether disproportionate allocation of funds to one religious group over others could constitute:

- Unlawful discrimination
- Misuse of public resources
- Breach of statutory obligations

If so, provide details. If not, explain why no advice has been sought.

#### 7. Budget Formation and Decision-Making Transparency

Can the CEO outline:

- Whether any specific lobbying or external influence was considered in prioritising Ramadan expenditures

**8. Policy Position on Religious Neutrality**

Does Council have a formal policy ensuring neutrality in religious matters when allocating public funds?

If yes:

- Provide the policy

If no:

- Explain how Council ensures compliance with principles of fairness and non-discrimination in the absence of such a policy

**Response by Director, Community and Lifestyle**

Due to the extensive research and information required to be compiled to respond to this matter, it will be deferred to the May Council meeting.

**ITEM NO:** QWN 08  
**FILE NO:** 110083.2026  
**SUBJECT:** Question with Notice - C/r Ristevski - DA-224/2025 Cnr Fifteenth Ave and Ramsay Road Austral

Please address the following:

**1. Provide information on DA 224/2025 on the corner of Fifteenth Ave and Ramsay Road, Austral.**

- DA-224/2025 at 990 Fifteenth Avenue Rossmore, is for the demolition of all existing structures and construction of an indoor and outdoor recreational facility comprising one (1) football field, one (1) basketball court, two (2) tennis courts, an indoor recreation building, a community space, on-site car parking spaces, and associated landscaping and site works.
- The application was lodged 20/05/2025.
- The application was withdrawn 05/03/2026.

**2. Provide information on the proposed use of the centre.**

The proposed use is as described in (1) above.

**3. Is there currently a place of worship located on the site.**

At the time of inspection conducted in June 2025, there was no evidence of site being used as place of worship and the site was empty with several damaged and unused buildings on the site. This is consistent with recent aerial photography.

The submitted Statement of Environmental Effects says that 'currently located on the subject site are a number of small fibro, metal, and brick buildings. The majority of the site consists of an open field with a cluster of trees located within the south-western corner and adjacent to a drainage easement.'

**4. Do the DA conditions include filling of the onsite dam**

- No conditions were drafted as the application was withdrawn.
- The DA is no longer under assessment and is closed.

**CONFIDENTIAL ITEMS**

**ITEM NO:** CONF 01  
**FILE NO:** 068947.2026  
**SUBJECT:** Compulsory Acquisition of Lot 15 in DP 1292704, Lot 15 Wigay Street, Austral (formerly part of 35 Seventh Avenue, Austral) for open space purposes

**COUNCIL DECISION**

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

That Council:

1. Authorises the acquisition by compulsory process of Lot 15 in DP 1292704, Lot 15 Wigay Street, Austral pursuant to Section 187 of the Local Government Act 1993 and in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 for open space purposes;
2. Delegates authority to, and directs the CEO or his delegate, to proceed with making the necessary application to the Minister for Local Government and the Governor of NSW in accordance with Section 187 of the Local Government Act 1993 to obtain approval to give a proposed acquisition notice to the landowner of Lot 15 in DP 1292704, Lot 15 Wigay Street, Austral and commence compulsory acquisition of the land required for open space under the Land Acquisition (Just Terms Compensation) Act 1991;
3. Delegates authority to, and directs the CEO or his delegate, to take all necessary actions to proceed with and complete the compulsory acquisition of Lot 15 in DP 1292704, Lot 15 Wigay Street, Austral in accordance with the applicable legislation, including the serving or publishing of any other documentation or notice;
4. Authorises payment of compensation as determined by the Valuer-General, if accepted by the landowner, plus statutory interest in accordance with Section 49 of the Land Acquisition (Just Terms Compensation) Act 1991;
5. If the landowner commences proceedings in the Land and Environment Court (Court), authorises:
  - (i) Payment to the landowner of 90% of the compensation as determined by the Valuer-General pursuant to Section 68(2)(a) of the Land Acquisition (Just Terms Compensation) Act 1991, or if that payment is not accepted by the landowner, payment of that amount into trust pursuant to Section 68(2)(b) of the Land Acquisition (Just Terms Compensation) Act 1991.
  - (ii) Payment of compensation in accordance with an Order of the Court or any settlement of the proceedings agreed to by the CEO or his delegate after considering advice from Council's legal advisors.

6. Upon acquisition, classifies Lot 15 in DP 1292704, Lot 15 Wigay Street, Austral as “Community” land in accordance with Section 31(2) of the Local Government Act 1993;
7. Keeps confidential the information in 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 the Council is conducting (or proposes to conduct) business; and
8. 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.

**ITEM NO:** CONF 02  
**FILE NO:** 071459.2026  
**SUBJECT:** Follow Up Report NOM 01 March 2025 - Michael Wenden Aquatic Centre

### **COUNCIL DECISION**

**Motion:** **Moved: Clr Macnaught** **Seconded: Clr Ammoun**

That Council receives and notes the report.

On being put to the meeting the motion (moved by Clr Macnaught) was declared CARRIED.

### **MOTION OF DISSENT**

**Motion:** **Moved Clr Ristevski**

On the Mayor's ruling that the motion moved by Clr Ristevski is a foreshadowed motion and therefore not permissible in accordance with Council's Code of Meeting Practice to be voted on.

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

**Against:** Mayor Mannoun, Clr Adjei, Clr Ammoun, Deputy Mayor Harle, Clr Harte and Clr Macnaught

On being put to the meeting the Motion of Dissent was declared LOST.

**Foreshadowed motion** **Moved: Clr Ristevski** **Seconded: Clr Monaghan**

That Council:

1. Receive and note the report.
2. Does not endorse the conclusion of the current report that the contract management model represents the most cost-effective and appropriate long-term operating model for the Michael Wenden Aquatic Leisure Centre (MWAC).
3. Requests an independent business case be prepared separate from any existing or prior advisory work, to assess the feasibility of transitioning MWAC to an in-house Council-operated model, including:
  - a) A full financial analysis comparing:
    - Total revenue generated by MWAC under the current contract
    - Total costs to Council under the current model
    - Estimated net financial position under an in-house model

- b) A detailed assessment of:
- Contractor profit margins and revenue retention
  - Long-term asset maintenance outcomes under both models
  - Whole-of-life costs to Council, including capital, staffing and overheads
- c) A service delivery comparison, including:
- Customer satisfaction and complaints data
  - Program availability, accessibility and affordability
  - Community outcomes and participation rates
- d) Benchmarking against comparable metropolitan councils that operate aquatic centres in-house.
4. Requires a centre-by-centre financial breakdown of all Council aquatic and leisure facilities, including:
    1. Revenue
    2. Operating costs
    3. Maintenance costs
    4. Capital expenditure
    5. Council subsidies
  5. Requests the CEO provide a detailed report on all key performance indicators (KPIs) under the current management contract, including:
    1. Whether KPIs have been met
    2. Any breaches or penalties applied
    3. Maintenance response times and compliance outcomes
  6. Commences strategic planning for the future transition of MWAC to an in-house operating model at the conclusion of the current contract in October 2028, subject to the findings of the independent business case.
  7. Investigates options to increase Council's share of revenue under the current contract, including renegotiation opportunities where legally permissible.
  8. Reports back to Council within 6 months with the findings of the independent review and recommendations for future operating models.





7. Authorises the CEO or delegate to take any action necessary to give effect to these resolutions.

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

Councillors voted unanimously for this motion.

Note: Mayor Mannoun was not in the Chamber when this item was voted on.







**ITEM NO:** CONF 09  
**FILE NO:** 116077.2026  
**SUBJECT:** Notice of Motion - Clr Ristevski - Secondary Employment

**NOTICE OF MOTION**

That Council:

1. Review the details of the Chief Executive Officer approved secondary employment.
2. Consider any new information that relates to the secondary employment approval.
3. Notify the CEO and provide 60 days' notice to cease secondary employment.

This item was withdrawn.

**ITEM NO:** CONF 10  
**FILE NO:** 105678.2026  
**SUBJECT:** Council Grants Donations and Sponsorship Report

## COUNCIL DECISION

**Motion:** **Moved: Clr Harte** **Seconded: Clr Macnaught**

That Council:

1. Endorses the funding recommendation of **\$15,000** (GST exclusive) under the **Matching Grant Program** for the following project:

Applicant	Project	Recommended
Play Matters Australia	Sing&Grow Community Program	\$15,000

2. Endorses the funding recommendation of **\$17,708** (GST exclusive) under the **Community Grant Program** for the following projects:

Applicant	Project	Recommended
Miracle Babies Foundation	Resource for NICU Siblings	\$10,000
Road Safety Education Limited	Reducing financial barriers for Liverpool City youth to access Ryda Road Safety Program	\$7,708

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

**Vote for:** Clr Adjei, Clr Ammoun, Deputy Mayor Harle, Clr Harte, Clr Ibrahim, Clr Karnib, Clr Macnaught and Clr Monaghan.

**Vote against:** Clr Ristevski.



**ITEM NO:** CONF 12  
**FILE NO:** 113916.2026  
**SUBJECT:** Question with Notice - Clr Ristevski - CT Lewis - Sale Price and Purchaser

Questions and responses were provided to Councillors in the Confidential Book

**RECESS**

Deputy Mayor Harle called a recess of meeting at 8.55pm.

**RESUMPTION OF MEETING**

Deputy Mayor Harle as the Chairperson resumed the meeting at 9.02pm.

**MOTION TO MOVE INTO CLOSED SESSION**

**Motion:** **Moved Clr Macnaught**

That Council move into Closed Session in accordance with s10A(2)(g) of the *Local Government Act 1993* because it contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege;

The motion to move into Closed Session was put to the meeting and on being put to the meeting was declared CARRIED.

The gallery left the Chamber and the meeting moved into Closed Session at 9.02pm.

Clr Ristevski left the Chamber at 9:03pm.

Mayor Mannoun returned to the Chamber at 9.19pm but did not assume as Chair.

**CLOSED SESSION**

**ITEM NO:** CONF 07  
**FILE NO:** 113812.2026  
**SUBJECT:** Confidential litigation

**COUNCIL DECISION**

**Motion:** **Moved: Clr Harte** **Seconded: Clr Macnaught**

That Council:

1. Note the contents of the report;
2. Agree the budget [outlined in the confidential report] for the proceedings in 2025/26; and
3. Note the expected budget requirements and budget risks for 2026/27.

**Amendment:** **Moved: Clr Monaghan** **Seconded: Clr Karnib**

That Council:

1. Note the contents of the report;
2. Note that a Firm, a Junior and a Senior Counsel have already been engaged and briefed;
3. Approve the budget [as discussed in Closed Session] for the proceedings in the 2025/26 financial year;
4. Note the expected budget requirements and budget risks for 2026/27; and
5. Notes that these figures account for two days of hearings and provides ample scope to brief competent junior counsel and a legal team to defend these matters.

On being put to the meeting the amendment motion (moved by Clr Monaghan) was declared LOST.

**Division called (for the motion moved by Clr Monaghan)**

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

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

Note: Clr Ristevski was not in the Chamber when this item was voted on.

The motion (moved by Clr Harte) was then voted on and was declared CARRIED.



**THE MEETING CONCLUDED AT 9.33pm by Deputy Mayor Harle.**

<Signature>

Name: Ned Mannoun

Title: Mayor

Date: 19 May 2026

I have authorised a stamp bearing my signature to be affixed to the pages of the Minutes of the Council Meeting held on 29 April 2026. I confirm that Council has adopted these Minutes as a true and accurate record of the meeting.