

# AGENDA

## GOVERNANCE COMMITTEE MEETING

18 July 2023

Book 1



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

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

If you have any enquiries, please contact Council and Executive Services on 8711 7584.

A handwritten signature in black ink, appearing to read "John Ajaka".

**Hon John Ajaka**  
CHIEF EXECUTIVE OFFICER

## ORDER OF BUSINESS

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#### Budget Committee

NIL

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#### Committee in Closed Session

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

ITEM 10 Liverpool Civic Place Project update

*Reason: Item 10 is confidential pursuant to the provisions of s10A(2)(d ii) of the Local Government Act because it contains commercial information of a confidential nature that would, if disclosed confer a commercial advantage on a competitor of the Council.*

#### Close

**ITEM 01****Voluntary Planning Agreement - Update Report**

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

**EXECUTIVE SUMMARY**

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

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

**RECOMMENDATION**

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That the Committee recommends:

That Council receives and notes this report

**REPORT**

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Currently Council has:

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

**FINANCIAL IMPLICATIONS**

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There are no financial implications relating to this recommendation.



## **CONSIDERATIONS**

<b>Economic</b>	<p>Deliver and maintain a range of transport related infrastructure such as footpaths, bus shelters and bikeways.</p> <p>Enhance the environmental performance of buildings and homes.</p> <p>Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.</p> <p>Facilitate economic development.</p>
<b>Environment</b>	<p>Manage the environmental health of waterways.</p> <p>Manage air, water, noise and chemical pollution.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.</p> <p>Promote an integrated and user friendly public transport service.</p> <p>Support the delivery of a range of transport options.</p>
<b>Social</b>	<p>Provide cultural centres and activities for the enjoyment of the arts.</p> <p>Support policies and plans that prevent crime.</p> <p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Regulate for a mix of housing types that responds to different population groups such as young families and older people.</p> <p>Support community organisations, groups and volunteers to deliver coordinated services to the community.</p> <p>Support access and services for people with a disability.</p>
<b>Civic Leadership</b>	<p>Act as an environmental leader in the community.</p> <p>Undertake communication practices with the community and stakeholders across a range of media.</p> <p>Provide information about Council's services, roles and decision making processes.</p> <p>Deliver services that are customer focused.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>

**INFRASTRUCTURE AND PLANNING COMMITTEE REPORT**

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

**ATTACHMENTS**

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

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

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

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

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

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

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

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

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

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

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

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 3 Item 2b	River Foreshore land - removal of noxious weeds
Schedule 3 Item 2c	River Foreshore land - completion of works described in the vegetation management plan
Schedule 3 Item 2d	Conduct of maintenance works described in the Vegetation Management Plan
Schedule 3 Item 3	Construction of bike/pedestrian path
Schedule 3 Item 4	Construction and dedication of bike/pedestrian path link to Brickmakers Drive
Schedule 3 Item 5a-b	Construction of passive recreation facilities on the river foreshore land
Schedule 3 Item 6	Dedication of 'Drainage Channel'
Schedule 3 Item 7	Construction and dedication of road bridge over drainage channel, embankment, and road to Brickmakers Drive
Schedule 3 Item 8	Construction and dedication of pedestrian access to Newbridge Road more or less in the position on the plan and a pedestrian path within the public verge along the entire length of the land frontage to Newbridge Road
Schedule 3 Item 9	Dedication of an easement over the land for access for the purpose of allowing council to undertake maintenance to the River Foreshore land more or less in the position on the plan
<b>VPA-12</b>	<b>124 Newbridge Road, Moorebank</b>
Schedule 3 Item 1a-c	Embellishment of river foreshore land
Schedule 3 Item 1d	Dedicated of river foreshore land
Schedule 3 Item 2a	Development of a Vegetation Management Plan (VMP) and offset Strategy

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 3 Item 2b	Completion of works described in the VMP
Schedule 3 Item 2c	Conduct of maintenance works described in the VMP
Schedule 3 Item 3a-c	Construction of bike/pedestrian path
Schedule 3 Item 3d	Construction of pedestrian footpath along northern boundary of site within Newbridge Road verge - RE2 Private Recreation
Schedule 3 Item 3e	Construction of pedestrian footpath along northern boundary of site within Newbridge Road verge - B6 Enterprise Corridor
VPA-15	75 Flynn Avenue, Middleton Grange
Section 6	Monetary Contribution
VPA-17	220-230 Northumberland Street, Liverpool
Clause 5	Monetary Contribution
VPA-18	Liverpool MegaCenta (The Grove) 10 Orange Grove Road, Warwick Farm
Schedule 4 Item 1	Roadworks which will include the rehabilitation of the road surface and construction of a pedestrian access on the Homepride Avenue Land
Schedule 4 Item 2	RMS Roadworks - Orange Grove Road / Viscount Place Intersection
Schedule 4 Item 3	RMS Roadworks - Hume Highway / Homepride Avenue Intersection
VPA-19	20 Shepherd Street, Liverpool
Schedule 3 Item 1	Transport Service - Establish and operate a publicly accessible shuttle bus service that connects the Development to the Liverpool CBD



## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 3 Item 2	Bike Share Pods
Schedule 3 Item 3	Publicly accessible car share spaces
Schedule 3 Item 4	Woodbrook Road pedestrian and Cycle underpass - RTA now doing these works - Council has accepted a monetary contribution of \$71,825 ex GST in lieu of these works
Schedule 3 Item 5	Monetary Contribution - Local Traffic Infrastructure Contribution
Schedule 3 Item 6	Monetary Contribution - Regional Traffic Infrastructure Contribution
Schedule 3 Item 7	Bank Stabilisation Works
Schedule 3 Item 8	Riverwalk Works
Schedule 3 Item 9	Pedestrian and Cycle Pathway upgrade through Lighthorse Park to Newbridge Road - LCC accepts completion of works except for the final portion of the path adjacent to Lighthorse Park. Council accepted a monetary contribution of \$310,334 ex GST in lieu of these works
Schedule 3 Item 10	Rehabilitation of riparian zone - Light horse Park
Schedule 3 Item 11	Monetary Contribution - Open Space Contribution
VPA-34 Section 6	85 Flynn Avenue, Middleton Grange Monetary Contribution
VPA-36 Schedule 3	4-8 Hoxton Park Road, Liverpool Provision of Affordable Housing Lots
Schedule 4	Monetary Contribution
VPA-37	Middleton Grange Town Centre
Schedule 4 Item B2	Embellishment of New Park 2

## VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's	
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS
Schedule 4 Item C1	Construction of a signalised intersection at Main St and Flynn Ave and the intersection for the new proposed access lane and Flynn Avenue
Schedule 4 Item C2	Construction of a roundabout at Southern Cross Avenue and Main Street
Schedule 4 Item C3	Construction of a T-intersection at Southern Cross Avenue and Middleton Drive
Schedule 4 Item C4	Construction of a T-intersection at Southern Cross Avenue and Bravo Avenue
Schedule 4 Item D	Construction of an upgrade to Cowpasture Road intersection, Flynn Avenue from Qantas Boulevard to Ulm Street as a widened 4 lane road within the existing road reserve
Schedule 4 Item E	Construction of a road upgrade and services for Southern Cross Avenue to a standard comparable to the existing Southern Cross Drive between the western boundary of the land to the Middleton Grange Primary School
Schedule 4 Item F	Culvert, drainage and shared road works wholly within Lot 102 DP 1128111 – Public Reserve
Schedule 4 Item H	Monetary Contribution
VPA-40	28 Yarrunga Street, Prestons
Schedule 3	Monetary Contribution
VPA-42	1370 Camden Valley Way, Leppington
Schedule 4 Item 1	Maintenance Works required to maintain and keep in good repair the Acquisition Land, and any improvements on it, prior to its acquisition by Council
Schedule 4 Item 2	Registration of Positive Covenant on the title of the Acquisition Land to provide for public use and access of the Acquisition Land and to ensure the Developer carries out the Maintenance
Schedule 5 Item 1	Social Court
Schedule 5 Item 2	Walking Loop

VOLUNTARY PLANNING AGREEMENT REPORT 30 JUNE 2023

EXECUTED VPA's			
ITEM/ REF	Schedule of WORKS / LANDS / MONETARY CONTRIBUTIONS		
Schedule5 Item 3	Link across Riparian corridor (Boardwalk / Bridge)		
Schedule 5 Item 4	Pedestrian Crossing		
VPA-44	5 Melito Court, Prestons		
Schedule 3	Monetary Contribution		
VPA-46	14 Yarrunga Street, Prestons		
Schedule 3	Monetary Contribution		
VPA-47	47 Seventeenth Avenue, Austral		
Schedule 5	Monetary Contribution		

## ITEM 02

**Lot Size and Dwelling Density Controls Growth Areas**

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

**EXECUTIVE SUMMARY**

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

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

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

## **RECOMMENDATION**

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That the Committee recommends:

That Council:

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

## **REPORT**

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### **Background**

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

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

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

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

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

## **Discussion**

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

In summary:

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

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

## **Next Steps**

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

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

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

## **FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

## **CONSIDERATIONS**

<b>Economic</b>	Enhance the environmental performance of buildings and homes.  Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.  Facilitate economic development.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	Regulate for a mix of housing types that responds to different population groups such as young families and older people.
<b>Civic Leadership</b>	Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.  Actively advocate for federal and state government support, funding and services.
<b>Legislative</b>	State Environmental Planning Policy (Precincts – Western parkland City) 2021



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

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

# DWELLING DENSITY, VARIETY, AND ODOUR CONTROLS

## AUSTRAL AND LEPPINGTON NORTH

Councillor Workshop  
July 2023



## BACKGROUND – ORDINARY MEETING OF 28 SEPTEMBER 2022

### Recommendation (Paraphrased):

Staff prepare a Planning Proposal and DCP amendment to replace dwelling density control with a density band and amend DCP accordingly.

### Decision:

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

## BACKGROUND – THE PLANNING ISSUE

- Precinct was rezoned in 2013
- Infrastructure was planned to cater for 17,350 dwellings.
  - Yield was derived from minimum density control.
- Development is exceeding forecast density.
- On-track to yield approx. 26,300 dwellings.
  - This was derived from DA analysis, but could vary widely as controls do not provide a maximum yield (could be 50,000+)
- 7,300 lots approved already, 4500 lots completed.

## BACKGROUND – THE INFRASTRUCTURE ISSUE

- Concerns that current infrastructure plans will be inadequate to serve 26,000+ dwellings.
- Will result in a demand for 228 ha of land for open space (only 135.4ha is currently zoned).
  - 92.6 ha of additional open space will be required, as per 2.83ha/1,000 resident benchmark.
  - This will likely need to come from prime R2 or E4 zoned land \$\$\$
- Further pressure to deliver unfunded community facilities.
- Unknown impact to road capacity (demolition of new homes for widening?)
- Inadequate provision of land for public schools,
- Potential impacts to retail hierarchy
  - Either larger centres required, or out-of-centre development demands.

## RELATIONSHIP BETWEEN DENSITY & LOT SIZE

DWELLING DENSITY	10dw/ha	15dw/ha	20dw/ha	25dw/ha
Dwelling House	360sqm	300sqm	300sqm	300sqm
Dual Occupancy	600sqm	500sqm	500sqm	400sqm
Semi-Detached	300sqm	200sqm	150sqm	125sqm
Attached	-	1,500sqm	375sqm	375sqm
Multi-Dwelling	-	1,500sqm	1,500sqm	375sqm
Manor Home	-	-	600sqm	600sqm
Residential Flat Building	-	-	-	2,000sqm
Secondary Dwelling	450sqm	450sqm	450sqm	Minimum Lot Size of Principal Dwelling

- Lot size control (SEPP) in Growth Centres relates to min size needed per building typology (with a location criteria), not subdivision size.
- Increasing dwelling lot size may shift market to providing multi-dwelling housing 'super-lots' instead.
  - Multi-dwelling housing is permitted in R2 in growth areas (SEPP).
- Cannot control strata lot size



## MIDDLETON GRANGE EXAMPLE



- Minimum lot size is 450m<sup>2</sup>.
- This lot is 1005m<sup>2</sup>.
- Lot contains 3 “villas”
- Built form is traditional detached house.
- Doesn't supply 'a mix of housing'
- Added complexity & cost of strata

## BLACKTOWN EXAMPLE



- Site is zoned R2 with minimum 20dw/ha,
- Site is 3.755ha with 177dw = 47.1dw/ha,
- More yield likely required to offset lower sales price,
- Higher site coverage and driveway area:
  - Increased urban heat,
  - Increased runoff,
  - Less privacy,
  - Less separation, and
  - Less landscaping.



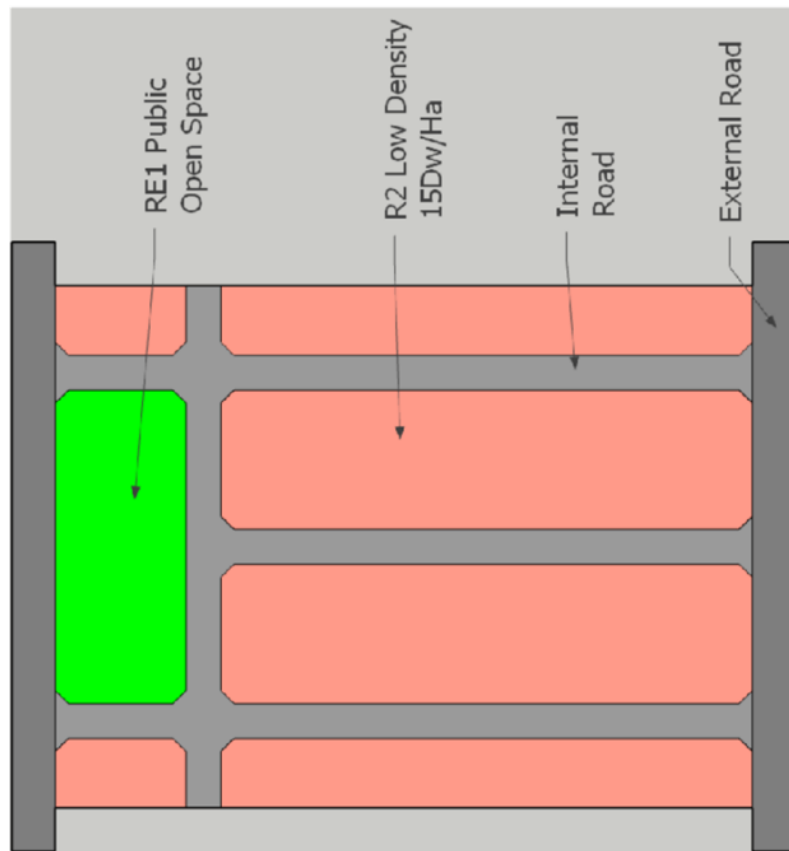
## DWELLING DENSITY CONTROL – IMPACT ON LOT SIZE EXAMPLE

Proposed control change	Current Controls	With Density Band	With 400sqm Lot size control
Site area	1.214ha	1.214ha	1.214ha
Developable area (subdivision)	0.9105ha	0.9105ha	0.9105ha
Dwelling density control	>15dw/ha	15-19.9dw/ha	>15dw/ha
Minimum lot size (dwelling)	300sqm	300sqm	400sqm
Potential yield (lots)	19-30	19-24	19-22
Potential average lot size*	303sqm – 480sqm	379sqm – 480sqm	413sqm – 480sqm
Potential yield (MDH)	19-57	19-24	19-57
Potential average lot size (incl. driveway)	212sqm – 639sqm	506sqm – 639sqm	212sqm – 639sqm

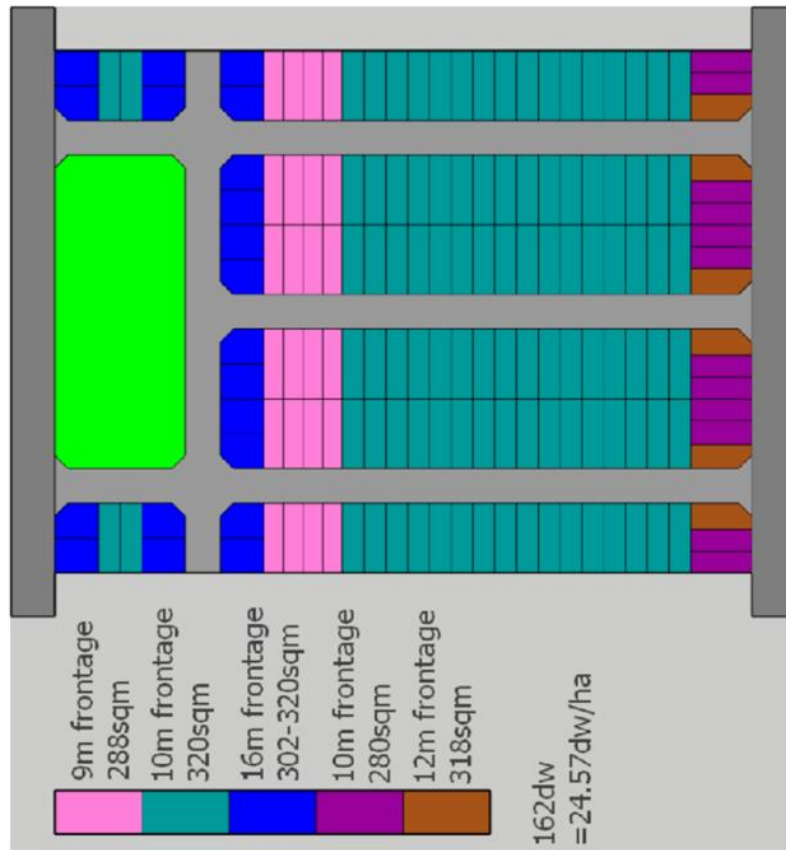
\* assuming 25% of the site is road area

#Using Blacktown example metrics

## EXAMPLE SUBDIVISION – DIFFERENCES IN OUTCOMES

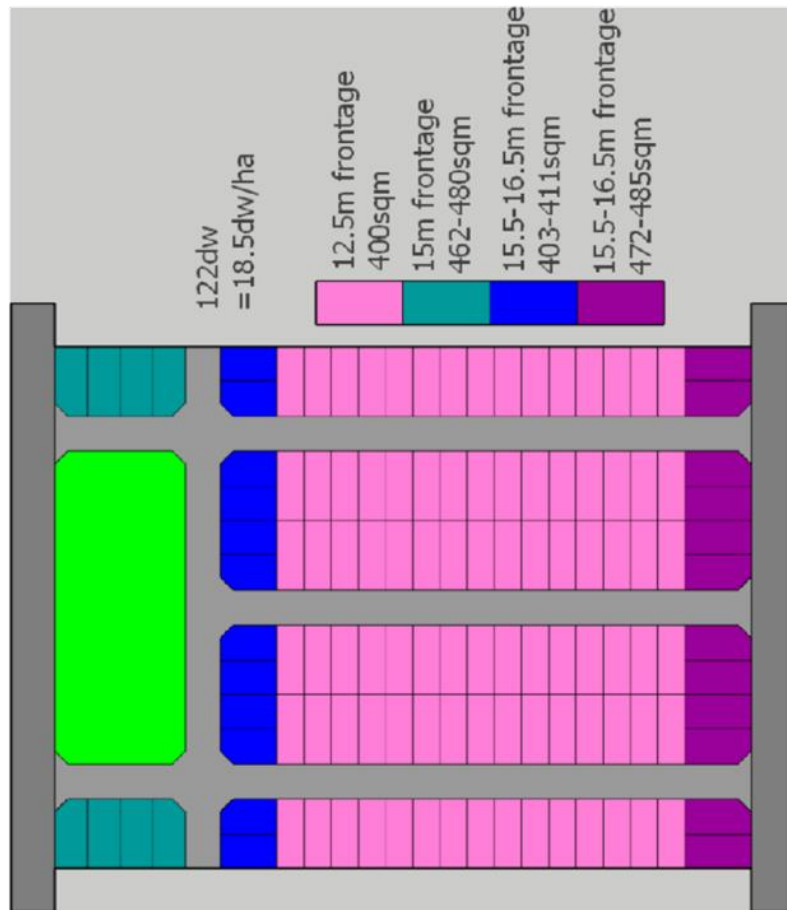


# EXAMPLE SUBDIVISION – NO CHANGE TO DENSITY OR LOT SIZE CONTROLS

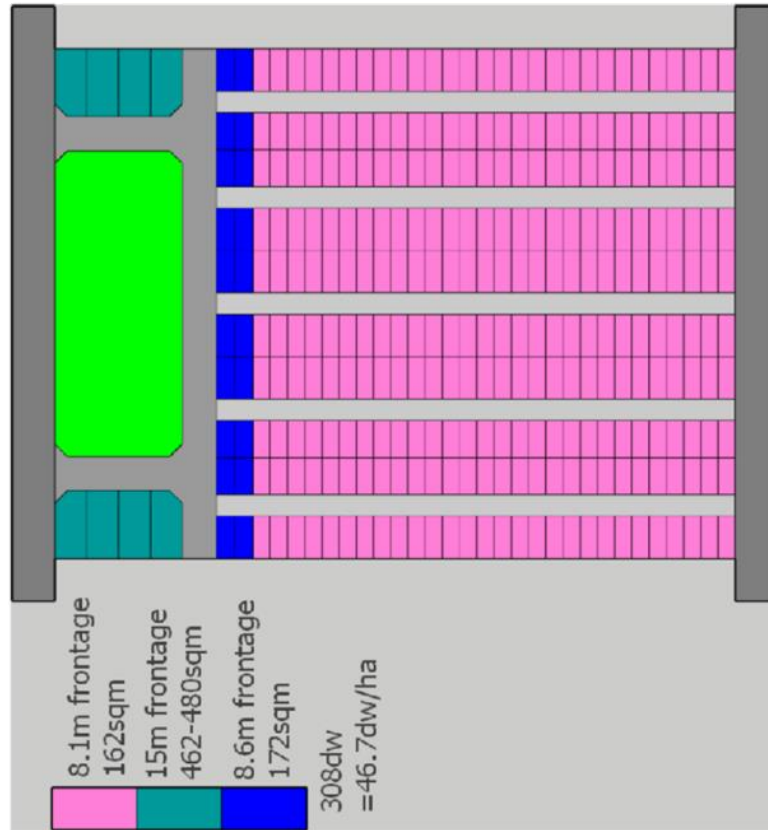




## EXAMPLE SUBDIVISION – CHANGE TO 400SQM LOT SIZE CONTROLS ONLY, TYPICAL SCENARIO

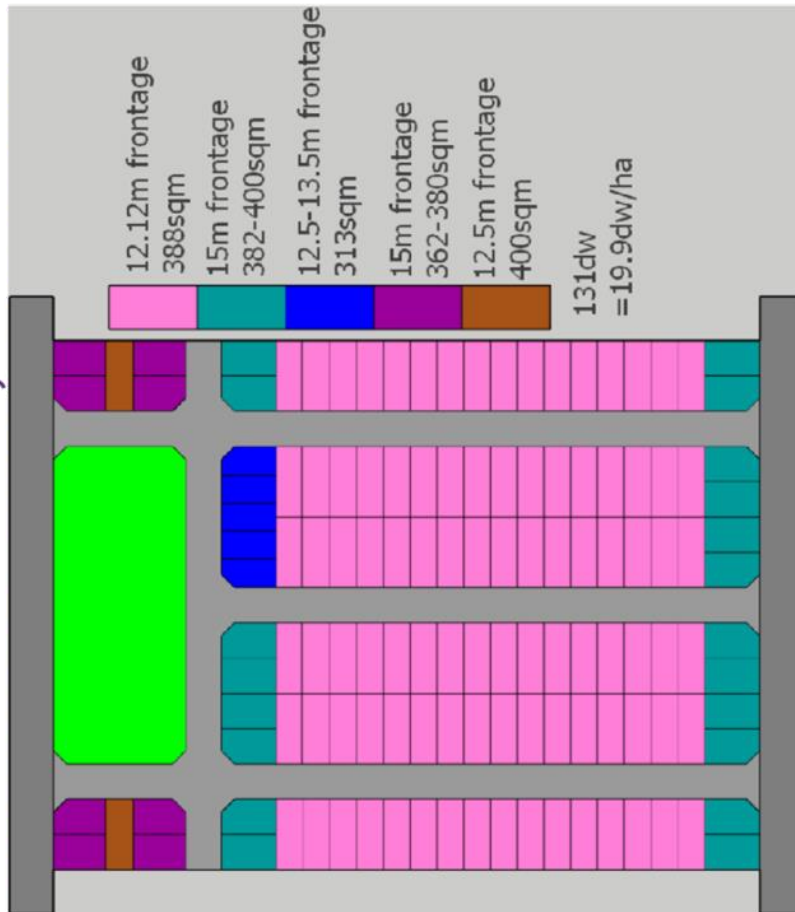


## EXAMPLE SUBDIVISION – CHANGE TO 400SQM LOT SIZE CONTROLS ONLY, ALTERNATIVE SCENARIO

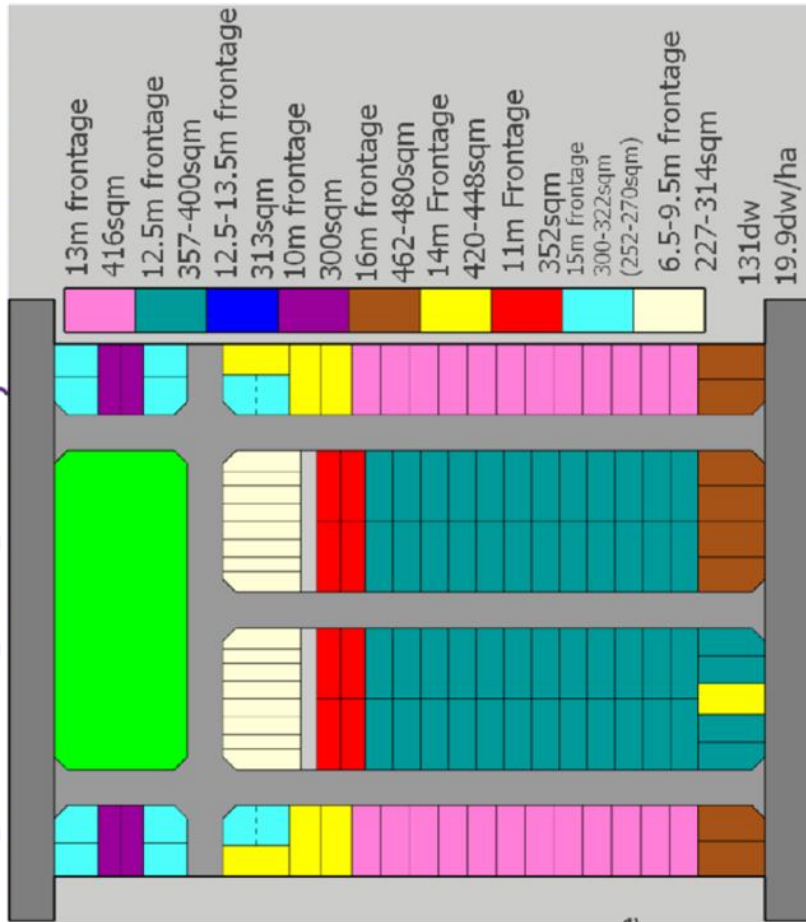




## EXAMPLE SUBDIVISION – CHANGE TO DENSITY CONTROL ONLY, TYPICAL SCENARIO



## EXAMPLE SUBDIVISION – CHANGE TO DENSITY CONTROL ONLY, ALTERNATIVE SCENARIO





## REASON FOR CAPPING DENSITY AND RETAINING LOT SIZE CONTROLS

- Need to provide infrastructure cost and servicing certainty. Changing lot size alone doesn't do this.
  - Increased lot size could result in more strata development to circumvent control (we can't restrict strata lot size). Capping dwelling density will ensure that we know what we are planning for.
- Variety - Density bands can provide more varied lot sizes,
  - E.g. Small lots and terraces (important for lower income or small households) still permissible, but would need to be offset by larger 'premium' lots (attractiveness for white collar workers).
  - Creates a less homogenous community and could promote a variety of dwelling sizes.
- Capping density will necessitate an increase to average lot size in most locations anyway.
- Less impact to first home-buyers / builders; still allows for some smaller lots, if desired.



# DWELLING DENSITY BAND – PROPOSED RECOMMENDATION

Existing Dwelling Density (minimum dwellings per hectare)	Proposed Dwelling Density (dwellings per hectare)
K 10	K 10-14.9
O 15	O 15-19.9
Q 20	Q 20-24.9
T 25	T 25-34.9

- Dwelling Density Band Range – similar to Camden Council
- SEPP & DCP provisions would be aligned, clarified, and/or replaced with proposed band
- Range provides enough flexibility for developers to respond to site context, and enough certainty for infrastructure planning
  - Note: As a result of approved development to date there may still need to be infrastructure changes. TBD
- Will result in larger lots in low density areas compared to what is being delivered currently

## CLAUSE 4.1B AMENDMENTS

### 4.1B Residential density

*(1) The objectives of this section are—*

*(a) to establish minimum density requirements for residential development, and*

*(b) to ensure that residential development makes efficient use of land and infrastructure, and contributes to the availability of new housing, and*

*(c) to ensure that the scale of residential development is compatible with the character of the precinct and adjoining land.*

*(3) The density of any residential development to which this section applies is not to be less than the density shown on the Residential Density Map in relation to that land.*

- Amend objective (1)(a) to recognise dwelling density band

- Amend objective (1)(b) to require that density relates to the provision of infrastructure

- Amend clause (3) to refer to dwelling density band.

# DCP CONTROLS – RECOMMENDATION

- Amend 'Net Residential Density dw/Ha' categories in Table 3-1 to align with bands.
- Update typical characteristics as appropriate.
- Review other controls to promote greater variety (e.g. mix of lot sizes, frontage widths and dwelling typologies)

**Table 3-1: Typical Characteristics of Residential Net Densities**

Net Residential Density dw/Ha	Typical Characteristics
10 - 12.5 dw/Ha	<p>d. Generally located away from centres and transport.</p> <p>e. Predominantly detached dwelling houses on larger lots with some semi-detached dwellings and / or dual occupancies.</p> <p>f. Single and double storey dwellings.</p> <p>g. Mainly garden suburban and suburban streetscapes. (See <b>Figure 3-2</b>).</p>
15 - 20dw/Ha	<p>h. Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings.</p> <p>i. Focused areas of small lot dwelling houses in high amenity locations.</p> <p>j. At 20dw/Ha, the occasional manor home on corner lots.</p> <p>k. Single and double storey dwellings.</p> <p>l. Mainly suburban streetscapes, the occasional urban streetscape. (See <b>Figure 3-2</b>).</p>
25 - 30 dw/Ha	<p>m. Generally located within the walking catchment of centres, corridors and / or rail based public transport.</p> <p>n. Consists of predominantly small lot housing forms with some multi-dwelling housing, manor homes and residential flat buildings located close to the local centre and public transport.</p> <p>o. Generally single and double storey dwellings with some 3 storey buildings.</p> <p>p. Incorporates some laneways and shared driveways.</p> <p>q. Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces.</p> <p>r. Mainly urban streetscapes, some suburban streetscapes. (See <b>Figure 3-2</b>).</p>
40+ dw/Ha	<p>s. Generally located immediately adjacent centres and / or rail based public transport</p> <p>t. Consists of predominantly residential flat buildings, shop top housing, manor homes, attached or abutting dwellings and multi-dwelling housing</p> <p>u. Generally double and multi-storey buildings</p> <p>v. Predominantly urban streetscapes with minimal front setback; incorporates laneways and shared driveways. (See <b>Figure 3-2</b>).</p>

# DISCUSSION





<b>PLAN 04</b>	<b>Dwelling Density, Variety, and Odour in the Liverpool Growth Centres Precincts</b>
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<b>Strategic Direction</b>	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
<b>File Ref</b>	304597.2022
<b>Report By</b>	Jerard Tungcab - Strategic Planner
<b>Approved By</b>	David Smith - Director Planning & Compliance

## **EXECUTIVE SUMMARY**

Council at its meeting on 31 March 2021 resolved to:

*"Direct the CEO to further investigate issues relating to odour impacts and dwelling density/variety controls in the Austral/Leppington North Precinct, with a further report back to Council."*

This report primarily investigates the ongoing planning issues of dwelling density and variety within the Austral/Leppington North Precinct (ALN Precinct). Specifically, the report provides detail of the on-going development occurring at higher densities than initially planned and the subsequent increased demand for social infrastructure such as open space and community facilities.

The report recommends amendments to the Liverpool Growth Centres Precinct Plan in the State Environmental Planning Policy (Precincts -Western Parkland City) 2021 (Growth SEPP) and the Liverpool Growth Centres Precinct Development Control Plan (Growth DCP) to replace the existing minimum dwelling density controls with a sliding scale density band. This would include a new maximum dwelling density control within the Growth DCP to reflect proposed Growth SEPP changes. Furthermore, amendments are recommended to existing maps to clarify these controls more transparently. Finally, it is recommended that odour inducing industries are mapped for public viewing to improve outcomes.

## **RECOMMENDATION**

That Council:

1. Receive and note this report.
2. Receive a further report including a draft planning proposal and DCP amendment that seeks to:

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

## **REPORT**

### **Dwelling Density**

On 15 March 2013, the Department of Planning, & Environment (DPE) rezoned Austral and Leppington North as part of the South-West Growth Area (SWGA). East Leppington was subsequently rezoned on 8 August 2014. The *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* and its associated Liverpool Growth Centres Precinct Development Control Plan (Growth DCP) accompanied this.

These policies were introduced at a time where there was seldom broad market acceptance for smaller lot sizes (up to 350m<sup>2</sup>). As such, density controls for the ALN Precinct were based on a minimum ('floor') without concern for a maximum ('ceiling'). DPE anticipated that the average residential lot would be in the order of 550sqm, as this was the observed trend of other growth areas at the time.

This was also implemented as:

- There was a need to ensure that the precincts would at least meet its dwelling target.
- There was a need to provide for a variety of housing typologies, in which denser areas typically provide for a greater variety of dwelling typologies, sizes and price points.
- There is a need to define the character of certain areas, in which lot size and density plays a major role in creating the feel for a streetscape.

It should be noted that most infrastructure provision in the ALN Precinct was planned based on the notion that the precinct would only meet its minimum precinct housing target (e.g. meeting the minimum required density). This minimum quantity of infrastructure planned for the ALN & East Leppington Precincts means that these precincts will have insufficient public infrastructure if substantially increased density is developed without also identifying additional infrastructure.

In the years following the rezoning of the precincts, there has been growing market acceptance of smaller lot sizes, and even units, particularly as the price of land has risen significantly. The pressure to provide smaller lot sizes has now reached the point where small lots (up to 350m<sup>2</sup>) are now the standard and larger lot (400m<sup>2</sup> or more) production is rarely provided.

Providing smaller lots means that more lots can be created, which has an effect of increasing the number of homes which can be built and increasing dwelling density. This trend has now reached a point where the vast majority of residential developments are greater than the minimum density, with extreme cases exceeding the minimum by more than 800%. The resulting increase in residential density has clear flow on impacts on the demands for open space and other infrastructure provision.

Several solutions have been explored to address this density challenge; however, these are ultimately not recommended as discussed in the following points:

- Council to Cater for Additional Infrastructure

Whilst Council could provide for enhanced facilities on identified lands, this approach would be ad-hoc and disrupt the existing planning priorities and implementation plans in place. For instance, it would logistically be difficult to implement road widening if surrounding development has already taken place (potentially requiring costly demolition of new dwellings). Similarly, additional open space would need to be zoned on land that is already zoned for urban purposes such as residential development. This is further compounded by the rising costs of land acquisition and the finite availability of land. This is seen as a reactive response, and Council would continually be behind the market in terms of supplementing infrastructure demands. Furthermore, the cost to Council would be significant and likely beyond its capacity financially.

- Developers to Cater for Additional Infrastructure

A typical solution to catering for higher-than-expected development may be to amend a contributions plan, or to consider a Voluntary Planning Agreement (VPA). Typically, this occurs for large or unique development applications, or planning proposals.

The fragmentation of land holdings within the ALN & East Leppington Precincts would preclude this option as it is difficult to draw a relationship between infrastructure demand and individual applications, which may only be seeking a few lots above what was anticipated. Cumulative impacts are not dealt with effectively by individual CP amendments or VPAs and



may lead to equity issues in instances where a single development may trigger, for example, widening of a local road, which would also benefit many others.

Putting the onus onto developers for infrastructure provision would also be difficult as it would be difficult to draw a relationship between an individual development and the demand for an item such as a district park (as multiple cumulative developments would demand such infrastructure).

- Introduce Restricted Dwelling Yield Controls on Undeveloped Parcels

Large undeveloped parcels remain within the ALN & East Leppington Precinct. This remaining undeveloped land could be controlled by placing a numerical limit on the number of dwellings which can be developed. The State Environmental Planning Policy (Precincts -Western Parkland City) 2021 (Growth SEPP) could introduce a control like that implemented through Clause 7.12 of the Liverpool LEP that restricts dwelling yield on certain parcels:

*Cl 7.12 – Maximum number of lots*

*“The total number of lots created by the subdivision of land in an area of land identified as “Restricted Lot Yield” on the Dwelling Density Map must not exceed the number shown on that map for that area”*

An implication of introducing this yield control would prevent future landowners from further subdividing their land even if they otherwise met other planning controls in relation to aspects such as minimum lot sizes. Additionally, existing developments would have been approved at higher densities than those needing to comply with this new lot yield control, creating a perceived equity issue.

- Instrument Provision to Limit Number of Lots Used for Residential Purposes

Another approach, not dissimilar to the option above, would be to implement a system (through the Growth SEPP or restrictions on the use of land created under section 88B of the Conveyancing Act 1919) where any lots over and above the minimum yield are required to provide non-residential uses (i.e., childcare centre, places of public worship, neighbourhood shops etc.)

Both SEPP provisions and section 88B restrictions will override planning controls that have historically been implemented. This would likely cause frustrations and inequities for landowners and developers. It would also undermine the centres hierarchy by encouraging a large amount of development which should be provided within centre in out-of-centre locations.

Recommendation – Dwelling Density

The preferred approach is to implement a dwelling density band system. This would be integrated within the Growth SEPP maps and detailed further in the DCP. This ensures both a minimum and maximum dwelling density standard.

Implementing a maximum density control would entail the introduction of a Dwelling Density Band system. There is precedent for this; Camden Council has implemented a similar outcome in some of their precincts within the Growth SEPP:

- **10 Dwellings (Minimum) – 20 Dwellings (Maximum) per hectare (K2);**
- **12.5 Dwellings (Minimum) – 16.5 Dwellings (Maximum) per hectare (O2);**
- **20 Dwellings (Minimum) – 25 Dwellings (Maximum) per hectare (Q2);**
- **25 Dwellings (Minimum) – 35 Dwellings (Maximum) per hectare (T2); and**
- **35 Dwellings (Minimum) – 60 Dwellings (Maximum) per hectare (V).**

Numerical provisions in both the SEPP and DCP should then be aligned so that there is a clear relationship between them. All references to the singular dwelling density minimum will then be replaced by the proposed dwelling density bands in Part 4 of the SEPP.

### **Dwelling Variety**

During the exhibition of Liverpool LEP 2008 (Amendment 75) Austral, Council received written submissions advocating for clarity of the dwelling variety controls.

Council's housing strategy, and the background housing report for the growth centre precincts acknowledge that there is (or will be) demand for medium density housing typologies, such as semi-detached dwellings and attached dwellings. These housing typologies are suited to smaller, young, or older households, who may not need a large home, and/or may have a smaller budget.

A variety of dwelling typologies within the same suburb is important in allowing for persons to move houses (in accordance with how their housing needs may change over time) without having to leave their community and social connections behind.

Failing to provide for a variety of dwelling typologies could lead to a lack of housing suited to first homebuyers, childless couples, lone person households, downsizers, single parent families, and other smaller households. It may also stifle economic development and attraction of skilled jobs, as young professionals and migrants would typically seek out smaller, more affordable homes with lower maintenance compared to a traditional house and land package.

It is important to note that the Growth SEPP does not have provisions that relate to dwelling variety other than minimum lot sizes and minimum dwelling density controls. The controls currently in the DCP are not clear as to whether dwelling variety is to be achieved on a site-by-site basis or at the precinct level.

The following options were explored to refine the current approach to providing for housing diversity, but which have been excluded from the recommendation due to various shortcomings as detailed in the following points:

- Remove Controls Relating to Housing Variety on Each Site

Removing controls for housing variety would provide the ultimate flexibility for developers. However, rather than allowing that all dwelling typologies are provided on all greenfield lots, it is more appropriate to locate higher density potentials within places near public transport, open space, centres, and other areas which provide additional amenities.

The risk of this option is that some developers may only seek to produce a single product (i.e., lots for detached dwellings) or other development typologies which result in the highest return on investment, rather than the housing needs of the community. There is a risk that rather than providing for flexibility, a lack of controls would result in a monoculture of single dwelling homes catering for families, as is typical in recently developed release areas. Areas of higher density would, likely, similarly be developed for the purpose of residential flat buildings. This approach would propagate the issues across most of Sydney in relation to a lack of smaller homes which are not units, such as duplexes or terrace homes, otherwise characterised as the missing middle.

- Specify a Maximum Number of Detached Dwellings/Lots Sold within each large subdivision application

A blunt option in providing certainty in dwelling variety is to stipulate the number of lots in a subdivision which are to provide for housing forms that are not detached dwellings. This could either be limited to specific dwelling density areas or all residential zoned areas.

This would involve implementing a DCP Control that requires that a minimum percentage of lots to be created in a subdivision are to be something other than the typical detached dwellings seen most commonly developed within growth areas at present.

Whilst this guarantees that dwelling variety output is met, it could be more onerous for developers to adhere to. There would be additional costs involved as a variety of dwelling types would need to be designed, built, and sold within a single large lot. Furthermore, there would need to be a way of ensuring that dwellings developed at a later date on approved lots were aligned with original intent of that subdivision. Simply, that dwelling variety required at the subdivisions stage was honored throughout the development process after lots were sold.

- Re-Introduce Older Lot Variety Controls

Prior to amendments in 2016, the DCP used to have greater controls with regards to providing a variety of lot sizes. The primary control of which is as follows *"In density bands  $\leq 20dw/Ha$*

*no more than 40% of the total residential lots proposed in a subdivision development application may be of the same lot type.*

This was a standard control that ignored aspects such as site context (e.g., solar access or frontage to open space), which is important in determining appropriate lot size/widths. The variety of lot sizes was also limited. Whilst some larger lots could cater for dual occupancies, there were no controls to guarantee this outcome. Ultimately it could only guarantee a variety of lot widths, and not lot sizes (due to no controls on lot depths), and ultimately couldn't effectively promote a diversity of dwelling typologies.

#### Recommendation – Dwelling Variety

The preferred approach to dwelling variety would be to integrate the proposed dwelling density band minimum and maximum standards (as discussed above) within Table 3-1 (Typical Characteristics of Residential Net Densities) and Table 3-2 (Minimum lot size by density bands) in the Growth DCP. Objectives and controls describing built form characteristics would then be required to be consistent with the desired and anticipated outcomes and controls within the Growth SEPP.

The naming of each dwelling-density control in the DCP would also provide indication as to the desired character of the area. However, care would need to be taken when labelling dwelling density bands to avoid any conflict with any other nomenclature in both instruments. This will clarify the desired character of an area, including aspects such as lot sizes, and the expectation for dwelling variety.

This would also integrate the residential structure map of Schedule 1 that provides for "increased density fronting open space" in some locations (in which the DCP Main Body makes few references to). This would make it clear to both the development industry and assessment officers as to where different dwelling typologies are best located.

#### Inconsistencies Between SEPP & DCP

Dwelling Density and Dwelling Variety are inherently interlinked with one another. These two aspects are made more complex due to the Growth SEPP and Growth DCP failing to have an integrated approach where consistency prevails. Therefore, in resolving dwelling density and variety issues, a consolidated solution approach is best.

Council staff are aware of inconsistencies between SEPP provisions (statutory controls), and DCP provisions (controls which provide guidance to align with the SEPP controls) with regards to controlling both dwelling density and dwelling variety. Staff typically use the SEPP objectives, and broader intent of the DCP controls as appropriate to address this; however, the mismatched nature of some of these controls makes it difficult to provide clarity as to what is and what is not appropriate. This can slow down the DA process and provide for inconsistent and ultimately poor outcomes.



The development industry provided comments on these issues during exhibition of Liverpool LEP 2008 Amendment 75, a widespread housekeeping amendment to the Indicative Layout Plan of the Austral and Leppington North Precinct. These comments reinforced that there was inconsistencies and a lack of transparency around the character of different densities of residential development.

Currently, the dwelling density control in the Growth SEPP is a minimum lot yield standard for residential development in zones 'R2 Low Density Residential' and 'R3 – Medium Density Residential'. There are four separate minimum dwelling density controls:

- **10 Dwellings** per hectare (K1);
- **15 Dwellings** per hectare (O1);
- **20 Dwellings** per hectare (Q1); and
- **25 Dwellings** per hectare (T1).

Table 3-1 of the DCP provides consideration of dwelling typologies in Net Residential Density dw/ha areas (noting this is not a specific reference to the minimum residential density area as per the SEPP):

<b>Net Residential Density dw/Ha</b>	<b>Typical Characteristics</b>
<b>10 - 12.5 dw/Ha</b>	<ul style="list-style-type: none"> <li>d. Generally located away from centres and transport.</li> <li>e. Predominantly detached dwelling houses on larger lots with some semi-detached dwellings and / or dual occupancies.</li> <li>f. Single and double storey dwellings.</li> <li>g. Mainly garden suburban and suburban streetscapes. (See <b>Figure 3-2</b>).</li> </ul>
<b>15 - 20dw/Ha</b>	<ul style="list-style-type: none"> <li>h. Predominantly a mix of detached dwelling houses, semi-detached dwellings and dual occupancies with some secondary dwellings.</li> <li>i. Focused areas of small lot dwelling houses in high amenity locations.</li> <li>j. At 20dw/Ha, the occasional manor home on corner lots.</li> <li>k. Single and double storey dwellings.</li> <li>l. Mainly suburban streetscapes, the occasional urban streetscape. (See <b>Figure 3-2</b>).</li> </ul>
<b>25 - 30 dw/Ha</b>	<ul style="list-style-type: none"> <li>m. Generally located within the walking catchment of centres, corridors and / or rail based public transport.</li> <li>n. Consists of predominantly small lot housing forms with some multi-dwelling housing, manor homes and residential flat buildings located close to the local centre and public transport.</li> <li>o. Generally single and double storey dwellings with some 3 storey buildings.</li> <li>p. Incorporates some laneways and shared driveways.</li> <li>q. Be designed to provide for activation of the public domain, including streets and public open space through the orientation and design of buildings and communal spaces.</li> <li>r. Mainly urban streetscapes, some suburban streetscapes. (See <b>Figure 3-2</b>).</li> </ul>
<b>40+ dw/Ha</b>	<ul style="list-style-type: none"> <li>s. Generally located immediately adjacent centres and / or rail based public transport</li> <li>t. Consists of predominantly residential flat buildings, shop top housing, manor homes, attached or abutting dwellings and multi-dwelling housing</li> <li>u. Generally double and multi-storey buildings</li> <li>v. Predominantly urban streetscapes with minimal front setback; incorporates laneways and shared driveways. (See <b>Figure 3-2</b>).</li> </ul>

Figure 1: Current Table 3-1 of the Growth DCP

The issue with this DCP Table is that the SEPP does not provide dwelling density bands that correspond with the numerals in the left column. It also does not specify that a residential

subdivision needs to be developed in accordance with the characteristics most alike with the SEPP density control applying to the land (i.e., there is nothing to specify that a 15dw/ha site should reflect 15-20dw/ha area characteristics). A lack of relationship between the SEPP control and this DCP table causes confusion and inconsistent assessment of DAs. The controls should be aligned to ensure that desired outcomes are clear.

In summary, the DCP and SEPP require amendments to align their respective dwelling density bands, maps, and character area statements / controls to be consistent with one another. These references will provide greater clarity for both developers and assessment officers in relation to where different forms of housing should be provided. It will also provide sufficient statutory weight to controls which require that a variety of dwelling typologies be provided, ultimately helping to provide for the housing needs of the community.

The actions and recommendations outlined earlier in this report for Dwelling Density and Dwelling Variety would ensure that development is more closely aligned to the planned infrastructure delivery, and that a variety of dwelling typologies are provided in suitable areas. This will provide clarity and equity for landowners/developers and should be relatively easy to administer and understand.

### **Odour Controls**

There are several poultry farms and other odour emanating industries operating within or adjacent to the growth centre precincts, which requires management of growth when new homes, or other sensitive uses, would be impacted by odour.

The standards which govern odour impacts in NSW generally provide for exclusion zones around industries such as poultry farms to limit the number of sensitive receivers in areas most likely to be severely impacted. The breadth of this exclusion zone depends on the intensity of the industry, and for operations, such as poultry farms, this includes the number of birds, ventilation management, micro-climatic conditions, as well as other factors. Issues arise when there is a lack of up-to-date information on where odour emanating industries are located.

At present, Council has received DAs where either certain odour emanating operations were not identified, or the number of birds (in the case of poultry farms) varied for the same facilities (e.g., due to birds being transported at different lifecycle stages, or during quarantine periods between batches). Controls in the DCP are very basic at present, only requiring that an odour impact assessment is provided at the DA stage when Council suspects the development will be impacted by odour. Council currently relies upon studies which identified odour emanating industries at the precinct planning stage, with this often being out of date with current operations.

### **Recommendation – Odour Controls**

It is recommended that the current odour maps are updated and the locations of odour emanating industries are published on Council's ePlanning Portal. Council staff have knowledge as to where these facilities are located and could plot these industries on an online

map to ensure this information is publicly accessible. This would allow developers to access updated mapping that includes facilities in adjoining areas. Council officers would need to periodically review and update the maps as needed.

It is suggested that updated requirements are drafted, outlining that any odour assessments need to account for the 'worst-case scenario' that such facilities may operate under (i.e., facilities are operating at maximum capacity with unfavourable microclimate). This would address issues relating to conflicting odour impact assessment, which are typically derived on the operational conditions of the facility at a point in time in which the study is being prepared.

### **FINANCIAL IMPLICATIONS**

There are no financial implications relating to the recommendations of this report. Existing staff resources within the City Planning department will be utilised.

### **CONSIDERATIONS**

Economic	Enhance the environmental performance of buildings and homes.
Environment	Manage air, water, noise and chemical pollution. Enhance the environmental performance of buildings and homes. Raise community awareness and support action in relation to environmental issues.
Social	Regulate for a mix of housing types that responds to different population groups such as young families and older people.
Civic Leadership	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 (Precincts—Western Parkland City) 2021.</i>
Risk	The risk is deemed to be Low. There is a low risk that if nothing is done to address the issues identified within this report, further impacts to current and future residents within the Austral and Leppington North Growth Areas will continue. The risk is considered within Council's risk appetite.

### **ATTACHMENTS**

Nil

Council

### **COUNCIL DECISION**



**Motion:****Moved: Cllr Rhodes****Seconded: Cllr Goodman**

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

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

Councillors voted unanimously for this motion.

**Council****COUNCIL DECISION****Motion:****Moved: Cllr Rhodes****Seconded: Cllr Goodman**

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

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

Councillors voted unanimously for this motion.

**Council****COUNCIL DECISION****Motion:****Moved: Cllr Rhodes****Seconded: Cllr Goodman**

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

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

Councillors voted unanimously for this motion.

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**ITEM NO:**     PLAN 04  
**FILE NO:**     304597.2022  
**SUBJECT:**    Dwelling Density, Variety, and Odour in the Liverpool Growth Centres  
                         Precincts

**COUNCIL DECISION**

**Motion:**                                      **Moved: Cllr Rhodes**                      **Seconded: Cllr Goodman**

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

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

Councillors voted unanimously for this motion.

  
.....

Chairperson

**ITEM 03****Development Assessment**

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

**EXECUTIVE SUMMARY**

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

**RECOMMENDATION**

That the Committee recommends:

That Council receives and notes this report

**REPORT**

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

**Development Applications and Class 1 Appeals**

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

**INFRASTRUCTURE AND PLANNING COMMITTEE REPORT**

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

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

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

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

**FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

**CONSIDERATIONS**

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

**ATTACHMENTS**

Nil

**ITEM 04****Securing Industrial Lands in Austral - Planning Investigations**

<b>Strategic Objective</b>	Evolving, Prosperous, Innovative Implement planning controls and best practice urban design to create high-quality, inclusive urban environments
<b>File Ref</b>	214537.2023
<b>Report By</b>	Ian Stendara - Executive Planner
<b>Approved By</b>	Lina Kakish - Director Planning & Compliance

**EXECUTIVE SUMMARY**

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

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

**RECOMMENDATION**

That the Committee recommends:

That Council receives and notes this report

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

## **REPORT**

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### **Background**

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

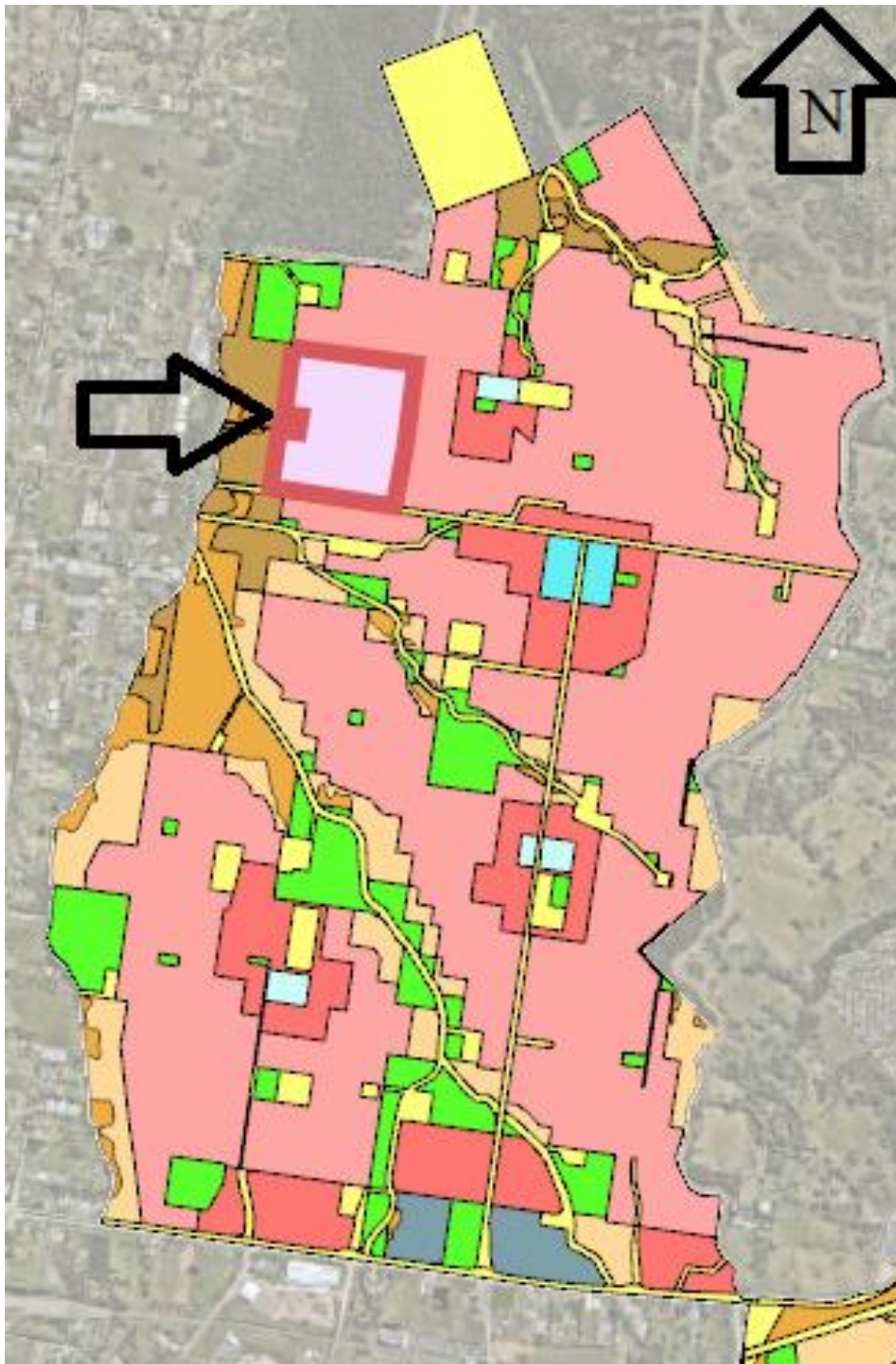


Figure 1: Austral zoning plan showing the IN2 zoned area

The objectives of the IN2 zone are provided below:

**1 Objectives of zone**

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



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

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

**2 Permitted without consent**

*Nil*

**3 Permitted with consent**

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

**4 Prohibited**

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

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

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

**Issues**

Industrial Land Supply

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

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

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

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

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

### **Recommendations**

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

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

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

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

#### Land-use conflicts

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

#### Result

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

## INFRASTRUCTURE AND PLANNING COMMITTEE REPORT



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

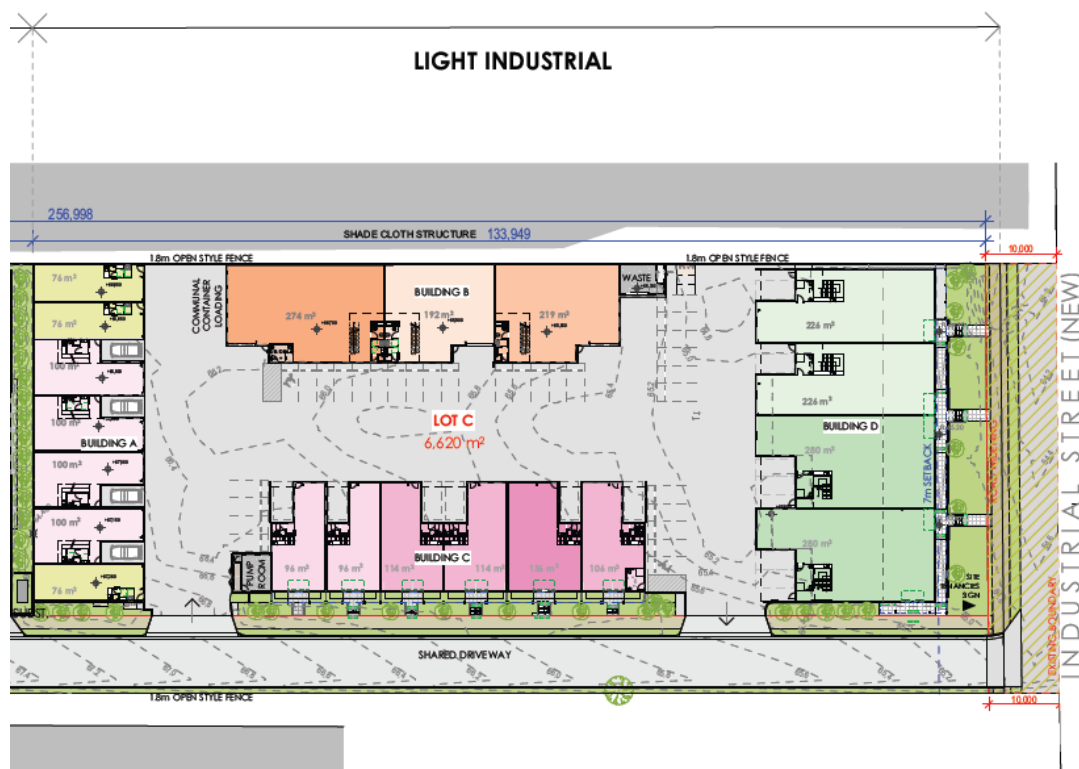


Figure 3b: Approved DA at 555 Fifteenth Avenue Austral, highlighting scale on non-industrial uses

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

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

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

### **Next Steps**

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

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

### **FINANCIAL IMPLICATIONS**

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

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

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

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



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

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

## **CONSIDERATIONS**

<b>Economic</b>	<p>Deliver a high quality local road system including provision and maintenance of infrastructure and management of traffic issues.</p> <p>Facilitate economic development.</p>
<b>Environment</b>	<p>Manage air, water, noise and chemical pollution.</p> <p>Promote an integrated and user friendly public transport service.</p> <p>Support the delivery of a range of transport options.</p>
<b>Social</b>	<p>There are no social and cultural considerations.</p>
<b>Civic Leadership</b>	<p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council's services, roles and decision making processes.</p>
<b>Legislative</b>	<p>Environmental Planning and Assessment Act 1979</p> <p>State Environmental Planning Policy (Precincts – Western Parkland City) 2021</p>
<b>Risk</b>	<p>The risk is deemed to be Medium. Should non-industrial development continue to occur in the Austral industrial precinct, there is a medium risk of the following:</p> <ul style="list-style-type: none"> <li>• Higher on-going road maintenance costs resulting from higher private vehicle use and kilometres travelled;</li> <li>• Lower rateable income as a potential result of lower land-values in centres and loss of productive land as a result of potential road widening;</li> <li>• Loss of industrial development to other areas; and</li> </ul>

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

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Nil

**ITEM 05****Strategic Planning Work Program**

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

**EXECUTIVE SUMMARY**

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

**RECOMMENDATION**

That the Committee recommends:

That Council receives and notes this report

**REPORT**

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

**FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

**CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.

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

## **ATTACHMENTS**

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1. Strategic Planning Work Programme

Strategic Planning Work Program



# Strategic Planning Work Program



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Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

# Planning Proposals not yet endorsed by Council

Reference	Address	Status
RZ-2/2023	327 Eighth Avenue, Austral	Pre-LPP assessment in progress
RZ-7/2022	60 Gurner Ave, Austral	State agency negotiations
RZ-3/2023	1411 The Northern Road, Bringelly	Awaiting fee payment
RZ-3/2022	93-145 Hoxton Park Rd, Liverpool	Post Local Planning Panel, to be referred to Council in August
RZ-2/2020	Lot 6 Newbridge Road, Moorebank	Strategic Retail Study to be considered by Council in July
RZ-4/2018	337-349 Newbridge Road, Moorebank	Awaiting progress of Moore Point proposal
RZ-10/2022	1400 Elizabeth Drive, Cecil Park	Awaiting additional information

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

## RZ-2/2023 - 327 Eighth Avenue, Austral – SP2 (High School Site)

**Lodgement:** 5 May 2023

**Address:** 327 Eighth Avenue, Austral

**Responsible officer:** Talia Saad – Assistant Strategic Planner

### Brief description:

The proposal seeks to amend the zone from SP2 Infrastructure (Educational Establishment) land to R3 Medium Density Residential via an amendment to Appendix 4 of the State Environmental Planning Policy (Precincts – Western Parkland City) 2021. It also proposes to remove the acquisition burden that currently applies to the Site.

### Changed development standards:

Amend the zone from SP2 Educational Establishment to R3 Medium Density Residential  
Amend the Land Zoning Map: LZN\_007  
Amend the Land Reservation Acquisition Map: LRA\_007

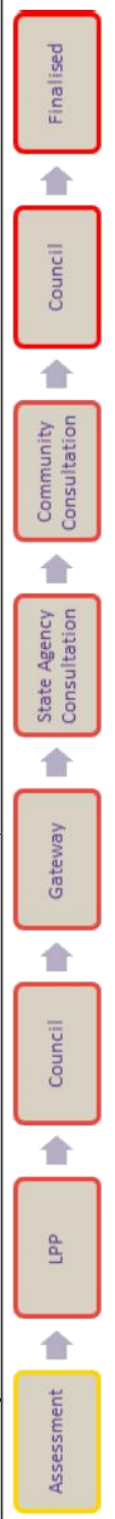
### Comments:

The Planning Proposal (PP) was lodged on the 05/05/2023. An initial adequacy review of the proposal has been completed.

**Currently in the process of reviewing and assessing the PP in preparation of a justification assessment of the strategic and site-specific merit of the sites' intended outcome.**



Source: ePlanning Spatial Viewer



Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

## RZ-7/2022 – 60 Gurner Avenue, Austral

<p><b>Lodgement:</b> 31 August 2022 <b>Address:</b> 60 Gurner Avenue, Austral</p>	<p><b>Responsible officer:</b> Danielle Hijazi – Strategic Planner</p> <p><b>Brief description:</b> The proposal seeks to amend the zone from SP2 Educational Establishment to R2 Low Density Residential; the Land Reservation Acquisition Map by removing the yellow colouring and Educational Establishment notation and the 'Height of Buildings Map' from 12 metres to 9 metres.</p> <p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Amend the zone from SP2 Educational Establishment to R2 Low Density Residential.</li> <li>• Amend the Land Reservation Acquisition Map by removing the yellow colouring and Educational Establishment notation.</li> <li>• Amend the Height of Buildings Map' from 12 metres to 9 metres.</li> </ul> <p><b>Status:</b> The planning proposal was lodged on the 31/08/2022. An initial review of the proposal has been completed.</p> <p>Issues with Strategic and site specific merit have been identified. Working with the proponent, DPE and SINSW to resolve the issue, or otherwise move the matter forward.</p> <p>Update 17/01/23: SINSW has informed Council officers that they will write to the planning minister / DPE to relinquish acquisition, which will avoid the need for this planning proposal to be considered by Council. Delays are being experienced due to the state governments caretaker period. Council staff are actively advocating for this to be expedited by DPE and SINSW.</p>	
<p>Assessment</p>	<p>LPP</p>	<p>Council</p> <p>Gateway</p> <p>State Agency Consultation</p> <p>Community Consultation</p> <p>Council</p> <p>Finalised</p>

**RZ-3/2023 - 1411 The Northern Road Bringelly**

<b>Lodgement:</b> 7 June 2023 <b>Address:</b> 1411 The Northern Road, Bringelly
<b>Responsible officer:</b> Jerard Tungcab – Strategic Planner
<b>Brief description:</b> Planning Proposal seeking to include take-away food, service station, and light industrial units in Schedule 1 of Liverpool LEP through the additional permitted uses section
<b>Changed controls:</b> N/A
<b>Comments:</b> Adequacy check has been made; currently awaiting payment of lodgement fees.





Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-3/2022 – Hoxton Park Road, Liverpool**

**Lodgement:** 15 July 2022  
**Address:** 93-145 Hoxton Park Road, 51 Maryvale Avenue and 260 Memorial Avenue, Liverpool NSW

**Responsible officer:** Stephen Peterson– Senior Strategic Planner

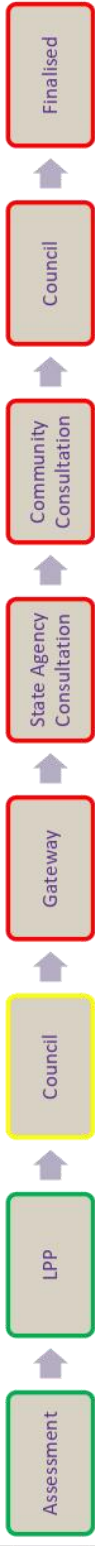
**Brief description:** Facilitate 6 storey development comprising of approximately 300 dwellings, minor ancillary retail development and basement car parking and

**Changed controls:**

- Increase the maximum height of buildings from 15m to 20.5m
- Increase the FSR control from 1:1 to 1.5:1
- Schedule 1 of LLEP 2008 clause to permit small scale food and drink and retail land use.

**Comments:**

- Various discussions with the proponent have occurred to receive required information and justification for the proposal. This included a supporting DCP amendment and VPA offer.
- The planning proposal amended/additional documentation has been assessed with a recommendation to lower the proposed FSR to 1.5:1.
- **The LPP considered the proposal at the May meeting.**
- **Aiming to report to Council in August.**



Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

## RZ-2/2020 - Lot 6 Newbridge Road, Moorebank – EQ Riverside

**Lodgement:** 5 March 2020

**Address:** Lot 6 Newbridge Road, Chipping Norton

**Responsible officer:** Luke Oste – Coordinator Strategic Planning

### Brief description:

Planning proposal request to rezone the site from E2 to part R1, part SP2 and part RE1 to support approximately 2,000 new dwellings.

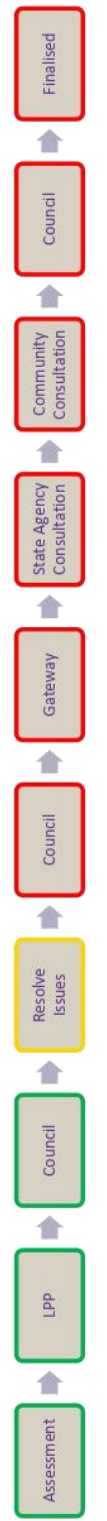
### Changed controls:

Height of buildings development standard of 50m and Floor Space Ratio of 1:1.

### Comments:


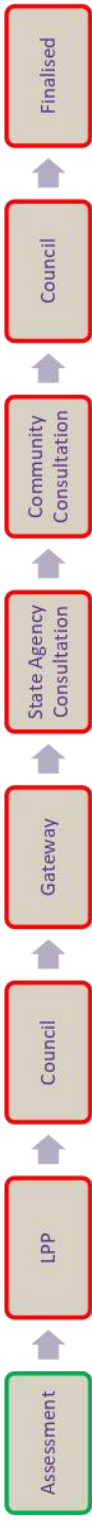
PP considered at the December 2020 Council meeting, where a decision was deferred to have proponent work with Council on an amended proposal. Meetings were held with the proponent on 4 February 2021 and 31 March 2021 to discuss a potential revised proposal. A Council report was considered at the 23 February 2022 meeting providing an update in response to NOM 01 from the November 2021 meeting.

Council staff have conducted a series of four workshops with the proponent team to discuss possible future designs. This was reported to Council at the July 2022 meeting. Council staff reported an issues and options report to the September 2022 Council meeting. It was resolved to investigate the strategic merit of a place-based retail development and hold a community forum. **A consultant is currently completing this piece of work with the aim of reporting back to Council in July.**



Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

### RZ-4/2018 - 337-349 Newbridge Road, Moorebank

<p><b>Lodgement:</b> 19 June 2019  <b>Address:</b> 335-349 Newbridge Road, Moorebank (Lot 201 DP 584561)</p>	
<p><b>Responsible officer:</b> Luke Oste – Coordinator Strategic Planning</p>	
<p><b>Brief description:</b>  Rezone the site from IN2 Light Industrial to B4 Mixed Use allowing for a mixed-use development containing approximately 536 apartments of up to 18 storeys and 6,300sqm of commercial floor space.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezoned from IN2 –Light Industrial to B4 – Mixed Use</li> <li>• Increase FSR from current 0.75:1 to 3:1</li> <li>• Increase HOB from current 15m to 67m (approx. 22 stories)</li> <li>• Adopt a non-residential floor space ratio of 0.4:1</li> </ul>	
<p><b>Comments:</b>  As the broader Moore Point development has received a Gateway for the broad precinct that includes this site, this smaller proposal will not be progressed.  Council is working with the proponent to arrange this and ensure the site is considered as part of the broader Moore Point precinct.</p>	
	

Strategic Planning Work Program – Planning Proposals not yet endorsed by Council

**RZ-10/2022 - 1400-1480 Elizabeth Drive, Cecil Park – Additional GFA**

<b>Lodgement:</b> 10 October 2022 <b>Address:</b> 1400-1480 Elizabeth Drive, Cecil Park	
<b>Responsible officer:</b> Kweku Alkins – Senior Strategic Planner	
<b>Brief description:</b> Schedule 1 amendment to permit take away food premises of up to 500 square metres on land at 1400-1480 Elizabeth Drive, Cecil Park	
<b>Changed development standards:</b> N/A	
<b>Comments:</b> A request for information letter was sent to the proponent on 17 March 2023. The proponent met with Council officers on 28 March 2023 and agreed to submit additional information to address Council's concerns.  Council is awaiting this information.	<div><div>Assessment</div><div>↑</div><div>LPP</div><div>↑</div><div>Council</div><div>↑</div><div>Gateway</div><div>↑</div><div>State Agency Consultation</div><div>↑</div><div>Community Consultation</div><div>↑</div><div>Council</div><div>↑</div><div>Finalised</div></div>



# Planning Proposals endorsed by Council

Reference	Address	Status
RZ-7/2021	368-370 Cowpasture Rd, Middleton Grange (Amendment 99)	Endorsed 28 June 2023, will be sent to DPE early July
RZ-6/2021	Liverpool Private Hospital (Amendment 97)	Post exhibition submissions being considered, and state agency issues being negotiated.
RZ-4/2017	124 Newbridge Road, Moorebank (Flower Power) – Amendment ##	Request for information with proponent
RZ-8/2017	Holsworthy Town Centre (Amendment 80)	With DPE for finalisation
RZ-9/2017	146 Newbridge Road, Moorebank – (Georges Cove Village) (Amendment 87)	Request for information with proponent
RZ-5/2018	146 Newbridge Road, Moorebank George’s Cove Marina (Amendment 86)	Request for information with proponent
RZ-9/2022	22 Box Road, Casula (Amendment 98)	Preparing public exhibition and public hearing
RZ-6/2015	Moore Point – Amendment 90	Addressing Gateway requirements



### RZ-7/2021 – Cowpasture Road, Middleton Grange (Amendment 99)

**Lodgement:** 8 March 2022

**Address:** 61-71 Goulburn Street, Liverpool

**Responsible officer:** Brianna van Zyl – Senior Strategic Planner

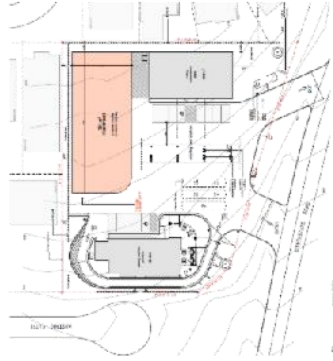
**Brief description:** Ensure the zoning reflects the current land-uses on site.

**Changed controls:**

- Increase FSR from current 0.65:1 to 0.75:1
- Increase HOB from current 8.5m to 12m

**Status:**

- The pp was referred to the LPP on 14 November 2022.
- The proponent submitted a PSI which was considered insufficient.
- The proposal was referred to Council on 26 April 2023 where Council voted to defer the item until a site visit was arranged.
- A site visit occurred on 16 May 2023.
- The item was endorsed at the 28 June 2023 Council meeting to proceed with a Gateway determination.
- **Documentation being prepared prior to sending to DPE for Gateway**



## RZ-6/2021 – Liverpool Private Hospital (Amendment 97)

**Lodgement:** 10 December 2021

**Address:** 61-71 Goulburn Street, Liverpool

**Responsible officer:** Brianna van Zyl – Strategic Planner

**Brief description:** Facilitate the development of a 20 storey private hospital, consulting suites, medical related offices and supporting ground floor retail.

### Changed controls:



- Increase FSR from current 2.5:1 (3.5:1 with bonuses) to 6.9:1
- Increase HOB from current 35m to 71m

### Status:

- Underwent a 28-day exhibition for initial community consultation in alignment with the CPP (ending on 1 Mar).
- Initial state agency consultation also occurred.
- An LPP meeting was held in June, the panel supported the proposal.
- Council supported at Aug 2022 Council meeting.
- DPE issued Gateway on 5<sup>th</sup> Dec with additional information requested.
- Information received and reviewed by Council and DPE
- Public exhibition occurred from 12 Apr to 12 May.
- **Final state agency concerns being considered currently in relation to the Helicopter Flight Path and Flooding.**



## RZ-4/2017 - 124 Newbridge Road, Moorebank (Flower Power) – Amendment ##

<p><b>Lodgement:</b> 7 June 2017 <b>Address:</b> 124 Newbridge Road, Moorebank (Lot 2 DP 602988)</p>	
<p><b>Responsible officer:</b> Stephen Peterson – Senior Strategic Planner</p>	
<p><b>Brief description:</b> Facilitate approximately 600 apartments, 167 serviced apartments and commercial land uses (Mixed use and fronting Newbridge Road). Retain RE1 Public Open Space along Georges River (Dedicated to Council). Closure of Davy Robinson Drive, new access Road to Newbridge Road.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezone the subject site including amending internal zone boundaries of the site to E3 (Productivity Support), RE1 (Public Recreation) and R1 General Residential.</li> <li>• Increase HOB and FSR to 24m and 1.7:1 for the northern residential area (Fronting and located towards Newbridge Road) and to 30m and 2.5:1 for the residential foreshore area.</li> <li>• Decrease minimum lot size (excluding the portion of the site proposed to be zoned RE1 (Public Recreation)) to 2,000m<sup>2</sup></li> <li>• No development standards within proposed RE1 zone to accommodate required flood mitigation works required under DA-309/2011/B.</li> </ul>	
<p><b>Status:</b></p> <ul style="list-style-type: none"> <li>• VPA from 2008 (VPA-12). Contributions section following up landowner regarding progress.</li> <li>• Referred to LPP and Council in 2020. DPE advised to defer until Georges River Regional Flood Evacuation Study is completed (Now finalised).</li> <li>• <b>May 2023 - DPE advised to submit a PP for Gateway assessment, as long as it addresses the Flood Inquiry findings and draft shelter in place policy.</b></li> <li>• <b>June 2023 - RFI issued to proponent. Currently awaiting a response from proponent.</b></li> </ul>	
<p>Assessment</p>	<p>Finalised</p>

Strategic Planning Work Program – DCP Amendments

**RZ-8/2017 - Holsworthy Town Centre (Amendment 80)**

**Lodgement:** 11 October 2017

**Address:** 2 Macarthur Drive, Holsworthy (Lot 5 DP 825745)

**Responsible officer:** Stephen Peterson – Senior Strategic Planner

**Brief description:**

Intensify the density of land uses on the site to facilitate a mixed-use town centre development.

**Changed controls:**

- Increase HOB from current 21m to part 25m and part 45m
- Increase FSR from 1.5:1 to 2.15:1
- Site specific clause to allow maximum 9000sqm of retail floor area

**Status:**

- Post Exhibition report was referred to April 2023 Council meeting where Council resolved to support the Planning Proposal.
- **Proposal forwarded to DPE for finalisation as Council is not the local plan making authority. Proposal is currently outstanding with the DPE.**








## RZ-9/2017 - 146 Newbridge Road, Moorebank – (Georges Cove Village) (Amendment 87)

<p><b>Lodgement:</b> 18 October 2017 <b>Address:</b> 146 Newbridge Road, Moorebank (Lot 7 DP 1065574)</p>	
<p><b>Responsible officer:</b> Stephen Peterson – Senior Strategic Planner</p>	
<p><b>Brief description:</b> Schedule 1 amendment to LLEP 2008 to permit supermarkets with a maximum gross floor area of 4,000sqm in the E3 – Productivity support zone.</p>	
<p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>Additional LLEP 2008 Schedule 1 clause for supermarket land use with maximum GFA of 4,000sqm in the E3 – Productivity support zone.</li> </ul>	
<p><b>Status:</b></p> <ul style="list-style-type: none"> <li>Referred to LPP and Council in 2020. DPE advised to defer until Georges River Regional Flood Evacuation Study is completed (Now finalised).</li> <li>April 2023 – Proponent removed residential uses from the planning proposal, and focus is only on commercial uses.</li> <li>May 2023 - DPE advised to submit a PP for Gateway assessment, as long as it addresses the Flood Inquiry findings and draft shelter in place policy.</li> <li>June 2023 - RFI issued to proponent. Currently awaiting a response from proponent.</li> <li>Upon receipt of a response to the June 2023 RFI, Council will assess the proposal and if satisfactory, refer to an upcoming Council meeting.</li> </ul>	
	

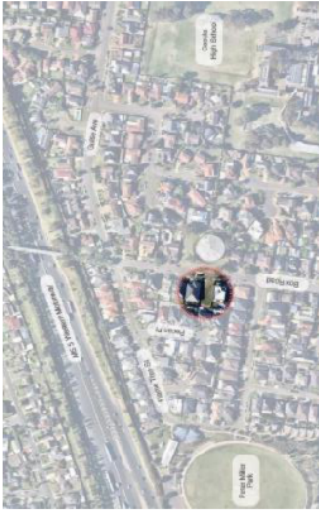
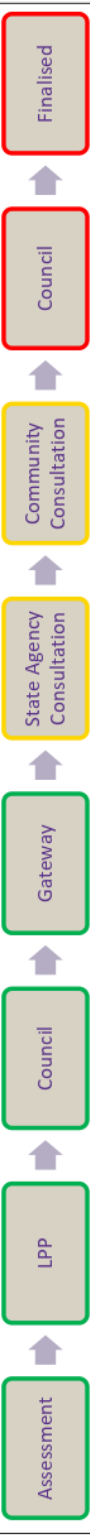


## RZ-5/2018 - 146 Newbridge Road, Moorebank George's Cove Marina (Amendment 86)

<p><b>Lodgement:</b> 6 July 2018  <b>Address:</b> 146 Newbridge Road, Moorebank (Lot 7 DP 1065574)  <b>Responsible officer:</b> Stephen Peterson</p>	
<p><b>Brief description:</b>  Facilitate approximately 21 terrace dwellings and 353 apartments adjacent to the Georges Cove Marina. Amend FSR and HOB, Keys site map and schedule 1 clause for residential.</p> <p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>Amend the Key Sites map to include a designated area for residential accommodation in the RE2 Private Recreation zone.</li> <li>Include a site-specific provision under Schedule 1 to enable residential accommodation as an additional permitted use (limited to multi-dwelling housing and residential flat buildings) within the key site.</li> <li>Amend the maximum permissible Floor Space Ratio from 0.25:1 to 0.4:1 (limited to the key site).</li> <li>Amend the maximum permissible Height of Building from 21m to 35m (limited to the key site).</li> </ul>	
<p><b>Status:</b></p> <ul style="list-style-type: none"> <li>Referred to LPP and Council in 2020. DPE advised to defer until Georges River Regional Flood Evacuation Study is completed (Now finalised).</li> <li>May 2023 - DPE advised to submit a PP for Gateway assessment, as long as it addresses the Flood Inquiry findings and draft shelter in place policy.</li> <li>June 2023 - RFI issued to proponent. Currently awaiting a response from proponent.</li> <li>Upon receipt of a response to the June 2023 RFI, Council will assess the proposal and if satisfactory, refer to an upcoming Council meeting.</li> </ul>	

Strategic Planning Work Program – DCP Amendments

**RZ-9/2022 – 22 Box Road, Casula (Amendment 98)**

<p><b>Lodgement:</b> <b>Address:</b> 22 Box Road, Casula</p>	<p><b>Responsible officer:</b> Brianna van Zyl – Senior Strategic Planner</p>	<p><b>Brief description:</b> Rezone the site from RE1 to R2 Low Density and reclassify the site from community to operational.</p> <p><b>Changed controls:</b></p> <ul style="list-style-type: none"> <li>• Rezone site from RE1 to R2 Low Density Residential, and same development standards as adjacent residential zone.</li> <li>• Reclassify the site from community to operational</li> </ul>	<p><b>Status:</b></p> <ul style="list-style-type: none"> <li>• On 31 August 2022, Council resolved to rezone the site</li> <li>• The planning proposal was referred to the local planning panel on 28 November 2022</li> <li>• Council endorsed the planning proposal on 29 March 2023</li> <li>• DPE issued a Gateway determination on 6 June 2023.</li> <li>• <b>Preparation is underway for a Public Exhibition (anticipated July – August 2023) and Public Hearing (anticipated September 2023).</b></li> </ul>	 
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## RZ-6/2015 - Moore Point – Amendment 90

**Amendment lodged:** 17 April 2020

**Address:** 6, 8 & 16 Bridges Road, Moorebank (Lot 10 DP 875626, Lot 1-8 CS 57/2015, Lot 1 DP 329572)

**Responsible officer:** Luke Oste – Coordinator Strategic Planning

**Brief description:** To enable mixed-use development and high density residential.

### Changed controls:

- Rezone from IN2 Light Industrial to B4 Mixed Use and B6 Enterprise Corridor.
- Amend the maximum building height from 15m and 18m to RL 136m and RL 108m.
- Amend the maximum FSR from 0.75:1 to 4.2:1 and 3.5:1 to facilitate the development of approximately 12,220 dwellings and 249,364sqm commercial floor area.
- Introduce Division 1A to manage site specific provisions
- Introduce new subclause in Schedule 1 to permit additional uses.

### Comments:

A Gateway determination was issued on 3 April with many conditions to be addressed prior to the proposal progressing to the consultation stage. Furthermore, the proposal now relies on a levy to be built on Council owned community land that has not been previously assessed.


**Council staff are working with DPE to resource the progression of this proposal, and assessing the changes to the proposal in relation to flood mitigation and a potential levy.**



# DCP Amendments

Reference	Address	Status
Electric Vehicle Infrastructure and Impact on Planning Controls	NA	A draft report is being prepared for the August Council meeting
Part 2.5 – Middleton Grange Town Centre (Amendment 37)	Various in Middleton Grange	Updated draft received in June and currently being assessed.

Electric Vehicle Infrastructure and Impact on Planning Controls

<b>Commenced:</b> January 2023										
<b>Responsible officer:</b> Danielle Hijazi – Strategic Planner										
<b>Description:</b> Investigate suitable planning controls that will require new development in Liverpool to make provision for electric vehicle charging infrastructure.										
<b>Status:</b> In Progress <ul style="list-style-type: none"><li>• Benchmark surrounding Council's controls</li><li>• Liaise with urban design team on the design of the infrastructure.</li><li>• Looking at existing state and federal planning controls that already regulate EV infrastructure.</li><li>• Draft Amendments have been made. A report to Council is being prepared for the August 2023 meeting.</li></ul>										
		<div>Drafting</div>	→	<div>Council</div>	→	<div>Exhibition</div>	→	<div>Council</div>	→	<div>Finalised</div>



## Part 2.5 – Middleton Grange Town Centre (Amendment 37)

Commenced: October 2019

### Responsible officer:

Lilyan Abosh – A/ Senior Strategic Planner

### Status:



- Draft DCP was publicly exhibited together with Planning Proposal in November – December 2019.
- Updated DCP provided in November 2020 and work on this was subsequently placed on hold until there was further certainty with the LEP Amendment and VPA.
- DCP work resumed following finalisation of Planning Proposal and sent to proponent in October 2022.
- Proponent submitted final draft version of DCP June 2023.
- **Final Draft is currently under review internally.**
- **DCP to be presented to Council shortly for endorsement to publicly exhibit the DCP.**



# Strategic Planning Projects

Reference	Project	Status
2021/0127	LEP Review - Phase 2	Procurement for additional studies underway
2023/0717	Conservation Zones Study	Report to Council July 2023
RZ-4/2020	Warwick Farm Precinct Plan	On hold
2021/5756	Local Housing Strategy Implementation Plan	With DPE for review, continued implementation of actions by Council
371440.2022	124 Moore Street Heritage Listing	Report to Council July 2023
RZ-1/2022	Leppington Town Centre	With DPE for a Gateway determination

2021/0127 – LEP Review - Phase 2

<b>Commenced:</b> February 2022	
<b>Responsible officer:</b> Nancy-Leigh Norris – Executive Planner	
<b>Brief description:</b> Establish a new Liverpool Local Environmental Plan, in line with the strategic vision of the Western Sydney District Plan (District Plan), Liverpool Local Strategic Planning Statement (LSPS) and Land Use Strategies.	
<b>Changes to Planning Policies / Controls:</b> Various changes to residential, commercial, industrial, recreation, conservation land and relevant maps.	
<b>Comments:</b> <ul style="list-style-type: none"><li>• July 2022 - 'Principles for the LEP Review' Council Report</li><li>• August 2022 – Scoping Proposal Council Report</li><li>• 19 Sept. – 13 Nov 2022 – Public Exhibition</li><li>• 1 March 2023 – Post Exhibition Report (deferred)</li><li>• 26 April 2023 - Post Exhibition Report</li><li>• <b>Procurement being finalised to undertake additional investigations required to support the planning proposal</b></li></ul>	

## 2023/0717 – Conservation Zones Study (Including Sirius Road Investigations)

<p><b>Commenced:</b> March 2023</p>	<p><b>Responsible officer:</b> Liyan Abosh – A / Senior Strategic Planner</p>	<p><b>Brief description:</b> Council resolved to investigate the rezoning of 1 Sirius Road and Lots 68 and 75 Sirius Road from C3 Environmental Management to C2 Environmental Conservation and consult with the owners.</p> <p>As a result, a Conservation Zones Study is proposed as part of the LEP Review, which will investigate appropriate Conservation zones on the Sirius Road sites, as well as other private and public owned sites. The Study will establish the criteria for each conservation zone, consistent with state guidance tools.</p>	<p><b>Changes to Planning Policies / Controls:</b></p> <ul style="list-style-type: none"> <li>TBC as a result of the Study. Potential changes to Conservations as a result of the study.</li> </ul>	<p><b>Status:</b></p> <ul style="list-style-type: none"> <li>Letters sent on 23 January seeking feedback and response received from all landowners.</li> <li>April 2023 – Report to Council included consultation with landowners and recommended a Conservation Zone Study, however was deferred, and again deferred at May 2023 meeting.</li> <li><b>June Governance Committee meeting resolved to receive a Council report.</b></li> <li><b>Report to Council anticipated July 2023.</b></li> </ul>
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## RZ-4/2020– Warwick Farm Precinct Plan

**Commenced:** 24 February 2022

**Responsible officer:** Brianna van Zyl – Senior Strategic Planning

### Brief description:

- Council resolved that a structure plan and planning proposal be prepared to rezone the Warwick Farm precinct to B4 – Mixed Use. Council engaged Conybeare Morrison International (CM+) prepared an urban renewal structure plan.
- As well as addressing residential/commercial/retail land use and distribution, the structure plan identifies the location of open space, community/recreation facilities, traffic and infrastructure upgrades, and flood storage and evacuation solutions. As part of the project, the consultants have also prepared a draft Contributions Plan, Planning Proposal, and a variety of supporting technical studies.

### Changes to Planning Policies / Controls:

A mixed use precinct which includes High Density, Open Space and Mixed use development

### Status:

- July 2020 LPP report, and August 2020 Council report.
- Exhibited Sept. – Oct. 2020, and Council report on 28 April 2021
- Consultants engaged to revise the plan to respond to feedback and re-exhibited 8 Oct - 7 Nov 2021.
- Post exhibition Council report on 24 November 2021
- The matter was placed on hold, primarily due to flooding.





### 371440.2022 – 124 Moore Street Heritage Listing

**Commenced:** November 2022

**Responsible officer:** Liyan Abosh – A / Senior Strategic Planner

**Brief description:** The site was originally intended to be heritage listed under Planning Proposal RZ-4/2021(Amendment 95) however removed to allow the landowner sufficient time to prepare a separate heritage significance assessment and submission.

#### Changes to Planning Policies / Controls:

Application of Heritage Item to the site, within Schedule 5 of the LLEP 2008 and the Heritage Map.

#### Comments:

- Council endorsed removal of site from Amendment 95 to be dealt with separately at the October 2022 meeting.
- Landowner submission provided in April 2023.
- **Submission assessed by Heritage Officer and report to Council anticipated in July 2023.**



## 2021/6163 & RZ-1/2022 - Leppington Town Centre

### Lodgement:

Transferred to Camden Council from DPE December 2019.

### Address:

Land bound by Bringelly Road, Bonds Creek, Scalabrini Creek, and Fourth Avenue, Austral.

**Responsible officer:** Kweku Aikins – Senior Strategic Planner

### Brief description:

Planning proposal to rezone certain lands within the Leppington Town Centre in accordance with a new centre plan / ILP prepared by the Department of Planning and Environment.

### Changed development standards:

- Amended building height controls:
  - Existing R3 Zone - change from 12m to 15m
  - New R4 zone – 30m
  - New B4 Zone - 50m
- Introduction of minimum lot size – RFBs (1500sqm), multi dwelling housing and attached dwellings (1000sqm), dual occupancies (400sqm) and dwelling houses (300sqm)
- Introduction of maximum floor space ratio - R3 (1.2:1), R4 (2:1) and B4 (2.5:1) zones
- Introduction of minimum dwelling density - 40dw/ha in new R4 zone

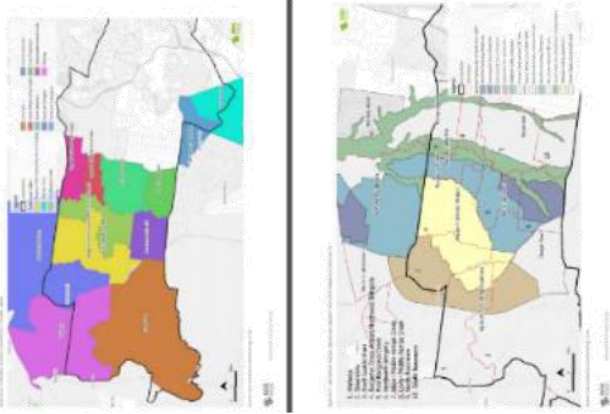

### Status:

Council endorsement received in October 2022. Submitted to DPE for Gateway determination on 18 November 2022.

**Council has provided additional information sought by DPE and the proposal is now again being considered for a Gateway determination.**



2022/3073 – Rural Lands Strategy

<b>Commenced:</b> August 2022	
<b>Responsible officer:</b> Kweku Aikins – Senior Strategic Planner	
<b>Brief Description:</b> Prepare a Rural Lands Strategy in accordance with action 16.1 of the LSPS. The strategy is to include actions that protect and enhance rural lands in the LGA.	
<b>Comments:</b> Council endorsed the draft strategy at the March Council meeting.  <b>The draft strategy is on public exhibition from 1 June until 1 August 2023.</b>	

**ITEM 06**

**Presentation on proposed Collaboration  
Agreement Land and Housing Corporation**

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

**EXECUTIVE SUMMARY**

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

**RECOMMENDATION**

That the Committee recommends:

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

**REPORT**

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

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

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

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

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

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

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

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

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



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

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

## **FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

## **CONSIDERATIONS**

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

## **ATTACHMENTS**

Nil

**ITEM 07**

**RV Parks Response Report and Presentation**

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

**EXECUTIVE SUMMARY**

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

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

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

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

**RECOMMENDATION**

That the Committee Recommends:

That Council:

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

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**REPORT**

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

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

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

- Level topography - CMCA do not have budget to be able to do any earthworks other than site preparation for concrete pads and internal driveways, with solid soil base or gravel with grassed area
- Area of at least 6,000m<sup>2</sup> up to 15,000m<sup>2</sup>
- Access to power, water, and reticulated sewer to boundary of site
- Good sealed road access for large rig vehicles
- Suitable zoning for RV park and likely to secure all permits and approvals
- Walking distance to some form of retail space and public transport (up to 1.5km) with safe pedestrian access

Preferred attributes:

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

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

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

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

## **FINANCIAL IMPLICATIONS**

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

## **CONSIDERATIONS**

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

## **ATTACHMENTS**

1. RV Parks Suitable Sites

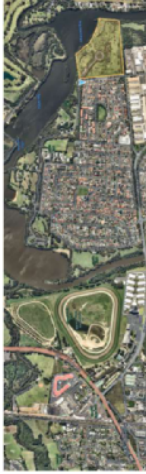
## RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Haigh Park, Chipping Norton	22,000	Yes	Suitable	Yes	Yes	Yes	RE1	Yes	High	No	<p>Haigh Park currently has moderate volumes of usage primarily for family gatherings. It is used for weekly gatherings of indigenous elders and is key Satyam Ghat location for the Sydney Hindu Malaya community. This site is particularly popular through the summer and Christmas periods - the impact may increase during these times.</p> <p>Haigh Park is a gently sloping locations and is likely not suitable for an RV Park without substantial earthworks. Assessment on the impact of an RV Park on current park users should be carefully considered.</p> <p>The subject site has some flood risks, however noting the resistance that RV Parks have it is likely controllable through and effective management plan.</p>






## RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Heron Park, Chipping Norton	155,000	Yes	No	No	No	No	RE1	No	moderate	No	<p>Heron Park is a large Park within Chipping Norton Lakes Parklands. It is flat and accessible in dry periods, however is flood prone and is known to become boggy during rain. Heron Park sits adjacent to a residential area. The site is serviced by sealed roads. The area has immediate access to Georges River and Chipping Norton Lakes. The site does not however have the necessary services connected to any part of the site. Connecting the services will have budgetary impacts.</p> <p>Heron Park has high volumes of use particularly throughout the summer and holiday periods typically to accommodate family and organised community group gatherings.</p> 



## RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Lehmanns Oval, Liverpool	22,000	Possible	Suitable	Yes	No	Yes	RE1	Yes	None	Yes	<p>Lehmanns Oval was previously used as a sports field. The site is located between Blamfield Oval and Larry Grant Oval and until approximately 2012 had change room and toilet amenities, septic tank system and power. The site experienced significant vandalism and was decommissioned by Council and the amenities demolished after fire destroyed them. Lehmanns Oval does not have immediate vehicle access and a bridge that once existed to service the Oval has been removed. For Lehmanns Oval to act as a suitable site, it will require a vehicle access bridge, and amenities to be constructed along with a review of all service supplies to the site. The site is currently unutilised. Council would need to get cost estimates for the works required at this site and it would have budgetary impacts.</p> 


## RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Lighthorse Park	37,000	Yes	Unsuitable	Yes	Yes	Yes	RE1	Yes	Moderate	No	<p>Lighthorse Park may be a suitable location for an RV Park however, the site sits on the Georges River and is subject to flooding - while the site is serviced by all key utilities, it is known to have significant subsurface contamination meaning that the conversion to suitability for an RV Park may require significant remediation and be costly to perform. Parts of the site are subject to a land claim by Gandangara Land and Aboriginal Land Council.</p> <p>Council has committed significant funding and grants to the delivery of the adopted park masterplan to a regional riverside passive park at Lighthorse Park as the most connected parkland the to CBD and nearby growing communities. This space will be a hub of community play, exercise events and connection to the Georges River. This includes \$27M in WestInvest funding and significant Contributions funding. Transforming the park into an RV Park will reduce city centre residents and workers access to green space along the river. Change of use to an RV Park will require a variation request to West Invest which could risk the funding commitment to the project.</p>

## RV Park - Potential Sites

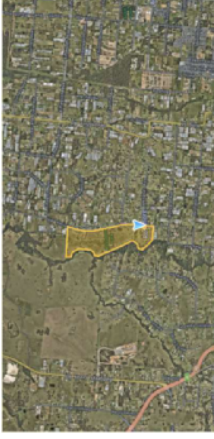
SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Havard Park, Prestons	33,000	Likely	Suitable	No	Yes	No	RE1	Yes	Moderate	No	 <p>Havard Park is located on Kurrajong Rd Prestons and currently serves as a passive park and playground facility that services the surrounding community. The site is located at the edge of a residential zone and Cabramatta creek. The site is currently not serviced by key utilities.</p> 

## RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Black Muscat and Angle Park, Chipping Norton	36,000	Yes	Suitable	Yes	Yes	36,000	RE1	Yes	Significant	Yes	<p>Angle Park and Black Muscat Park are situated within the Chipping Norton Lakes Parklands. The venue is suitable to develop into an RV Park meeting most of the specified criteria, however, the sites are highly utilised for passive recreation purposes and are Council's most popular parkland destinations. The spaces attract large volumes of users predominantly for group and family gatherings and the conversion to an RV Park would be significantly impactful to the community.</p> <p>The site is also opposite residential properties that would likely be negatively impacted by the conversion to an RV Park. Consideration should be made to the potential environmental impact given the proximity of the location to the Chipping Norton Lakes and Georges River.</p> 



## RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments
Rossmore Grange, Rossmore	700,000	Possible	Yes	No	No	No	RE1	No	Minimal	No	<p>Rossmore Grange is a large parcel of land. Currently used for passive recreation including for horseback riding, walking and mountain biking. The site is gently undulating and may be suitable in parts for a RV site, however, it is not serviced by the required utilities.</p> 

**ITEM 08**

**Economic Development and Partnerships Update**

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

**EXECUTIVE SUMMARY**

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

**RECOMMENDATION**

That the Committee recommends:

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

**REPORT**

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

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

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

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

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

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

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

## **FINANCIAL IMPLICATIONS**

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

## **CONSIDERATIONS**

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

	There are no legislative considerations relating to this report.
<b>Risk</b>	There is no risk associated with this report.

**ATTACHMENTS**

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





# CITY ECONOMY

## ANNUAL FIGURES (YTD)

5748

Number of potential  
New Jobs

183

Number of  
New Leads

886

Number of DA's  
Lodged

\$1B

Total Approved  
DA Value





# GRANTS UPDATE

115

GRANTS  
SUBMITTED

47

GRANTS  
SUCCESSFUL

\$175,236,606

AMOUNT  
RECEIVED



# COMMITTEE FOR LIVERPOOL

## PURPOSE

TO PROVIDE  
STRATEGIC  
ADVOCACY AND  
ADVICE FOR  
ENGAGEMENT AND  
FUNDING  
OPPORTUNITIES

## MEMBERSHIP

CHAIRS, CEOs, AND  
SENIOR EXECUTIVE OF  
COMMERICAL ENTITIES,  
INDUSTRY AND PEAK  
BODIES, FEDERAL AND  
STATE AGENCY  
REPRESENTATION AND  
STATUTORY  
AUTHORITIES



# SBS BUSINESS CASE

<b>July 2022</b>	Federal Government announces plans for feasibility study to move SBS HQ to Western Sydney
<b>September – December 2022</b>	Four Western Sydney Councils to potentially bid – Canterbury Bankstown, Blacktown, Liverpool and Parramatta
<b>Current Status</b>	Enquiries to Federal Government on Process: Up to 2 years for EOI Further consultation / feasibility Looking for Commercial Real Estate to partner with Local Government

# NOTRE DAME BUSINESS CASE

<b>2020-2021</b>	Notre Dame University looking to expand their student pipeline  Medicine      Nursing Midwifery    Health Services
<b>2021 - CURRENT</b>	Partnership with All Saints Catholic School Liverpool
<b>FUTURE</b>	All Saints 20 Year Masterplan Potential Vertical Campus Partnership with leading University Partnership with Commercial entities



# QANTAS BUSINESS CASE

<b>June 8, 2023</b>	WSIA announces plans for Qantas to operate 15 planes in and out of the new airport. Domestic flights (5 Qantas, 10 Jetstar) still negotiating on freight, international.
<b>July 2023</b>	Opportunity identified for Qantas to relocate freight, warehousing, maintenance and office staff to Liverpool and/or Badgerys Creek.
<b>Current Status</b>	Following up with WSIA and Qantas to ascertain interest and further explore. Contacts identified. Business case: Office staff being located close to new airport, favourable commercial terms in comparison to CBD and Parramatta. Warehousing and freight - land prices favourable.



# LIVERPOOL'S BRAND

Current brand is Liverpool City Council

Growth Councils – City of Sydney, City of Parramatta

Branding should reflect opportunities, identity, diversity, sense of place

Liverpool is Sydney's Third CBD





# ECONOMIC DEVELOPMENT AND PARTNERSHIPS

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# DRAFT LIVERPOOL ECONOMIC DEVELOPMENT STRATEGY 2022-2032

LIVERPOOL  
CITY  
COUNCIL



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## ABOUT ASTROLABE GROUP

Astrolabe Group are the recognised experts in urban growth and change management with a uniquely empathetic approach to client and community.

This strategy was developed with Liverpool City Council. In preparing the report, Astrolabe has made every effort to ensure the information included is reliable and accurate. Astrolabe is unable to accept responsibility or liability for the use of this report by third parties.

## ACKNOWLEDGEMENT OF COUNTRY

In the spirit of reconciliation, Astrolabe Group acknowledges the Traditional Owners of Country throughout Australia and their continuing connections to land, waters and community. We show our respect to elders past and present. We acknowledge that we stand on Country which always was and always will be Aboriginal land.

We acknowledge the original inhabitants of the Liverpool Local Government Area, the Dharug, Gandangara and Tharawal Aboriginal people.







## LIVERPOOL'S ECONOMIC FUTURE



Liverpool's economy is a place for people, community, industry, small business and entrepreneurs to thrive.

Liverpool City Council's Economic Development Strategy 2022-2032 explores Liverpool as a place, and the people who live here and work here. It provides the objectives for how Council should guide the growth of Liverpool's economy and create greater opportunities for the community.

The figure below presents an overview of the Liverpool's strategic framework relevant to Liverpool's economic development over the next 10 years.





## INTRODUCTION

Through an evidence-based approach that included extensive engagement and research, Council has developed this Economic Development Strategy which identifies five pillars to guide the growth of Liverpool, as aligned with our Community Strategic Plan.

### FIVE PILLARS

- 1 ATTRACT AND SUPPORT BUSINESS
- 2 LOCAL JOBS FOR LOCAL PEOPLE
- 3 INNOVATION AND EDUCATION
- 4 GLOBAL LINKS AND CONNECTIONS
- 5 A THRIVING CITY OF CULTURE AND COLLABORATION

These pillars will direct our decision-making, as well as the development and implementation of supporting plans and strategies over the next 10 years to realise Liverpool's economic potential.



Liverpool is a place with enormous economic opportunity. This Economic Development Strategy 2022-2032 aims to capitalise on these opportunities, and build on the outstanding foundation of a place that has stood as an economic beacon for South West Sydney for more than two centuries.

This strategy will guide Council as we continue to position ourselves as a global centre where increased economic prosperity supports our entire community - bringing greater opportunities, access to more and better services and improved liveability.

Liverpool's economy has remained strong despite the economic challenges experienced throughout upheaval of a global pandemic. This shows the strength of some of our primary sectors including health and construction continuing during the pandemic. Other impacts on how we do our work, such as increased remote and hybrid working, will continue to be a trend that influences our economic development well into the future.

Since 2020, more than 1,500 new businesses have been established in the Liverpool local government area (LGA)<sup>1</sup>. Our community is participating in more tertiary and vocational education and training, which will continue with the growth of our health and education sector, catalysed by the Liverpool Innovation Precinct.

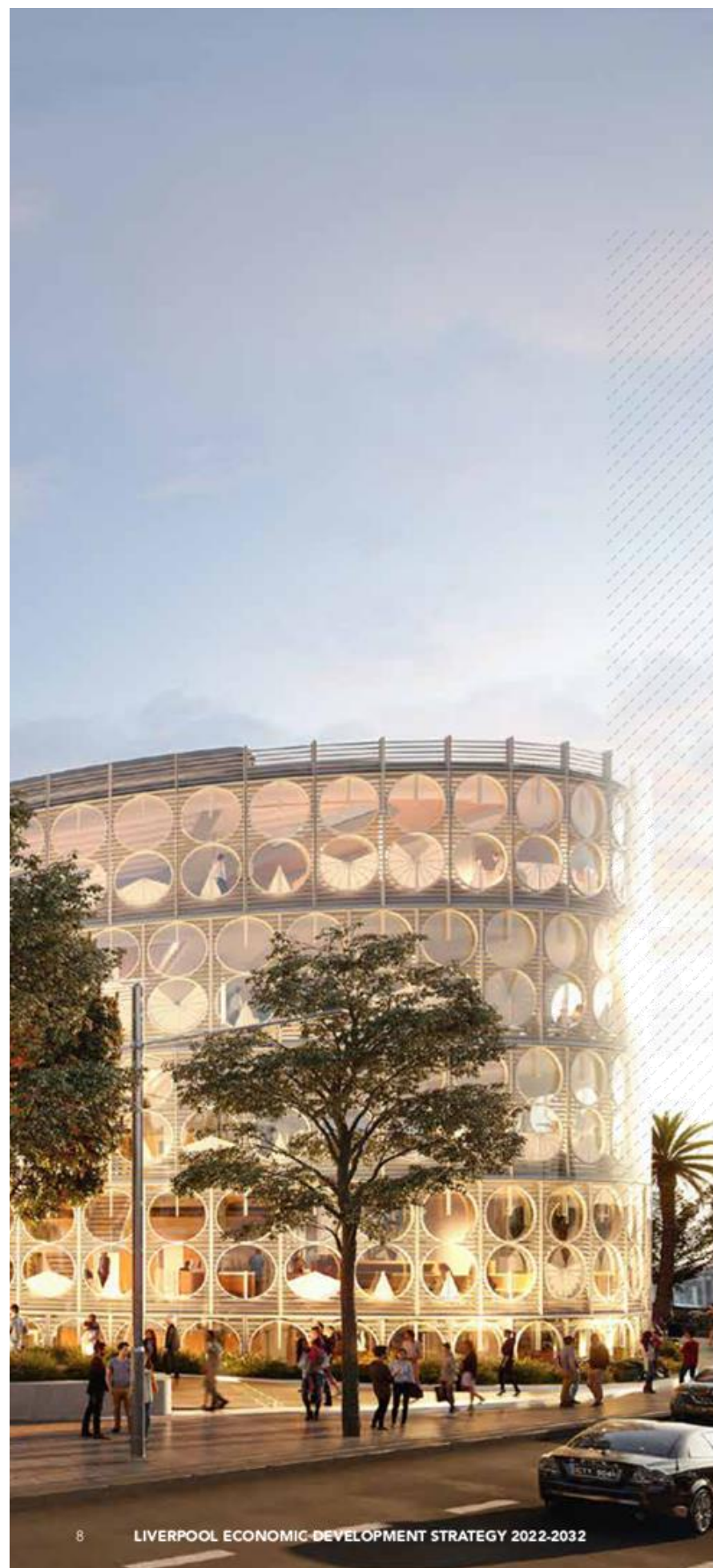
Our economic strategy is focused on what the community has told us: that the City's future should be characterised by inclusive growth – growth that benefits the whole community. Focusing on competitive advantages to bring both a wealth and diversity of opportunities will help reduce Liverpool's skills leakage that currently sees 65% of our working residents leave Liverpool for employment<sup>2</sup>.

Liverpool's engine of commerce and entrepreneurship, built upon decades of hard working, aspirational people will be supercharged in the next 10 years, as Liverpool becomes an international gateway with the airport on our doorstep.



<sup>1</sup> Count of businesses with active GST registration at 30 June 2021 (not including superannuation and trust entities, or businesses registered as charities), Australian Business Register, 2021  
<sup>2</sup> Census of Population and Housing, Australian Bureau of Statistics, 2016 via profile.id





## LIVERPOOL AT A GLANCE

### PEOPLE

More than 231,000 people live in Liverpool Local Government Area (LGA) – an increase of about 46,000 people in 10 years<sup>3</sup>. This outpaces growth of most other areas of Greater Sydney, with Liverpool LGA, taking on a larger proportion of Sydney's growth.

This 25% increase in population brings great opportunity, especially when this is a young and diverse population. For example, 30% of residents are under 19, 40% of residents were born overseas, and half the population speaks a language other than English at home<sup>4</sup>. Liverpool is the modern face of multicultural Australia – a place that welcomes refugee and migrant settlement. We recognise the opportunities that cultural diversity can bring.

However, there are pockets of disadvantage in the LGA, with some areas in the top 2% of Australia's most disadvantaged areas<sup>5</sup> and high proportions of households in rental and mortgage stress (43% and 28% respectively).<sup>6</sup>

In June 2021, Liverpool's estimated unemployment rate was 8.3%, up from 5.9% in 2020. Liverpool had not experienced an unemployment rate greater than 7% since 2014.<sup>7</sup>

This was higher than the Greater Sydney (6.3%) and Penrith (5.2%) unemployment rate but in line with Campbelltown (8.3%).<sup>8</sup> It is likely the rise in unemployment is a consequence of COVID-19 restrictions and an illustration of the vulnerability of a population that may be more likely to work in casualised positions or in sectors with greater exposure to economic shocks, such as retail, construction, and hospitality.

While there is much to build on, economic development activities must address vulnerability and create opportunities for all.

**231,000**  
residents  
(2019/20)

**41%**  
born overseas  
(2016)

**52%**  
speak a language other  
than English at home  
(2016)

#### Top 3 languages spoken

Arabic **11%** Vietnamese **5%** Hindi **4%**

#### Population pyramid (2020)



<sup>3</sup> Regional Population Growth, Australian Bureau of Statistics, 2020 via profile.id

<sup>4</sup> Population Estimates, Australian Bureau of Statistics, 2020

<sup>5</sup> Areas include: Busby, Ashcroft - Mount Pritchard, Heckenberg, Sadleir, Cartwright and Miller. Liverpool City Council small areas Index of Relative Socio-economic Disadvantage, Australian Bureau of Statistics, Census of Population and Housing, 2016 via profile.id

<sup>6</sup> Liverpool Local Strategic Planning Statement, 2020

<sup>7</sup> Small Area Labour Market Estimates, Labour Market Information Portal, 2021

<sup>8</sup> Small Area Labour Market Estimates, Labour Market Information Portal, 2021



## JOBS

Around 105,000 of the people who live in Liverpool are in the workforce (referred to as resident workers). This has increased by nearly 23,000 workers – or 34% – in the last 10 years. The workforce participation rate has increased during this period, now at 49%, compared to 46% in 2010.<sup>9</sup>

These workers mainly work in five industries – health care and social assistance; retail; construction; manufacturing; and transport, postal and warehousing. The past decade has seen transition to construction and health care and social assistance employing the largest proportion (13% and 11% respectively) today, but in 2010, manufacturing and health care and social assistance employed the most resident workers. This shift is an opportunity for Liverpool to further leverage these skills by building and investing in health infrastructure and innovation.

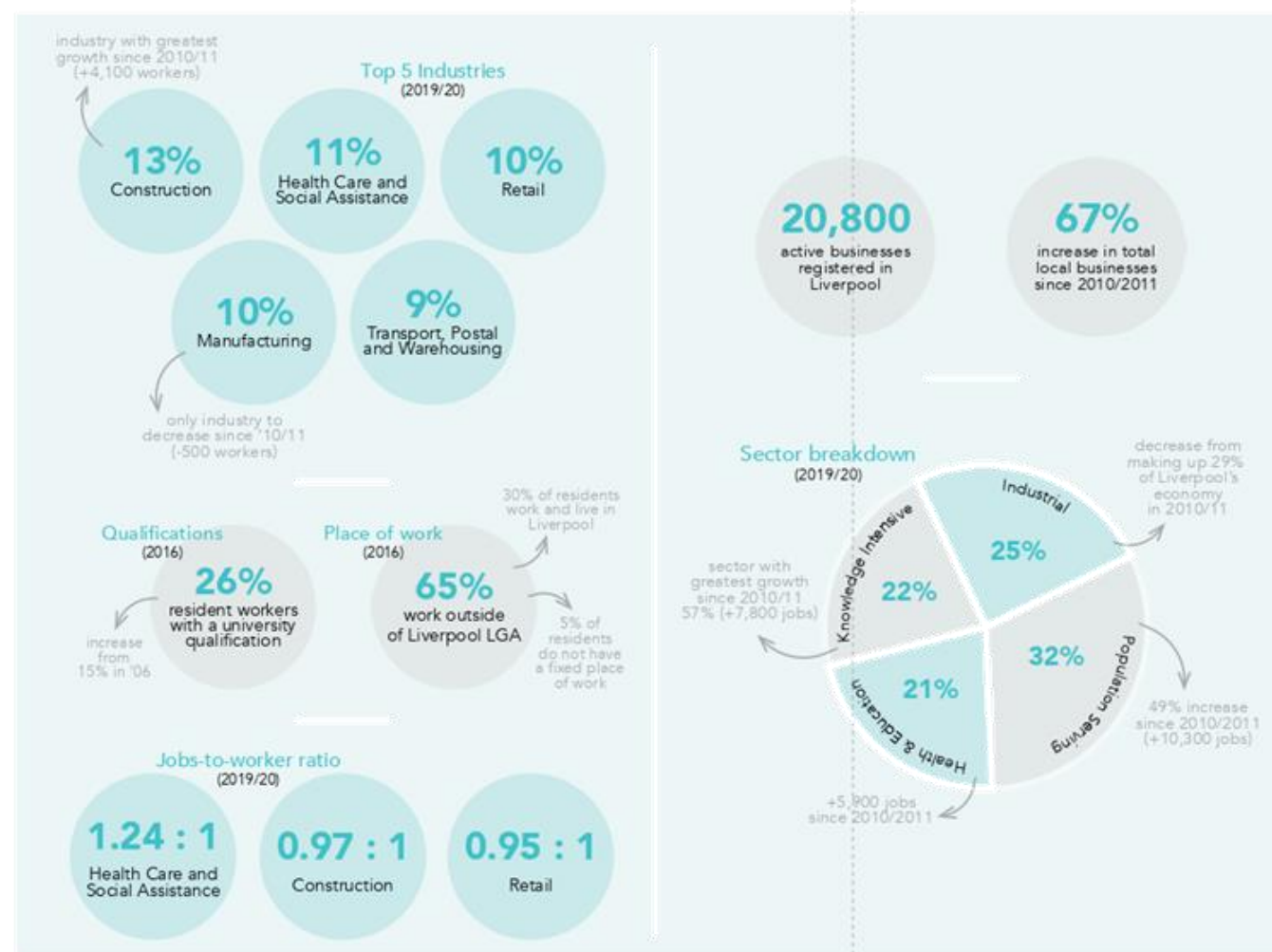
There has been an increase in higher education levels in Liverpool, with resident workers with a bachelor's degree or higher rising from 15% to 26% between 2006 and 2016<sup>10</sup>. However, nearly three-quarters of these resident workers leave the LGA for work, compared to two-thirds of less qualified workers.<sup>11</sup> Overall, 65% of resident workers leave Liverpool LGA for work.<sup>12</sup>

The proportion of people who leave the LGA where they live for work is similar across western Sydney, highlighting the long-standing imbalance of jobs between western and eastern Sydney and a disparity between where people live and where jobs are located.

Despite this, Liverpool has a strong job-to-worker ratio of 0.95 or higher in some of its largest industries of health care and social assistance, retail and manufacturing, meaning that for each resident worker employed in these industries, there are at least 0.95 jobs in Liverpool. This is as high as 1.24 in health care, as Liverpool attracts talent from across Sydney.<sup>13</sup>

In 2016, nearly two-thirds of local jobs were held by workers who commute to Liverpool. Even in some of Liverpool's strongest industries – health care and social assistance, retail and manufacturing – where job-to-worker ratios are high, only an average of 35% of local jobs are held by the resident workforce.<sup>14</sup>

This indicates a strong skills match between Liverpool's economy and resident workers, and significant capacity for the local economy to support resident workers.



## ECONOMY

Liverpool's economy supports 98,400 local jobs<sup>15</sup> and 20,800 local business.<sup>16</sup> This follows more than a decade of substantial change – for example, since 2010, the number of local jobs increased by 27,800 – a 39% increase – amid an economy transitioning away from Liverpool's traditional industrial roots, to a more advanced manufacturing and freight and logistics offering, and, more recently, strong knowledge intensive and population serving sectors.<sup>17</sup>

This transition translates to the industrial sector now making up a smaller percentage of Liverpool's economy – from 29% in 2010 to 25% in 2020 – and substantial growth in the number of knowledge-intensive and population-serving jobs in Liverpool. In the past decade 65% of Liverpool's job growth has been in these two sectors, equal to 18,000 additional jobs.<sup>18</sup>

Total output of the population serving sector has more than doubled since 2010 at \$7.3 billion in 2020. The knowledge intensive sector has had the second largest growth in total economic output in this time, with an additional \$3 billion – a 59% increase from 10 years prior.<sup>19</sup>

Ongoing investment in transformative infrastructure, anchor institutions and key strategic planning decisions are advancing Liverpool's economy and cementing its position as South West Sydney's premier CBD.

- **Liverpool Innovation Precinct:**
  - Health: Liverpool Hospital, Sydney Southwest Private Hospital and the Ingham Institute of Applied Medical Research
  - Education: Three major universities (University of NSW, University of Wollongong, Western Sydney University) and Liverpool CBD campus of TAFE NSW
  - Culture: Casula Powerhouse Arts Centre, with six galleries, a 300+ seat theatre, artist studios and live-in facilities and a ceramics studio

- **Freight and logistics:** Interconnected employment lands and Moorebank Intermodal Terminal with motorway and freight rail network
- **Western Sydney Airport:** Organisation's head office in the heart of Liverpool CBD, construction of the airport terminal underway
- **Liverpool CBD rezoning:** Council-led rezoning of 25 hectares to encourage commercial and resident development, 120,000sqm of commercial office space in the pipeline

This is developing a pathway into a diverse, institution-rich and innovative economy – a solid foundation to shape Liverpool's growth to benefit the entire community.

<sup>9</sup> Small Area Labour Market Estimates, Labour Market Information Portal, 2021

<sup>10</sup> Census of Population and Housing, Australian Bureau of Statistics, 2016

<sup>11</sup> Census of Population and Housing, Australian Bureau of Statistics, 2016

<sup>12</sup> Census of Population and Housing, Australian Bureau of Statistics, 2016 via profile.id

<sup>13</sup> National Institute of Economic and Industry Research (NIEIR), 2020 via economy.id

<sup>14</sup> Census of Population and Housing, Australian Bureau of Statistics, 2016

<sup>15</sup> National Institute of Economic and Industry Research (NIEIR), 2020 via economy.id

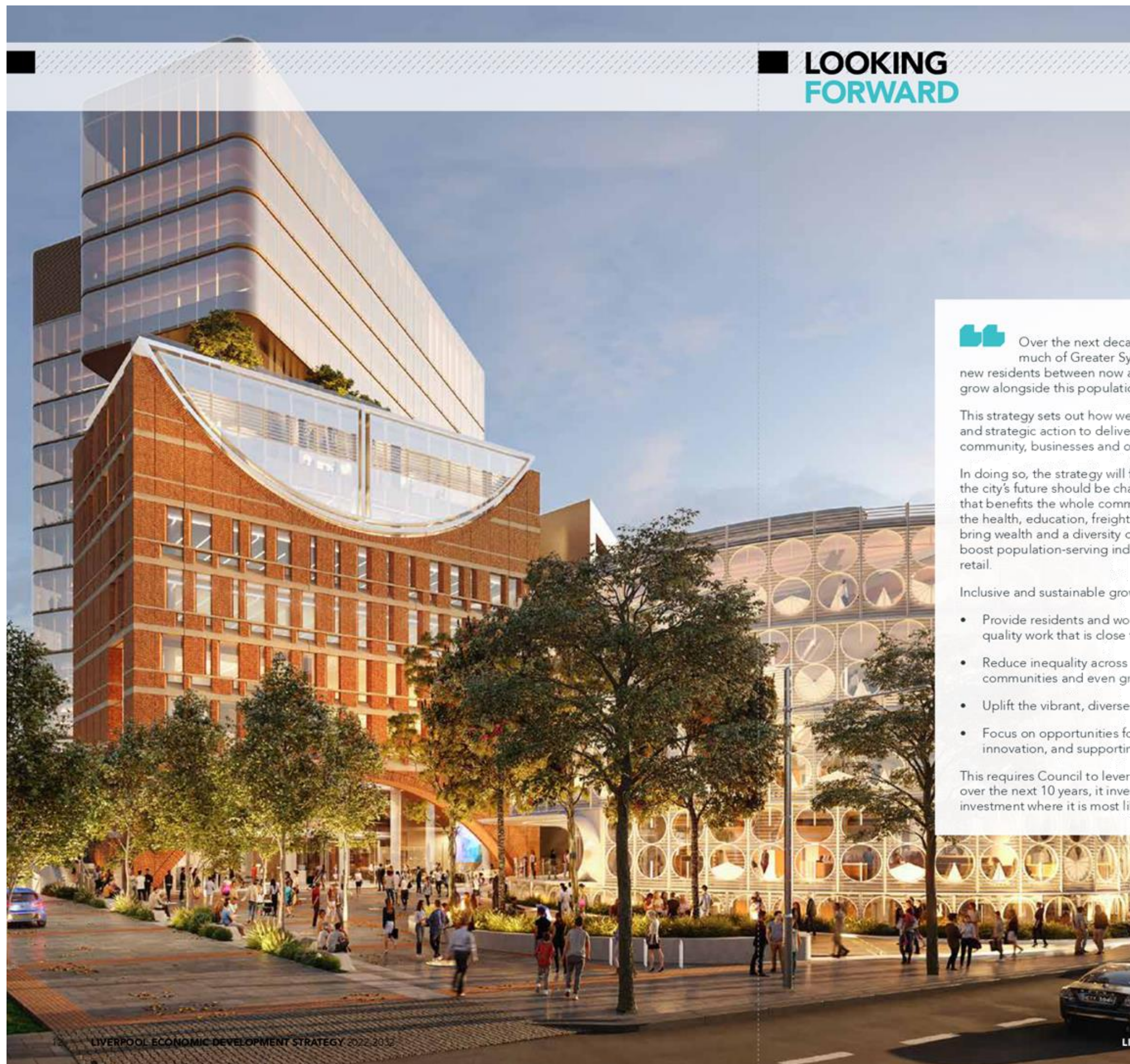
<sup>16</sup> Count of businesses with active GST registration at 30 June 2021 (not including superannuation and trust entities, or businesses registered as charities), Australian Business Register, 2021

<sup>17</sup> National Institute of Economic and Industry Research (NIEIR), 2020 via economy.id

<sup>18</sup> National Institute of Economic and Industry Research (NIEIR), 2020 via economy.id

<sup>19</sup> National Institute of Economic and Industry Research (NIEIR), 2020 via economy.id





## LOOKING FORWARD



Over the next decade, Liverpool's growth will continue to outpace much of Greater Sydney. The city will welcome more than 97,000 new residents between now and 2031, and it is expected the economy will grow alongside this population growth.

This strategy sets out how we can optimise this growth and take decisive and strategic action to deliver deep and enduring benefits for the Liverpool community, businesses and other stakeholders.

In doing so, the strategy will focus on what the community has said: that the city's future should be characterised by inclusive and sustainable growth that benefits the whole community. Focusing on competitive advantages in the health, education, freight and logistics and manufacturing industries can bring wealth and a diversity of opportunities, as these industries can then boost population-serving industries such as hospitality, construction, and retail.

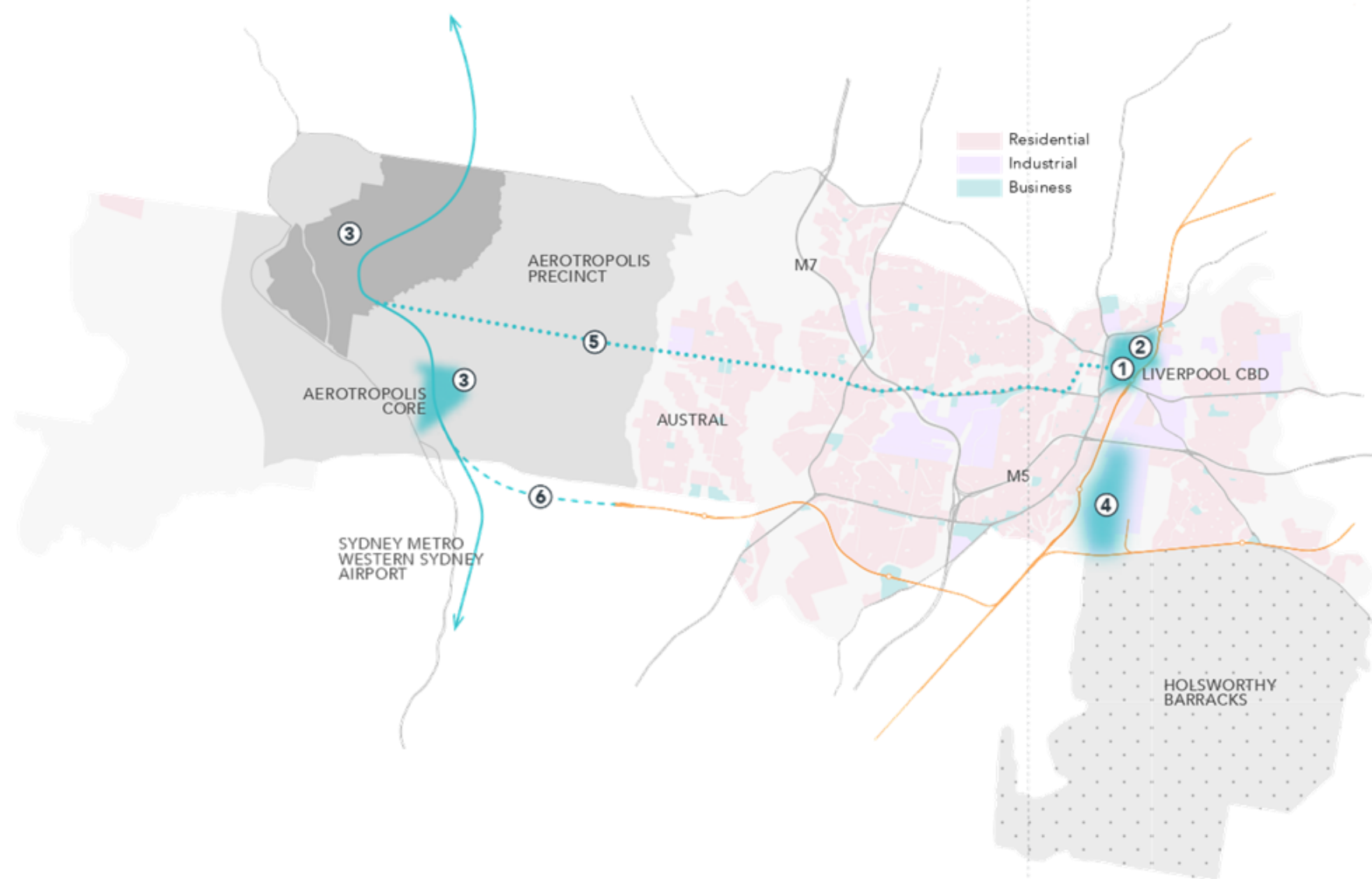
Inclusive and sustainable growth will:

- Provide residents and workers with greater choice in accessing stable, quality work that is close to where they live
- Reduce inequality across the community, leading to healthier communities and even greater wellbeing
- Uplift the vibrant, diverse community that is key to the city's success
- Focus on opportunities for future generations by fostering sustainability, innovation, and supporting new and emerging jobs

This requires Council to leverage the building blocks already in place so over the next 10 years, it invests and plans wisely, targeting its efforts and investment where it is most likely to maximise benefits for all the community.



## BUILDING BLOCKS OF LIVERPOOL'S ECONOMY



### ① Liverpool Civic Place

Quality commercial office and Council hub creating \$1,327 million in economic activity over 10 years

- Close to public transport with around 400,000 workers living within 30 minutes
- Ideal for professional services jobs with potential for more than 2,000 direct and indirect jobs a year once established

### ② Liverpool Innovation Precinct

The Precinct will attract the industries and jobs that will drive the next wave of economic progress in the region

- Liverpool Hospital will be the largest standalone hospital in Australia following a \$740 million redevelopment
- Liverpool will be an international hub of medical excellence research and education, attracting and retaining the best talent in Australia and overseas
- Anchored by Liverpool Public Hospital, TAFE NSW, University of Wollongong, University of NSW, Western Sydney University and an emerging urban school precinct

### ③ Western Sydney International Airport and Aerotropolis

Liverpool's biggest ever infrastructure project and a \$5.3 billion investment by the State and Federal governments

- Around 200,000 high-skill jobs across aerospace and defence, manufacturing, healthcare, freight and logistics, agribusiness, education and research industries
- Liverpool CBD in an unrivalled location between Greater Sydney's two airports and major international gateways

### ④ Moorebank Intermodal

Major intermodal facility in south-west Sydney, providing a rail 'port shuttle' from Port Botany

- A stronger freight and logistics industry with cheaper, more efficient freight transport
- Potential to generate over 6,000 jobs

### ⑤ Transport FAST Corridor

The Fifteenth Avenue Smart Transit (FAST) corridor connecting Liverpool and the airport within 30 minutes

- Incredible potential for new housing and jobs along the corridor
- Investment in public and active transport to encourage people away from car use

### ⑥ Leppington extension

Extending the rail line from Leppington to the Airport

- Connect thousands of residents to airport-associated jobs
- Improving public transport while easing road congestion

## DELIVERING OUR ECONOMIC DEVELOPMENT STRATEGY



### OUR FIVE PILLARS

Our five pillars are our roadmap for the next 10 years – to drive inclusive growth and maximise economic benefits for all in our community:

- 1 ATTRACT AND SUPPORT BUSINESS
- 2 LOCAL JOBS FOR LOCAL PEOPLE
- 3 INNOVATION AND EDUCATION
- 4 GLOBAL LINKS AND CONNECTIONS
- 5 A THRIVING CITY OF CULTURE AND COLLABORATION

We want to leverage the building blocks in place, and our strong network of institutions, infrastructure and skills to continue to build a diverse economy and create a place where people, businesses and industries thrive.

### KEY ACTIVITIES FOR CHANGE

We will need the key activities - validate, advocate, leverage, unite and enable - to assist Council, stakeholders and the community in achieving success across our five pillars.



To do this, we'll use Council resources, our relationships across all levels of government and a collaborative approach with businesses, the community and other stakeholders to build a stronger, more resilient local economy. A combination of these key activities will help us achieve our goals over the life of this Strategy:

#### VALIDATE

Knowledge is power and through research, analysis and tracking we will gather information that helps us understand and plan for future prosperity, identifying opportunities where we can act or call on others using credible data and information.

#### ADVOCATE

Liverpool's success is central to the success of the Western Parkland City and important to the State and Federal governments; keeping Liverpool front of mind for decision-makers is key to the City's future. We'll speak up on behalf of residents and businesses on key issues.

#### LEVERAGE

While capitalising on the sectors and industry in Liverpool today, we'll invest in and direct resourcing to projects with meaningful, measurable benefits for the community. We'll harness the benefits of existing assets to attract new interest while also maximising private and public investment in Liverpool and the region.

#### UNITE

When we can't or shouldn't do it on our own, we'll be motivated and willing partner for government, the private sector, education, peak bodies and the not-for-profit sector - along with the community. We will collaborate and facilitate or enable productive partnerships.

#### ENABLE

Breaking down barriers and removing blockers is key to a sustainable and far-reaching economic future. We'll work hard to position and showcase Liverpool to potential investors as a great place to work and do business – a place with the people, infrastructure, facilities, plans and policies that support a dynamic local economy.





## OUR FIVE PILLARS

### 1. ATTRACT AND SUPPORT BUSINESS



We will target key sectors to attract new businesses, and support existing businesses to grow and scale up.

With almost 21,000<sup>20</sup> businesses in Liverpool, we'll work to ensure they thrive and grow. This is about more jobs – requiring a diversity of people and skills – for more people. Over half of these businesses operate as sole-traders, and 46% are small businesses employing less than 20 workers, speaking to the entrepreneurial spirit that Liverpool was founded upon.

Our actions will have the greatest impact by boosting existing businesses and attracting others that can locate anywhere but choose Liverpool due to its distinct advantages: the location, built attributes and human capital.

We'll help small businesses grow and scale up, support activation and façade upgrades in centres, explore opportunities to leverage existing sectoral strengths to grow or complement supply chains and help business secure grants or training.

We'll work across our organisation to identify key precincts for business and strategically plan for the continued growth of the City and centres.

We'll target key sectors for industry attraction and support and retain the businesses we already have.

### 2. LOCAL JOBS FOR LOCAL PEOPLE



We will enable an economy with diverse job opportunities and improve access to knowledge and skills for our community and workers.

We know that residents are better off socially, economically and environmentally when they can find work closer to where they live. This is about lifestyle – and we want to reverse the trend that sees 65% of Liverpool's resident workers leaving the city for work.

The community tells us they want to work closer to home and if they work in the area, they'll spend money here too – a win-win for the economy as more jobs are created across all sectors that rely on local activity, such as hospitality, retail and services.

This requires us to consider whether we're dealing with a lack of jobs, the wrong type of jobs or a mismatch in skills.

As new jobs will occur organically with population growth – in sectors such as retail, hospitality and health – we'll work to match these with new employment opportunities.

We'll push for more local employment on major projects and work with education providers and industry to help local people gain the skills and qualifications require as new industries emerge or transition.

### 3. INNOVATION AND EDUCATION



We will leverage our existing institutions to build on our strengths in the health and education sector, and transform Liverpool into a globally-recognised hub for research and innovation.

Anchored by the Liverpool Innovation Precinct and the tertiary education sector (including Western Sydney University, the University of Wollongong and University of NSW, as well as a future multi-university campus in the Aerotropolis precinct), Liverpool is building a reputation for excellence in innovation, research and smart city thinking. TAFE NSW has a strong presence, along with private and industry-based training providers, enabling good access to a range of qualifications and training in the City.

We will build this reputation and draw on strengths in the creative sector and the synergies between Science Technology, Engineering and Mathematics (STEM) – critical to innovation and future economies.

As the manufacturing industry transitions to more advanced methods, we will work with industry partners and the health and education sector to build the skills and thinking to support new approaches and technologies, and we'll capitalise on the Advanced Manufacturing Research Facility being in Liverpool LGA.

As an organisation, we will lead by example, investing in innovative approaches and collaborating with partners to put Liverpool at the forefront of innovation locally, nationally and globally. With our focus on local jobs for local people, we'll work with the tertiary education sector to look at how to retain talent in the local area after qualification.

<sup>20</sup> Count of businesses with active GST registration at 30 June 2021 (not including superannuation and trust entities, or businesses registered as charities), Australian Business Register, 2021



#### 4. GLOBAL LINKS AND CONNECTIONS



We will target key sectors to attract new businesses, and support existing businesses to grow and scale up.

Liverpool will soon be one of the most connected centres in the world and is already well served by major transport corridors.

Sitting between Sydney International and the future Western Sydney International airports, with easy access to Moorebank Intermodal Terminal, M7, M5 and future M12, Liverpool offers geographic advantages for freight, logistics, advanced manufacturing and transport industries.

We'll continue to work with the State and Federal governments through the Western Sydney City Deal and engage with and encourage industry and business early movers into new markets.

We'll look to maximise the opportunities of being one of Australia's most multiculturally diverse communities to attract workers, visitors and tourism.

We'll provide the support needed for the many multinational firms and local manufacturers already in Liverpool to grow their export capability.

We want Liverpool to be on the map for international business and a logical choice for airport-related services, defence, cyber and data security as well as associated industry. We'll look at initiatives to make Liverpool a more desirable destination for international education, medical research and industry specialisation.

#### 5. A THRIVING CITY OF CULTURE AND COLLABORATION



We will cement our position as the premier CBD of South West Sydney with a vibrant 18-hour economy.

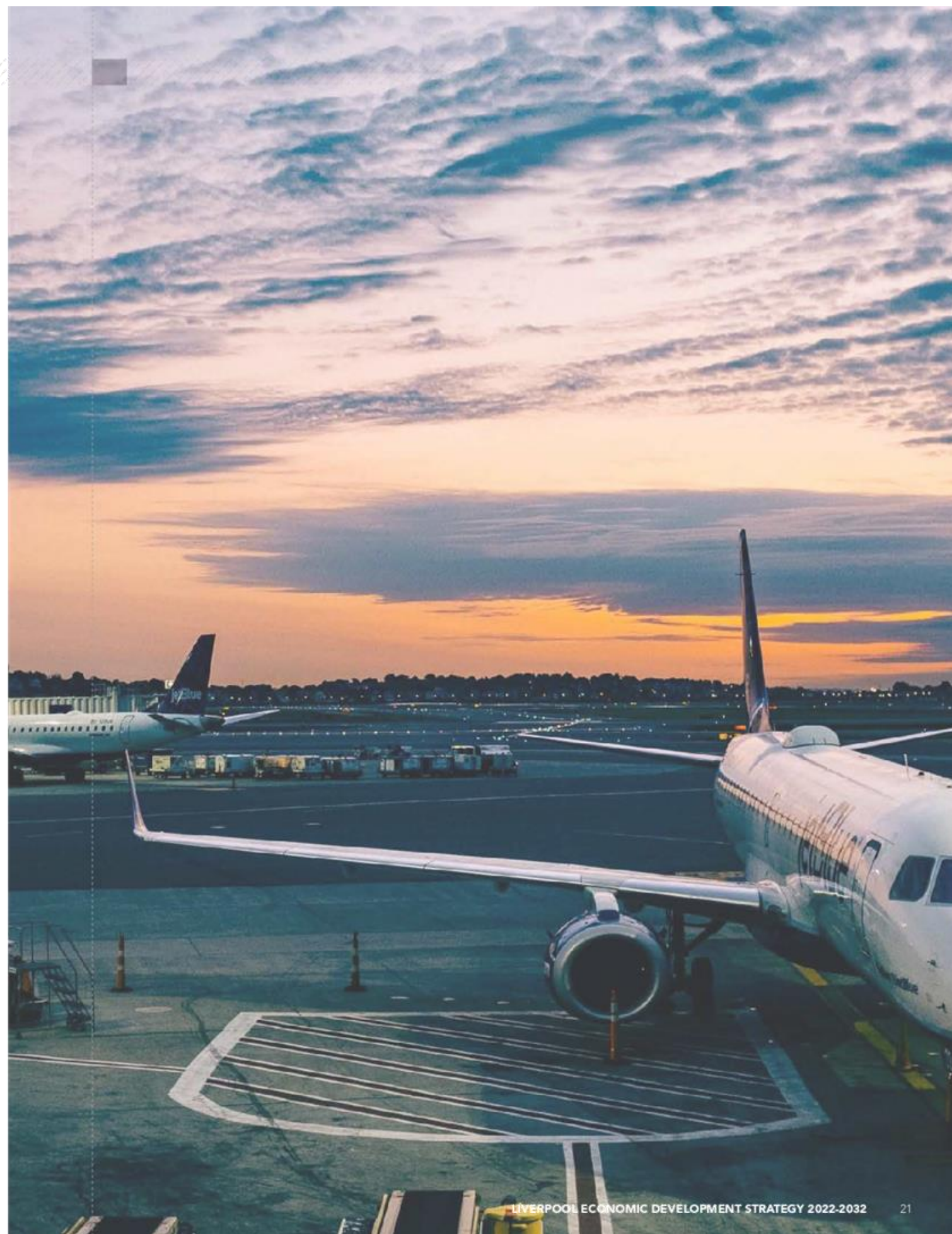
Liverpool is recognised as a key strategic centre and has long held a role in Western Sydney region as a City of collaboration, where business, government, culture and major services support a broad catchment. This benefits the community and attracts new residents, business and investment to Liverpool.

We'll continue to promote Liverpool as a great place to do business as we create an increasingly vibrant, thriving City.

We'll continue to build and develop our city centre to improve amenity and create inviting places for our residents, visitors and businesses.

We'll also create opportunities and work with local business to boost evening activities to create an 18-hour economy.

We will respect and value the strengths and attributes that underpin the City and will continue to nurture the distinctive culture, entrepreneurial spirit and strong sense of community that has shaped us.





## TRACKING SUCCESS

An Implementation Plan has been developed in alignment with Council's Delivery Program and annual Operational Plan to ensure we have the right framework and resources to realise Liverpool's economic potential over the next 10 years. The Implementation Plan will include measures of success against our five pillars, to allow us to track our progress against our economic goals.

Understanding that our economy is ever-evolving, the implementation of this 10-year Economic Development Strategy will occur in three key timeframes:

### Short term (2022 – 2024)

- Develop Implementation Plan, outlining key activities to be undertaken in the short, medium and long term, measures of success, and resources requirements
- Expand and update economic database, including business registration changes, unemployment statistics, and community and business satisfaction

### Medium term (2025 – 2028)

- Measure success of the strategy (midpoint review)
- Review pillars against economic performance and changing community needs and aspirations

### Long term (2029+)

- Update Economic Development Strategy and Implementation Plan to reflect our progress, our changing community and economy

Specific activities identified in our Implementation Plan will be undertaken in the respective phases and incorporated into our Integrated Planning and Reporting. We will report on progress each year through Council's Annual Reports.



## Contact

### Julie Scott

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LIVERPOOL  
CITY  
COUNCIL

**ITEM 09**

**Councillor Access to Information and Interaction  
with Staff Policy**

<b>Strategic Objective</b>	Visionary, Leading, Responsible Demonstrate a high standard of transparency and accountability through a comprehensive governance framework
<b>File Ref</b>	216765.2023
<b>Report By</b>	Jessica Saliba - Acting Manager Council & Executive Services
<b>Approved By</b>	Farooq Portelli - Director Corporate Support

**EXECUTIVE SUMMARY**

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

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

**RECOMMENDATION**

That the Committee recommends:

That Council receives and notes this report

**REPORT**

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

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

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

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

**FINANCIAL IMPLICATIONS**

There are no financial implications relating to this recommendation.

## **CONSIDERATIONS**

<b>Economic</b>	There are no economic and financial considerations.
<b>Environment</b>	There are no environmental and sustainability considerations.
<b>Social</b>	There are no social and cultural considerations.
<b>Civic Leadership</b>	There are no civic leadership and governance considerations.
<b>Legislative</b>	<p><i>Local Government Act 1993 (LGA)</i></p> <p><i>Local Government (General) Regulation 2021 (Regulations)</i></p> <p>Code of Conduct</p> <p><i>Guidelines for the payment of expenses and the provision of facilities for Mayors and Councillors in NSW (2009) (Guidelines)</i></p> <p>The LGA specifies the respective roles of the governing body, mayor, councillors and general manager (CEO) (sections 223, 226, 232 and 335). Direction can be given to the CEO by resolution of the governing body, or by the Mayor to the extent permitted by section 226.</p> <p>Councillors are required to comply with the Code of Conduct (LGA, section 440). The Code of Conduct provides that Councillors must not direct council staff other than by giving appropriate direction to the CEO by way of council or committee resolution, or by the mayor or administrator exercising functions under section 226 of the LGA.</p> <p>Sections 252 and 253 of the LGA and section 403 of the Regulations impose requirements for Council's expenses policy. Council's policy must comply with the Act, Regulations and Guidelines. The Guidelines specify the extent to which legal expenses can be recovered.</p>
<b>Risk</b>	There is no risk associated with this report.

## **ATTACHMENTS**

1. Draft Councillor Access to Information and Interaction with Council Staff Policy





## COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY

Adopted: ~~31 May 2023~~

TRIM: 380335.2022-008



**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY****1. LEGISLATIVE REQUIREMENTS**

*Government Information Public Access Act 2009*  
*Government Information (Public Access) Regulation 2009*  
*Interpretation Act 1987*  
*Local Government Act 1993*  
*Privacy and Personal Information Protection Act 1998*

**2. PURPOSE/ OBJECTIVES**

2.1 The purpose of this policy is to:

- a) Provide a documented process on how the Mayor and Councillors can access Council staff, records, advice, information and buildings.
- b) Ensure the Mayor and Councillors have access to all documents and information necessary for them to exercise their statutory role as a member of the governing body of the Council.
- c) Ensure that the Mayor and Councillors receive advice to help them in the performance of their civic duty in an orderly and regulated manner.
- d) Provide a clear and consistent framework for the reporting of, and appropriate application of sanctions for, breaches of this policy.

**3. DEFINITIONS**

*"Open access information"* is information listed in Schedule 1 of the *Government Information (Public Access) Regulation 2009* that a member of the public could access by applying under Council's Agency Information Guide

*"Operational advice"* refers to requests regarding routine services provided by Council.

*"Ordinary day"* refers to the reckoning of time as set out in section 36 of the *Interpretation Act 1987*, which excludes a Saturday, a Sunday, a public holiday or a bank holiday being included in the calculation of the period of a day or number of days in relation to notice to be given under the provisions of the Code.

*"Strategic advice"* refers to requests regarding matters that relate to policy direction, strategic and long-term planning and significant projects.

*"Response"* refers to an answer to a request or a proposed course of action (not an acknowledgement) by email or letter.

*"Third party advice"* is written advice obtained by Council from a third party. Such advice includes legal, financial and planning advice, consultants' reports and advice from Government agencies.

*"Internal Lead"* a member of the Executive Leadership Team, General Counsel, Manager Governance

**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY****4. POLICY STATEMENT**

- 4.1 Liverpool City Council acknowledges that its Mayor and Councillors require access to Council information and staff in order for them to exercise the functions of their civic office under the *Local Government Act 1993* (the Act). The Act also requires the Mayor, Councillors and staff to act honestly and responsibly when carrying out their functions, not taking advantage of their position to unduly influence other Councillors or staff in the performance of their duties or functions or use their position to obtain, either directly or indirectly, an advantage for them or any other person.
- 4.2 Councillors should exercise due care in undertaking their functions by acquainting themselves with the requirements of the *Local Government Act 1993*, Councils Code of Conduct, the details of the matters they are dealing with and any factors which may affect their involvement in decision making. If councillors are uncertain about an action or decision there are mechanisms in place to assist the councillors with seeking independent professional advice.
- 4.3 Access to a Council file, information or staff member can only be provided in accordance with this policy to ensure that access is obtained in ways that are legal and appropriate. The types of requests, authorisation requirements, and the manner of responses, restrictions and record keeping requirements are specified in Attachment A.
- 4.4 Councillors are entitled to have access to the council chamber, committee room, mayors' officer (subject to availability), councillors rooms, and public areas of councils buildings during normal business hours and for meetings. Councillors and administrators needing access to these facilities at other times must obtain authority from the CEO.
- 4.5 Councillors must not enter staff-only areas of council buildings without the approval of the CEO (or their delegate).
- 4.6 The Mayor and Councillors shall only make requests of staff that are relevant to the Mayor or Councillor's civic duties. If the Mayor or a Councillor requires information, action or advice in relation to a personal or private matter, they must follow the same process as any other member of the public. The statutory roles of the Mayor, Councillors and the Chief Executive Officer are detailed in Attachment B.
- 4.7 If a staff member receives a request from the Mayor or a Councillor which they consider may not be relevant to the Mayor or Councillor's civic duties, the staff member is entitled to require the Mayor or Councillor to demonstrate how the request relates to the Mayor or Councillor's civic duties. If the staff member is still not satisfied that the request relates to the Mayor or Councillor's civic duty, the staff member is entitled to refuse to action the request or advise the Mayor or Councillor of the normal process for members of the public to make such requests.
- 4.8 The Mayor and Councillors are entitled to access to all Council files, records or other documents where that information is identified under Schedule 1 of the *Government Information (Public Access Act) Regulation 2009* or relates to a matter currently before the Council. (Note, however, that the provision of access to legal advice will be dealt with in accordance with clause 4.7(e) of this policy and the

**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY**

provisions of Council's Legal Services Policy generally).

- 4.9 Councillors who are precluded from participating in the consideration of a matter under this code because they have a conflict of interest in the matter, are not entitled to request access to council information in relation to the matter unless the information is otherwise available to members of the public.
- 4.10 Where the Mayor or a Councillor receives an enquiry from a constituent with regard to an operational matter, the enquiry should be actioned as follows:
- a) For the Mayor, the enquiry should be made to the Executive Assistant to the Mayor to be forwarded to the relevant director for a response to be drafted in the Mayor's name within two ordinary days for signature and dispatch from the Mayor's office.
  - b) For Councillors, the enquiry should be made to the Councillor Support Officer to be forwarded to the relevant director for a response to be emailed direct to the Councillor within two ordinary days. The Councillor is then responsible for forwarding the response with any comments to the constituent.
  - c) For matters not requiring a formal written response (for example, those which require direction or a quick answer) to either the Mayor or Councillor, a telephone conversation with the Chief Executive Officer; directors, the Manager Council and Executive or a relevant manager is also acceptable.

**5 THIRD PARTY ADVICE**

- 5.1 Councillors may request that officers obtain third party advice relating to an item of business before the Council or relating to their Civic duties in one of two ways:
- By Council resolution directing the CEO to obtain the requested advice; or
  - By request to the CEO in line with the process outlined below, if it is impracticable to seek a resolution requesting the advice.
- 5.2 A request to the CEO for third party advice should be made in writing and be signed by three councillors, or signed by one councillor and accompanied by advice from a government agency or public body that is relevant to Council's functions and supports the request for third party advice, setting out:
- The item of business before the Council or civic duties to which the advice relates;
  - Why it is considered impracticable to seek a resolution that the advice be provided; and
  - Why third-party advice is required.
- NOTE:** In the absence of the CEO or any other reason deemed valid by the requestor the Director Corporate Services can be used as an alternate officer to receive the written notice.

- 5.3 Upon receipt of a request for third party advice, the CEO will:
- Circulate the request to all councillors;



**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY**

- Appoint an internal lead to consider the request, who will be the relevant Executive Team member or General Counsel;
  - If necessary, arrange a discussion with the referring councillors; and
  - Consider whether it is reasonable to obtain the advice in the circumstances.
- 5.4 If the CEO agrees that third party advice should be obtained, the lead officer will work with the requestor to understand the scope, brief an advisor and obtain the advice. The advice will be provided to all Councillors, subject to the following principles;
- The CEO shall have discretion as to the timing of the provision of the advice to the Mayor and Councillors provided that it shall be made available within a reasonable time prior to the meeting at which the matter is to be considered;
  - Where necessary, the CEO may request follow-up advice or further investigation before the advice is provided to the Mayor and Councillors; and
  - The Mayor and Councillors acknowledge that advice may be confidential and public disclosure may be detrimental to Council's interests. Accordingly, where the advice is provided to the Mayor and Councillors on a confidential basis, the Mayor and Councillors will not disclose the advice to any other person. Failure to maintain confidentiality may constitute a breach of both Council's Code of Conduct and the Act and result in action being taken;
- 5.5 The CEO will generally not obtain third party advice without a Council resolution in relation to:
- Matters where Council staff have not yet provided advice; and
  - Advice with an estimated cost of \$10,000 or more.
- 5.6 The Chief Executive Officer will keep a register of all written requests for advice to the CEO. A report detailing the number of requests made for independent advice and high-level information will be tabled at a council meeting biannually through the quarterly budget review.
- 5.7 A budget of \$100,000 will be set for every financial year to cover requests for third party advice.

**6 INAPPROPRIATE INTERACTIONS**

Council's policy, based on the Code of Conduct, is that the following interactions are inappropriate:

- a) The Mayor and Councillors approaching members of staff other than those specifically identified in Attachment A
- b) Councillors approaching staff and staff organisations to discuss individual or operational staff matters (other than matters relating to broader workforce policy), grievances, workplace investigations and disciplinary matters
- c) Council staff approaching councillors to discuss individual or operational staff matters (other than matters relating to broader workforce policy), grievances, workplace investigations and disciplinary matters

**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY**

- d) subject to clause 8.6, council staff refusing to give information that is available to other councillors to a particular councillor
- e) councillors who have lodged an application with the council, discussing the matter with council staff in staff-only areas of the council
- f) councillors approaching members of local planning panels or discussing any application that is either before the panel or that will come before the panel at some future time, except during a panel meeting where the application forms part of the agenda and the councillor or administrator has a right to be heard by the panel at the meeting
- g) councillors and administrators being overbearing or threatening to council staff
- h) council staff being overbearing or threatening to councillors or administrators
- i) councillors and administrators making personal attacks on council staff or engaging in conduct towards staff that would be contrary to the general conduct provisions in Part 3 of this code in public forums including social media
- j) councillors and administrators directing or pressuring council staff in the performance of their work, or recommendations they should make
- k) council staff providing ad hoc advice to councillors and administrators without recording or documenting the interaction as they would if the advice was provided to a member of the community
- l) council staff meeting with applicants or objectors alone AND outside office hours to discuss planning applications or proposals
- m) councillors attending on-site inspection meetings with lawyers and/or consultants engaged by the council associated with current or proposed legal proceedings unless permitted to do so by the council's general manager or, in the case of the mayor or administrator, unless they are exercising their functions under section 226 of the LGA.

**7 BREACHES OF THIS POLICY BY COUNCILLORS**

- 7.1 A breach of this policy by the Mayor or any Councillor will be dealt with in accordance with Council's Code of Conduct and Code of Conduct Procedures.
- 7.2 If the matter tends to show or shows maladministration, corrupt conduct, serious and substantial waste, government information contravention or criminal activity, it will be referred by the Chief Executive Officer to the appropriate investigative agency.

**8 BREACHES OF THIS POLICY BY MEMBERS OF COUNCIL STAFF**

- 8.1 A breach of this policy by members of Council staff will be dealt with in accordance with any relevant staff agreements, awards, industrial agreements, contracts and Council policies, including the Code of Conduct and Code of Conduct Procedures.
- 8.2 If the matter tends to show or shows maladministration, corrupt conduct, serious and substantial waste, government information contravention or criminal activity, it will be referred by the Chief Executive Officer to the appropriate investigative agency.

## COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY

### AUTHORISED BY

Council

### EFFECTIVE FROM

31 May 2023

### DEPARTMENT RESPONSIBLE

Office of the CEO (Council and Executive Services)

### REVIEW DATE

31 May 2025

### THIS POLICY HAS BEEN DEVELOPED AFTER CONSULTATION WITH

Governance  
 Chief Executive Officer  
 Executive Leadership Team  
 Legal  
 Internal Ombudsman  
 Office of Local Government

### VERSIONS

Version	Amended by	Date	TRIM Number
1	Council Resolution	11 June 2002	Not applicable
2	Council Resolution	15 June 2009	099865.2009
3	Council Resolution	21 June 2010	111710.2010
4	Council Resolution	25 July 2011	079519.2011
5	Council Resolution	5 November 2012	231162.2012
6	Council Resolution	26 June 2013	144367.2013
7	Council Resolution	20 June 2014	129147.2014
8	Acting CEO after review	17 June 2016	166749.2016
9	Council Resolution	6 February 2019	060558.2019
10	Council Resolution (reviewed and no changes made)	3 February 2021	060558.2019
11	Council	31 March 2023	380335.2022-008
12	Council Resolution		380335.2022-008

### REFERENCES

Division of Local Government in cooperation with the Local Government Association of NSW and the Shires Association of NSW: Councillor Handbook 2012  
 Division of Local Government: Councillors' Access to Information Circular no.10 30 December 2010  
 Civic Expenses and Facilities Policy  
 Code of Conduct  
 Code of Conduct Procedures  
 Code of Meeting Practice  
 Conflicts of Interest Policy  
 Ethical Governance: Internal Investigations Policy  
 Legal Services Policy

**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY****ATTACHMENTS**

Attachment A: Interactions between Councillors and Council staff

Attachment B: Statutory provisions relating to the roles of Councillors and the Chief Executive Officer

**Attachment A****INTERACTIONS BETWEEN COUNCILLORS AND COUNCIL STAFF**

TYPE OF REQUEST	FROM WHOM TO GAIN APPROVAL	HOW INFORMATION IS TO BE REQUESTED	HOW INFORMATION IS TO BE PROVIDED	RESTRICTIONS TO INFORMATION	RECORD KEEPING REQUIREMENTS
Access to Documents	CEO, Public Officer	It is the Mayor or Councillor's choice whether a request is submitted in writing or made verbally.  The CEO, Public Officer and Councillor Support Officer are required to keep a file note of verbal requests when appropriate.	Inspection of documents will only be permitted on the premises. Copies of publicly available documents will be permitted.  Documents that are not publicly available can be inspected but not copied. The CEO has overriding discretion.	There are no specific restrictions. However, the CEO and the Public Officer have discretion to refuse a request on legitimate grounds.  If access is refused, a notice of motion, the GIPA Act and the Agency Information Guide are the alternative forms of access.	The general principle is to keep a record of all transactions.  However this is not required if it is only a routine matter.
Operational or Strategic Advice	CEO, directors, managers, Councillor Support Officer	It is the Mayor or Councillor's choice whether a request is submitted in writing or made verbally.  The CEO, directors, managers and Councillor Support Officer are required to keep a file note of verbal requests when appropriate.	The response will be provided verbally, memo or email.  The timeframe for a response will be two ordinary days.	There are no specific restrictions. However the CEO and directors have discretion to refuse a request on legitimate grounds.  If access is refused, a notice of motion or a question with notice is the alternative forms of access.	The general principle is to keep a record of all transactions.  However this is not required if it is only a routine matter.
Councillor Support and Requests	Council and Executive Services staff, Coordinator Governance managers, Councillor Support Officer, Executive Assistant to the Mayor, Executive Assistant to the CEO, IT Helpdesk	It is the Mayor or Councillor's choice whether their request is submitted in writing or made verbally. Council officers are required to keep a file note of verbal requests when appropriate.	The timeframe for a response will be two ordinary days	The administrative assistance must be in accordance with the Civic Expenses and Facilities Policy.	The general principle is to keep a record of all transactions. However, this is not required if it is only a routine matter.



**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY**

**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY****Attachment B****STATUTORY PROVISIONS RELATING TO THE ROLES OF  
COUNCILLORS AND THE CHIEF EXECUTIVE OFFICER****1. The governing body (s. 222)**

The elected representatives, called "Councillors," comprise the governing body of the council.

**2. Role of governing body (s. 223)**

1. The role of the governing body is as follows:

- (a) to direct and control the affairs of the council in accordance with this Act,
- (b) to provide effective civic leadership to the local community,
- (c) to ensure as far as possible the financial sustainability of the council,
- (d) to ensure as far as possible that the council acts in accordance with the principles set out in Chapter 3 and the plans, programs, strategies and policies of the council,
- (e) to develop and endorse the community strategic plan, delivery program and other strategic plans, programs, strategies and policies of the council,
- (f) to determine and adopt a rating and revenue policy and operational plans that support the optimal allocation of the council's resources to implement the strategic plans (including the community strategic plan) of the council and for the benefit of the local area,
- (g) to keep under review the performance of the council, including service delivery,
- (h) to make decisions necessary for the proper exercise of the council's regulatory functions,
- (i) to determine the process for appointment of the general manager by the council and to monitor the general manager's performance,
- (j) to determine the senior staff positions within the organisation structure of the council,
- (k) to consult regularly with community organisations and other key stakeholders and keep them informed of the council's decisions and activities,
- (l) to be responsible for ensuring that the council acts honestly, efficiently and appropriately.

**3. Role of mayor (s. 226)**

The role of the mayor is as follows:

- (a) to be the leader of the council and a leader in the local community,
- (b) to advance community cohesion and promote civic awareness,
- (c) to be the principal member and spokesperson of the governing body, including representing the views of the council as to its local priorities,
- (d) to exercise, in cases of necessity, the policy-making functions of the governing body of the council between meetings of the council,
- (e) to preside at meetings of the council,
- (f) to ensure that meetings of the council are conducted efficiently, effectively and in accordance with this Act,
- (g) to ensure the timely development and adoption of the strategic plans, programs and policies of the council,
- (h) to promote the effective and consistent implementation of the strategic plans, programs and policies of the council,
- (i) to promote partnerships between the council and key stakeholders,
- (j) to advise, consult with and provide strategic direction to the general manager in relation to the implementation of the strategic plans and policies of the council,
- (k) in conjunction with the general manager, to ensure adequate opportunities and mechanisms for engagement between the council and the local community,
- (l) to carry out the civic and ceremonial functions of the mayoral office,
- (m) to represent the council on regional organisations and at inter-governmental forums at regional, State and Commonwealth level,
- (n) in consultation with the councillors, to lead performance appraisals of the general manager,
- (o) to exercise any other functions of the council that the council determines.

**COUNCILLOR ACCESS TO INFORMATION AND INTERACTION WITH STAFF POLICY****4. The role of a Councillor (s. 232(1) and s.232(2))**

- (1) The role of a councillor is as follows:
- (a) to be an active and contributing member of the governing body,
  - (b) to make considered and well informed decisions as a member of the governing body,
  - (c) to participate in the development of the integrated planning and reporting framework,
  - (d) to represent the collective interests of residents, ratepayers and the local community,
  - (e) to facilitate communication between the local community and the governing body,
  - (f) to uphold and represent accurately the policies and decisions of the governing body,
  - (g) to make all reasonable efforts to acquire and maintain the skills necessary to perform the role of a councillor.
- (2) A councillor is accountable to the local community for the performance of the council.

**5. Functions of the general manager (s. 335)**

The general manager of a council has the following functions:

- (a) to conduct the day-to-day management of the council in accordance with the strategic plans, programs, strategies and policies of the council,
- (b) to implement, without undue delay, lawful decisions of the council,
- (c) to advise the mayor and the governing body on the development and implementation of the strategic plans, programs, strategies and policies of the council,
- (d) to advise the mayor and the governing body on the appropriate form of community consultation on the strategic plans, programs, strategies and policies of the council and other matters related to the council,
- (e) to prepare, in consultation with the mayor and the governing body, the council's community strategic plan, community engagement strategy, resourcing strategy, delivery program, operational plan and annual report,
- (f) to ensure that the mayor and other councillors are given timely information and advice and the administrative and professional support necessary to effectively discharge their functions,
- (g) to exercise any of the functions of the council that are delegated by the council to the general manager,
- (h) to appoint staff in accordance with the organisation structure determined under this Chapter and the resources approved by the council,
- (i) to direct and dismiss staff,
- (j) to implement the council's workforce management strategy,
- (k) any other functions that are conferred or imposed on the general manager by or under this or any other Act.