

ATTACHMENT BOOKLET

ORDINARY COUNCIL MEETING
31 JULY 2019

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Liverpool Pioneers' Memorial Park , Liverpool, NSW: Conservation Management Plan

DRAFT REPORT

Prepared for Liverpool City Council

18 July 2019



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Abbreviations

AHC	Australian Heritage Commission
Biosis	Biosis Pty Ltd
c.	Circa
CHL	Commonwealth Heritage List
CHMP	Cultural Heritage Management Plan
CMP	Conservation Management Plan
Burra Charter	The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance.
DCP	Development Control Plan
DEE	Department of Environment and Energy
DP	Deposited Plan
EPBC Act	<i>Environmental Protection and Biodiversity Act 1999</i> (Cth)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
GPR	Ground Penetrating Radar
Heritage Act	<i>Heritage Act 1977</i> (NSW)
ICOMOS	International Council on Monuments and Sites
LEP	Local Environmental Plan
LGA	Local Government Area
LPMP	Liverpool Pioneers' Memorial Park
NHL	National Heritage List
NSW	New South Wales
OEH	NSW Office of Environment and Heritage
SHR	State Heritage Register
SoHI	Statement of Heritage Impact



Summary

Biosis Pty Ltd (Biosis) was commissioned by Liverpool City Council to undertake a heritage assessment and Conservation Management Plan (CMP) for Liverpool Pioneers' Memorial Park (LPMP), the study area. The study area is located in Liverpool approximately 27 kilometres north east of the Sydney central business district.

This assessment and CMP was prepared in accordance with the NSW Heritage Division checklist and The Conservation Plan¹ provides a clear assessment of the significance of the park in accordance with the Burra Charter.²

The detailed investigation of the history of the study area identifies that since 1821 LPMP has been used as either a cemetery (first known as St Luke's or Liverpool Cemetery) or a park (Section 5). From the establishment of Liverpool in 1810 until the study area was dedicated as a cemetery, the land remained undeveloped. LPMP was the second cemetery in Liverpool, and was established when the first cemetery a few blocks away (now Apex Park), was abandoned due to excessive dampness. The study area has been a burial place for the people of Liverpool of different faiths since its opening in 1821, the various denominations which had different sections of the cemetery dedicated included the Church of England, Roman Catholic, Anglican, Presbyterian and Wesleyan. The northern portion was provided later for paupers of Presbyterian and Roman Catholic faiths, who were inmates of the Liverpool Asylum (1851-1862) and the Liverpool Asylum for the Infirm and Destitute (1862-1933, previously the Liverpool Asylum). It is unknown how many paupers are buried here as the burial records do not differentiate between Apex Park and LPMP. LPMP was officially closed as a cemetery for burials in 1958. The Apex Club put forward a development proposal to beautify the cemetery following concerns it was not being maintained. The physical conversion from neglected cemetery to park was carried out between 1973 and 1974, headstones were removed and placed either in storage or displayed upon a serpentine memorial wall which remained until 2009. The configuration of the landscape has changed dramatically since the conversion from cemetery to park, and landscape works in 2010 re-established part of the form and layout of the original cemetery. Headstones have since been returned to their original resting places, whilst others remain in storage.

A physical inspection of the study area was undertaken and at the time of site survey, there were 567 headstones in LPMP spread out over all sections. The structural condition of the headstones and the inscription condition were often varied (Section 6.1.1.1 and 6.1.1.2). There have been no archaeological excavations in LPMP that Biosis is aware of, nor have there been major developments which would disturb any sub surface deposits. This assessment combined with the Ground Penetrating Radar results indicate the site has a high potential for archaeology which would include remains associated with the cemetery consisting of small archaeological finds in the form of lead letting and ironwork, personal items and offerings and larger resources such as coffins and associated hardware and skeletal remains.

LPMP is considered to have both **local** and **State** significance. It is one of the earliest cemeteries in Liverpool and is the earliest to still contain grave architecture. It acted as the main burial ground for a large spectrum of the society from 1821 to the mid 20th-century. This included not only people of different religions but also of different classes, from paupers who died in the asylum to people of the first fleet and magistrates, some of whom were instrumental in the shaping of Liverpool and contributing to the history of NSW, such as James Badgery, the Marsden family and Thomas Moore. It has a strong association with these important people and

¹ Kerr 2013

² Australia ICOMOS 2013



the region and demonstrates important aesthetic characteristics relating to early 19th -century religion and burials through the grave furniture's styles fittings and materials.

The archaeological resource in LPMP has the potential to answer questions that cannot be answered from historical research alone. It is likely to provide evidence of social lifeways, construction technologies and facets of early settlement, which is unique at a local level and only through a limited number of other sites and resources in NSW. The pauper burial ground the study area has the potential to yield information relating to the burial of the destitute during the mid to late 19th-century.

The conservation policy section of the CMP has been prepared to guide planned future changes that may affect the cultural heritage significance and archaeology of LPMP. It includes management and general policies which support the long term conservation and management of the site and its monuments (Section 9.2.1 and 9.2.2) including general maintenance tasks (Section 9.3) and their impacts on the archaeological resource.

The monumental stone conservation management includes advice as to the future of the memorials currently in the Rose Street Depot (Section 10.3) and how to include them in the landscape of LPMP, it also outlines policies and a costed cyclical maintenance plan for the conservation and repair of the memorials (Section 10.2). The landscape management portion of this CMP provides policies and advice in relation to its management and lists the best species for a cemetery in the Liverpool area (Section 11). The landscape management policies will also aid in guiding the activation for the northern precinct, which guidelines and key considerations (policies) are discussed in Section 12.

LPMP has had a long and important history in the development of Liverpool. The site and its archaeological remains are of State significance and should be treated as such. The long term conservation and management of LPMP and its monuments are important to maintain the heritage values and to keep the park in continued use for the public.



1 Introduction

1.1 Project background

Biosis was commissioned by Liverpool City Council to undertake a historical heritage assessment and Conservation Management Plan (CMP) for Liverpool Pioneers' Memorial Park (LPMP) located Liverpool, New South Wales (NSW), referred to as the study area herein.

1.2 Location of the study area

The study area is located within the suburb of Liverpool, Liverpool Local Government Area (LGA). It encompasses 3.27 hectares of public land; currently used as a park (Figure 1 and Figure 2).

1.3 Scope of assessment

This CMP was prepared in accordance with current heritage guidelines including *Assessing heritage significance*, *Assessing Significance for Historical Archaeological Sites and 'Relics'* and the Australia International Council on Monuments and Sites (ICOMOS) Charter for Places of Cultural Significance (ICOMOS *Burra Charter*)³⁴. It provides a heritage assessment to identify if any heritage items or relics exist within or in the vicinity of the study area. The heritage significance of these heritage items has been investigated and assessed in order to determine the most appropriate management strategy.

The major objectives of this assessment are:

- To identify and assess the heritage values associated with the study area. The assessment aims to achieve this objective through providing a brief summary of the principle historical influences that have contributed to creating the present day built environment within the study area using resources already available and some limited new research.
- To assess the impact of the proposed works on the cultural heritage significance of the study area.
- To identifying sites and features within the study area which are already recognised for their heritage value through statutory and non-statutory heritage listings.
- To recommend measures to avoid or mitigate any negative impacts on the heritage significance of the study area.

1.4 Limitations

This CMP is based on historical research and field inspections. It is possible that further historical research or the emergence of new historical sources may support different interpretations of the evidence in this report.

The conclusions and recommendations presented within this CMP are based on archaeological best practice and professional opinion. This does not however warrant that there is no possibility that additional

³ Heritage Office 2001

⁴ Australia ICOMOS 2013



archaeological material will be located in subsequent works on the site. This is because limitations in historical documentation and archaeological methods make it difficult to accurately predict what is under the ground.

It is possible that another professional may interpret the historical facts and physical evidence in a different way to that presented within this CMP.

DRAFT



Figure 1 Location of the study area

DRAFT



Figure 2 Study area detail

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2 Statutory framework

In NSW, cultural heritage is managed within national, state and/or local government levels. The following discussion aims to outline the various levels of protection and approvals required to make changes to cultural heritage.

2.1 National level - statutory framework

At a federal level heritage is managed under the *Environmental Protection and Biodiversity Conservation Act*⁵ which provides protection to certain class of heritage items specifically those of which are considered to hold national significance or those which are located on Commonwealth land.

2.2 Environmental Protection and Biodiversity Conservation Act 1999 (Cth)

The *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC) is the national legislation protecting the natural and cultural environment. The EPBC Act is administered by the Department of Environment and Energy (DEE). The EPBC Act establishes two heritage lists for the management of the natural and cultural environment:

- The National Heritage List (NHL) contains items listed on the NHL have been assessed to be of outstanding significance and define "critical moments in our development as a nation".⁶
- The Commonwealth Heritage List (CHL) contains items listed on the CHL are natural and cultural heritage places that are on Commonwealth land, in Commonwealth waters or are owned or managed by the Commonwealth. A place or item on the CHL has been assessed as possessing "significant" heritage value.⁷

A search of the NHL and CHL did not yield any results associated with the study area.

2.3 State level – statutory framework

At a state level heritage is managed under the *Heritage Act 1977*⁸ (Heritage Act) which is administered by the NSW Heritage Council, under delegation by the Heritage Division, Office of Environment and Heritage (OEH). It provides protection to both known heritage items listed on the State Heritage Register (SHR) and potential archaeological remains which may have significance (relics).

2.4 Heritage Act 1977 (NSW)

Heritage in NSW is principally protected by the Heritage Act (as amended) which was passed for the purpose of conserving items of environmental heritage of NSW. Environmental heritage is broadly defined under s 4 of the Heritage Act as consisting of the following items: "*those places, buildings, works, relics, moveable objects, and precincts, of State or Local heritage significance*". The Heritage Act is designed to protect both known

⁵ Commonwealth of Australia 1999

⁶ Department of the Environment and Energy n.d.

⁷ Department of the Environment and Energy n.d.

⁸ Commonwealth of Australia 1977



heritage items (such as standing structures) and items that may not be immediately obvious (such as potential archaeological remains or 'relics'). Different parts of the Heritage Act deal with different situations and types of heritage and the Act provides a number of mechanisms by which items and places of heritage significance may be protected.

2.4.1 State Heritage Register

Protection of items of State significance is by nomination and listing on the SHR created pursuant to Part 3A of the Heritage Act. The Register came into effect on 2 April 1999. The SHR was established under the *Heritage Amendment Act 1998*.⁹ It replaces the earlier system of Permanent Conservation Orders as a means for protecting items with State significance.

A permit pursuant to s. 60 of the Heritage Act is required for works on a site listed on the SHR, except for that work which complies with the conditions for exemptions to the requirement for obtaining a permit. Details of which minor works are exempted from the requirements to submit a Section 60 Application can be found in the Guideline *Standard Exemptions for Works requiring Heritage Council Approval*.¹⁰ These exemptions came into force on 5 September 2008 and replace all previous exemptions.

There are no items/conservation areas listed on the SHR within or within the vicinity of the study area.

2.4.2 Archaeological relics

Section 139 of the Heritage Act protects archaeological 'relics' from being "exposed, moved, damaged or destroyed" by the disturbance or excavation of land. This protection extends to the situation where a person has "reasonable cause to suspect" that archaeological remains may be affected by the disturbance or excavation of the land. This section applies to all land in NSW that is not included on the SHR.

Amendments to the Heritage Act made in 2009 changed the definition of an archaeological 'relic' under the Act. A 'relic' is defined by the Heritage Act as:

"Any deposit, object or material evidence:

(a) which relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) which is of State or Local significance"

It should be noted that not all remains that would be considered archaeological are relics under the NSW Heritage Act. Advice given in the Archaeological Significance Assessment Guidelines is that a "relic" would be viewed as a chattel and it is stated that *"In practice, an important historical archaeological site will be likely to contain a range of different elements as vestiges and remnants of the past. Such sites will include 'relics' of significance in the form of deposits, artefacts, objects and usually also other material evidence from demolished buildings, works or former structures which provide evidence of prior occupations but may not be 'relics'."*¹¹

If a relic, including shipwrecks in NSW waters (that is rivers, harbours, lakes and enclosed bays) is located, the discoverer is required to notify the NSW Heritage Council.

Section 139 of the Heritage Act requires any person who knows or has reasonable cause to suspect that their proposed works will expose or disturb a 'relic' to first obtain an Excavation Permit from the Heritage Council of NSW (pursuant to s.40 of the Act), unless there is an applicable exception (pursuant to s.139(4)). Excavation permits are issued by the Heritage Council of NSW in accordance with s.60 or s.140 of the Heritage Act. It is an

⁹ Commonwealth of Australia 1998

¹⁰ Heritage Office 2006

¹¹ NSW Heritage Branch, Department of Planning 2009, 7



offence to disturb or excavate land to discover, expose or move a relic without obtaining a permit. Excavation permits are usually issued subject to a range of conditions. These conditions will relate to matters such as reporting requirements and artefact cataloguing, storage and curation.

Exceptions pursuant to s.139(4) of the Heritage Act to the standard Section 140 permit process exist for applications that meet the appropriate criterion. An application is still required to be made. The Section 139(4) permit is an exception from the requirement to obtain a Section 140 permit and reflects the nature of the impact and the significance of the relics or potential relics being impacted upon.

If an exception has been granted and, during the course of the development, substantial intact archaeological relics of state or local significance, not identified in the archaeological assessment or statement required by this exception, are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Office must be notified in writing in accordance with s.146 of the Heritage Act. Depending on the nature of the discovery, additional assessment and, possibly, an excavation permit may be required prior to the recommencement of excavation in the affected area.

2.4.3 Section 170 Heritage and Conservation Registers

Section 170 of the Heritage Act requires that culturally significant items or places managed or owned by Government agencies are listed on departmental Heritage and Conservation Register. Information on these registers has been prepared in accordance with Heritage Division guidelines.

Statutory obligations for archaeological sites that are listed on a Section 170 Register include notification to the Heritage Council in addition to relic's provision obligations. There are no items within the vicinity of the study area that are entered on a State government instrumentality Section 170 Register.

2.5 Local level – statutory framework

At a local level heritage is managed under the *Environmental Planning and Assessment Act 1979*¹² (EP&A Act) and the *Local Environmental Plan* (LEP) administered by the local Council of the area. They subject to the provisions of any State environmental planning policy. LEPs are legal documents containing development standards applying to land in the local council area. It guides planning decisions and for each piece of land and specifies what may be built and what land may be used for. *Development Control Plans* (DCP) provides detailed planning and design guidelines to support the planning controls in the LEP. They affect the form, function and amenity of a development or area.

2.6 Environmental Planning and Assessment Act 1979 (NSW)

2.6.1 Liverpool Local Environmental Plan 2008

The Liverpool LEP 2008 contains schedules of heritage items that are managed by the controls in the instrument. Future proposed development to the study area may be undertaken pursuant to the EP&A Act. Council would be responsible for approving controlled work via the development application system. Heritage items in the vicinity of the study area are identified in Figure 3 in the top right hand corner.

The study area is listed as an item of local significance on the Liverpool LEP 2008 Schedule 5:

- *Liverpool Memorial Pioneer's Park, (formerly St Luke's Cemetery and Liverpool Cemetery) (Item No.90), Bounded by Macquarie, Campbell and Northumberland Streets and the Hume Highway. Local heritage item located within the study area.*

¹² Commonwealth of Australia 1979



2.6.2 Liverpool Development Control Plan 2008

The Liverpool DCP outlines built form controls to guide development to conserve, enhance and protect the environmental heritage of the City of Liverpool. The Liverpool DCP supplements the provisions of the Liverpool LEP.

Part 1 of the Liverpool DCP advises that where impact to a heritage item is identified then a Statement of Heritage Impact will be necessary. A review of Part 1 of the DCP identified the following controls as relevant to the study area:

- The original fabric and landscape element of a heritage item or conservation area should be retained. Significance of the item/area in relation to setting and views, fencing, landscaping character, scale and form must be considered.
- Adaptive reuse of a heritage item or place within a heritage conservation area should involve minimal change to the significant fabric of the place, particularly features that contribute to the streetscape.

Part 4 of the Liverpool DCP also advises that if development is proposed within the vicinity of LPMP Memorial Park, then a Conservation Management Plan is required. The DCP states that should the proposed development impact upon the curtilage of a heritage item then:

- The significance of the heritage item/s or conservation areas and their setting are to be retained and enhanced.
- It must be demonstrated that the proposed work will not adversely affect a heritage item and its surroundings or its significance.

2.7 Summary of heritage listings

A summary of heritage listings within and in the vicinity of the study area is presented in Table 1 and Figure 3.

Table 1 Summary of heritage listings within and adjacent to the study area

Site number	Site name	Address / Property description	Listings		Significance
			Individual item	As a Conservation Area	
90	Liverpool Memorial LPMP's Park, (formerly St Luke's Cemetery and Liverpool Cemetery)	Bounded by Macquarie, Campbell and Northumberland Streets and the Hume Highway	Liverpool LEP 2008	-	Local
89	Plan of Town of Liverpool (early town centre street layout, Hoddle, 1827)	Streets in the area bounded by the Hume Highway, Copeland Street, Memorial Avenue, Scott Street, Georges River and Main Southern Railway Line (excluding Tindall Avenue and service ways)	Liverpool LEP 2008	-	Local
83	Milestone	Corner of Elizabeth Drive and George Street	Liverpool LEP 2008	-	Local



Figure 3 Heritage listed items within the vicinity of the study area

DRAFT



3 Geographic and Topographic context

The LPMP area lies within the Cumberland Lowland physiographic region, which is characterised by low-lying, gently undulating plains and low hills with a drainage network of mostly north flowing channels. The nearest water source (Brickmakers Creek) lies 50 metres directly north of the study area. Brickmakers Creek is a non-perennial third order tributary of Cabramatta Creek, a 5th order perennial water course. Georges River is also located 800 metres south-east of the study area.

The underlying geology of the Cumberland Plains is the Wianamatta Group shales consisting of Ashfield and Bringelly shales. Minchinbury and/or Hawkesbury sandstone may also be present. More recent Tertiary and Quaternary sediments overlie the shales along river and creek beds, including the Georges River, and Cabramatta and Harris creeks. The study area is situated upon Bringelly Shale deposits which consist of shale, claystone, siltstone, carbonaceous claystone, laminite and fine to medium-grained lithic sandstone.¹³

The Blacktown Soil Landscape soils overlay the geology of the study area. Soil landscapes have distinct morphological and topological characteristics that are defined by soils, topography, vegetation, and weathering conditions. The Blacktown Soil Landscape is a residual landscape and consists of gently undulating rises, broad rounded crests and gently inclined slopes with a gradient of less than 5%. Local relief within the Blacktown soil landscape is up to 30 metres and rocky outcropping is absent. The soils are shallow to moderately deep at less than 100 centimetres, and can be hard setting with moderate erodability. Dominant soils consist of shallow to moderately deep (less than 100 centimetres) red and brown podzols on crests and on well drained topographies, and deep (150 to 300 centimetres) yellow podzolic soils and soloths on lower slopes and drainage lines.¹⁴ The soil characteristics for the Blacktown landscape are summarised below in Table 2.

Table 2 Blacktown soil landscape characteristics¹⁵

Soil Material	Description
Blacktown 1 (bt1) - Friable brownish-black loam	Friable greyish brown loam that occurs as a topsoil. Colour ranges from greyish brown (10YR 4/2) to dark brown (7.5YR 3/3). This soil material has a weak structure and porous earthy fabric. Soil pH ranges from slightly acid (5.5) to neutral (7.0), with inclusions of gravel shale fragments, charcoal fragments, and roots.
Blacktown 2 (bt2) - Hardsetting brown clay loam	Hardsetting brown clay loam that occurs as a subsoil. Colour ranges from brown (7.5YR 4/4) to bright reddish brown (5YR 5/6), but appears bleached (7.5YR 2/2) when dry. This soil material has apedal massive to weakly pedal structure and slowly porous earthy fabric. Soil pH ranges from moderately acid (5.0) to slightly acid (6.5), with inclusions of ironstone gravel shale fragments.
Blacktown 3 (bt3) - Strongly pedal, mottled brown light clay	Strongly pedal, mottled brown light clay that occurs as a subsoil. Colour ranges from brown (7.5YR 4/6, 10YR 4/6) to reddish brown (5YR 4/6), and red, yellow, and grey mottles increase with depth. This soil material has a smooth faced dense ped, with a pH range of strongly acid (3.5) to slightly acid (6.5). Inclusions of gravel shale are common.
Blacktown 4 (bt4) - Light	Light grey plastic mottled clay that occurs as a deep subsoil above shale bedrock.

¹³ Bannerman & Hazelton 1990, pp.2-3

¹⁴ Bannerman & Hazelton 1990, p.28

¹⁵ Bannerman & Hazelton 1990, pp.29-30



Soil Material	Description
grey plastic mottled clay	Colour ranges from light grey (10YR 7/1) to greyish yellow (2.5Y 6/2), with red, yellow, and grey mottles. This soil material has a moderately pedal structure with a smooth-faced dense ped fabric. Soil pH ranges from strongly acid (3.5) to moderately acid (5.0). Inclusions of strongly weathered ironstone concretions and rock fragments are common, as well as gravel shale fragments and roots.

The Blacktown soil landscape would have typically supported open-forest and open-woodland that has been extensively cleared since European contact. Originally the Blacktown soil landscape would have featured woodland and open-forest of Forest Red Gum *Eucalyptus tereticornis*, narrow-leaved Ironbark *Eucalyptus crebra*, Grey Box *Eucalyptus molucana*, and Spotted Gum *Corymbia*.¹⁶

¹⁶ Bannerman & Hazelton 1990, p.29



4 Indigenous heritage

The timing for the human occupation of the Sydney Basin is still uncertain. While there is some possible evidence for occupation of the region around 40,000 years ago, the earliest known radiocarbon date for the Aboriginal occupation of the Sydney Basin is associated with a cultural/archaeological deposit is at Parramatta, which was dated to $30,735 \pm 407$ BP.¹⁷ Archaeological evidence of Aboriginal occupation of the Cumberland Plains indicates that the area was intensively occupied from approximately 4000 years BP.¹⁸ Excavations at Moorebank to the south east of Liverpool which Biosis completed in 2018 dated deposits to 2800 ± 300 BP – 9300 ± 100 BP and 2900 ± 300 – $16,400 \pm 1500$.¹⁹ Such dates are probably more a reflection of the conditions associated with the preservation of archaeological evidence and are representative of the areas that have been subject to surface and sub-surface archaeological investigations, rather than actual evidence of the Aboriginal people prior to this time.

There is some confusion relating to group names, which can be explained by the use of differing terminologies in early historical references. Language groups were not the main political or social units in Aboriginal life. Instead, land custodianship and ownership centred on the smaller named groups that comprised the broader language grouping. The project area is in the vicinity of three language groups, Dharawal, Gundungurra and the hinterland Darug. Attenbrow suggests:²⁰

- The Gundungurra covered “the southern rim of the Cumberland Plain west of the Georges River, as well as the southern Blue Mountains”.
- The Dharawal covered “the south side of Botany Bay, extending as far as the Shoalhaven River; from the coast to the Georges River and Appin, possibly as far west as Camden”.
- The hinterland Darug covered the area “from Appin in the south to the Hawkesbury River in the north; west of the Georges River, Parramatta, the Lane Cove River and Berowra Creek”.

These areas are considered to be indicative only and would have changed through time. After the arrival of European settlers the movement of Aboriginal hunter-gatherers became increasingly restricted. European expansion along the Cumberland Plain was swift and soon there had been considerable loss of land to agriculture. This led to violence and conflict between Europeans and Aboriginal people as both groups sought to compete for the same resources.²¹ Evidence of this violence is discussed in Section 5.1.2 of this CMP. At the same time diseases such as small pox were having a devastating effect on the Aboriginal population. Death, starvation and disease were some of the disrupting factors that led to a reorganisation of the social practices of Aboriginal communities after European contact. The formation of new social groups and alliances were made as Aboriginal people sought to retain some semblance of their previous lifestyle.

¹⁷ Jo McDonald Cultural Heritage Management. 2005a; Jo McDonald Cultural Heritage Management. 2005b

¹⁸ Dallas 1982

¹⁹ Biosis Pty Ltd 2018b, p.7

²⁰ Attenbrow 2002, 32

²¹ Brookes & Associates et al. 2003, 16



5 Historic heritage

Historical research has been undertaken to identify the land use history of the study area, to isolate key phases in its history and to identify the location of any built heritage or archaeological resources which may be associated with the study area. The historical research places the history of the study area into the broader context of Liverpool.

5.1 Historic heritage - Liverpool development

5.1.1 Early exploration

The first Europeans to explore the Liverpool region were George Bass and Matthew Flinders in 1795. Bass and Flinders, accompanied by William Martin, sailed south to Botany Bay and into the Georges River to map and explore the river in a small boat. They partly covered much of the river that Governor Hunter had already mapped but extended their survey to present day Casula. The exploration lasted nine days. Governor Hunter was pleased with reports of favourable countryside, and named the area Banks Town. Here Governor Hunter began to award grants of land.²² One such grant was to Thomas Moore, a former government boat builder.²³ Moore was one of the first settlers in the Liverpool area and received a large grant of 750 acres on the banks of the Georges River, known as Moorebank (Plate 1), in 1805.²⁴

²² Kass 1992, p.3.12

²³ Loane 2018

²⁴ T Kass 1992, p.3.6



Plate 1 An 1819 sketch of Thomas Moore's property Moorebank by Joseph Lycett (Source: State Library of New South Wales)

5.1.2 Establishment of Liverpool (1799 – 1810)

Alienation of land in the vicinity of Liverpool began with the granting of properties along the Georges River in 1799.²⁵ Thomas Moore, a substantial local landholder in the first years of the nineteenth century, identified a site that he felt was suitable for a township. On 7 November 1810 a small party set out on horseback from Parramatta to the newly settled district of Georges River. This group comprised of Governor Lachlan Macquarie, his wife Elizabeth, Captain Antill, and surveyor James Meehan. After crossing the Georges River they were joined by Thomas Moore and Dr William Redfern, where they 'set out in a boat ... to view and survey the ground intended for the new township'. Macquarie stated that:

*"having surveyed the Ground and found it in every respect eligible and fit for the purpose, I determined to erect a Township on it, and named it Liverpool in honor of the Earl of that Title -- now the Secretary of State for the Colonies. -- The Acting Surveyor Mr. Meehan was at the same [time] directed to mark out the Ground for the Town, with a Square in the Center thereof, for the purpose of having a Church hereafter erected within it."*²⁶

As part of his tour of the colony, Macquarie also founded new towns at Windsor, Richmond, Castlereagh, Pitt-town and Wilberforce. In correspondence between Lord Liverpool (Robert Banks Jenkinson), and Governor Macquarie, Liverpool writes about the suitability of the site for a town which was to bear his name:

His Excellency having extended his Views also to the situation of the Settlers on George's River, has deemed it expedient to mark out the situation for a Township on the west side (or left bank) of that River, in the District of Minto, to which he has given the Name of Liverpool.

The Situation of this Town is admirably calculated for Trade and Navigation, being immediately on the Bank of the River where the Depth of Water is sufficient to float Vessels of very considerable burthen. At this Town it is intended very soon to erect a Church, a School-House, a Gaol, a Guard-House, &c. Leases of Commodious and

²⁵ Kass 1992

²⁶ Macquarie, Lachlan & Public Library of New South Wales 1956, 1



adequate Allotments- for Houses and Gardens will be given to suit free Mechanics and Tradesmen as may feel disposed to form a permanent Residence there, on their giving regular and due security for their building comfortable and substantial Houses, conformably to a Plan that will be shewn them on application to Thomas Moore, Esq're, the Chief Magistrate in that District.

Good Tradesmen and Mechanics settling at Liverpool will have the liberty of a large and contiguous Common for grazing Cattle, which is assigned for the Benefit of the Township, and those Persons who have not Milch Cows will be supplied with one Cow to each such person from the Government Herds for payment on advantageous conditions.²⁷

By the time Macquarie became Governor in 1810, he was inundated with applications for land within the Liverpool area. The founding of the town was not an act of trail-blazing into totally unknown terrain, but a recognition of eleven years of land grants and settlement following the initial exploration of the area.²⁸ Land grants varied from large to small plots of land, with smaller plots generally encompassing 60 acres of land that was awarded to persons of lesser financial and social standing. This was considered a rational response to the granting of land, as only the elite and financially wealthy would be able to invest in the land and overcome food shortages within the colony.²⁹

5.1.3 Early Development (1811-1858)

Governor Macquarie invested greatly in Liverpool's public works, and it quickly became a viable settlement. The first school house for the township of Liverpool was built in 1811 and consisted of a two storey building whose upper story served as a courthouse. The construction of a road from Sydney to Liverpool Road was completed in 1814, which dramatically increased the number of people travelling to and from Liverpool. The first map of the town was produced in 1819 by Governor Lachlan Macquarie and Surveyor James Meehan (see Plate 2).

²⁷ O'Hara 1818, 359–360

²⁸ Keating 1996, p.8

²⁹ Terry Kass 1992, p.3.13



Plate 2 1819 plan of the Township of Liverpool (Source: NSW State Archives Map No.SZ 293)

Church services were conducted in the first school house until the dedication of St Luke's, which was built in 1818.³⁰ St Luke's was the first Church built within the township of Liverpool (Plate 3).

³⁰ The City of Liverpool and District Historical Society Inc. 2018



Plate 3 St Luke's Church, Liverpool, 1937 (Source: State Library of New South Wales, Reference No. 202373)

St Luke's was built by Nathaniel Lucas and designed by Francis Greenway. Lucas, a notable early builder, arrived in Australia in 1788 in the Scarborough in the First Fleet, before being specially selected to travel to pioneer Norfolk Island where he eventually was appointed Master Carpenter. In 1805 he returned to Sydney to construct the first post-mill to be erected in the settlement.³¹ In Sydney Lucas became a private builder, but between 1808 and 1813 he was appointed superintendent to carpenters. After 1813 Lucas gave increasing attention to building contracts and constructed a number of buildings across the colony. In 1818 he gained the contract for building St Luke's Church, Liverpool. Lucas and Greenway quarrelled over the foundations of the church, with Greenway asserting that Lucas was addicted to the bottle, and that he was using very poor stone.³² On the 5 May 1818, after being reported missing for six days Lucas' body was found after being washed up by the tide near Moore Bridge, Liverpool. His death was attributed "*to have proceeded from his own act owing to a mental derangement*".³³ The omission of an entry for Lucas in the St Luke's Parish Register is likely to be indicative of the belief that suicide was both a sin and a criminal offence. Lucas was buried within the old Liverpool burial ground, which is now known as Apex Park.

When Governor Macquarie returned to Britain in 1821, the new Governor, Thomas Brisbane, curtailed expenditure on the building program and development began to move into private hands, facilitated by convict labour.³⁴ By 1822, Liverpool became the gateway to the southern districts (Plate 4). However, the towns land boundaries had not yet been established. The street pattern had been laid out by Macquarie and Meehan in 1819 but it was colonial surveyor, Robert Hoddle, who compiled the first detailed survey of the township of Liverpool in 1827.

³¹ Australian National University n.d.

³² *ibid*

³³ 'Sydney 1818, p.3

³⁴ Archaeomar Cultural Heritage Specialists 2015, p.18



Plate 4 Coloured print by Joseph Lycett depicting the development of Liverpool in 1824 (Source: National Library of Australia, PIC Volume 1103#S433)

Liverpool became a major agricultural centre known for its poultry farming and market gardening. However, the end of convict transportation in 1840 led to an economic slowdown. The town lost many of the functions for which it had been formed and had not spread far beyond the nucleus of dwellings established in the 1820s.³⁵ By the 1880s, the economic tide had turned with the establishment of the Collingwood Paper Mill, which led to the subdivision of land to the south of Scott Street, the most southerly street in the original township. The 1882 census recorded a population of 1768 with 211 dwellings, and by 1891, the population had reached 4093 with 7760 dwellings.³⁶ The coming of the railway in September 1856, and the electric telegraph in 1858, provided speedy safe transportation and communication that enabled the transformation of Liverpool into a major regional city.

5.1.4 First Liverpool burial ground (known today as Apex Park) (1811 – c.1851)

On 2 February 1811, the Colonial Secretary directed the Reverend Samuel Marsden (the Principal Chaplain) to the burial grounds within the new townships established by Governor Macquarie.³⁷ During his visit to Liverpool, Marsden was accompanied by the acting surveyor James Meehan.³⁸ On Saturday 11 May 1811, Government and General Orders stated that:

“The respective Burial Grounds which were some time since marked out for the accommodation of the Settlers in the several Townships of Liverpool, Windsor, Richmond, Pitt-Town, Castlereagh, and Wilberforce, having been lately consecrated by the Principal Chaplain, his excellency the governor is pleased to give this public notice thereof; and at the same time directs and commands, that in future all settlers and others resident within those townships, or in their respective vicinities, shall cease to bury their dead as heretofore, within their several farms; and shall in a decent and becoming

³⁵ Kass 1992, p.3.16-3.25

³⁶ Havard & Harvard 1939, p.32

³⁷ NSW State Records Reels 1811, p.97

³⁸ *ibid*



manner inter them in the consecrated grounds now assigned for that purpose in their respective townships.”³⁹

The first burial occurred shortly after this announcement with nine year old Thomas Tyrell, who drowned in the Georges River being interred on 19 May 1811. The burial ground remained in use until 1821, when it was abandoned due to excessive dampness and a new cemetery was established on three acres to the north of St Luke’s church at what is now known as Liverpool Pioneers Memorial Park (the study area).⁴⁰ The last burial to be recorded in 1821 within the old burial ground, was that of Richard Murphy, a prisoner on the ship, *Coramanda*. No cause of death was given.

A total of 123 burials registered in the St Luke’s Anglican burial register.⁴¹ The Anglican burial ground register provides an insight into the challenges that faced early settlers in the Liverpool district. The reason for death is provided for 66 of the burials which are illustrative of the conditions that early settlers would have had to surmount. This includes five drownings, three from burns and falling trees, two from snake bites and one from a lighting strike.⁴² Other deaths are attributed to common risks including three who fell or were kicked by a horse and two who were thrown or run over by a cart. Mary Evans is listed as having died from excessive drinking on 31 March 1815 and Stephen Gilchrist is recorded as having been killed by fighting on 26 March 1816. On a more sinister tone on 20 September 1820, William Parker was killed by a gunshot and on 28 September 1820, Susanna Hackett was apparently murdered.⁴³

The causes of death also highlight medical conditions and practice with three adult deaths attributed to “fits”, three infants dying from “convulsions” and two deaths attributed to fever. Another four deaths are attributed to “inflammation in bowels”, cancer, jaundice and a “disease on the lungs”. A number of 19th Century medical terms are also present in the form of two deaths listed as “decline” and individual listings for dropsy and a “visitation of god”.⁴⁴ One individual, Michael Power, is simply listed as being insane. Significant trends are present in the cause of death including an influenza outbreak in 1820 which killed nine individuals and between 1820 and 1821 a further 10 were killed by dysentery. These deaths would appear to be indicative of less than ideal sanitary conditions.

St Luke’s Anglican burial register provides evidence for conflict between the Aboriginal population and settlers in the Liverpool district, with the fiercest clashes occurring between 1814 and 1816.⁴⁵ This included Isaac Eustace a soldier in the Veteran Company who is listed as being “Killed by a Native” in May 1814 near Appin. This was reported as being the first conflict in five to six years and resulted in the death of at least one Aboriginal woman and two children.

The Anglican register includes a number of details including the ships individuals arrived on which reveals that a number of convicts on early transports including one individual who was on the First Fleet (William Lane in Scarborough), one who was on the Second Fleet (Mary Patrick in Neptune) and five who were on the Third Fleet. A number of later accounts of the burial ground state that Nathaniel Lucas, a notable early builder, was buried in the old burial ground in 1818.⁴⁶ Lucas arrived in Australia in 1788 in the Scarborough in the First Fleet, before being specially selected to travel to pioneer Norfolk Island where he eventually was appointed Master Carpenter. In 1805 he returned to Sydney to construct the first post-mill to be erected in the settlement. In Sydney Lucas became a private builder, but between 1808 and 1813 he was appointed

³⁹ ‘Classified Advertising’ 1811, p.1

⁴⁰ Keating 1996, 17

⁴¹ ‘Anglican Parish Registers, 1814-2011’ 2017

⁴² *Ibid.*

⁴³ *Ibid.*

⁴⁴ *Ibid.*

⁴⁵ ‘Sydney’ 1814

⁴⁶ Australian National University n.d.



superintendent to carpenters. After 1813 Lucas gave increasing attention to building contracts and constructed a number of buildings across the colony. In 1818 he gained the contract for building St Luke's Church, Liverpool, which was designed by Francis Greenway. Lucas and Greenway quarrelled over the foundations with Greenway asserting that Lucas was addicted to the bottle, and that he was using very poor stone.⁴⁷ On 5 May 1818 and after being missing for six days his body was found after being washed up by the tide near Moore Bridge, Liverpool. His death was attributed 'to have proceeded from his own act owing to a mental derangement'.⁴⁸ The omission of an entry for Lucas in the St Luke's Anglican Register is likely to be indicative of the belief that suicide was both a sin and a criminal offence.

After the consecration of the new burial ground (the study area), located to the north of St Luke's Church, the old burial ground appears to have been used as common ground. There is limited information provided on Meehan's 1819 plan, the first survey of the cemetery (Plate 2). The old burial ground is also identified on Robert Hoddles, the Assistant Surveyor's 1827 map of Liverpool, and is identified as land reserved for public purposes. The old burial ground is identified as "Burial Ground" but is identified as only occupying approximately 75% of the area surveyed as a cemetery in 1819 on the eastern (Castlereagh Street) side (Plate 5).

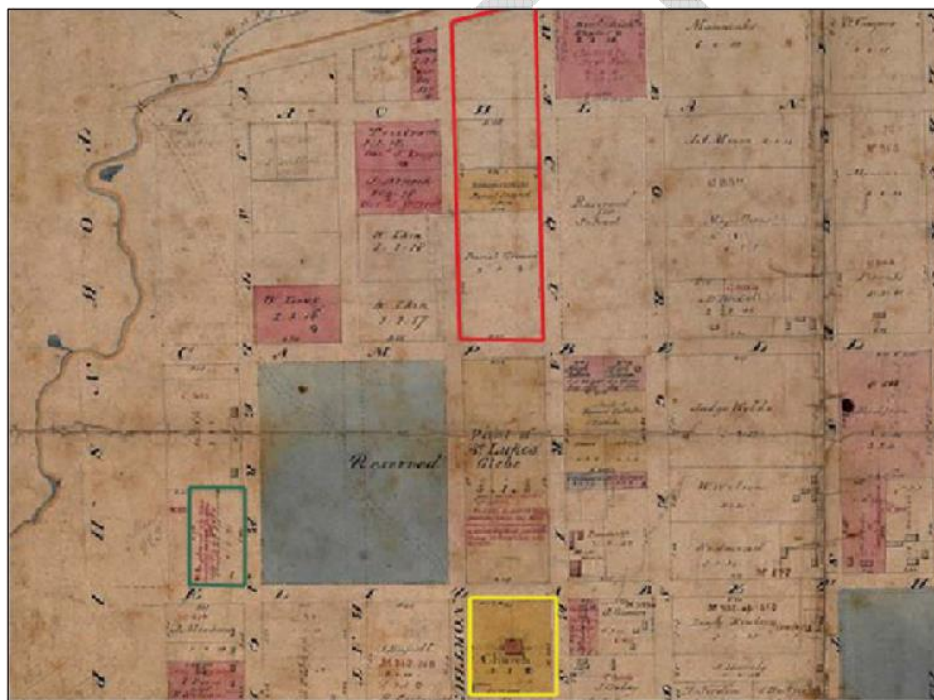


Plate 5 Hoddles' 1827 Plan of the Town of Liverpool showing old burial ground (green rectangle) and new burial ground (study area, red rectangle), and St Luke's Church (yellow rectangle) (Source: NSW State Library Map No.3339)

⁴⁷ *Ibid.*

⁴⁸ Sydney 1818



5.2 Historic heritage - Pioneer Memorial Park (former St Luke's Cemetery or Liverpool Cemetery) (1821 – present day)

The new burial ground, otherwise known as St Luke's or Liverpool Cemetery consists of a three hectares (eight acres) site to the north of St. Luke's Church, which is now part of the present day LPMP.

5.2.1 Liverpool's New Burial Ground (also known as St Luke's Cemetery or Liverpool Cemetery) (1821 –1958)

Pioneers' Memorial Park was originally the site of Liverpool's second cemetery commonly referred to as St Luke's Cemetery or Liverpool Cemetery. The site of St Luke's Cemetery at Liverpool had no formal connections to St Luke's Church, despite its common association by name.⁴⁹ The study area has been a burial place for the people of Liverpool of various faiths since its opening in 1821, until its closure in 1958. Those buried within the study area include pioneers, members of the first fleet, WW1 servicemen, Asylum paupers, and German and Austrian internees from Holsworthy.⁵⁰ The first recorded burial within the study area was that of Richard Guise who passed away on the 16 April 1821 at 64 years of age (Grave No. A15).⁵¹ Richard Guise was born in Lorraine, France in 1757, however he apparently fled to England in 1789 during the French Revolution. Guise was a NSW Corps Corporal and successful farmer who was granted a portion of 300 acres within the Parish of St Luke. Guise was supposedly Anglican, and buried within the portion of the study area that was later reserved for the Church of England burial ground (see Plate 6).⁵²

Other notable burials include the following:

- **James Badgery** (d. 4/12/1827, Church of England – Grave No. A17), a free settler and well-known cattle farmer who settled upon 640 acres of land in Liverpool around 1806, which became known as 'Exeter Farm', this land became known as Badgery's Creek.
- **William Broughton** (d. 22/07/1821, Church of England – Grave No. A13), First fleeter who became a magistrate in 1809, and was promoted to Acting Commissary General in 1814.
- **Captain Eber Bunker** (d. 27/09/1836, Church of England – Grave No. A19), is known for being one of the oldest inhabitants of the Colony, and as the Father of the Whaling industry.
- **Mary Burnside** (d. 9/4/1913, Church of England – Grave No. A172) was the Head Matron of the Asylum for the Infirm and Destitute men, at Liverpool from 1862.⁵³
- **Reverend Robert Cartwright** (d. 14/12/1856, Church of England – Grave No. A1), who was the first minister of St Luke's Church, and also a magistrate and first superintendent of the Male Orphan School from 1825-1829.
- **William Childs** (d. 1888, Presbyterian – Grave No. A25), was a successful Farmer and ex-convict who was sentenced to 7 years and transported to Sydney for poaching in 1828. Was granted land east of Liverpool known as 'Green Hills' for aiding in the capture of a dangerous convict. His grandson, Albert Childs became Mayor of Liverpool.

⁴⁹ Mayne-Wilson & Associates 2004, p.55

⁵⁰ Freame 1919, p.28, Mayne-Wilson & Associates 2015, p.4, Appendix E

⁵¹ Mayne-Wilson & Associates 2015, p.6, Appendix E

⁵² Mayne-Wilson & Associates 2015, p.29, Appendix A

⁵³ Mayne-Wilson & Associates 2015 Appendix A

- **Murtha Doyle** (d. 10/10/1913 – buried in the pauper section), was an American Civil War veteran. He served with A Company, 8th US Infantry from 1857 to 1861 and the US Marine Corps from 1862 to 1866. Doyle arrived in Australia in 1884 and a brief return to his homeland Ireland.⁵⁴
- **Dr Charles Throsby** (d. 2/04/1828, Church of England – Grave No. A18), was a Doctor (surgeon) who was posted as an assistant surgeon in a convict settlement at Newcastle. He was appointed as super intendant of labour in 1805 and was confirmed as magistrate in 1808 before returning to Sydney. He was best known for his explorations around the Illawarra and Moss Vale. In 1821 Macquarie made Throsby a magistrate of the territory, with his main jurisdiction over the new County of Argyle and in 1828 was appointed to the Legislative Council.



Plate 6 An plan of the grave site locations of some of the aforementioned notable burials within St Luke's Cemetery (Source: Liverpool City Council, accessed on 13/02/2019, http://maps.liverpool.nsw.gov.au/HT5_282/?viewer=PioneerMemorialPark)

From 1827 the southern portion of the study area began being divided into denominational burial grounds for those of Roman Catholic, Anglican, Presbyterian and Wesleyan faith. The northern portion was provided later for paupers of Presbyterian and Roman Catholic faiths, who were inmates of the Liverpool Asylum (1851-1862) and the Liverpool Asylum for the Infirm and Destitute (1862-1933, previously the Liverpool Asylum). Hoddle's Town Plan from 1827 shows the lower portion of the study area has been labelled as a 'burial ground' with no denominational portions being identified, however a portion has been reserved for the Roman Catholic burial ground (see Plate 5). A Crown plan for the Roman Catholic burial ground identified within Hoddle's map, records that the allotment was officially dedicated on the 31st of March in 1846, and consisted of a 1 acre allotment, measuring 434 chains west to east, and 251 chains north to south (Plate 7). The portion reserved as a common 'burial ground' within Hoddle's 1827 Town Plan, was officially dedicated as

⁵⁴ Murtha Doyle n.d.

a burial ground for the Church of England on the 30 January, 1843 according to an 1898 Town Plan of Liverpool (see Plate 8). The portion dedicated to the Church of England consisted of 3 acres and 6 perches of land.⁵⁵ It is presumed however, that the Roman Catholic and Church of England denomination were both in use from the 1820's, and their official dedication delayed until the 1840s.⁵⁶

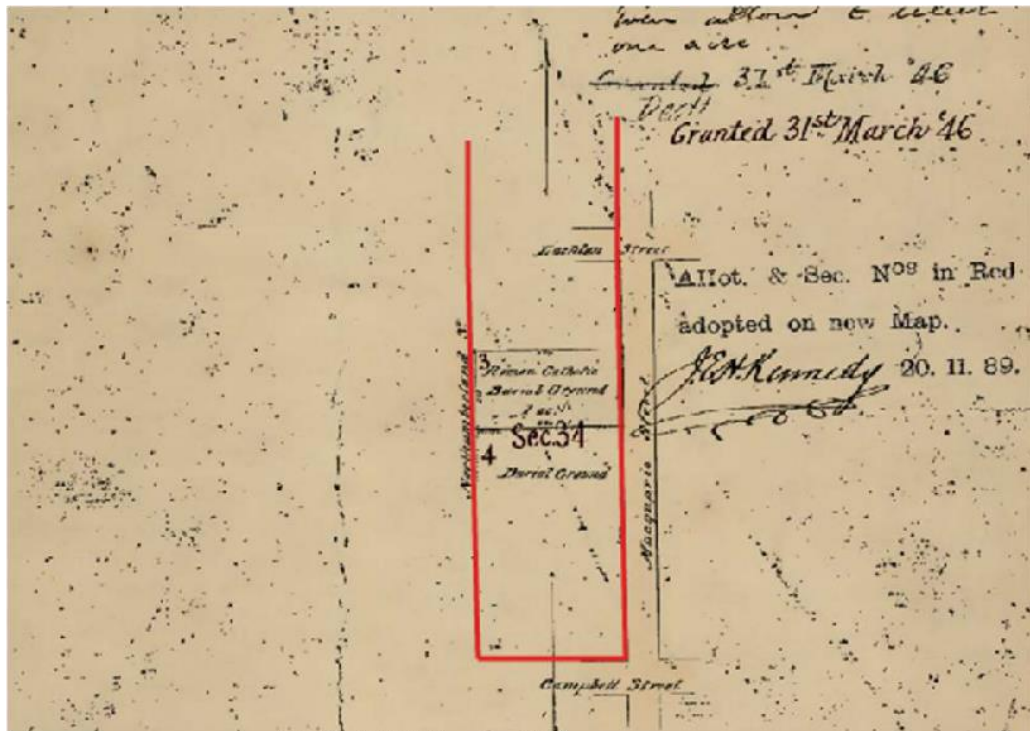


Plate 7 Crown plan of the Roman Catholic burial ground allotment that was dedicated on the 31st of March 1846 (Source: NSW Land Registry Services, Crown plan No. c.109.703)

⁵⁵ 'Liverpool Burial Ground' 1884, p.8645

⁵⁶ Mayne-Wilson & Associates 2004, p.57

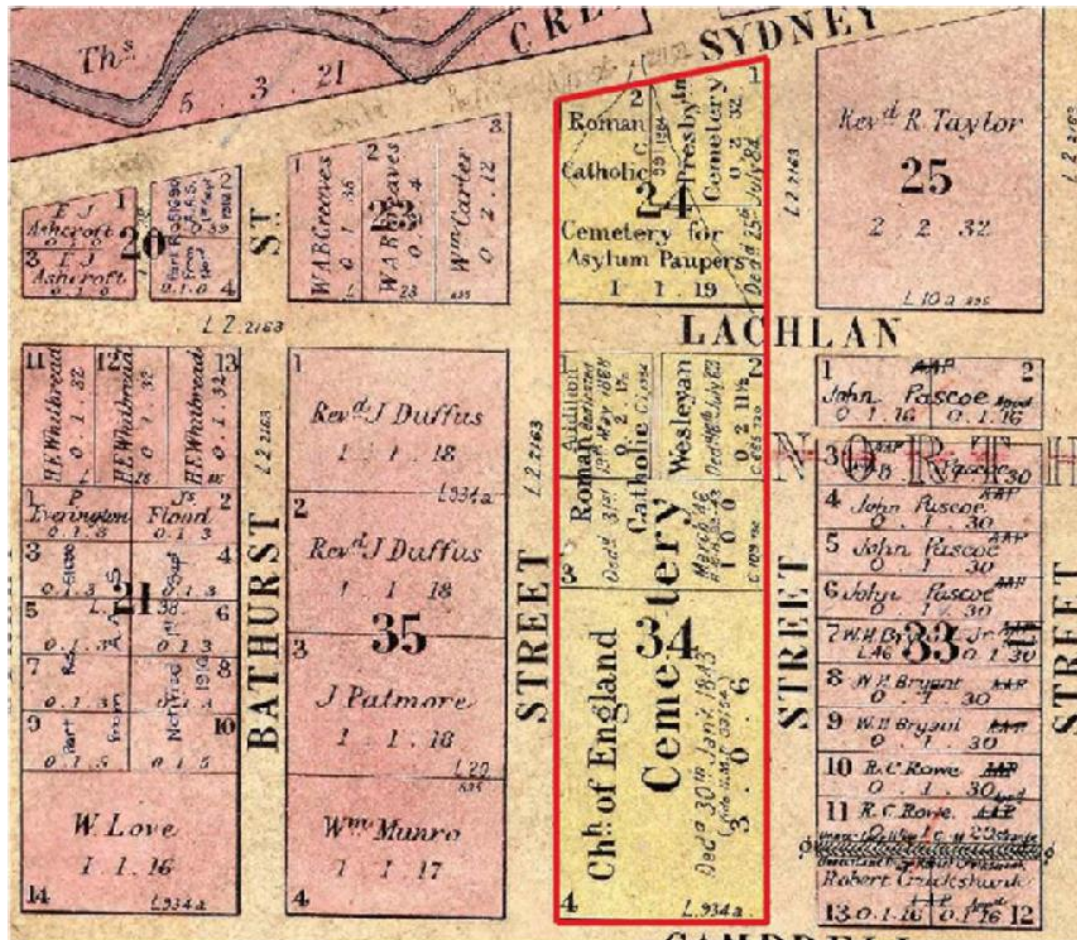


Plate 8 1898 Town Plan of Liverpool showing dedicated denominations for the Roman Catholic, Church of England, Wesleyan, Prebetyarian and Asylum Pauper burial plots (Source: NSW Land Registry Services, Liverpool Town Plan)

Following the initial dedications of the Roman Catholic and Church of England burial grounds within the study area, a Wesleyan burial plot was officially dedicated on the 16 July, 1863, of 2 roods and 11 ½ perches measuring 217 chains west to east, and 264 chains north to south.⁵⁷ Not unlike the Roman Catholic and Church of England portions, it can be assumed that the Wesleyan burial ground would have been in use prior to its formal dedication⁵⁸ following the granting of a plot of land within the parish of St Luke, of 3 roods and 9 perches, for a Wesleyan Chapel in Liverpool in 1843, which was dedicated later that year on the 31 October (according to the 1898 Town Plan).⁵⁹ An extension to the Roman Catholic burial ground was also dedicated on the 19 May, 1868 and comprised of 2 roods and 1 ½ perches, measuring 193 chains west to east, and 264 chains north to south.

⁵⁷ NSW Department of Lands Crown Plan C.665.730

⁵⁸ Mayne-Wilson & Associates 2004, p.57

⁵⁹ 'Grants to Wesleyan Methodists' 1843, p.786

The portion of the study area to the north separated by Lachlan Street was dedicated as into two further denominations; a Roman Catholic cemetery for Asylum Paupers, and a portion reserved for those of Presbyterian faith, both of which were dedicated upon the 25 July 1884 within an area of 2 acres and 11 ½ perches. According to the Crown plan for the Presbyterian Cemetery, state that it was intended to be used in connection with the Liverpool Asylum (Plate 9).

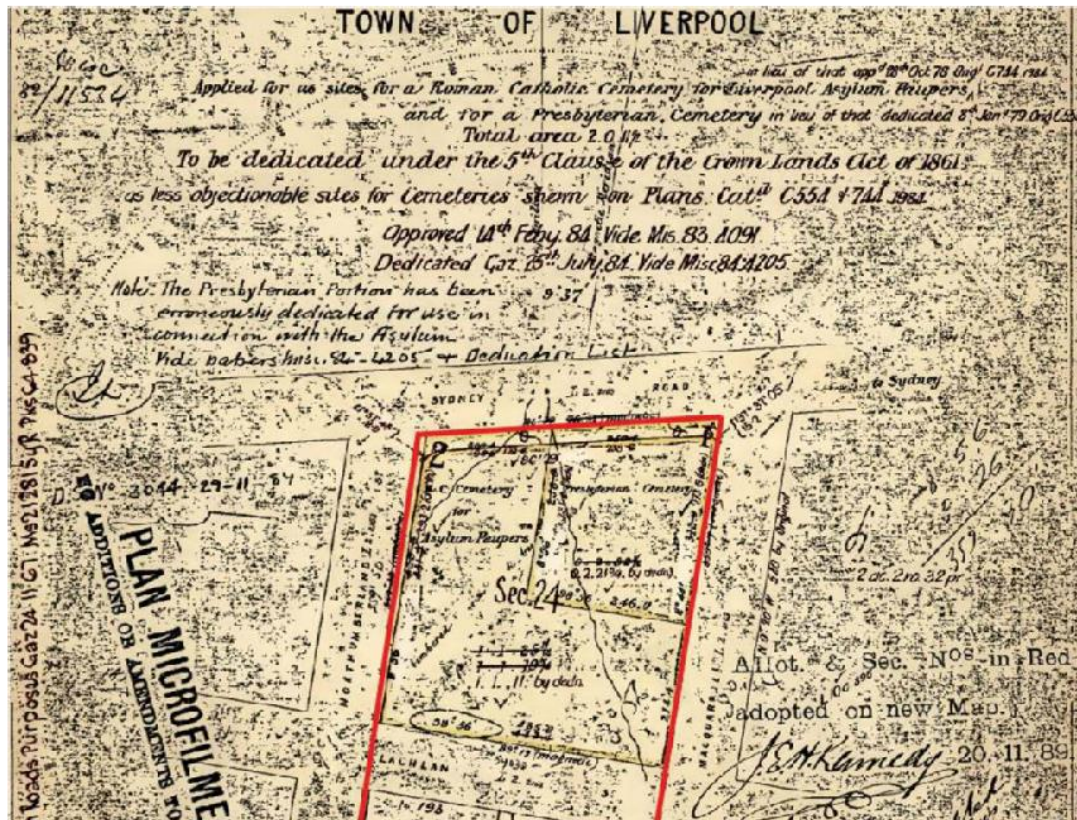


Plate 9 Crown Plan of the Presbyterian and Roman Catholic pauper cemeteries dedicated in 1884, Source: NSW Department of Lands Crown Plan C.911.1984)

The Liverpool Asylum commenced construction in 1822, designed by renowned architect Francis Greenway. It commenced operations 1851 for infirm and destitute men of Liverpool. The Asylum was originally managed by the Benevolent Society in 1851 until 1862 when it came under the control of the Colonial government. It is unclear how many pauper burials occurred within the pauper burial ground located within the study area, as although the St Luke's Parish Burial Register includes pauper burials, the burial locations were not divulged. The majority of burials recorded within the St Luke's Parish Register give the individuals place of residence as the "Benevolent Asylum" or "Asylum".⁶⁰ These recordings dominate the parish register, and indicate that pauper burials within the parish far exceeded those of other citizens. This high volume of burials would have placed a significant demand on space within the study area, and within the old burial ground, which was

⁶⁰ Anglican Church Diocese of Sydney; Sydney, New South Wales, Australia; Baptism, Burial, Confirmation, Marriage and composite registers in the Anglican Church Diocese of Sydney Archives



reopened for pauper burials.⁶¹ A total of 2,991 asylum burials are recorded in the St. Luke's Parish register between 1851 and 1884, the rate of burial is presented in Plate 10.⁶²

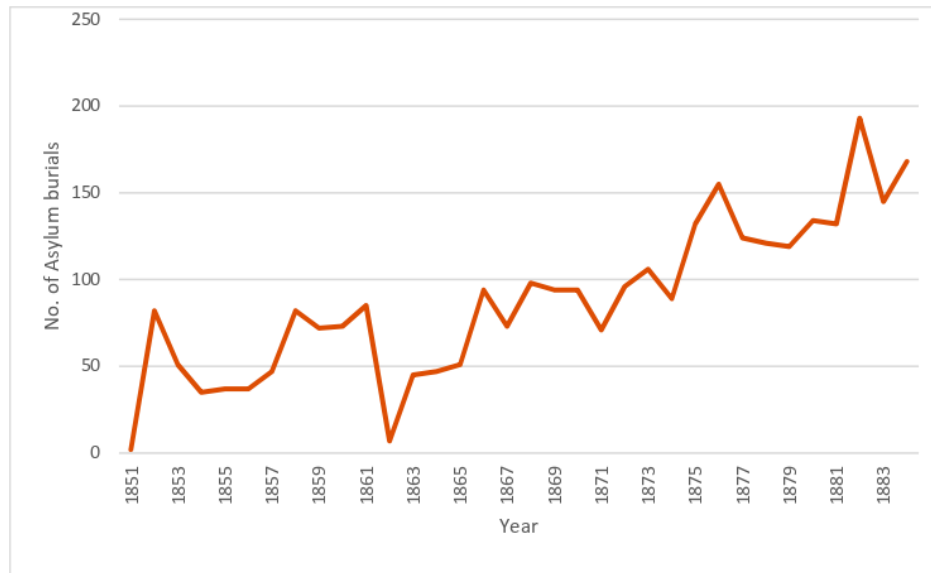


Plate 10 Number of burials between 1851 and 1884 in the St. Lukes Burial register with abode as “Asylum” (Source: Biosis Pty Ltd 2018, p.20)

By 1887 the congested nature of the new pauper cemetery was described as follows:

“...the interments were far too numerous in the limited area of land which forms the burial ground—that they were, in fact, positively dangerous to health. Mr. Clarke ascertained that in one cemetery, containing only three acres, there are already 5000 bodies buried, and as this cemetery is in close proximity to the town of Liverpool, the exhalations from it are intensely disagreeable and a source of danger to the inhabitants. With reference to the burial of the paupers, the Minister is of opinion that the present cemetery should be entirely closed, and that another piece of ground should be obtained for the purpose of a cemetery. Mr. Clarke has put himself in communication with the Lands Department with a view to ascertaining whether there is any public land in the vicinity which might be used as a burial ground for the paupers...”⁶³

By 1888 there are references to multiple “pauper burial grounds” at Liverpool, indicating the use of more than one location for the disposal of the asylum dead.⁶⁴ In 1888 the Church of England Burial Ground located within the southern portion of the study area, was described as being “...in a disgraceful condition, and it was not healthy to go past it...”⁶⁵

The condition of the cemetery became a persistent issue by the early 20th-century and was noted by local writer, William Freame, in 1918.⁶⁶ Freame commented upon the “miserable condition” of the burial ground towards the creeklines, known to be the burial place of paupers. Freame states:

⁶¹ Shuhewych 1982

⁶² Biosis Pty Ltd 2018, p.19

⁶³ ‘NEWS OF THE DAY’ 1887, p.7

⁶⁴ ‘General News’ 1886, p.2

⁶⁵ ‘PRESBYTERIAN CEMETERY AT LIVERPOOL’ 1888, p.7

⁶⁶ Freame 1918



"I have never seen a more desolate, woe-begone, and weirdly depressing place anywhere; fences more or less broken down by cattle, or destroyed by fire; sullen, sad and stunted trees drooping disconsolately over long rows of narrow graves, sinking slowly into the clay subsoil. This ground I understand is used to bury those who die in the State Hospital without funds or money. If so, then the authorities might devote some attention to this place; they justly pride themselves upon their pig-styes, etc.; but here, right at the end of the main street, the graves of the forgotten dead are left at the mercy of straying cattle in a ragged, snake-infested place like this. O Tempora. O Mores!"

The St Lukes' Cemetery was officially closed for burials in 1958. German and Austrian internees who had died at Holsworthy internment camp during WW1 and were subsequently buried within the study area, were disinterred and reburied at Tatura, Victoria, at a memorial cemetery in 1961. The headstones of approximately 44 WWI servicemen were also removed by the Commonwealth War Graves Commission in the 1960s.⁶⁷



Plate 11 1943 historical aerial of the study area
(Source: SIX Maps)

⁶⁷ Mayne-Wilson & Associates 2015, p.4, Appendix E

5.2.2 Pioneers' Memorial Park (1958-2010)

Little alteration to LPMP happened between 1951 and the mid to late 1960s, St Luke's closed in 1958. The first main alteration occurred with the development of the section of Lachlan Street between Macquarie and Northumberland Streets.

In the period between the closure of St Luke's and the opening of LPMP, it became neglected. Following concerns, the Apex Club put forward a development proposal to beautify the cemetery and shortly after this further proposals were carried out to convert the area into a rest park. In 1964 a number of letters were received by Council and the Lands Development from the Liverpool Historical Society, expressing concern at the suggested upgrades, particularly the installation of a youth centre, although these concerns were put to rest by 1967. In 1965 the national trust submitted a revised version of the plan, which was essentially adopted by Council on 21 September 1965.⁶⁸ During this time the Local Government Amendment Act came into operation on 1 October, which essentially transferred responsibility of public cemeteries to Councils.

In 1968, Council provided \$5,000 to the Parks Program if proposal were approved by the governments. The proposals accounted for the repair of all headstones from burial prior to 1850, those of historical significance and those of persons requested by living relatives. The total approximate cost was to be \$115,000, with \$15,000 per annum maintenance coast.⁶⁹ The following photographs, Plate 12 to Plate 17, taken between the late 1950s and 1970, show how overgrown and poorly maintained the cemetery was at that time and indicate the deteriorated and broken condition of some of the graves. It was considered an embarrassment by the civic leaders and community. This was particularly so because the cemetery lay at the very entrance to the town, on the edge of the road from Sydney.⁷⁰



Plate 12 Photograph from 1967 of the overgrown cemetery prior to it being placed under Council control. (Source: Mayne-Wilson & Associates 2004)



Plate 13 Photograph by Harry Sowden of a broken headstone in the cemetery. (Source: Mayne-Wilson & Associates 2004)

⁶⁸ Mayne-Wilson & Associates 2005, p. 14

⁶⁹ Mayne-Wilson & Associates 2005, p. 15

⁷⁰ Mayne-Wilson & Associates 2004, p. 11



Plate 14 Weed and blackberry infestations in the cemetery. Note the new shopping complex along Campbell St. in the background. (Source: Mayne-Wilson & Associates 2004)



Plate 15 Another example of general neglect of the cemetery. (Source: Mayne-Wilson & Associates 2004)



Plate 16 Photograph looking north through the cemetery site in December 1970, prior to the commencement of construction for the Memorial Park. (Source: Mayne-Wilson & Associates 2004)



Plate 17 Photograph of the south-east corner of the cemetery site in December 1970, prior to the commencement of construction for the Memorial Park. (Source: Mayne-Wilson & Associates 2004)

Plate 18, Plate 19 and Plate 20 show that between 1960 and 1970 the vegetation was largely cleared from the main portion of the cemetery.



Plate 18 Photo of the cleared cemetery in 1970 (Source: Mayne-Wilson & Associates 2005, p.18)



Plate 19 1961 historical aerial of the study area (Source: Mayne-Wilson & Associates 2004)

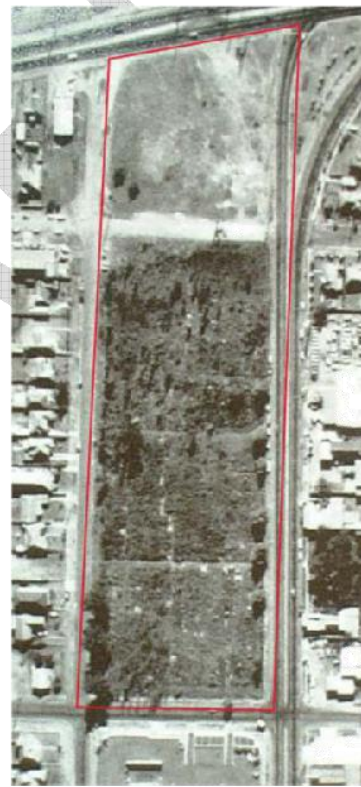


Plate 20 1970 historical aerial of the study area (Source: Mayne-Wilson & Associates 2004)

On 14 October 1970, the *Old Liverpool Cemetery Act* was assented to and especially appointed the Liverpool Council as trustees of the cemetery. The Act also converted the area from a public cemetery to a public park. The conversion from neglected cemetery to park was carried out between 1973 and 1974, and St Lukes'



Cemetery became known as Pioneers' Memorial Park. In accordance with the new Act, over 600 trees and 700 shrubs were planted, along with the installation of an irrigation system. Construction of the Memorial building had begun before Council received formal legislative authority, and the memorial wall to early pioneers was inaugurated on 21 November that year.⁷¹

Headstones were removed during the conversion and either placed within storage or displayed upon a serpentine memorial wall, which was present within the study area from 1970 until 2009. Following the removal of some of the memorial, headstones have since been returned to their original resting places, whilst others remain in storage. By the late 1970s, the layout of the memorial park had been completed. Features included long sweeping pedestrian pathways, memorial building, serpentine memorial wall and circular walk at the north entrance (Plate 21).



Plate 21 1978 aerial photograph of the cemetery site, following its establishment as a memorial park (Source: Mayne-Wilson & Associates 2005, p.21)

⁷¹ Mayne-Wilson & Associates 2005, p.16



5.2.3 Revitalisation works (2010 – present)

On the 3 September, 2010, Major Wendy Waller, officially reopened the study area as Pioneers' Memorial Park.⁷² The aim of the revitalisation project was to re-establish the original form and layout of the cemetery and to provide the public with more information about the importance of it in the history of Liverpool. These works included the removal of the serpentine memorial and long sweeping paths. The original cemetery sections based on faith denomination was reinstated with fencing and a gravel path consistent with the original layout. A further 3000 plants were added and close to 550 headstone reinstated. Interpretive signage was placed both throughout the park and at the entrance with well researched historical information on the park and biographical information about notable individuals or groups.⁷³ A webpage was also developed with the general history of the park, notable burials, map, burials listing and gallery for members of the public with historical interest in the area.⁷⁴

5.3 Chronology of the study area

Based upon the historical research presented it is possible to summarise the chronology of the study area, this is presented in Table 3.

Table 3 Chronological development of the study area

Event	Date
Dedicated as a new 'burial ground' (St Lukes' Cemetery)	1821
First Burial – Richard Guise	1821
Roman Catholic denomination included within Hoddles' 1827 Town Plan	1827
Church of England denomination officially dedicated	30 January 1843
Roman Catholic denomination officially dedicated	31 March 1846
Wesleyan denomination officially dedicated	16 July 1863
Additional lands dedicated as part of the Roman Catholic denomination	19 May 1868
Roman Catholic Asylum Pauper and Presbyterian Asylum burial ground dedicated	25 July 1884
St Lukes' Cemetery, Liverpool, officially closed for burials	1958
German and Austrian internees from WW1, disinterred and reburied at a memorial cemetery in Tatura, Victoria	1961
<i>Old Liverpool Cemetery Act</i> authorised the conversion of the study area from cemetery to a park	1970
Park conversion undertaken by Liverpool Council and St Lukes' cemetery became known as Pioneers' Memorial Park	1973-1974
Revitalisation works	2010

⁷² Mayne-Wilson & Associates 2015, p.9, Appendix E

⁷³ Liverpool City Council 2014

⁷⁴ <http://www.liverpoolpioneersmemorialpark.com.au/home>



5.4 Research themes

There are 38 NSW State and nine National historical themes. These themes have been established by the Australian Heritage Commission (AHC) and the Heritage Office⁷⁵. They act as guides to inform contextual analysis to identify how typical or unique the history of a particular site actually is. These broader themes are usually referred to when developing sub-themes for a local area to ensure they complement the overall thematic framework for the broader region.

A review of the contextual history in conjunction with the local historical thematic history has identified six historical theme which relates to the occupational history of the study area. This is summarised in Table 4.

Table 4 Identified historical themes for the study area

Australian Theme	NSW Theme	Local Theme
Peopling Australia	Convict	Activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788-1850).
	Ethnic influences	Activities associated with common cultural traditions and peoples of shared descent, and with exchanges between such traditions and peoples.
Building settlements, towns, and cities	Towns	Activities associated with town planning, cemeteries and urban parklands.
Developing local, regional and national economies	Health	Activities associated with preparing and providing medical assistance and/or promoting or maintaining the wellbeing of humans
Developing Australia's cultural life	Religion	Activities associated with particular systems of faith and worship.
Marking the phases of life	Birth and death	Activities associated with the initial stages of human life and the bearing of children, and with the final stages of human life and disposal of the dead.

⁷⁵ NSW Heritage Council 2001



6 Physical inspection

A physical inspection of the LPMP study area was undertaken on 30-31 January and 1 February 2019 by Biosis Consultant Archaeologist, Maggie Butcher. On 17 January 2019 Maggie Butcher and Alexander Beben (Principal Archaeologist), Biosis conducted a further inspection. The primary aim of the survey was to identify heritage values associated with the study area; this included any heritage items (Heritage items can be buildings, structures, places, relics or other works of historical, aesthetic, social, technical/research or natural heritage significance. 'Places' include conservation areas, sites, precincts, gardens, landscapes and areas of archaeological potential).

6.1 Site Description

Pioneers' Memorial Park has two distinct areas, areas with grave stones and spaces of grassed fields with trees. The northern and western portion of the site have open grassed spaces, with two small clusters of headstones, whereas the eastern and southern portion of the site is fenced off and contain hundreds of headstones and monuments.

6.1.1 Grave Architecture

At the time of site survey, there were 567 headstones in LPMP spread out over all sections. The headstones were in a range of conditions depending on material, age and placement in LPMP. There were a range of styles which included table top, slab and upright headstones. The monuments were all documented and the condition, name, date, repairs and location were all recorded. The aerial imagery with Biosis' grave numbers can be seen in Figure 4, the other information and photos relating to these numbers can be found in the tables in Appendix 1 and Appendix 2.

For the purposes of this CMP structural condition of gravestones were classified according to structural conditions:

- a) Good overall condition, no immediate repairs needed.
- b) Moderate condition, minor or near future repairs needed.
- c) Poor condition, major or immediate repairs needed.

The inscription condition was classified as:

- a) Good overall condition, inscription is clear and readable, no repairs needed.
- b) Moderate condition, inscription is partially legible, some repairs needed.
- c) Poor condition, inscription is illegible, inscription to be fully reinscribed.

The memorials with structural condition of c) are of particular concern and should be the first to have an inspection and repairs undertaken.



Figure 4 Location of the current headstones.

DRAFT



Figure place holder

DRAFT



Figure place holder

DRAFT



Figure place holder

DRAFT

6.1.1.1 Headstone structure condition

Out of the 567 headstones in LPMP, 280 were in good overall condition [(a) - no repair needed], 216 were in moderate condition [(b) - some repairs needed in the next 5 years] and 68 were in poor condition [(c) - immediate repair needed]. 3 had remains of only the base and their condition could not be assessed. Subsidence had occurred to some of the slab monuments. Examples of the various conditions can be seen in Plate 22, Plate 23, Plate 24 and Plate 25.



Plate 22 Gravestone with a) good overall structural condition (no.466 on Biosis' plan)



Plate 23 Gravestone with b) moderate structural condition, some repairs needed (no.34 on Biosis' plan)



Plate 24 Gravestone in c) poor structural condition, major repair needed (no.169 on Biosis' plan)



Plate 25 Remnants of the base of a gravestone which could not be assessed (no.5 on Biosis' plan)

6.1.1.2 Headstone inscription condition

Out of the 567 headstones, 186 had inscriptions that were legible and in good condition [(a) – no repair needed], 317 were partially legible and in moderate condition [(b) - some repairs needed in the next 5 years] and 60 were illegible and in poor condition [(c) – immediate repair needed]. Examples can be seen in Plate 26, Plate 27 and Plate 28 Please note that the inscription condition is not dependent on the structural condition, while the headstone may have poor structural condition, the inscription may still be clear and legible.



Plate 26 Gravestone with an inscription in a) good condition (no.214 on Biosis' plan)



Plate 27 Gravestone with an inscription in b) moderate condition (no.124 on Biosis' plan)



Plate 28 Gravestone with an inscription in c) poor condition (no.25 on Biosis' plan)

6.1.1.3 Headstone repairs

Out of the 567 headstones in LPMP, 110 have had previous repairs. This includes parts of gravestones being pieced back together, new bases under the original headstones to keep them upright and supportive stands on the back of the gravestones. Some of these can be seen in Plate 29 and Plate 30.



Plate 29 Headstone originally broken into three pieces and repaired (no.155 on Biosis' plan)



Plate 30 Headstone placed on a new sandstone base (no.477 on Biosis' plan)

6.1.2 Landscape features

Landscape features of LPMP include items such as paths and garden beds which shape the layout of the park. They are often not the focus of the environment but are components of the setting of the park which contribute to the overall site. Natural landscape features include environmental features such as trees, garden beds and any other natural features within the landscape.

6.1.2.1 Paths

The paths in the cemetery are a combination of brick paving, crushed red granite surfaces, black bitumen paths and concrete slats. The paved brick paths are the main paths in the cemetery and continue from the eastern entrances to the centre of LPMP, running north-south past the cottage. It curves around to the north west of LPMP to link with Lachlan Street (Plate 31). Overall the brick paths are in good condition (no immediate repairs or maintenance needed). The crushed red granite paths were installed in 2010 and are probably the most common in LPMP. They lead into LPMP from the south west corner and continue into the fenced off sections (Plate 32). The granite also covers the parts in these areas that are being used as rest areas with benches and seats (Plate 34). The condition of the granite paths varies depending on the location in the park, the rest areas are generally in moderate condition (some repair or maintenance needed) and main paths in good condition. The black bitumen path is only in the northern section of LPMP. It effectively acts as a division between the paupers and non-paupers cemetery (Plate 33). The black bitumen path is in good condition. The least common type of path is concrete slats and is only in one small section of LPMP (Plate 35), this is in good condition.



Plate 31 Paved brick path running north to south through the cemetery with garden beds to the left



Plate 32 Crushed red granite path running north to south through the cemetery with garden beds to the right



Plate 33 Black bitumen path acting as a divide between the northern and southern parts of LPMP



Plate 34 Crushed red granite around a sitting area and garden beds

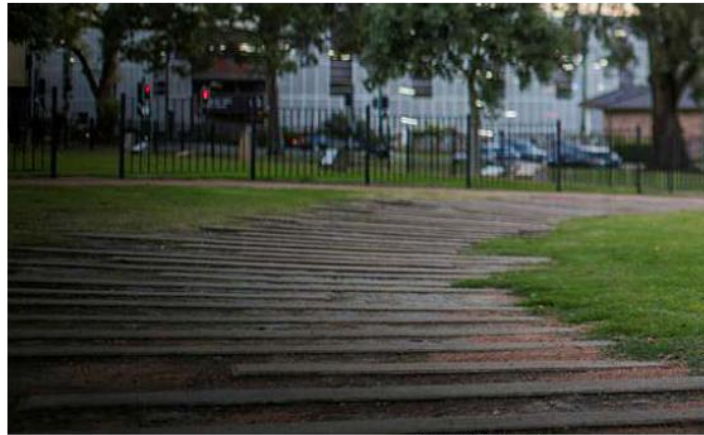


Plate 35 Concrete slat path in the south west of LPMP (Photo courtesy Liverpool City Council)

6.1.2.2 Services

One drinking fountain and tap was observed next to the cottage in the centre of LPMP (Plate 36), this was in good condition. No drainage channels or other pipes could be seen. Three electricity boxes were present at the northern end of the site, one adjacent to the road (Plate 37), one in the centre of the northern precinct (Plate 38) and one in the eastern part of the northern precinct (Plate 39). No cables can be seen leading to or from these items, it is assumed they are underground. The electricity boxes were in moderate condition with some vandalism noticed.



Plate 36 Drinking fountain and tap in the centre of LPMP



Plate 37 Service box in northern part of LPMP



Plate 38 Large service box in the centre northern part of LPMP



Plate 39 Large service box in the east of the northern part of LPMP

6.1.2.3 Cottage

The cottage located in the centre of LPMP was constructed in 1970 from a combination of mottled bricks with sandstone quoins. It has a veranda that goes all the way around the building with wooden support beams and a shingled roof. The structure has no access to the interior, the door is barred and padlocked (Plate 40). It has bronze plaques attached to the exterior of the building on the bricks. These plaques outline the dedication of LPMP (five plaques, examples in Plate 41) and the names of the people that are buried in LPMP, as far as can be ascertained from the headstones and available records (six plaques, example in Plate 42). All of these plaques are tarnished and some inscriptions cannot be read. One in particular has been graffitied and scratched (Plate 42). The cottage features the ashes of a number of former mayors within the wall behind their respective plaques. The cottage is in moderate condition due to the vandalism on the exterior.

**Plate 40 Cottage in the centre of LPMP****Plate 41 Plaques commemorating the opening and dedication of LPMP****Plate 42 Plaque listing the names of the people buried in the cemetery**

6.1.2.4 Landscaping

There are two main types of flower beds in LPMP, these are either in the grassed areas of the park and have gravestones in them, or in the fenced off areas comprising the borders of the crushed granite rest areas. The flower beds in the grassed areas of the park all have large trees, some in the centre of the park also have long grass, this is to deter vandalism (Plate 31, Plate 32). These seem to be all in moderate to good condition, however, at the time of the site visit multiple tree branches had fallen onto the headstones within those flower beds. The flower beds that border the rest areas mostly have smaller shrubs and ground covers (Plate 34). These are typically in moderate to poor condition (require immediate maintenance or repair) and many of the plants look as if they had been trampled (see Appendix 2 for the full inventory of the flower beds).

While flower beds make up a large part of the landscaping, LPMP also contains a large amount of trees. These are throughout the park in all areas and border the eastern edge of the park. These trees are mostly in good overall condition, some examples throughout the park can be seen in Plate 43 and Plate 44.



Plate 43 Large tree within the gravestone area



Plate 44 Trees in garden beds and the open grassed area

Most current landscaping in LPMP was introduced in 2010 when the park was revitalised by Liverpool Council, however some plantings prior to 2010 still remain. Throughout the past nine years some of these have been partially removed. Table 5 lists the plantings that are currently in LPMP.

Table 5 Plantings in LPMP (courtesy of Liverpool City Council)

Scientific Name	Common Name	Additional notes
Plantings prior to 2010		
<i>Acacia sp.</i>	Wattle	
<i>Quercus palustris</i>	Pin Oak	
<i>Liquidambar styraciflua</i>	American Sweetgum	
<i>Phoenix canariensis</i>	Canary Island date palm	Largely removed
<i>Wisteria spp</i>	Wisterias	
<i>Eucalyptus saligna</i>	Sydney Blue Gum	
<i>Eucalyptus sideroxylon</i>	Red Ironbark	
<i>Robina pseudoacacia</i>	Black Locust	



Scientific Name	Common Name	Additional notes
<i>Lagerstroemia indica</i>	Crepe-myrtle	
2010 additional plantings		
<i>Araucaria cunninghamii</i>	Hoop pine	
<i>Arbutus unedo</i>	Strawberry tree	Largely removed
<i>Acanthus Mollis</i>	Bear's breeches	Largely removed
<i>Alstromeria</i>	Lily of the Incas	
<i>Aspidistra elatior</i>	Cast-iron-plant	
<i>Brachychiton acerifolius</i>	Flame bottletree	
<i>Brachychiton populneus</i>	Kurrajong	Largely removed
<i>Brugmansia suaveolens</i>	Brazil's white angel trumpet	
<i>Carissa grandiflora</i>	Natal plum	Largely removed
<i>Ceratonja siliqua</i>	St John's bread	
<i>Cupressus funebris</i>	Chinese weeping cypress	
<i>Doryanthes excels</i>	Gymea lily	
<i>Dovyalis caffra</i>	Aberia caffra the Umkokola	
<i>Ficus rubiginosa</i>	Port Jackson fig	Largely removed
<i>Furcraea foetida</i>	Mauritius hemp	Largely removed
<i>Gardenia augusta</i>	Cape jasmine	Largely removed
<i>Lochroma cyaneum</i>		
<i>Juniperus chinensis</i>	Green Spartan Juniper	Largely removed
<i>Kerria Japonica</i>	Kerria	Largely removed
<i>Magnolia denudate</i>	Yulan magnolia	
<i>Magnolia grandiflora</i>	Southern magnolia	Largely removed
<i>Malvaviscus arboreus</i>	Wax mallow	
<i>Magnolia x soulangeana</i>	Chinese magnolia	Largely removed
<i>Osmanthus fragrans</i>	Sweet osmanthus	
<i>Pinus canariensis</i>	Canary Island pine	Largely removed
<i>Pinus pinea</i>	Stone pine	Largely removed
<i>Quercus ilex</i>	Evergreen oak	Largely removed
<i>Randia fitzalanii</i>	Brown gardenia	
<i>Rosa chinensis</i>	China rose	Largely removed
<i>Spiroea corymbosa</i>	Dwarf spiraea	
<i>Schinus areira</i>	Peppercorn tree	
<i>Stenocarpus sinuatus</i>	Firewheel tree	
<i>Toona ciliata</i>	Red cedar	
<i>Trachycarpus fortunei</i>	Chinese windmill palm	
<i>Washingtonia filifera</i>	Desert fan palm	Largely removed
<i>Washingtonia robusta</i>	Mexican fan palm	Largely removed
<i>Lomandra tanika</i>		Largely removed
<i>Lonicera frangranlissima</i>	Winter honeysuckle	
<i>Strobilanthes anisophyllus</i>	Goldfussia	Largely removed
<i>Viburnum linsleyi 'Luckdum'</i>	Laurustinus	
<i>Walsonia humilis 'Meriana'</i>	Silky wilsonia	

6.1.2.5 Fences

There are two types of fences within LPMP. This includes the modern fencing around both the exterior of LPMP and the heavily populated headstone areas, and the older rusted fencing which surrounds some of the memorials. Modern fencing is in good overall condition and can be seen in Plate 22, Plate 32 and Plate 44.

The older iron fencing with fleur de lis decorations are in poor to moderate condition due to rusting and subsidence, these can be seen in Plate 45.



Plate 45 Older style iron fencing with fleur de lis on the top

6.1.2.6 Signage

There are a number of signs in and around LPMP (Plate 46 to Plate 51) which explain both the general history of LPMP and of some of the inhabitants. The general history of LPMP is on three signs, two in the southern section and one in the northern section. The history of some of the people buried in LPMP is on another three signs, two in flower beds towards the centre of LPMP and one in the northern section. These include the World War II German Internees, Liverpool's World War I Service Personnel and the Asylum and Pauper Burials. The signs are upright stainless steel with coloured pictures and paragraphs of text and are in good overall condition.



Plate 46 Sign in a flower bed for the WWI German Internees



Plate 47 Sign in a flower bed for Liverpool's WWI Service Personnel



Plate 48 The south east entrance signs with general information about LPMP



Plate 49 The south east entrance signs with general information about LPMP



Plate 50 The east entrance signs with general information about LPMP



Plate 51 A sign in the northern precinct of LPMP with information about the asylum and pauper burials

6.1.3 Northern precinct

The northern precinct is mainly a large flat grassed area with a few scattered trees (Plate 52). In the centre of the northern precinct there is a built up triangular mound with palm trees and other shrubbery. It was erected in 2010 from surface rubble generated through the revitalisation of the park (likely to be remnants of the serpentine wall). There is no evidence of bodies or burial remains within the mound and the palm trees located on the mound date from the 1960s. During the site visit it was noted there was rubbish scattered throughout the trees on the top of the mound, some of the trees also look to be in a moderate condition. To the north of the mound is a dry stone wall held together with chicken wire, it appears to prevent any of the soils from the northern part of the mound from moving to the grassed area (Plate 53). This is in good condition.



Plate 52 Northern precinct grassed area and scattered trees



Plate 53 Triangular mound in the northern part of LPMP with the dry stone wall

6.2 Archaeological assessment

The potential archaeological resource relates to the predicted level of preservation of archaeological resources within the study area. Archaeological potential is influenced by the geographical and topographical location, the level of development, subsequent impacts, levels of onsite fill and the factors influencing preservation such as soil type. An assessment of archaeological potential has been derived from the historical analysis undertaken during the preparation of this CMP.

6.2.1 Archaeological resource

This section discusses the archaeological resource within the study area. The purpose of the analysis is to outline what historic archaeological deposits or structures are likely to be present within the study area and how these relate to the European history of land use associated with the study area. Indigenous archaeology may be present but is assessed through the Cultural Heritage Management Plan (CHMP) process not included in this CMP.

The historical context presented in this CMP indicates that LPMP has always been used as a cemetery or park. There may be archaeological remains relating to the period of the first land grants, this includes post holes or fence lines. Potential archaeological remains associated with the cemetery could consist of small archaeological finds in the form of lead letting and ironwork, personal items and offerings and larger resources such as coffins and associated hardware and skeletal remains.

6.2.2 Integrity of sub-surface deposits

There have been no archaeological excavations in LPMP that are known to Biosis Pty Ltd. Nor have there been major developments which would disturb any sub surface deposits. The practices that would have disturbed the archaeological resource the most is the installation of services, both water and electrical, the construction of the cottage in the centre of LPMP and the installation of fences and signs. Tree roots would also disturb archaeological resources. Typically larger trees have root systems which have considerably more impacts to the archaeological resource than smaller plants. Areas with more trees or clusters would also be more heavily disturbed than areas with fewer or spaced out trees. Depending on the depth of the deposits the installation of the garden beds may have also impacted on the archaeological remains

As part of the preparation for this CMP, Biosis Pty Ltd contracted GBG Australia Pty Ltd to undertake Ground Penetrating Radar (GPR) for the entire site. The objective of the investigation was to attempt to locate



unmarked graves and buried infrastructure across the full extent of LPMP. The results were split into sections (Plate 54). Result are as follows:⁷⁶

- A1, A2, B1 and B2 - The north end of LPMP has extensive areas of disturbed ground. Small isolated disturbed ground or probable singular graves are significantly fewer compared to the central and south sections. There is the probability of mass graves. Underground services shown by linear disturbances were also present.
- C1, C2 and D1 - The western part of LPMP, where there is now open ground, has been interpreted with several areas of widespread and deep disturbed ground. The 1943 aerial images show some individual graves with the area predominately covered with vegetation. Individual interpreted graves in the north end of this portion are fewer than in the south side.
- E1 and F1 - The south-west section of LPMP shows areas attributed as disturbed ground and possible deep burials. Many of the anomalous signals are orientated in an east-west direction, similar to the known graves observed on site. Confidence can be taken as these GPR responses can be correlated with the historical aerial images.
- F1, F2, E2, D2 and C2 - Disturbed ground was observed across the entirety of each graveyard. It is impossible to determine the number of graves in these areas due to a combination of previous remediation of LPMP, presence tree roots and trenches. The majority of the responses were in the depth range of approximately 150 to 400 mm below the current ground surface. Similar to the responses in the open areas, the probable graves appear smaller than the expected standard size.

⁷⁶ GBG Australia 2019, p.10, 11

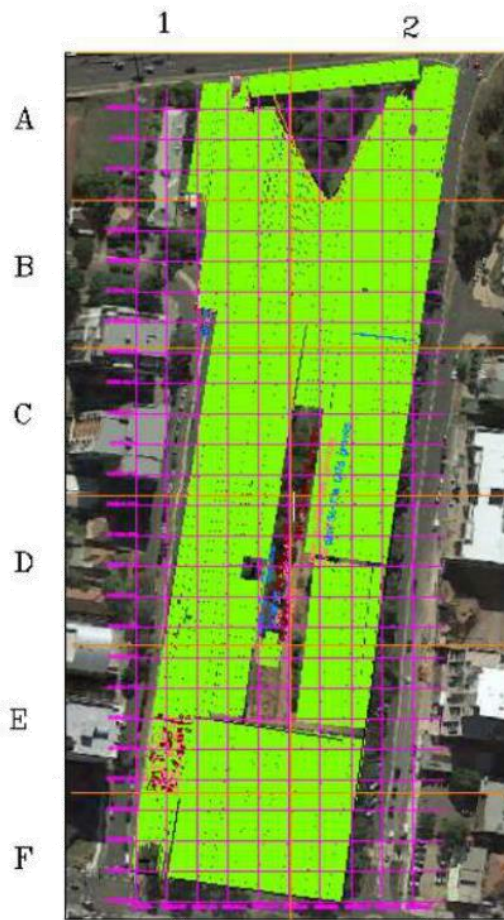


Plate 54 The site was subdivided into twelve sections for reporting (Source: Ground Penetrating Radar Survey within the LPMP, Liverpool)

6.2.3 Research potential

Archaeological research potential refers to the ability of archaeological evidence to provide information about a site that could not be derived from any other source and which contributes to the archaeological significance of that site. Archaeological research potential differs from archaeological potential in that the presence of an archaeological resource (e.g. archaeological potential) does not mean that it can provide any additional information that increases our understanding of a site or the past (e.g. archaeological research potential).

The research potential of a site is also affected by the integrity of the archaeological resource within a study area. If a site is disturbed, then vital contextual information that links material evidence to a stratigraphic sequence may be missing and it may be impossible to relate material evidence to activities on a site. This is generally held to reduce the ability of an archaeological site to answer research questions.

Assessment of the research potential of a site also relates to the level of existing documentation of a site and of the nature of the research done so far (the research framework), to produce a 'knowledge' pool to which research into archaeological remains can add.



Research themes

The following research themes (as seen in Section 0) have been used as a guideline to assess if and how the potential archaeological remains can contribute to a broader knowledge of the history of the area. These are outlined below.

Peopling Australia – convict – ethnic influences

There was one ex-convict who was buried in this cemetery. While the archaeological remains corresponding with this burial may reveal information about the individual, it is unlikely to reveal information about that person as a convict unless there were any major physical changes that skeletal remains will show during this period.

This cemetery was split into denominations according to faith, these included Roman Catholic, Anglican, Presbyterian and Wesleyan. While they are all denominations of the Christian faith, each is slightly different and has different traditions. As it is known which section various people were buried in, the archaeological remains could reveal the differences of funerary practices and offerings between these religions in the early 19th to mid 20th-century.

Building settlements, towns, and cities – towns

While the cemetery is representative of early Liverpool town planning, any archaeological remains within the study area are unlikely to reflect this or be able to answer research questions associated with this research theme.

Developing local, regional and national economies – health

The northern end of the cemetery was designated for paupers who died in the Liverpool Asylum for the Infirm and Destitute. The physical remains of the individuals are unlikely to inform us of the activities taken place within the asylum associated with providing medical assistance. Major trauma (such as healed bone fractures) could be determined from skeletal remains, however while it is possible to tell how old injuries such as these are, it will be impossible to assess if they occurred while in care. This is due to the absence of gravestones and burial records for the pauper burials, resulting in no way of knowing which remains belong to who and when they were admitted to the asylum.

Developing Australia's cultural life – religion

This cemetery was split into denominations according to faith, these included Roman Catholic, Anglican, Presbyterian and Wesleyan. While they are all denominations of the Christian faith, each is slightly different and has different traditions. As it is known which section various people were buried in, the archaeological remains could reveal the differences of funerary practices and offerings between these religions in the early 19th to mid 20th-century. Changes in burial practices can indicate changes in social views, practices and religion of the time.

Marking the phases of life – birth and death

Cemeteries were the typical way of disposing of the dead in this time period. All archaeological remains in a cemetery, such as small finds, personal items and offerings, coffins and associated hardware and skeletal remains will be related to death and funerary practices. These archaeological remains have the potential to answer questions based on this research theme.



6.2.4 Summary of archaeological potential

Through an analysis of the above factors a number of assumptions have been made relating to the archaeological potential of the study area, these are presented in Table 6 and Figure 5.

The assessment of archaeological potential has been divided into three categories:

- **High archaeological potential** – based upon the historical context and documentary evidence presented within this CMP there is a high degree of certainty that archaeologically significant remains relating to this period, theme or event will occur within the study area.
- **Moderate archaeological potential** – based upon the historical context and documentary evidence presented within this assessment it is probable that archaeological significant remains relating to this period, theme or event could be present within the study area.
- **Low archaeological potential** – based upon the historical context and documentary evidence presented within this assessment it is unlikely that archaeological significant remains relating to this period, theme or event will occur within the study area.

The potential for Indigenous archaeology is unknown as this assessment is only assessing European archaeology. The Indigenous archaeology should be examined in a CHMP.

There is little potential of evidence such as early land divides like post holes and fence lines. The GPR results indicate the area is highly disturbed. This disturbance can be interpreted as predominantly graves and faunal disturbance from trees etc. The history of this park suggests remains such as post holes and fencelines would be ephemeral in nature, as the area has always been used for a cemetery. This, combined with the disturbance renders the potential of these possible features to be low.

There is a high potential for archaeology related to the use of LPMP as a cemetery. The history indicates this site has always been used for a cemetery and there were no major impacts since its use changed to a park. Aerial images confirm there were headstones over most of the area before it was converted into a park. The GPR conducted for the site concludes that there are mass disturbances over the majority of LPMP, and moderate disturbances over the remainder of LPMP, indicating a large amount of graves. It is also noted that testing at Apex Park uncovered substantially more grave cuts than the GPR indicated in areas with moderate disturbances.⁷⁷ This evidence indicates that graves and associated material, such as coffins, associated hardware, skeletal remains and small finds associate with the place being used as a cemetery have high potential.

Table 6 Assessment of archaeological potential

Description	Probable feature(s)	Possible construction date	Archaeological potential
Indigenous	Assessment not in the scope to develop this CMP.	-	Unknown
Evidence of early land divides	Post holes, fence lines	Before c.1821	Low
Graves	Grave cuts, coffins and associated hardware, skeletal remains	c.1821+	High

⁷⁷ Pers. Com. Thomas Wheeler, Heritage Officer Liverpool City Council 22 March 2019.



Description	Probable feature(s)	Possible construction date	Archaeological potential
Small finds	Lead letting and ironwork, personal items and offerings	c.1821+	High

DRAFT



Figure 5 Assessment of archaeological potential

DRAFT



7 Comparative analysis

A comparative analysis was undertaken with similar heritage sites and/or places in order to help establish and validate the significance and values LPMP. An overview of the history of comparable sites in NSW and the region has been undertaken. Sites used for the comparative assessment include:

- Randwick Destitute Children's Asylum Cemetery.
- Apex Park, Liverpool.
- Rookwood Necropolis.

The Randwick Destitute Children's Asylum Cemetery has been selected as an example of a cemetery attached to an institution; Apex Park has been selected as an example of early burial practices in NSW and the Rookwood Necropolis has been chosen as an example burial practices associated with large scale cemeteries, due to title as the largest cemetery in Australia. Summaries of the cultural heritage significance assessments, which identify how the site is significant under the Heritage Office's guidelines have been provided in Table 7, Table 8 and Table 9.

The Randwick Destitute Children's Asylum Cemetery represents a cemetery servicing institutions with similar transitory social groups. The asylum is one of only four exclusively children cemeteries linked to an institution and therefore holds extraordinary research, social and cultural significance to NSW and early Australia as a whole. These types of institutional cemeteries are often not well maintained, do not have sophisticated grave monuments and many graves are unmarked. In the case of the Randwick Destitute Children's Asylum Cemetery, buried bodies contained in the cemetery were the only physical remains of the cemetery and dedicated maintenance has not been maintained after the institution ceased to function.

Apex Park burial ground in Liverpool is an example of early burial practices in NSW throughout the late 1700s to early 1800s. It is the first burial ground in Liverpool, one of the earliest colonial cemeteries in NSW and was one of six cemeteries ordered to be consecrated by Lachlan Macquarie. It is also the final resting place of some of Liverpool's and NSW's founding pioneers, with many of those buried within it arriving on the First, Second and Third fleets. The burial ground formed a crucial part of early society in Liverpool, with strong ties to the community and, similar to Randwick cemetery, was used as a pauper burial ground towards the end of the 1800s, providing information on the destitute demographic in the Liverpool region in the 1800s.

Rookwood Necropolis is the largest cemetery in Australia and was originally created to accommodate the growing number of burials within the Sydney city region and the lack of facilities for adequate interment. The cemetery was multid denominational, with evidence of Roman Catholic, Jewish and Lutheran portions throughout the burial grounds, with evidence of later expansion for different ethnic backgrounds, such as Chinese. The cemetery is an example of the evolving societal and cultural values within NSW and Australia in the nineteenth and twentieth centuries.

The LPMP cemetery is a combination of a community based need to create more space for burials, while also providing space for burials from the nearby asylum, and as such is an important example of multiuse burial grounds in NSW. It is similar to the Apex Park burial ground as it served a discrete geographical community over a long time period, however from the 1850s also served a discrete social group in the northern portion of the cemetery, as an asylum for destitute men in the Liverpool region. The LPMP burial grounds were also not bias towards one class type as both leading townsmen and paupers were buried here. The burial ground is the second cemetery in the Liverpool region, originally used as an overflow cemetery for Apex Park. Like Rookwood, Pioneer Memorial Park was multid denominational and had strong ties to the community.

**Table 7 Randwick Destitute Children's Asylum Cemetery, Randwick**

Description	
<p>The former Randwick Destitute Children's Asylum Cemetery was a burial ground attached to the Asylum. The Asylum was a benevolent institution that operated between 1858 and 1916 and an excellent example of the result of large scale institutionalised children's welfare and philanthropic efforts during the mid to late c.1800s in NSW. The remains of around 175 children from the Asylum were contained in the Cemetery, which has since been destroyed.</p>	
Criteria	Assessment
Criteria A (Historic Significance)	<p>It is no coincidence that the destitute Children's Asylum, initially established at Ormond House, Paddington and later at Randwick was established in 1852, one year after the discovery of gold. While reasons for the particular circumstance for each child inmate varies, a number were the victims of abandonment by at least one parent; gaoled, drunken or absconded to the goldfields.</p> <p>The establishment of the Asylum itself reflected directly an increasing concern amongst Australian society for social welfare. Private citizens, passionately believing in the benefits of education, moral therapy and self discipline, formed philanthropic societies that established benevolent institutions to supplement inadequate government initiatives. The period between the c.1830s and c.1860s saw a boom in the establishment of such organisations, particularly charitable societies and facilities for the care of children.</p> <p>Of these, one of the largest was the Randwick Destitute Children's Asylum which, at the height of its operations in the mid c.1870s had more than 700 children. The 1860s saw a period of increasing government interest and intervention. The introduction of industrial school legislation afforded police the power to install children to be neglected or delinquent in reformatories. The most famous of these were nautical training ships including the Vernon and Sobraron in Sydney.</p> <p>However, from the c.1860s, philanthropists and reformers began to question the effectiveness of such institutions and argued for greater government intervention. The social theory, which was well established by the turn of the century, was founded on the belief that such assistance was a universal right rather than a benevolent favour to be doled out selectively.</p> <p>The 1873 Public Charities Royal Commission, chaired by prominent lawyer and reformer William Charles Windeyer, was crucial in addressing the declining asylum standards and instrumental in the establishment of the NSW State Children's Relief Board in 1881. This Board was charged with implementing a boarding-out policy for children, and by the mid c.1910s Randwick Destitute Children's Asylum was closed.</p> <p>The Asylum, therefore, is a remarkable exemplar, established at the height of the philanthropic movement and belief in large scale institutionalized children's welfare and, closing following the wide scale implementation of a government imposed children's relief scheme and boarding-out program. In addition, the Asylum has further historic significance through its connection with major historical figures such as Mr Justice Windeyer and his philanthropist wife, Mary</p>



	Windeyer, the English sisters Florence and Rosamund ill, noted British child reformers and Joseph Coulter, the long standing asylum Superintendent (1886-1916).
Criteria B (Historic Association Significance)	-
Criteria C (Aesthetic Significance)	<p>As a 1995 landscape element, the site of the cemetery is unremarkable – a barren, sand swept piece of open space, identifiable primarily as the site of a row of early twentieth century utilitarian buildings, recently demolished. As a historic place it has limited visual qualities and appeal, but can be argued to have some non-visual aesthetics through the historic associations which provide a trigger to emotion.</p> <p>The asylum and cemetery also have inspirational value as they are the subject of a body of significant published work. However, overall it is difficult to substantiate an argument based on the major aesthetic qualities of the place.</p>
Criterion D (Social Significance)	<p>The cemetery has special association for the relatives of the deceased and the relatives, particularly descendants, of former asylum inmates. Similar values arise for some of those who continue to be associated with the Prince of Wales Hospital. Interest has been expressed by members of local Aboriginal communities concerned with the possibility that some of those buried may be of Aboriginal descent and with a wider social issue of appropriate treatment for buried remains. These concerns are not peculiar to Aboriginal people as many Australians hold death and cemeteries in special reference and regard them as sacrosanct.</p> <p>More technical interest and esteem is evident in the opinions voiced by those with particular research interest; historians, genealogists and physical anthropologists who, with varying degrees of emotion or objectivity, have espoused the potential value or important associations of the place.</p> <p>Issues of child welfare and child abuse have received prominence over recent years as a contemporary social problem and it may well be the case that current levels of interest in the Randwick Destitute Children's Asylum Cemetery and the tragic circumstances of the children who died there, are born from a wider societal guilt or interest linked to current perceptions of child abuse as a major issue. The rights of the buried children, at least some of whom appear to have been mistreated during their lives, and a desire that they not be disturbed further, are other concerns expressed.</p> <p>Finally, and perhaps most importantly, the site has particular value and is esteemed as a 'cemetery' – not the usual form of cemetery with accoutrements such as landscape design, monumentation, plantings and inscriptions or plaques, but rather, an extraordinary vacant site where, in a strange twist of fate, the burial is marked not by built elements but merely by the buried bodies of the deceased. The physical remains, therefore, are integral to the 'place'. If the remains are removed the cemetery no longer exists and the place loses much of its primary historic association.</p>


Criterion E (Research Significance)

The Randwick Destitute Children's Asylum Cemetery has extraordinary research potential and, if the human remains present are regarded as available for research, unquestioned ability to yield information that can contribute to substantive questions about burial and skeletons of Australian children in the nineteenth century as well as more global research questions about children's skeletons. This is a matter that is discussed by Danse Dorion in detail in the 1993 Archaeological Assessment prepared by Anna Bickford and Associates. Dorion highlights the following research areas:

- Race.
- Sex.
- Age, growth and development.
- Stature.
- Disease.
- Nutritional evidence an environmental stress.
- Genetic relationships.
- Burials – rates of decay and preservation.

Dorion also argues that the anthropological collection is significant as it is representative of a range of variation within a sample, albeit a biased sample, and that, as a group of 'sub-adult' skeletons, the collection has particular values as a forensic reference set. The advice provided by Dorion has been discussed with Emeritus Professor Richard Wright, (physical anthropologist) and through him with experts at the Australian National University and the National history Museum in London. The research value of the site is confirmed by this consultation. Those consulted also provided specific advice on methodologies and comparable material (eg Spealfields, UK).

While it might be arguable whether it is practical to analyse race or sex differences from the subject population, if individuals cannot be specifically identified, there is no doubt that the incidence of particular diseases or conditions and the condition of skeletal material can contribute to a wide range of research areas, particularly consideration of age/growth and development (eg dental age/limb bone examinations). Easteal from the Australian National University, suggest that if soft tissue samples (eg, skin/hair), are available it would be possible (after an extended period of analysis), to establish Aboriginal descent as there are unique genetic markers in the HLA area of DNA. This conclusion has a rather profound impact on options for consultative and statutory procedures to be followed. If it cannot be shown that there are not persons of Aboriginal descent buried, it is nevertheless desirable to treat the site as through such persons are present, given that subsequent long term analysis may well indicate that they are.

In addition to the specifically technical physical anthropological and forensic examinations that would be possible, various aspects of human activity can also be examined including evidence of nineteenth century living, child welfare, material



	culture (if grave goods are present), and similar themes.
Criterion F (Rarity)	<p>Investigations into similar sites throughout Australia suggest that the Randwick Destitute Children's Asylum Cemetery is extremely unusual, and could be argued to be unique. It appears to be the largest by far and one of the only four of exclusively children's cemeteries linked to an institution. The others are the Parkerville Children's Home Cemetery, the Tardurn Boystown Cemetery and the Bindoon Boystown Cemetery, all in Western Australia. The Parkerville site has only 25 burials of young children (aged less than three years). The other sites have 5 (Tardurn) and 3 (Bindoon) burials only. As an institutional children's cemetery the subject site is therefore in a class of its own.</p> <p>It would appear that there are only a handful of cemeteries in the country exclusively devoted to children. These are the Randwick, the Pakerville, Tardurn and Bindoon Cemeteries, the Pennyweight Flat Cemetery near Castlemaine in Victoria (which may have some adult burials) and the Moonta Children's Cemetery in South Australia. In addition, a number of large municipal cemeteries, such as the Gore Hill and Rookwood cemeteries in Sydney, do have sections devoted predominantly to children's burials.</p>
Criterion G (Representativeness)	<p>Investigation of cemeteries attached to institutions is a more complex matter. A number are known including, for example, the cemetery attached to Gladesville Hospital in Sydney.</p> <p>On the one hand, the Randwick Destitute Children's Asylum Cemetery is rare. On the other hand, it also has a range of representative qualities. The physical evidence may typify the plight of nineteenth century children and the attributes of the nineteenth century welfare system and burial practices. As with many nineteenth century Australian cemeteries, the land was not consecrated or dedicated for burial. It could also be argued that a population of between 160 and 170 children, as a biased, but nevertheless sufficiently sizeable, sample to be representative of the lower social orders of the time.</p>
Statement of significance	
<p>The Randwick Destitute Children's Asylum Cemetery is an item of outstanding cultural significance. The cemetery, is marked not by monuments but by the emotive association of its tragic history and sub surface physical evidence provided by the remains of the children buried there. The cemetery consequently has a special sense of place and is held in high esteem by relatives of the deceased, local historians, Aboriginal people, others associated with the Asylum and the later prince of Wales Hospital and the general community. The cemetery has strong historic links with major development and changes regarding child welfare and the late nineteenth century practice of philanthropy.</p> <p>The cemetery and asylum is one of only four known children's cemeteries in Australia that are associated exclusively with a welfare institution, therefore the site is a rare research resource. The potential scientific data provided by the remains of this known population of deceased children, from a well documented background, provides a rare, if not unique, physical resource for forensic and other anthropological studies and analysis. As well as this purely scientific research, the individual graves may provide primary evidence about the lives, (and deaths), of the children that is separate from official reports and accounts – a unique chance for these children to reveal their own story.</p>	

**Table 8 Apex Park, Liverpool, NSW.**

Description	
<p>The Apex Park burial ground in Liverpool was the first burial ground in Liverpool and one of the earliest burial grounds in NSW. The old burial ground was operational from 1811 – 1851, and new grounds were opened from 1821 in close proximity to the old grounds. From 1851, the Liverpool asylum began to inter their dead at the new burial grounds, however the influx of interments caused the old grounds to be reopened and colloquially referred to as the paupers burial ground.</p>	
Criteria	Assessment
Criteria A (Historic Significance)	Apex Park was the first burial ground in Liverpool and is one of the earliest colonial cemeteries in NSW. The burial ground formed an essential part of the town of Liverpool and the layout of the town. It also provided a crucial facility for the fledgling community. The burial ground allowed the continuance of religious and social customs associated with celebrating the end of life. Apex Park contains the remains of Liverpool's earliest convicts and settlers, many of these individuals would have played a role in the establishment of the town and the expansion of the colony. After its reopening in 1851, the burial ground played an important role in the burial of paupers from the Liverpool Asylum.
Criteria B (Historic Association Significance)	Apex Park as Liverpool's first burial ground has a strong associational with the town and the founding of settlements outside of Sydney. It has direct links with Lachlan Macquarie who ordered its consecration and Reverend Samuel Marsden who sanctified the burial ground and conducted the first burial services. The burial ground was marked out by James Meehan. Apex Park is associated with Liverpool's earliest settlers who were laid to rest within the burial ground, a number of the settlers arrived in the First, Second and Third fleets or served in the New South Wales Corps. Prominent names to be interred within Apex Park are Nathaniel Lucas and later Reverend James Walker. Apex Park is also associated with the Liverpool Asylum which was a significant institution in caring for the destitute during the late nineteenth century.
Criteria C (Aesthetic Significance)	The aesthetic and technical attributes of Apex Park are fundamentally concealed. However, the remnant monument fragments and burials would represent construction techniques and craftsmanship associated with the early to late nineteenth century.
Criterion D (Social Significance)	Apex Park is one of Liverpool's earliest religious sites and is likely to be of significance to the local community. Apex Park has social value to the descendants of those interred within it.
Criterion E (Research Significance)	The archaeological deposits and features that have the potential to be present within Apex Park can provide information unavailable from documentary sources alone. In particular, given the scant documentary evidence relating to Apex Park's use as the Old Burial Ground and later as a pauper cemetery, the archaeological record is likely to provide evidence that can supplement the incomplete documentary sources that exist. Apex Park was the first burial ground in Liverpool and was one of only a few early nineteenth century burial grounds in NSW,



	<p>specifically one of only six ordered to be consecrated by Lachlan Macquarie in 1811. Information contained within Apex Park is unlikely to be replicated elsewhere with only a handful of comparable sites.</p> <p>Furthermore, Apex Park, specifically the 1811 to 1821 burials, is an important archaeological resource which may contribute evidence that leads to an improved understanding of early Liverpool and colonial settlement in NSW. As an important element of the town of Liverpool and the expansion of the colony of NSW, Apex Park has the potential to reveal historical and technological information through the examination of archaeological features. These features are likely to result in a greater understanding of religious customs and funerary practices. In particular, the conversion of burial practices from England as part of the early settlement of NSW would be of particular interest. An analysis of the remains of masonry techniques and carpentry associated with the remains of memorials and burial containers would provide insight into the technologies being used at the time. The skeletal remains within Apex Park are likely to be a considerable anthropological resource as remains dating to this period are limited at a local and state level. Both osteological and isotrophic analysis of human remains at the site would be likely to reveal new data about the nutrition, pathologies and overall health of non-Aboriginal people, dating to the earliest periods of European settlement.</p> <p>An analysis of the asylum burials within Apex Park would provide information relating to the religious and burial customs associated with the destitute in the nineteenth century. The volume of burials would also have the potential to yield information relating to the pressure on burial space within Liverpool and NSW during this period.</p>
Criterion F (Rarity)	Apex Park was the first burial ground in Liverpool and whilst there are earlier examples of burial grounds in NSW (e.g. the Old Sydney Burial Ground), Apex Park is one of six cemeteries that were ordered to be consecrated by Lachlan Macquarie. As such, Apex Park is a rare and uncommon example of an early colonial cemeteries within NSW.
Criterion G (Representativeness)	Apex Park as the first burial ground in Liverpool and later as the pauper burial ground has representative value as it illustrates early to late nineteenth century burial practices.
Statement of significance	
<p>Apex Park is significant as it is the first burial ground in Liverpool and one of the earliest burial grounds in NSW. Its consecration was ordered by Lachlan Macquarie along with five other burial grounds in newly established towns within the colony. It was surveyed by Assistant Surveyor James Meehan and consecrated by Principal Chaplain Reverend Samuel Marsden, who performed the first funerals within the burial ground. It became the last resting place of some of Liverpool's and NSW's founding pioneers, with many of those buried within it arriving on the First, Second and Third fleets. Notable early burials include Nathaniel Lucas, a well-known builder within the early colony.</p> <p>As an archaeological resource, Apex Park has scientific research potential as it contains the material remains of early settlers. The analysis of archaeological remains within Apex Park is likely to provide evidence of social customs, lifeways, construction technologies and facets of early settlement, which is unique at a local level and only through a limited</p>	



number of other sites and resources in NSW. As the pauper burial ground Apex Park has the potential to yield information relating to the burial of the destitute during the mid to late nineteenth century.

Table 9 Rookwood Necropolis, Rookwood, NSW (Source: GML Heritage, 2016)

Description	
Rookwood is the largest cemetery in Australia and rivals some of the largest cemeteries in the world, with a total area of 280 hectares, 600,000 graves with a combined 1,000,000 inscriptions recorded on gravestones, and approximately 200,000 crematoria niches. The cemetery is a major natural, archaeological and genealogical resource, containing unique records of early colonial Sydney such as monuments transplanted from pre-existing burial grounds. The landscape complexity is high, containing innovative engineering, landforms and historical archaeology that clearly reveal transportation routes in addition to patterns of use, growth and occupation. The cemetery contains landscapes and memorials, which have been created and sustained by a host of different ethnic and religious communities, and is representative of the exceptional cultural diversity of Sydney. It is one of Sydney's largest public open spaces and a major resource in terms of biodiversity.	
Criteria	Assessment
Criteria A (Historic Significance)	Rookwood is one of the largest burial grounds in the world and contains the largest nineteenth-century cemetery in Australia. The scale of design, gardenesque layout, high quality and diversity of structures, monuments and details of the oldest sections of Rookwood represent a rare surviving example of mid to late nineteenth century ideals for a major public cemetery.
Criteria B (Historic Association Significance)	Rookwood is the known burial place of almost a million citizens, including scores of noteworthy individuals of importance to the growth and development of the city and suburbs of Sydney and NSW. Rookwood has strong associations with the diverse religious, social and ethnic communities of Greater Sydney and the presence, growth and impact of these communities on the society and culture of NSW.
Criteria C (Aesthetic Significance)	Many of the monuments are of outstanding aesthetic quality. Rookwood is so large that vistas can be found within it that are completely contained within the cemetery landscape.
Criterion D (Social Significance)	Rookwood is a tangible manifestation of the social history of Sydney, documenting the cultural and religious diversity of Australian communities since 1867. Prominent individuals and families are recorded in memorials containing significant biographical information. The progressive layering, development and diversity of styles of memorialisation document the conceptual move away from the nineteenth-century perception of death and dying to the more rationalist view prevailing at the present time. As a social document and genealogical resource Rookwood Necropolis is unique in its scale and comprehensiveness.
Criterion E (Research Significance)	The monumental masonry and other types of craftsmanship are fine examples of craft and reflect social attitudes to death and fashions in funerary ornamentation since 1867. As an extensively used interment site, Rookwood Necropolis has exceptional research potential. The site's historical archaeological resource has the



	potential to answer a wide range of research questions that would provide insight into the treatment of life and death by a cross-section of cultural groups in the greater Sydney region from the mid-nineteenth century through to the present.
Criterion F (Rarity)	Not currently included in SHR listing.
Criterion G (Representativeness)	Not currently included in SHR listing.
Statement of significance	
<p>Rookwood Necropolis is one of the largest burial grounds in the world and contains the largest nineteenth century cemetery in Australia. The layout and design of Rookwood provides a rare surviving example of mid to late nineteenth century ideals relating to funerary practices and designs regarding to a major public cemetery. Archaeologically, Rookwood possesses structural remains and sealed artefact deposits which have the potential to provide insight into the more intricate details of lifeways for those living, working and burying individuals at Rookwood. The interments evident within the Rookwood burial grounds provide a rich source of data through the coffins, other grave hardware, burial goods, and burial styles.</p> <p>Rookwood contains a number of significant buildings, including the Frazer mausoleum, a rare example of mausoleum architecture in NSW. Rookwood is unique in its scale and comprehensiveness. The Necropolis is the burial place of a large number of noteworthy individuals and contain headstones from members of the First Fleet, convicts, bushrangers, artists, scientists, businessmen and politicians alongside victims of accident, drowning, fire, epidemics and mass disasters. The cemetery has served a diverse range of faith communities throughout its history and is an important repository of the history of multicultural Sydney and resource for present day communities.</p>	

8 Significance assessment

An assessment of heritage significance encompasses a range of heritage criteria and values. The heritage values of a site or place are broadly defined as the 'aesthetic, historic, scientific or social values for past, present or future generations'⁷⁸. This means a place can have different levels of heritage value and significance to different groups of people.

The archaeological significance of a site is commonly assessed in terms of historical and scientific values, particularly by what a site can tell us about past lifestyles and people. There is an accepted procedure for determining the level of significance of an archaeological site.

A detailed set of criteria for assessing the State's cultural heritage was published by the (then) NSW Heritage Office. These criteria are divided into two categories: nature of significance, and comparative significance.

Heritage assessment criteria in NSW fall broadly within the four significance values outlined in the Burra Charter.⁷⁹ The Burra Charter has been adopted by state and Commonwealth heritage agencies as the recognised document for guiding best practice for heritage practitioners in Australia. The four significance values are:

- Historical significance (evolution and association).
- Aesthetic significance (scenic/architectural qualities and creative accomplishment).
- Scientific significance (archaeological, industrial, educational, research potential and scientific significance values).
- Social significance (contemporary community esteem).

The NSW Heritage Office issued a more detailed set of assessment criteria to provide consistency with heritage agencies in other States and to avoid ambiguity and misinterpretation. These criteria are based on the Burra Charter. The following SHR criteria were gazetted following amendments to the *Heritage Act 1977* (Heritage Act) that came into effect in April 1999:

- Criterion (a) - an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) - an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) - an item is important in demonstrating the aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- Criterion (d) - an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- Criterion (e) - an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

⁷⁸ Heritage Office 2001

⁷⁹ Australia ICOMOS 2013



- Criterion (f) - an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) - an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments; or a class of the local area's cultural or natural places; or cultural or natural environments.

8.1 Levels of heritage significance

Items, places, buildings, works, relics, movable objects or precincts can be of either local or state heritage significance, or have both local and state heritage significance. Places can have different values to different people or groups.

Local heritage items

Local heritage items are those of significance to the local government area (see Section 2.5). In other words, they contribute to the individuality and streetscape, townscape, landscape or natural character of an area and are irreplaceable parts of its environmental heritage. They may have greater value to members of the local community, who regularly engage with these places and/or consider them to be an important part of their day-to-day life and their identity. Collectively, such items reflect the socio-economic and natural history of a local area. Items of local heritage significance form an integral part of the State's environmental heritage.

State heritage items

State heritage places, buildings, works, relics, movable objects or precincts of state heritage significance include those items of special interest in the state context. They form an irreplaceable part of the environmental heritage of NSW and must have some connection or association with the state in its widest sense.

8.2 Evaluation of significance

The following evaluation attempts to identify the cultural significance of the study area. This significance is based on the assumption that the site contains intact or partially intact archaeological deposits.

Criterion A: An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

LPMP was the second cemetery in Liverpool. It acted as the main burial ground for a large spectrum of the society from 1821 to the mid 20th-century. This included not only people of different religions but also of different classes, from paupers who died in the asylum to people of the first fleet and magistrates. It is important in demonstrating the pattern of Liverpool's development, both of the physical town layout and also of the population and the type of people living in Liverpool during its initial expansion. It allowed the religious and social customs associated with celebrating the end of life and contains archaeological remains of some of Liverpool's earliest settlers, many who would have aided in the establishment of the town and the expansion of the colony.

LPMP satisfies this criterion at **local** and **state** level.



Criterion B: An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

LPMP is Liverpool's second burial ground has a strong associational with the town and the founding of settlements outside of Sydney. Multiple people of importance to Liverpool's history are buried in the LPMP. These people were some of the first in the colony and helped establish Liverpool and the region. This includes James Badgery (free settler and prominent land owner), William Broughton (first fleeter, magistrate and Acting Commissary General), Captain Eber Bunker (father of the whaling industry), Murtha Doyle (American Civil War veteran) and Reverend Robert Cartwright (minister of St Luke's Church, magistrate and superintendent of the Male Orphan School). The paupers burials shows LPMP has association with the Liverpool Asylum which was a significant institution in caring for the destitute during the late 19th-century.

LPMP satisfies this criterion at **local** and **state** level.

Criteria C: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The LPMP contains headstones and grave furniture which have aesthetic value to Liverpool and the greater state. They reflect a range of styles, fittings and materials of the period. The skill of local stone masons and the tastes, sentiments, rituals and attitudes of the 19th and early 20th -century are reflected in these styles, fittings and materials, as well as the contents of the inscriptions on the gravestones. The 576 different grave markings (including slabs, table top and the most common type, the headstone) in LPMP are in a range of conditions, this only adds to the aesthetic value as part of the value is in the age of these items.

LPMP satisfies this criterion at **local** and **state** level.

Criterion D: An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

Multiple cultural groups are represented at LPMP. These include Roman Catholic, Anglican, Presbyterian and Wesleyan. The cemetery would have had special importance to people of the same faith who were buried here. As it is one of the regions earliest religious sites it is likely to be of significance to the local community.

While some families have removed headstones from the Liverpool Council Depot, there are still descendants who still express a strong connection to the site and Council is contacted regularly in relation to conservation and maintenance. This demonstrates it still has a special association with certain members of the community.

LPMP satisfies this criterion at **local** level.

Criterion E: An item has the potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The archaeological resources within the study area has the potential to provide information about 19th to early 20th-century religious burial practices which cannot be gotten from documentary evidence. These features are likely to result in a greater understanding of religious customs and funerary practices of the period.

It is likely to provide information that can supplement the incomplete pauper burial records, as they outline but do not differentiate burials for both the first burial ground in Liverpool (now called Apex Park) and LPMP. As the records are unclear the volume of burials in the paupers section would have potential to yield information relating to the pressure on burial space within Liverpool and NSW during this period. It would also provide information relating to the religious and burial customs associated with the destitute in the 19th -century.



An analysis of the masonry techniques and carpentry associated with the remains of memorials and burial containers would provide insight into the technologies being used at the time. The skeletal remains within the study area are likely to be a considerable anthropological resource as remains dating to this period are limited at a local and state level. Both osteological and isotopic analysis of human remains at the site would be likely to reveal new data about the nutrition, pathologies and overall health of non-Aboriginal people, dating to the early periods of European settlement.

Comparative analysis would also yield information on the differing burial practices and how they change through time and from region to region, or even within the same region.

LPMP satisfies this criterion at **local** and **state** level.

Criterion F: An item possesses uncommon, rare or endangered aspects of the area's cultural or natural history (or the cultural or natural history of the local area).

While the study area was not the first cemetery in the region, it was still one of the earliest and was the second in Liverpool. The first burial ground (now Apex Park) no longer contains any grave architecture, if the history was not outlined on a plaque on the outside of the park the casual observer would assume it was just that, a park. LPMP is the earliest cemetery in Liverpool to still contain grave architecture with over 500 headstones still present. The archaeological resource in LPMP is also rare, as it contains the remains of both early settlers and paupers.

LPMP satisfies this criterion at **local** and **state** level.

Criterion G: An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments. (or a class of the local area's cultural or natural places, or cultural or natural environments).

Headstones were removed when the cemetery was converted into a park. In the years since the headstones with known locations were returned to their original positions. As they are in their original positions, these parts of LPMP demonstrate the principal characteristics of an early 19th -century cemetery.

LPMP satisfies this criterion at **local** and **state** level.

8.3 Evaluation of elements which comprise the study area

A five-tier system has been adopted to clarify the significance of elements within the site and is based upon the grading listed in *Assessing Heritage Significance*⁸⁰. In this context, an element is a specific heritage item that contributes to the overall heritage significance of the site. The term interpretation or interpretability is used in the sense of the ability to explain the meaning of the place/item, so as the significance of the place understood. The five tier system is outlined in Table 10.

Table 10 Grading of significance

Grading	Justification	Status
Exceptional	The item makes an irreplaceable contribution to the significance/heritage value of the listing as a whole. Without this element the significance of the listing is diminished.	Fulfils criteria for local and State significance.
High	High degree of original fabric. Demonstrates a key element	Fulfils criteria for local or State

⁸⁰ Heritage Office 2001



Grading	Justification	Status
	of the item's significance. Alterations detract from significance.	listing.
Moderate	Altered or modified elements. Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may be diminished.	Fulfils criteria for local or State listing.
Little	Difficult to interpret. Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may not be diminished, provided mitigation measures are implemented.	Does not fulfil criteria for local or State listing.
Intrusive	The item detracts or has the potential to detract from the significance of the listing.	Does not fulfil criteria for local or State listing.

This five tier system has been used to evaluate the elements which comprise the study area, a significance grading for each element of the study area is presented in Table 11 and Table 12.

Table 11 Schedule of archaeological element significance for the study area

Element	NSW heritage criteria	Assessment	Significance grading
Evidence of early land divides	-	The potential for evidence of early land divides such as post holes or fence lines is low. The whole park has had heavy disturbance due to the graves and as such the earlier remains would be unidentifiable. They would be difficult to interpret and would not contribute additional knowledge to the historic record.	Little – Difficult to interpret
Graves	a), b), d), e), f)	The archaeology associated with LPMP is of exceptional significance and would include small finds, grave cuts, coffins and associated hardware and skeletal remains. They demonstrate all but two elements of the heritage criteria. The remains demonstrate the pattern of Liverpool's development through the people who are buried here. They have strong association with first settlers and the pioneers of the area, as well as the lower social classes and people of different religions. The skeletal remains are likely to be a considerable anthropological resource and has the potential to provide information relating to the religious, burial customs associated with the destitute in the 19th-century and information about 19th to early 20th-century religious burial practices. The archaeological remains would be rare within the region.	Exceptional - The item makes an irreplaceable contribution to the significance/heritage value of the listing as a whole.
Small finds	d), e)	The small finds, such as grave goods, have a special association with the community whose relations or people of the same faith were buried there. They have the potential to yield information that will contribute to an understanding of 19th-century religious burial practices.	Moderate - Elements with little heritage value individually, but which contribute to the overall significance of the item.



Element	NSW heritage criteria	Assessment	Significance grading
			Without this element the significance of the listing may be diminished.

Table 12 Schedule of built and landscape element significance for the study area

Element	NSW heritage criteria	Assessment	Significance grading
Grave architecture	a), b), c), d), e), f), g)	The grave architecture, which includes all grave markers such as headstones and slabs are of State significance. They demonstrate all elements of the heritage criteria. The headstones demonstrate the pattern of Liverpool's development, from the early pioneers buried here to the paupers and has strong association with many people that were important in the evolution of early Liverpool. The styles of the headstones demonstrate the aesthetic styles of the time, and the separation of faiths in the different sections are demonstrated in the engravings on the headstones. An analysis of the masonry techniques associated with the remains of memorials would provide insight into the technologies being used at the time. The headstones from this cemetery are some of the only remaining from the early period in Liverpool, as many from Apex Park no longer remain. Examples: Plate 22, Plate 23, Plate 26 and Plate 27.	Exceptional - The item makes an irreplaceable contribution to the significance/heritage value of the listing as a whole.
Paths	-	The paths do not fulfil any of the NSW heritage criteria. The paths outlining the separate sections do not detract from the significance. The paths in the areas with the graveyards and seated areas partially detract from the significance of LPMP as the gravestones in this area are not in the original setting (flat grassed areas) of the original park. Examples: Plate 31, Plate 32 and Plate 33.	Little - Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may not be diminished
Services	-	The large service boxes in various locations in LPMP do not fulfil any of the NSW heritage criteria. They are damaging to the overall heritage significance of LPMP. Examples: Plate 37, Plate 38 and Plate 39.	Intrusive - The item detracts or has the potential to detract from the significance of the listing.
Cottage	a)	The cottage represents the change of use from a cemetery to a park, it demonstrates the changing attitudes towards public spaces and development of	Moderate - Elements with little heritage value individually, but which contribute to the overall significance



Element	NSW heritage criteria	Assessment	Significance grading
		Liverpool. The plaques on the cottage mark both the people that are buried in LPMP and the evolution of the area, as multiple dedications marking different stages of LPMP are also present. Seen in Plate 40.	of the item. Without this element the significance of the listing may be diminished.
Flower beds	-	The flower beds do not fulfil any of the NSW heritage criteria, but contribute to the overall significance of LPMP through the landscaping. Example Plate 44.	Moderate - Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may be diminished.
Other trees and vegetation	-	The other trees and vegetation do not fulfil any of the NSW heritage criteria, but contributes to the overall significance of LPMP through the landscaping. Example Plate 43.	Moderate - Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may be diminished.
Fences	-	The modern fencing does not fulfil any of the NSW heritage criteria. It detracts from the significance of LPMP. Example Plate 32.	Little - Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may not be diminished
Signage	-	The signage does not fulfil any of the NSW heritage criteria, but contribute to the overall significance of LPMP. Plate 46, Plate 47, Plate 48, Plate 49, Plate 50 and Plate 51.	Moderate - Elements with little heritage value individually, but which contribute to the overall significance of the item. Without this element the significance of the listing may be diminished.

8.1 Statement of Significance

LPMP is considered to be significant at a **local** and **state** level. It is one of the earliest cemeteries in Liverpool and is the earliest to contain grave architecture. It acted as the main burial ground for a large spectrum of the society from 1821 to the mid 20th -century. This included not only people of different religions but also of different classes, from paupers who died in the asylum to people of the first fleet and magistrates, some of whom were instrumental in the shaping of Liverpool and the surrounding area. It has a strong association with these important people and the region and demonstrates important aesthetic characteristics relating to early 19th-century religion and burials through the grave furniture's styles fittings and materials.

The archaeological resource in LPMP has the potential to answer questions that cannot be answered from historical research alone. It is likely to provide evidence of social lifeways, construction technologies and facets of early settlement, which is unique at a local level and only through a limited number of other sites and resources in NSW. The pauper burial ground the study area has the potential to yield information relating to the burial of the destitute during the mid to late 19th -century.



The study area is already considered to be significant at a **local** level. From the above analysis it is also considered to be significant at a **state** level and it is recommended that it should be placed on the SHR.

DRAFT



9 Conservation Policy

9.1 Introduction

This CMP has been prepared to guide planned future changes that may affect the cultural heritage significance and archaeology of LPMP. The listing of the site on the Liverpool City Council's Local Environmental Plan as an item of Local heritage significance, including the associated LEP provisions, will require specialist heritage consultant input for future changes on the site. The statement of significance set out in Section 8 have been used as a principal basis for future management planning and works.

9.1.1 Basis of Approach

LPMP, Liverpool, NSW, is regarded as being significant for its role as a cemetery in the early development of Liverpool and its association both with well-known members of society but also with the paupers from Liverpool Asylum. The challenge for heritage conservation at this site is to incorporate sound conservation policy with the requirements of ongoing maintenance and use of LPMP by the public. *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 1999* (the Burra Charter) is widely recognised for its guiding principles on conservation in Australia in terms of the physical fabric and its principals were used as a basis for the policies in this CMP. *The Guidelines for Cemetery Conservation 2009* published by The National Trust of Australia (NSW) was also used as a basis for the maintenance policies in this document.

The approach to the development of the conservation policy is to retain and conserve the site elements of exceptional and high significance and develop policies to inform and guide management of the Cemetery (see Policy 4 and Policy 5).

9.1.2 Statutory Compliance

The following statutory listings must be followed in order to be compliant with the relevant laws LPMP is protected under. A Statement of Heritage Impact (SoHI) is required when elements of the site are impacted as LPMP is considered to be locally and state significant (see Policy 6).

9.1.2.1 Heritage Act 1977

The SHR, managed by the Heritage Branch, contains items that are of State Significance to New South Wales. Items that appear on the SHR have undergone a rigorous assessment process and are protected by the *Heritage Act 1977*. Changes made to State Heritage Register listed items can only be made with approval from the Heritage Council; demolition is not permitted except in certain circumstances.

No items in the study site are currently listed on the SHR. LPMP should be nominated for the SHR as it has state significance.

Relics, that is, historical archaeological sites of local or State significance are also protected by different sections of the Act depending on their significance. Disturbance to relics is not permitted except with an approved excavation permit or exception notification from the Heritage Council. Applications for works vary depending on not only the significance of the site/item but also on the types of works and the level of change proposed.

9.1.2.2 Local planning context

LPMP is listed on the Liverpool LEP 2008 as Liverpool Memorial Pioneer's Park (Formerly St Luke's Cemetery and Liverpool Cemetery), bounded by Macquarie, Campbell and Northumberland Streets and the Hume Highway as Item 90.



9.2 Statement of Conservation Policy

The following policies are recommended for the conservation and future development in LPMP.

9.2.1 Management Policies

Policy 1 – Adoption of this conservation management plan

Liverpool City Council should adopt the CMP for LPMP as the document guiding appropriate change to the significance of the site. The CMP sets out strategies for managing the place to best maintain its cultural significance whilst ensuring high operational standards.

The management of the property, its future development, and ongoing maintenance, must be undertaken in a manner which permits the Conservation Policy to be implemented. It is important that the Conservation Policy is retained and understood by all those connected with the use, future development and maintenance of the property. This includes the property owners and management, as well as any consultants and contractors involved with work on the site.

Policy 2 – Review of policy

That the CMP should be reviewed on a regular basis, preferably at least once every ten years, or when new material which has the potential to supplant a present policy, is discovered. A reviewed CMP would also be required if operations on the site ceased and the use changed. This will ensure that new material or analysis can be properly assessed and if necessary incorporated into revisions of the CMP.

Policy 3 – Heritage status

As this site is important to the local history and fulfils all of the heritage criteria, it should be nominated to the State Heritage Register.

Policy 4 – The Burra Charter

The conservation and management of the heritage values of the Liverpool Pioneers' Memorial Park must be carried out in accordance with the principles of the Burra Charter. It contains basic conservation principles in a range of articles, which address cultural significance and how to protect it, these principals include:

- The place itself is important.
- Understand the significance of the place.
- Understand the fabric.
- Significance should guide decisions.
- Do as much as is necessary, as little as possible.
- Keep records.
- Do everything in a logical order.

A copy of the Burra Charter can be found at <http://australia.icomos.org>.

Policy 5 – National Trust Guidelines for Cemetery Conservation

The conservation and management of the heritage values of the Liverpool Pioneers' Memorial Park must be carried out in accordance with the principles of *The Guidelines for Cemetery Conservation* (2009) published by The National Trust of Australia (NSW). This document contains general information on:



- Heritage values of a cemetery, from historic and social values to the setting and landscape design.
- Assessing what works are needed for different elements.
- Planning the conservation works.
- Principals of maintenance and repair.

This document should be used as a companion to this CMP for future maintenance and repairs throughout LPMP.

Policy 6 – Requirements for further works

A SoHI should be prepared for elements of the site that are of moderate to exceptional significance (Table 11 and Table 12) if an action is likely to impact the fabric or setting of the element. The document can use the history in this CMP and policies to ensure that change is managed to ensure that significance of the site is safeguarded. It should present the proposed works, an assessment of how these impact on the heritage values of the site and any recommendations or actions to be undertaken to prevent loss of heritage value. Proposals to introduce change should be made with the guidance of a qualified heritage practitioner to reduce delays in obtaining approvals.

In addition to a SoHI, relevant permits under the Heritage Act must be obtained from OEH before starting works. These permits are dependent upon the significance listing of the park and the proposed works. Some exemptions may be made for maintenance actions. All applications must be accompanied by a SoHI. Please note that while State Significant Developments and Stage Significant Infrastructure projects are covered under different legislation and do not require the applications in Table 13, a SoHI is still recommended to be undertaken for the works in order to provide recommendations and strategies to counter potential heritage loss from the project.

Table 13 Relevant applications under the *Heritage Act 1977*

	Locally listed	State Listed
Application	s.140	s.60
Exemption	s.139 (4)	s.57 (2)

9.2.2 General Policies

Policy 7 – Retention of key heritage elements

Elements of exceptional, high and moderate significance (Table 11 and Table 12) must be managed in accordance with their level of significance. That is:

- Elements/items of exceptional or high significance should be retained and maintained; change should be guided by a SoHI; and,
- Elements/items of moderate significance should be retained and maintained. Changes to these items are guided by a SoHI and do not detract from the significance.

In addition, key elements/items of significance should not be demolished or removed and maintenance actions should be undertaken to stabilise their condition. Elements of little, intrusive or no significance need only be retained and conserved where required. However, if demolition or removal is required, then consideration should be given to the impact of this action on the conservation of the exceptional, high and



moderate significance site elements. Demolition or removal of elements of little, intrusive or no significance do not require heritage documentation; however the date of removal should be recorded.

Policy 8 – Interpretation & Access to Information

The purpose of interpretation of heritage places is to reveal and explain their significance and to enable that significance to be understood by people that manage the place and the public that access it. A heritage interpretation strategy should be developed where there is public access of, and/or interest in, the place.

Interpretative material should be displayed at the entrance and should at a minimum include a layout of the park to aid navigation. Additional options could include making interpretive information available electronically; this could include historical documentations, maps, the grave register and/or a virtual tour of the Cemetery. It is likely that such information could be produced in conjunction with a "Friends" group (Policy 13).

Copies of historical documentation for the place must be retained by Liverpool City Council and the Local Studies Library at Liverpool City Library where appropriate.

Policy 9 – Recording heritage items

Where an item or element is to be altered or removed, an archival record of the physical condition should be prepared prior to any works commencing. This record should entail photographs and an inventory of components, finishes, fittings and other details as appropriate. It should follow guidelines set out by OEH including *How to Prepare Archival Records of Heritage Items*⁸¹ and *Photographic Recording of Heritage Items Using Film or Digital Capture*⁸².

Copies should be retained by Liverpool City Council and the Local Studies Library at Liverpool City Library.

Policy 10 – Maintenance

The regular maintenance of any built asset, historic building, and historic or natural landscape feature is essential to the sites continuing care and use. Routine maintenance should be implemented. Policies and 'Do's and Don'ts' tables to aid in this are in Sections 10, 10.3 and 13 respectively.

Policy 11 – Archaeology

Discovery of Unanticipated Aboriginal Cultural Material

The following contingency plan describes the actions that must be taken in instances where Aboriginal cultural material is discovered or unearthed by permitted works onsite:

- **Discovery:** Should unanticipated Aboriginal cultural material be identified during any works, works must cease in the vicinity of the find.
- **Notification:** OEH must be notified of the find.
- **Management:** In consultation with OEH, registered Aboriginal parties and a qualified archaeologist, an impact assessment should be undertaken and management strategy developed to manage the identified Aboriginal cultural material. A subsidence monitoring program may be required for Aboriginal sites, using a methodology consistent with that outlined in Section 6.

⁸¹ Heritage Office 1998

⁸² Heritage Office 2006b



- **Recording:** The find will be recorded in accordance with the requirements of the *National Parks and Wildlife Act 1974* and OEH guidelines.

Discovery of Unanticipated Historical Relics

The following contingency plan describes the actions that must be taken in instances where historical cultural material is discovered or unearthed by permitted works on site:

- **Discovery:** Should unanticipated historical material be identified during any works, works must cease in the vicinity of the find.
- **Notification:** OEH must be notified of the find.
- **Management:** In consultation with OEH and a qualified archaeologist, an impact assessment should be undertaken and management strategy developed to manage the identified historical cultural material. A subsidence monitoring program may be required for historical sites.
- **Recording:** The find will be recorded in accordance with the requirements of Heritage Branch and OEH guidelines.

Discovery of Unanticipated Human Remains

The following contingency plan describes the actions that will be taken in instances where human remains or suspected human remains are discovered. Any such discovery in the study area will follow these steps:

- **Discovery:** If suspected human remains are discovered all activity in the vicinity of the human remains must stop (to ensure minimal damage is caused to the remains), and the remains must be left in place and protected from harm or damage.
- **Notification:** Once suspected human skeletal remains have been found, the Coroners Office and the NSW Police must be notified immediately. Following this, the find must be reported to OEH and it is recommended that it is also reported to the Local Aboriginal Land Council.
- **Management:**
 - If the human remains are of Aboriginal ancestral origin an appropriate management strategy will be developed in consultation with a heritage specialist, registered Aboriginal parties and OEH.
 - If the human remains are identified as historical relics then an appropriate management strategy will be developed in accordance with a heritage specialist and NSW Heritage Council.
 - If the exhumation of human remains is subsequently required, these works may require a permit under the *Public Health Act 1991* and advice should be sought from an appropriate heritage specialist.
- **Recording:** The find will be recorded in accordance with the requirements of the *National Parks and Wildlife Act 1974* and OEH guidelines as applicable and registered on Aboriginal Heritage Information Management System (if applicable).
- **Recommencement of works:** Works are to recommence only after all previous steps have been taken, an adequate management strategy is in place and authorisation has been received.

Policy 12 – Consultation and community / stakeholder involvement

There is a general community interest in LPMP, particularly from local historical societies. An opportunity exists to establish a "Friends of the Cemetery" group, which may allow active participation in the maintenance regime for LPMP and also contribute in arranging group access and interpretive tours. In consultation with



Council, broad long term goals should be established for the group and then a clear series of short term goals determined to meet these objectives. A combination of long and short term goals is important to establish a clear direction for the group and to maintain both momentum and enthusiasm for the project.

Policy 13 – Public access / vandalism

There is potential for vandalism as LPMP is near the centre of Liverpool. The site has limited and inadequate fencing allowing access to the graves. It was observed during the site visit that the cottage in the centre of LPMP had been vandalised and some of the gravestones had black marker on them.

Appropriate measures to deter vandalism may include:

- Signage.
- Gates which close and lock.
- Installation of security cameras.
- Landscaping outside of the fenced areas.
- Improved night time lighting.

Any measure used to control access to the site needs to avoid being intrusive to the heritage values of the site, e.g. a high chain link fence around the Cemetery would be an intrusive element and detrimental to the overall setting of the place.

9.3 Park maintenance and archaeological impacts

This section outlines an assessment of archaeological impacts of standard park maintenance. The activities listed in Table 14 such as mowing, tree removal and trenching were indicated by Council to be standard activities to do with the upkeep and maintenance of the park. The assessments of standard park maintenance in relation to the impact on the archaeological resource is discussed in Table 14 and outlined which policies are to be considered in relation to each activity.

Table 14 Impacts of standard park maintenance

Maintenance activity	Impact	Recommendation	Policies	Do's and don'ts
Mowing	No impact to archaeological resource or significance.	Proceed with caution	Policy 11 – Archaeology Policy 16 – Managing vegetation growth	Table 16 General do's and don'ts for historic fabric Table 19 Do's and don'ts for maintaining historic landscape design Table 20 Do's and don'ts for the care of lawns, trees and shrubs within LPMP
Pruning and trimming of trees and shrubs	No impact to archaeological resource.	Proceed with caution	Policy 11 – Archaeology Policy 16 – Managing vegetation growth	Table 16 General do's and don'ts for historic fabric Table 19 Do's and don'ts for maintaining historic landscape design Table 20 Do's and don'ts for the care of lawns, trees and shrubs within LPMP
Tree removal	Impact to the archaeological resource. The removal of the tree roots would most likely disturb the sub-surface archaeology.	SoHl preparation	Policy 6 – Requirements for further works Policy 11 – Archaeology Policy 19 – Survey and monitor tree health	Table 16 General do's and don'ts for historic fabric Table 19 Do's and don'ts for maintaining historic landscape design Table 20 Do's and don'ts for the care of lawns, trees and shrubs within LPMP
Tree and shrub planting	Impact to the archaeological resource by the digging into the sub-soils.	SoHl preparation	Policy 6 – Requirements for further works Policy 11 – Archaeology Policy 20 – New plantings and landscaping Policy 24 – Views and settings	Table 16 General do's and don'ts for historic fabric Table 19 Do's and don'ts for maintaining historic landscape design Table 20 Do's and don'ts for the care of lawns, trees and shrubs within LPMP
Trenching associated with the maintenance and management of electrical	The impacts of this activity are dependent on the location of the trenching. If the activity is to repair services within existing trenching it	SoHl preparation or exemption application, depending on location of the trenching	Policy 6 – Requirements for further works Policy 7 – Retention of key heritage elements	Table 16 General do's and don'ts for historic fabric

Maintenance activity	Impact	Recommendation	Policies	Do's and don'ts
infrastructure and sprinkler system	is unlikely to impact the archaeology as it has already been disturbed. If it is the installation of new trenching this would disturb the archaeological resource.		Policy 10 – Maintenance Policy 11 – Archaeology	
Fixing fallen headstones (recent fallen not historic)	If the fixing of fallen headstones does not involve the disturbance of the sub-surface, the archaeological resource will not be impacted. If it does involve sub surface works the archaeological resource is likely to be impacted.	SoHl preparation	Policy 6 – Requirements for further works Policy 11 – Archaeology Policy 14 – Updating detailed inventory Policy 15 – General guidelines for maintenance, cleaning and restoration	Table 16 General do's and don'ts for historic fabric Table 17 Do's and don'ts for maintenance and repairs of masonry and brick work Table 18 Do's and don'ts for the repair of historic metalwork Table 19 Do's and don'ts for maintaining historic landscape design
Filling of subsidence	Probable impact to the archaeological resource. It was noted in Section 6.1.1.1 some of the slab grave monuments have subsided. If the filling of subsidence includes removing the headstones and filling the void, it would both impact the headstone and the archaeological resource.	SoHl preparation	Policy 6 – Requirements for further works Policy 7 – Retention of key heritage elements Policy 10 – Maintenance Policy 11 – Archaeology Policy 14 – Updating detailed inventory Policy 15 – General guidelines for maintenance, cleaning and restoration	Table 16 General do's and don'ts for historic fabric Table 17 Do's and don'ts for maintenance and repairs of masonry and brick work Table 18 Do's and don'ts for the repair of historic metalwork



10 Monumental stone conservation management

10.1 General monument management

All work to grave monuments, headstones, and architecture within the LPMP, whether subject to planning permit conditions or not, will be required to be undertaken in accordance with the provisions of the Burra Charter. While the archaeology is unlikely to be disturbed with the general maintenance or cleaning of the headstones, any action which has the potential to alter fabric of monuments/headstones/architecture will require the preparation of a SoHI. The preparation of a SoHI is also required if the removal or maintenance of a monument has the potential to disturb the potential archaeology (Policy 6).

Cleaning of monuments during any maintenance regime should only take place for preservation or safety purposes. The following protocols for maintenance, cleaning and restoration are based on the National Trust *Guidelines for Cemetery Conservation*⁸³ and are considered a best practice approach for the maintenance of monuments while retaining the heritage values of the Cemetery as a whole. Table 17 Do's and don'ts for maintenance and repairs of masonry and brick work outlines more specific maintenance practices for masonry and brick.

Policy 14 – Updating detailed inventory

The detailed inventory taken in 2010 should be completed and updated for all monuments, these include the headstones which remain in storage at the Rose Street depot. The inventory listed the:

- Original ID code.
- Position.
- Name on the monument.
- Monument material and design type.
- Safety and conservation assessment.
- Required repair works and qualifications of the person to be undertaking the repairs.

This will aid in determining which monuments need repair immediately or in the near future. The detailed inventory should be updated every five years and included as an Appendix for the updated CMP.

Policy 15 – General guidelines for maintenance, cleaning and restoration

- In general, maintenance schedules should ensure that the physical appearance of monuments should be preserved so it retains its significance.
- Whenever conservation works are undertaken, the initial state or features must be recorded, as well as describing the work and final condition. These must be properly dated. These records and any supporting images should be lodged with the cemetery authority or with an appropriate local library.
- If monuments are restored, any restoration works should reflect the appearance around the time of active operation of the cemetery.

⁸³ National Trust 2009



- Growth of mosses, lichens and fungus on monuments should only be removed if its continued growth threatens the fabric of the monument.
- Replacement of lead lettering may be re-hammered in place, but only by an expert mason experience in heritage conservation.
- Carved inscriptions should not be replaced, instead a bronze plaque set on a Sydney sandstone plinth should be positioned next to each grave with the original engraving. The sandstone plinth should be set into a concrete base no more than 10cm into the ground.
- Cleaning should only be undertaken for maintenance purposes, e.g. to preserve the monument, and use the following techniques:
 - Only water solutions should be used.
 - The use of hard bristles, scrapers, wire brushes, abrasive pads and/or high pressure pads should not be used.
 - Pre-wet the surface of the monument before applying any agents.
 - Monuments should be cleaned from the bottom up.
 - No ionic detergents should be used.

10.2 Costed maintenance plan

Liverpool City Council have identified that a proactive approach for the conservation and care of the park is important for maintaining its good condition and heritage values. This requires a preventative cyclical maintenance regime to ensure all heritage assets are appropriately maintained. Regular inspections are essential for effective preventative maintenance and need to be carried out in a systematic way and thus require dedicated time that is scheduled well in advance.

This section has been informed by the Monument Safety and Conservation Programme Core Document published by the Rookwood General Cemeteries Reserve Trust. The programme was established with the explicit goal of establishing baseline data for long-term management and modelling while improving the long-term safety and conservation of the monuments.⁸⁴ The goal for historic monument areas were to ensure safety and enhance monument conservation while minimising costs and disruption by completing reversible mitigation repairs with minimal intervention when resources allow.

Monument maintenance and repairs are to be completed to conservation best-practices, and works projects to follow all requisite legislative requirements. The following is an indication of the range of costs, a qualified and experienced stone mason should be contacted for more detailed costs. The costings below are informed by pers. comm. with Sach Killam of Rookwood General Cemeteries Monumental Heritage who assessed the monuments in 2013.

This management plan is guided by legislative frameworks and best practice including the EPBC Act and the Burra Charter. The EPBC Act (Section 341S) mandates management plans for Commonwealth Heritage places to be undertaken or updated every five years. The review must assess whether the plan is effective in protecting and conserving the heritage values of the place, assess whether the plan is effective in protecting and conserving the heritage values of the place and make recommendations for the improved protection of

⁸⁴ Rookwood General Cemeteries Reserve Trust 2018, p.2



the place. The Burra Charter also advises that policies should be regularly reviewed and updated every five years to provide policies that effectively retain the cultural significance of the place.

Using these legislative frameworks and best practice advice, a five year cyclical maintenance plan is recommended to maintain and conserve the monuments. This will allow for maintenance and conservation issues to be addressed quickly. This maintenance plan must be reviewed simultaneously to the next CMP review. The practices for this plan are outlined below.

Five yearly maintenance plan:

- A survey of the monuments in the cemetery should be undertaken (or updated) by an experienced and qualified stone mason. This survey should:
 - Identify how many monuments need repairs and how urgently they are needed.
 - Identify monuments which don't need repair but which would benefit from cleaning.
 - Group monuments into classifications determined by types of repairs.
 - Identify the relative risk and potential hazards for each monument.
 - Record information into spreadsheets consistent with the location of each headstone and relevant map.

The initial conservation strategy to maintain the safety and conservation of the historic monuments in LPMP and the Rose Street Depot is estimated to be between approximately \$17,500 and \$22,500.⁸⁵

Annual maintenance plan:

- Undertake safety works to target high priority monuments identified in the conservation strategy undertaken every five years.
- Undertake conservation and maintenance repair projects with cemetery stakeholder communities. This should involve cleaning monuments identified by the conservation strategy and implementing Policy 15.

The cost of this will vary depending upon how many monuments are deemed to be 'high priority' or would benefit from cleaning, as well as the involvement of the stakeholder communities (Policy 12).

Monthly maintenance plan:

- Maintenance of the landscaping surrounding the monuments should be undertaken, this could include mowing lawns and weeding (see Section 10.3 and 13).

The cost of this should be included in the general upkeep of the park which is already established.

10.3 Rose Street depot monuments

At the time of reporting, monuments from both Apex Park and LPMP are stored at the Rose Street depot. They are stored on wooden pallets in an open sided shipping container in the car park at the rear of the depot. Multiple pallets are stacked on top of each other, a fork lift is required to move them. It was unknown which headstones belonged to which park.

⁸⁵ Pers. Com. Sach Killam 24/03/2019



10.3.1 Condition

The structural integrity of the headstones varies, however the majority of the headstones are in poor condition (see Section 6.1.1 for definitions), with some broken into multiple pieces. The more broken items tend to be sandstone. Some inscriptions can be read clearly but the majority of them have faded or are completely gone.

10.3.2 Management

It is highly recommended that research is undertaken to determine which park (Apex Park or LPMP) the headstones have come from. This should be undertaken for all headstones with legible inscriptions. Research would include examining the burial records with relevant information from the headstones, this may include name, date of birth and date of death. Some headstones may only have partial information. It is unlikely that the original location of all headstones would be able to be identified.

10.3.2.1 Headstones that are able to be placed within their original settings

As many headstones as possible should be placed within their original settings at LPMP. 'Original settings' includes the location within LPMP relating to the grave over which the headstone was initially placed. Burial records and the original burial plan created by the Liverpool Genealogy Society Inc. should be consulted to identify where they should be placed. Prior to their placement the headstones should be cleaned and restored as per Policy 15 and Table 17 in this document.

10.3.2.2 Headstones that are unable to be placed within their original settings

Headstones which are unable to be placed either in their original position within LPMP should be incorporated as either interpretation or landscaping. If the headstones are unable to be identified as originally from Apex Park or LPMP, they may also be incorporated into LPMP, but with a sign clearly stating they may be from a different cemetery. Interpretation could include placing them in one designated area with signs or plaques to identify why they are there and how they contribute to the history and significance of LPMP. Landscaping could include using the broken headstones as garden edging or as features. It should be made clear that this is not the original position of the gravestones to avoid confusion by the public and for future works in the park, this could include plaques or signs next to the headstones that are not in their original position.



11 Landscape Management

As a park and a cemetery, LPMP consists of a range of trees, shrubs and other elements of landscaping which are either in LPMP to provide a passive and reflective environment, as well as to protect monuments and memorials outside of the fenced areas. The existing landscape is assessed in Section 6 and the photographic inventory of structures, objects, furniture and landscaping is in Appendix 2. The following policies provide advice in relation to landscape management.

General landscape management that does not involve sub-surface disturbances will not impact the archaeology more than standard park maintenance already has. The archaeological impacts for the Landscape Management Policies are as follows:

- Policy 16 should have no sub-surface impacts and should not affect the archaeology.
- Policy 17 may have sub-surface impacts, depending on the size and placement (if they are replacing existing furniture) they may not disturb the archaeology. However if they do the same recommendation for Policy 18 to Policy 20 will apply.
- Policy 18 to Policy 20 are likely to have sub-surface impacts through the removal of weeds and trees, and new or replacement plantings. The archaeological impact is dependent on both how deep and widespread the proposed changes are and should be assessed when the full extent of the proposal is known.

Any landscape management policies that have the potential to impact the archaeological resource should be assessed in a SoHI as per Policy 6.

Policy 16 – Managing vegetation growth

Vegetation in the park should be regularly maintained in order to both keep the park tidy and prevent the vegetation from impacting the structures in the park. This includes lawn mowing, trimming trees and bushes and removing fallen tree branches. See Table 20 for a list of do's and don'ts for general guidelines.

Policy 17 – Park furniture

Park furniture such as benches, rest areas and bubblers do not have heritage significance but should be maintained and replaced when necessary. The replacement furniture should not have more impacts, both visual and physical, than the current furniture. It should either be the same size or smaller and the sub-surface impacts should not be deeper. Replacement furniture that does have a greater impact than the current should be assessed in a SoHI (Policy 6).

Policy 18 – Weed management plan

If left unmanaged, weeds have the potential to reduce the significance of the heritage of the site by compromising with the integrity of the grave architecture. If weeds are known to be a problem in LPMP a weed management plan should be undertaken by an experienced botanist to assess and develop maintenance plans to reduce the impact of weeds in LPMP.

Policy 19 – Survey and monitor tree health

Trees that are being impacted by disease, pathogens or surrounding development are at risk of dieback or death. The health of the mature trees at the site should be assessed for health by a qualified arborist and a



management plan implemented. If multiple trees which require replacement are placed close together, they should be replaced at the same time, the end result will be better than replacing them one by one.

Policy 20 – New plantings and landscaping

It is important to manage the landscape in a way that keeps with the character of the park. When retaining or replacing plantings, the form, materials and detailing of the original landscape design should be conserved, for example, while the contents of an old garden bed may have changed, the form of the bed should be retained.

New plantings should be of plants which are already in the park (Table 5), species with shallow root systems should be prioritised. This is important as the history and the GPR results have indicated shallow graves are present. Plants with shallow root systems are less likely to impact the archaeology. Where possible, fill in gaps in formal plantings using young plant stock, this will reinvigorate the landscape and extend the life of the replacement. If any new plant species should be introduced that are not already present in the park, these should be of the plants in Table 15 as suggested in *The Guidelines for Cemetery Conservation* (2009).

Table 15 Plant species appropriate for LPMP (National Trust 2009)

Scientific Name	Common Name	Evergreen	Seasonal	Suitable for grave plantings
Small to medium trees				
<i>Acmena smithii</i>	Lilly Pilly	X		
<i>Ilex aquifolium</i>	English Holly	X		
<i>Lagerstroemia indica</i>	Crepe Myrtle		X	
<i>Taurus nobilis</i>	Bay Tree	X		
<i>Stenocarpus sinuatus</i>	Queensland Firewheel Tree	X		
<i>Thuya orientalis</i>	Bookleaf Cypress	X		
Large trees				
<i>Araucaria bidwillii</i>	Bunya Bunya	X		
<i>Araucaria cunninghami</i>	Hoop Pine	X		
<i>Araucaria heterophylla</i>	Norfolk Island Pine	X		
<i>Brachychiton acerifolius</i>	Flame Tree		X	
<i>Brachychiton populneus</i>	Kurrajong		X	
<i>Cupressus funebris</i>	Chinese Weeping Cypress	X		
<i>Cupressus sempervirens stricta</i>	Italian Cypress	X		
<i>Cupressus torulosa</i>	Bhutan Cypress	X		
<i>Eucalyptus spp.</i>		X		
<i>Ficus macrophylla</i>	Moreton Bay Fig	X		
<i>Ficus rubiginosa</i>	Port Jackson Fig	X		
<i>Lagunaria patersoni</i>	Norfolk Island Hibiscus	X		
<i>Magnolia grandiflora</i>	Southern Magnolia	X		
<i>Pinus halepensis</i>	Aleppo Pine	X		
<i>Pinus pinea</i>	Stone Pine	X		
<i>Pinus radiata</i>	Monterey Pine	X		
<i>Quercus ilex</i>	Holly Oak	X		
<i>Quercus robur</i>	English Oak	X		
<i>Salix babylonica</i>	Weeping Willow		X	
<i>Syncarpia glomulifera</i>	Turpentine	X		
<i>Lophostemon confertus</i>	Brush Box	X		
<i>Ulmus parvifolia</i>	Chinese Elm		X	
<i>Ulmus procera</i>	English Elm		X	
Palms and palmlike plants				



Scientific Name	Common Name	Evergreen	Seasonal	Suitable for grave plantings
<i>Archonphoenix cunninghamiana</i>	Bangalow Palm	X		
<i>Howea forsteriana</i>	Kentia Palm	X		
<i>Livistona australis</i>	Cabbage-Tree Palm	X		
<i>Phoenix canariensis</i>	Canary-Island Date Palm	X		
<i>Strelitzia nicolai</i>	Large Strelitzia	X		
Medium to high shrubs				
<i>Berberis</i>	Barberries		X	
<i>Brunfelsia calycina</i>	Yesterday Today & Tomorrow	X		
<i>Buxus sempervivens</i>	English Box	X		X
<i>Camellia japonica</i>	Camellia	X		X
<i>Cestrum nocturnum</i>	Night Jessamine	X		
<i>Coprosma repens</i>	Mirror Plant	X		
<i>Duranta repens</i>	Sky Flower	X		
<i>Elaeagnus angustifolia</i>	Oleaster	X		
<i>Euonymus japonicus</i>	Japanese Spindle Tree	X		
<i>Gardenia jasminoides</i>	Gardenia	X		X
<i>Nerium oleander</i>	Oleander	X		
<i>Philadelphus coronarius</i>	Mock-Orange		X	X
<i>Photinia serrulata</i>	Chinese Hawthorn	X		
<i>Raphiolepis indica</i>	Indian Hawthorn	X		
<i>Spirea alba</i>	May		X	
<i>Viburnum tinus</i>	Lauristinus	X		X
Low to medium shrubs and herbaceous plants				
<i>Agapanthus africanus</i>	Agapanthus	X		X
<i>Buxus sempervirens</i>		X		X
<i>'suffruticosa'</i>	Dwarf Box			
<i>Centranthus ruber</i>	Red Valarian		X	X
<i>Coreopsis lanceolata</i>	Coreopsis		X	X
<i>Chlorophytum sp</i>	Spider Plant	X		X
<i>Dianella caerulea</i>		X		X
<i>Dietes grandiflora</i>	Wild Iris	X		X
<i>Hebe speciosa</i>	Veronica	X		X
<i>Indigofera decora</i>	Indigofera	X		X
<i>Iris sp.</i>	Flag Iris (White, Blue)	X		X
<i>Rosa sp.</i>	Shrubs & climbers Old Fashioned			
	Roses incl:			
	Banksiae			
	Bourbon			
	Centifolia			X
	China Rose			
	Gallica			
	Hybria Perpetual			
	Noisette			
<i>Rosmarinus officinalis</i>	Rosemary	X		X
<i>Strelitzia reginae</i>	Bird of Paradise	X		
<i>Yucca filamentosa</i>		X		
Climbers and ramblers				
<i>Hardenbergia violacea</i>		X		X
<i>Kennedia rubicunda</i>	Dusky Coral Pea	X		X
<i>Lonicera sp.</i>	Honeysuckle		X	X



Scientific Name	Common Name	Evergreen	Seasonal	Suitable for grave plantings
<i>Tecomaria capensis</i>	Cape Honeysuckle	X		
Ground covers, bulbs and grasses				
<i>Amaryllis belladonna</i>	Naked Ladies, Bella Donna		X	X
<i>Cape Bulbs – Freesia (White only)</i>			X	X
<i>Hippeastrum amaryllis</i>	Hippeastrum		X	X
<i>Lilium candidum</i>	Madonna Lily		X	X
<i>Narcissus jonquilla</i>	Jonquil		X	X
<i>Oxalis bowiei</i>		X		X
<i>Agave sp.</i>		X		X
<i>Aloe sp.</i>		X		X
<i>Echeveria sp.</i>		X		X
<i>Sedum sp.</i>		X		X
<i>Themeda australis</i>	Kangaroo Grass (or other native grasses)	X		X
<i>Vinca major</i>	Periwinkle (can be invasive in bushland)	X		X



12 Northern precinct activation

Changes in use and new development have the potential to impact the heritage values of LPMP. It is important to ensure any proposed changes consider potential heritage impacts and the necessary approvals have been obtained prior to any changes.

Due to the high potential of the archaeological remains throughout LPMP, any development in the northern precinct is likely to impact the archaeology. While the GPR results have determined there to be less remains in the northern precinct than the main section of LPMP, excavations in Apex Park have uncovered more graves than the GPR predicted. As the history indicates the northern precinct to be a pauper burial ground, it is expected there to be shallow mass graves. While there are no headstone to impact, any digging into the ground has the potential to disturb and uncover human remains. Impacts to the archaeological resource are also not limited to the disturbances resulting from digging directly into the ground. The installation of items placed on top of the ground level also have the potential to disturb the archaeology through the weight of the item pressing down onto it.

The following policies should be implemented to minimise impact to the archaeology and significance of LPMP through the activation of the northern precinct and any future development. Sections 13.1, 13.4 and 13.5 also outline guidelines and considerations that should be taken into account when developing designs or concepts for the northern section.

Policy 21 – Implementation of relevant policies in this document

While Council are looking to 'activate' this portion of LPMP, it is important to note that all other policies in this document still apply and should be implemented when appropriate.

Policy 22 – Determining future uses

A qualified heritage professional should advise the development of the future plans for the northern precinct. This will aid in minimising disturbance of the archaeological resource and significance of LPMP. When designs are finalised a SoHI should be prepared for a final analysis of the proposed development (Policy 6). This should identify recommendations to minimise the effect of the development on the heritage values of the park and the archaeology. This could include test excavations which would further inform the potential for archaeology. Opportunities to enhance heritage values should be incorporated into proposed future uses where possible. Consultation with stakeholders should occur when considering future management of heritage assets to help inform management actions, and when assessing impacts to heritage values.

Policy 23 – Adaptive reuse

Opportunities for the adaptive reuse of the area should be encouraged and promoted in future planning. These opportunities should aim to retain and conserve setting and views, and minimise new impacts to all extent practicable. Adaptive reuse provides an opportunity to better illustrate the history of the site, as the majority of the northern section remains a flat grassed area which it would have been when the cemetery was in use. This could include not building any structures in the area, but instead levelling out the triangular mound and landscaping part of the area with new plantings, signs and headstones as a memorial. A plan should be determined by council with the aid of a heritage professional to ensure the heritage values of the park are not compromised by the proposed development.



Policy 24 – Views and settings

Any future designs should take into consideration the views and settings from the main part of the cemetery. The original setting for the cemetery would have been cleared lands and sparse urban development. The area around LPMP has changed in the late 20th and early 21st century to be dense urban development. Any plans in the northern precinct should aim to minimise impact from the development on the views from the cemetery. As a general rule the following should be applied:

- Replacement of damaged or senescent trees, or trees identified for removal with the same or similar species.
- Replacement plantings are to be similar to original plantings in respect of form, scale, location and distribution.
- New plantings should respect the significant layout of existing plantings through use of a limited palette of species based on remnant indigenous species and species planted historically.
- Retention of significant paths and removal of intrusive paving.



13 Do's and don't checklist

13.1 General

Historic heritage values are present within the LPMP. The following are general management guidelines that will assist with the preservation of their values and significance.

Table 16 General do's and don'ts for historic fabric

Dos	Don'ts
<input checked="" type="checkbox"/> Before any work commences first seek advice from CMP and have all heritage works undertaken by a suitably qualified tradesperson.	<input checked="" type="checkbox"/> Do not disturb historic fabric without approval from Council's Heritage Officer and/or development consent.
<input checked="" type="checkbox"/> The physical fabric of LPMP is important in itself as it tells the story of the place's history at the site since the first European settlement. Do consider this physical fabric legacy in relation to any works proposed.	<input checked="" type="checkbox"/> Do not attempt to repair or conceal every knock or dent in historic fabric. Evidence of the alteration or use of a historic item can be an important part of its history and contributes to its 'patina' or quality of age.
<input checked="" type="checkbox"/> In decisions regarding changing the historic fabric of LPMP, do consider the site's significance and have an understanding of the potential impacts.	<input checked="" type="checkbox"/> Do not remove historic elements from site unless absolutely necessary. If removal is required ensure there is a process in place to ensure the physical care and security of the element is maintained.
<input checked="" type="checkbox"/> Records of the work undertaken should be carefully maintained and all work should be carried out in a logical order.	<input checked="" type="checkbox"/> Ensure lawns and garden irrigation is either positioned or directed away from foundations. Over watering can cause subsidence or for the minerals in the water to corrode or rot fabric.
<input checked="" type="checkbox"/> Repair historic materials with the same or similar materials – 'like with like'. If the same material is no longer available or unsuitable, seek the most compatible option.	<input checked="" type="checkbox"/> Never allow downpipes or overflows from plant and equipment to fall on the ground around the historic items. Dampness is a major contributor to the deterioration of historic fabric.
<input checked="" type="checkbox"/> While repairs should not be readily apparent to casual observation, new materials should be date stamped so they are able to be distinguished from historic fabric.	<input checked="" type="checkbox"/> Do not mow in close proximity to headstones or other memorials. Consider the creation of a gravel space around the base of the headstone or memorial which allows for a buffer. To prevent weed and grass build up it should be poisoned intermittently.
<input checked="" type="checkbox"/> Do consider the heritage setting of LPMP and its heritage when considering introduction of new or replacement items, such as security installations, lighting and pathways. Where applicable, seek guidance from a qualified heritage consultant on appropriateness of what is being considered.	



13.2 Maintenance and repair of masonry and brick

The majority of the grave monuments are made of masonry. The cottage at the centre of LPMP is constructed of both brick and masonry. The below table outlines general do's and don'ts for maintenance and repairs of masonry and brick work.

Table 17 Do's and don'ts for maintenance and repairs of masonry and brick work

Dos	Don'ts
<ul style="list-style-type: none"> ☑ Employ experienced heritage stone masons to undertake repair work, including re-carving inscriptions. ☑ Only remove stones and brick which have been deeply eroded, are seriously fractured or spalled and only where structural integrity is compromised. Ensure removal does not destabilise or disturb the surrounding structure. ☑ New stones and brick should be the same size/form as the originals with the stone selected from a quarry which has compatible visual qualities. ☑ Ensure that the new stone and brick have the same finish as the rest of the monument/wall. ☑ Use a mortar mix which is made of a mixture of sand, cement and lime which is consistent in strength, colour and texture of the original. A standard mix is 6:1:1 sand, cement and lime. Prepare sample mixes for colour matching and strength assessment. ☑ Only re-point where mortar has been weathered away, or where it is very soft or loose. Sound old pointing should not be removed. Even if the pointing is of a hard, cement-rich type, wait until it is easy to remove. ☑ Water washing using hand held hoses and scrubbing brushes is the most appropriate method for cleaning stone. Any dirt or staining that requires more aggressive cleaning should be left. 	<ul style="list-style-type: none"> ☒ Do not allow general building contractors to undertake masonry repair works as this may lead to a poor standard of workmanship. ☒ Do not remove stones if erosion or spalling is only superficial and the stone is otherwise sound. ☒ Do not use aggressive cleaning methods on stonework such as sand blasting. ☒ Do not use cement rich mortars as this may lead to accelerated erosion of stonework. ☒ Do not use angle grinders to remove pointing, masons plugging chisels should be used. ☒ Do not fix screws, bolts or nails in the face of stone, fixings should be located in mortar joints. When fixings are replaced or removed from the brick or stone the surface is likely to be irreparably damaged whereas mortar joints are more easily repaired. ☒ Where headstones or memorials collapse, do not remove from site until it has been photographed and recorded. All headstones should be reinstated as quickly as possible. Storage should be temporary but also in a safe secure and water proof environment.



13.3 Maintenance and repair of historic metalwork

There is historic metal work around some of the graves. These are mostly fences around larger plots and monuments. There is also lead lettering on some of the monuments. The below table outlines general do's and don'ts for maintenance and repairs of this historic metalwork.

Table 18 Do's and don'ts for the repair of historic metalwork

Dos	Don'ts
<input checked="" type="checkbox"/> Annually inspect the condition of the metalwork.	<input checked="" type="checkbox"/> Do not paint over rust.
<input checked="" type="checkbox"/> Hire reputable metal work firms to undertake repairs or to reproduce and splice in missing sections or pieces of metal.	<input checked="" type="checkbox"/> Do not remove rusted fencing unless structurally unsound.
<input checked="" type="checkbox"/> Hire an expert mason to re-hammer lead letting into place.	<input checked="" type="checkbox"/> Do not remove a rusty or incomplete old iron railing or decoration. The rust can be removed and missing metalwork can be accurately reinstated by a skilled professional.

13.4 Maintaining design

The following are management guidelines that will assist with both the preservation of the historic values of the site and to guide the design of the northern precinct activation.

Table 19 Do's and don'ts for maintaining historic landscape design

Dos	Don'ts
<input checked="" type="checkbox"/> Do in certain cases, use modern materials to conserve original elements. For example: spade-cut edges to lawns can be preserved using flexible timber or preferably special steel edging fixed beneath the turf.	<input checked="" type="checkbox"/> Do not replace original straight paths or drives with curvilinear paths or drives (or vice versa), or a gravel surface with modern brick paving.
<input checked="" type="checkbox"/> Do incorporate design elements from the time period the cemetery was created.	<input checked="" type="checkbox"/> Do not alter lawn or garden profiles adjacent to paths. Retain and repair garden edging.
<input checked="" type="checkbox"/> Do remove intrusive modern elements, such as large service boxes (following the appropriate approval processes).	<input checked="" type="checkbox"/> Do not re-edge with modern materials such as concrete strips or inappropriate recycled materials.
<input checked="" type="checkbox"/> Do as a general rule maintain and conserve original garden structures, furniture, fittings and services in their original location.	<input checked="" type="checkbox"/> Do not install gardens or sprinkler systems adjacent to masonry where there is the potential to cause damp issues.
	<input checked="" type="checkbox"/> Do not replace structures or furniture unless the original items cannot be conserved, are unavailable or unsuitable.



13.5 Care of lawns trees and shrubs

The following are management guidelines that will assist with the preservation of historic values and significance associated to care of lawns.

Table 20 Do's and don'ts for the care of lawns, trees and shrubs within LPMP

Dos	Don'ts
<input checked="" type="checkbox"/> Do maintain healthy lawns as a defence against pests, disease and weeds.	<input checked="" type="checkbox"/> Do not damage grave architecture, guttering, edging, plants or garden ornaments whilst mowing a lawn.
<input checked="" type="checkbox"/> Do maintain the lawns throughout the year, including mowing, watering, aerating, fertilising, top dressing, oversowing, weeding and control of pests and diseases.	<input checked="" type="checkbox"/> Do not use inexperienced staff when operating brush cutters and whipper snipper, as the result can damage the grave architecture, garden, garden ornaments, edging or damage trees/plants.
<input checked="" type="checkbox"/> Do as a general rule leave older lawns with longer grass length, especially in areas further from buildings. Note that different grass species require different mowing heights.	<input checked="" type="checkbox"/> Do not do pruning as a matter of course, but only after appropriate inspection as the need arises.
<input checked="" type="checkbox"/> Do maintain trees and shrubs to control necessary size, shape, flowering/fruiting, remove diseases, dead or dangerous foliage.	<input checked="" type="checkbox"/> Do not lop trees back to stumps.
<input checked="" type="checkbox"/> Do only prune large trees using a suitably qualified tree arborist.	
<input checked="" type="checkbox"/> Replace any shrubs, trees or ground cover with like for like if the plant dies or is removed.	
<input checked="" type="checkbox"/> Limit the use of ride on mowers or large mowing equipment within the fenced areas.	



14 Conclusion and recommendations

This assessment and CMP was prepared in accordance with the NSW Heritage Division checklist and The Conservation Plan⁸⁶ and provides a clear assessment of the significance of the park in accordance with the Burra Charter.

14.1 Historic assessment conclusions

LPMP has had a history which consists of use as either a cemetery or park. It was the second cemetery in Liverpool, established in 1821, and remains the earliest to still contain grave architecture. It was separated into sections for burials of different faiths, including the Church of England, Roman Catholic, Anglican, Presbyterian and Wesleyan. The park also had a separate section for paupers of Presbyterian and Roman Catholic faiths, who were inmates of the Liverpool Asylum (1851-1862) and the Liverpool Asylum for the Infirm and Destitute (1862-1933). This is the northern section of the park with no tombstones. The cemetery was closed in 1958 and was converted to a park from 1970. It remains a park today, with the grave architecture that was previously removed placed back in their original positions.

A physical inspection of LPMP was undertaken and at the time of site survey there were 567 headstones with varied structural and inscription condition (Section 6.1.1). There have been no archaeological or major developments which would disturb any sub surface deposits. This, combined with the GPR results indicate the site has a high potential for archaeology which would include remains associated with the cemetery consisting of small archaeological finds in the form of lead letting and ironwork, personal items and offerings and larger resources such as coffins and associated hardware and skeletal remains. This archaeological resource has the potential to answer questions that cannot be answered from historical research alone. It is likely to provide evidence of social lifeways, construction technologies and facets of early settlement. The pauper burial ground the study area has the potential to yield information relating to the burial of the destitute during the mid to late 19th-century.

LPMP and its archaeology is considered to be significant at a **local** and **state** level. It is currently listed as a locally significant site in the Liverpool LEP but fulfils all assessment criteria for significance as set out by the NSW Heritage Office. As such it should be nominated for the SHR.

14.2 Conservation management plan recommendations

The conservation policy portion of the CMP has been prepared to guide planned future changes that may affect the cultural heritage significance and archaeology of LPMP. It includes policies relating to:

- The objective, basis of approach and statutory compliance for future works in LPMP (Section 9.1).
- Management and general care and maintenance to support the long term conservation and management of the site and its monuments (Section 9.2).
- The impact of general maintenance tasks on the archaeological resource (Section 9.3).
- General monument management for the care of the monuments in LPMP (Section 10.1).
- A cyclical costed maintenance plan to preserve and repair the monuments (Section 10.2).

⁸⁶ Kerr 2013



- Advice as to the management of deteriorated headstones currently stored at Liverpool City Council's Rose Street Depot (Section 10.3).
- Landscape management, including a list of the best species for a cemetery in Liverpool (Section 11).
- The development of designs or concepts for the northern precinct (Section 12).

LPMP has had a long and important history in the development of Liverpool. This CMP outlines policies to aid in the long term conservation and management of LPMP and its monuments. It is important to maintain the heritage values and to keep the park in continued use for the public. As such the main recommendations that result from the heritage report and CMP are as follows.

Recommendation 1 Adoption of this CMP

The policies and advice in this CMP should be adopted immediately.

Recommendation 2 Listing LPMP on the SHR

LPMP is of State significance. It should be listed on the SHR as soon as possible.



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Appendices

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Appendix 1 Biosis grave map numbers and condition assessment

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Appendix 2 Photographic inventory

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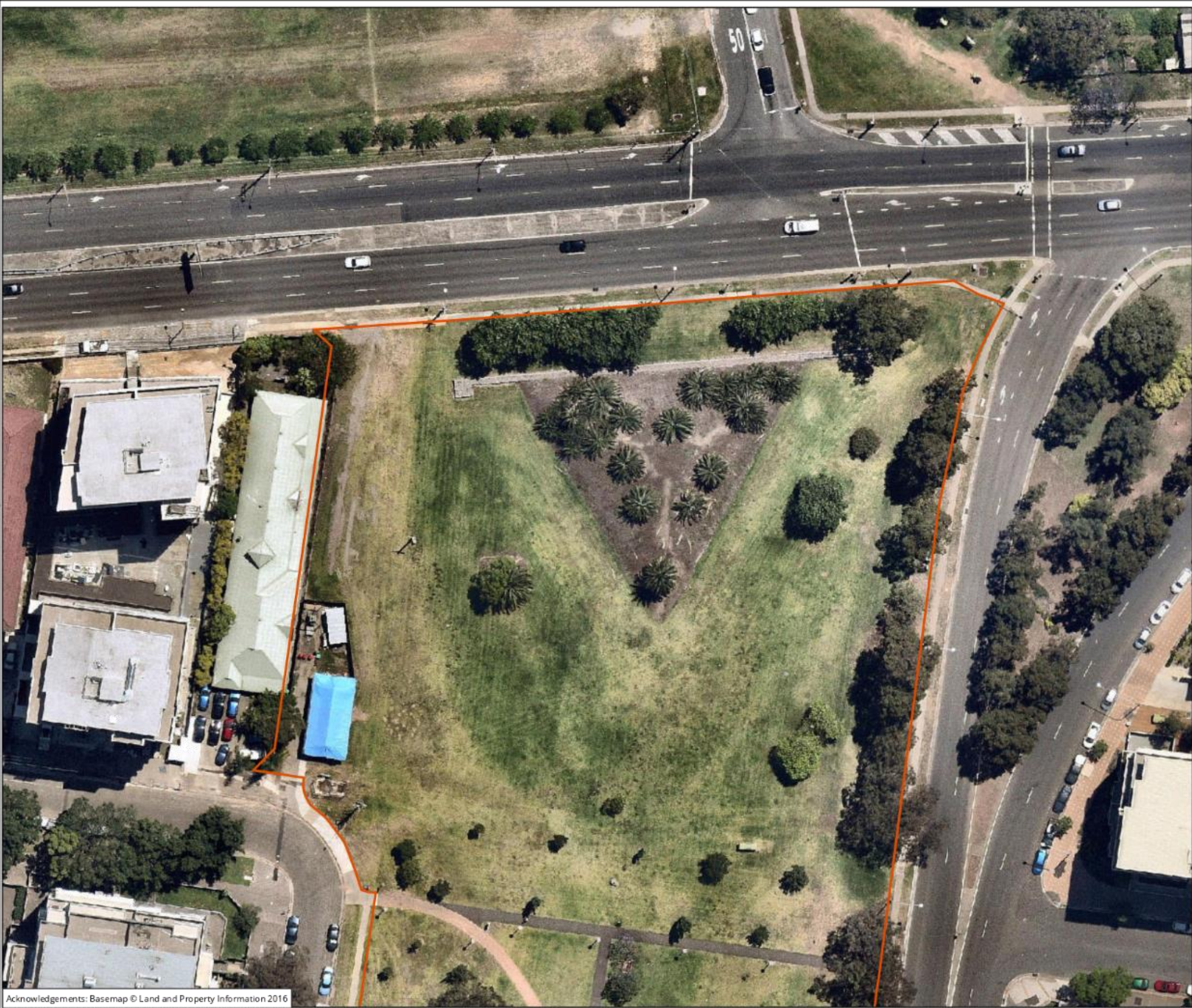


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Legend
Study area

Figure 4.1 Location of the current headstones

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Metres
Scale: 1:610 @ A3
Coordinate System: GDA 1994 MGA Zone 56
biosis
Biosis Pty Ltd
Albury, Ballarat, Melbourne,
Newcastle, Sydney, Wangaratta & Wollongong

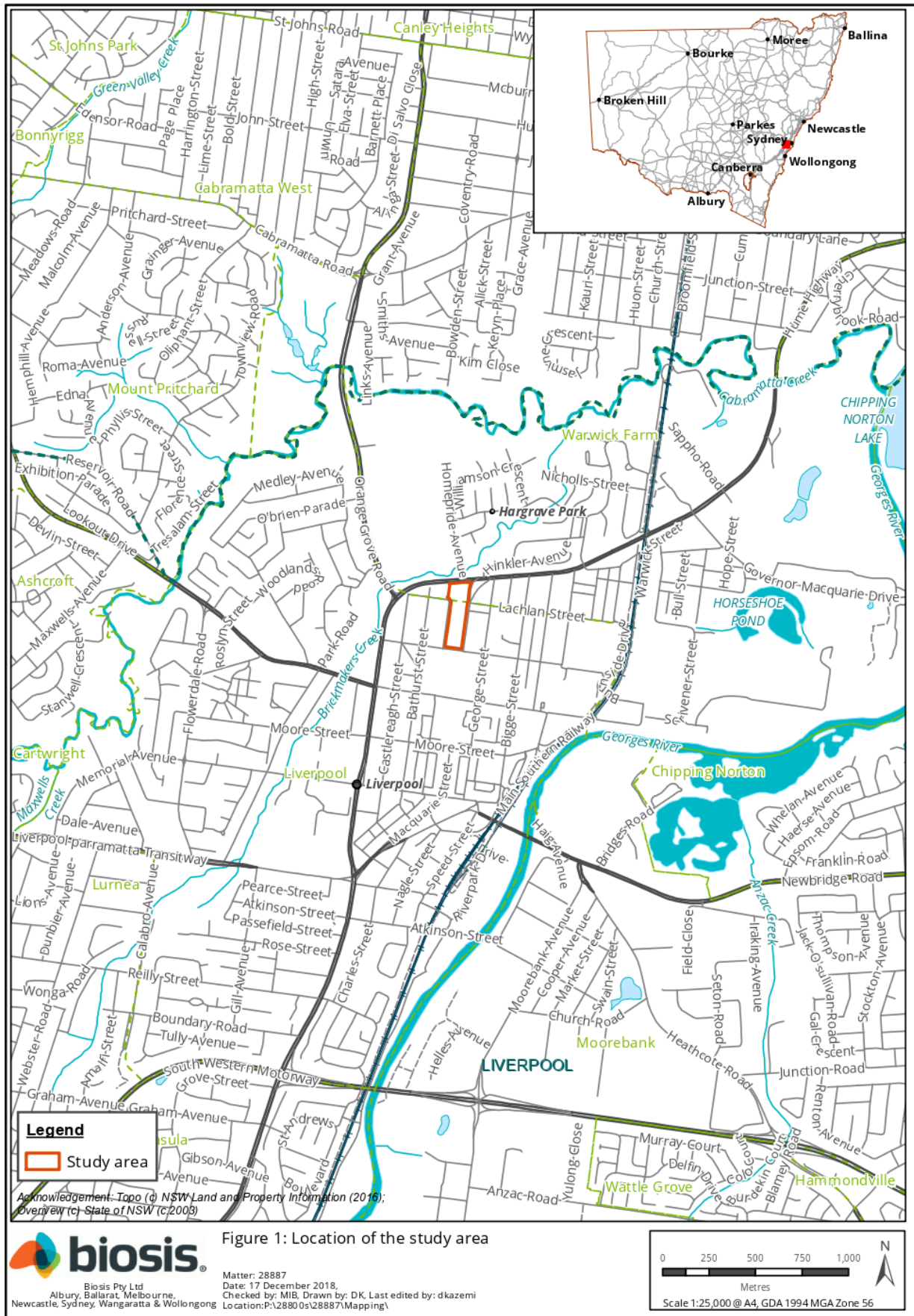














COMMUNITY PARTICIPATION PLAN

Adopted: XXXXXXXX

TRIM XXXXXX



COMMUNITY PARTICIPATION PLAN

1. LEGISLATIVE REQUIREMENTS

Environment Planning & Assessment Act 1979 (Section 2.23 and Schedule 1)

2. LAND TO WHICH THE PLAN APPLIES

This Plan applies to all land within the Liverpool Local Government Area (LGA).

3. PURPOSE/OBJECTIVES

The Liverpool *Community Participation Plan* (CPP) sets out when and how Council will engage with its communities across all the planning functions it performs.

Council, when exercising its planning functions will:

- provide opportunities for members of the community to participate in planning decisions to achieve better planning outcomes, in an open and transparent process;
- ensure the community understands how they can participate in planning decisions;
- ensure that the needs and concerns of the community are identified and addressed wherever possible;
- ensure Council's strategic planning reflects the aspirations of the community and key stakeholders; and
- ensure Council meets its legislative requirements in regards to community engagement.

The *Environmental Planning & Assessment Act 1979* (the Act) outlines the principles that Council must include in the CPP. These principles are:

- The community has a right to be informed about planning matters that affect it.
- Council will encourage effective and on-going partnerships with the community to provide meaningful opportunities for community participation in planning.
- Planning information will be in plain language, easily accessible and in a form that facilitates community participation in planning.
- The community will be given opportunities to participate in strategic planning as early as possible to enable community views to be genuinely considered.
- Community participation will be inclusive and Council will actively seek views that are representative of the community.
- Planning decisions will be made in an open and transparent way and the community will be provided with reasons for those decisions (including how community views have been taken into account).
- Community participation methods (and the reasons given for planning decisions) will be appropriate having regard to the significance and likely impact of the proposed development.

COMMUNITY PARTICIPATION PLAN

4. DEFINITIONS

ACT	Environmental Planning & Assessment Act 1979
CSP	Community Strategic Plan
CPP	Community Participation Plan
DCP	Development Control Plan
EIS	Environmental Impact Statement
LEP	Local Environmental Plan
LGA	Local Government Area
NSW	New South Wales
SEPP	State Environmental Planning Policy
SSD	State Significant Development
SSI	State Significant Infrastructure

5. COMMUNITY PARTICIPATION IN THE PLANNING SYSTEM

Liverpool City Council recognises community participation throughout the planning system is not only your right, it also delivers better planning results for the people of Liverpool. Ultimately, our responsibility is to deliver the objectives of the Environmental Planning and Assessment Act 1979 (EP&A Act) including the promotion of orderly and economic use of land, facilitating ecologically sustainable development and promoting social and economic wellbeing.

Community participation is an overarching term covering how we engage the community in our work under the EP&A Act, including plan making and making decisions on proposed development. The level and extent of community participation will vary depending on the scope of the proposal under consideration and the potential impact of the decision. The community includes anyone who is affected by planning decisions and includes individuals, community groups, Aboriginal communities, peak bodies representing a range of interests, businesses, local government, and State and Commonwealth government agencies.

6. WHAT PLANNING FUNCTIONS DOES THE COMMUNITY PARTICIPATION PLAN APPLY TO

6.1 Development Applications

Council planning officers, the Liverpool Local Planning Panel and the Sydney Western City Planning Panel make planning decisions on a range of development applications. When making decisions on these developments, consideration is given to whether development proposals are in accordance with the zone objectives and development standards in the Liverpool Local Environmental Plan or State Environmental Planning Policy and development controls within the Development Control Plan as well as public interest and other applicable policies and guidelines. Development applications may be for residential, commercial or industrial development, subdivision, change of use or other development proposals

COMMUNITY PARTICIPATION PLAN

6.2 Strategic Planning

Strategic planning is an essential aspect of our work where we set the strategic direction, vision and context for land use planning in Liverpool. It involves planning for our community which integrates social, environmental and economic factors with our areas special attributes.

Examples of this work include the development of and amendments to our Local Strategic Planning Statement (LSPS), planning proposals for amendments to our Local Environmental Plan, amendments to, or new Development Control Plans, Development Contributions Plans and other plans and strategies.

6.3 Planning Agreements

A planning agreement (also known as a voluntary planning agreement or VPA) is an offer by a developer to Council to dedicate land, make monetary contributions, or provide any other material public benefit, to be used for or applied toward a public purpose.

A public purpose includes the provision of:

- a) a community facility;
- b) affordable housing;
- c) transport or other infrastructure relating to the development;
- d) the funding of recurrent expenditure relating to the provision of community facilities, affordable housing or transport or other infrastructure;
- e) the monitoring of the planning impacts of development; and
- f) the conservation or enhancement of the natural environment.

Planning agreements are entered into in relation to a development application or an amendment to the Local Environmental Plan.

7. COMMUNITY PARTICIPATION – DEVELOPMENT APPLICATIONS

A Development Application is a formal application for development that requires consent under the Environmental Planning & Assessment Act. It is usually made to Council and consists of standard application forms, supporting technical reports and plans.

7.1 Objectives

- a) Provide a framework for the exhibition of development applications, applications to modify development consents and applications for review of development determinations.
- b) Identify which development applications that will be exhibited
- c) Identify which development applications will not be exhibited because of their scale or limited environmental impacts;
- d) Provide an opportunity for public participation in the development application process.
- e) Establish a clear process and expectations of how public submissions are considered in the development application process.

COMMUNITY PARTICIPATION PLAN

- f) Facilitate the efficient processing of development applications without unreasonably compromising the opportunity for public participation.
- g) Ensure exhibition of development applications is carried out in accordance with the Environmental Planning & Assessment Act and Regulation.
- h) Ensure that there is consistency in the exhibition of similar development applications.

7.2 Consultation channels

Council will communicate opportunities for participation in the development assessment process using methods including:

- Newspaper notices;
- Notices on the land;
- Letters to landowners;
- Council's eplanning portal.

7.3 Consultation feedback

In all instances, Council will encourage the community to lodge written submissions which will be considered prior to determination of a development application.

7.4 Levels of community participation

There are four levels of community participation that a development application may be subject to.

These are:

Notified Development - where Council notifies people in writing advising of the submission of a development application. The notification period commences when the letter of notification is mailed to recipients. The conclusion of the notification period is based on the required number of consecutive days (as outlined in this Plan), inclusive of weekends, following the commencement of the notification period. For the purposes of this Plan, Public Holidays that apply to the State of NSW are excluded from the notification period.

Advertised Development - where Council, in addition to notification, places an advertisement in a local newspaper and a sign on the subject land advising of the submission of a development application. The commencement of the exhibition period is taken to be the day the notice is first published in a newspaper. The conclusion of the exhibition period is based on the required number of consecutive days (as outlined in this Plan), inclusive of weekends, following the commencement of the exhibition period. For the purposes of this Plan, Public Holidays that apply to the State of NSW are excluded from the exhibition period.

No consultation – applying to applications of minor complexity, where no notification or advertising is necessary.

Development not defined – where development is not defined in Table 1 or 2, no notification or advertising is necessary.

The level of consultation required is specified in Table 1 and 2 and will be dependent on the land use and/or structure proposed. The land uses in Table 1 and 2 are defined in Liverpool LEP 2008.

COMMUNITY PARTICIPATION PLAN

Exhibition or notification during the Christmas / New Year period

Public exhibition and/or notification periods over the traditional Christmas / New Year period will be extended so as not to include the period between 20 December and 10 January (inclusive).

7.5 Development Applications that will be advertised

The following types of development applications will be advertised via a published notice in the local newspaper and will include direct notification to land owners within the specified distance (unless not specified) as well as a sign on the development site:

Table 1:

Land Use/Purpose	Extent of Notification to properties within a certain distance (metres)
Airport	1000m (Rural zones) 500m (All other zones)
Airstrip	1000m (Rural zones) 500m (All other zones)
Amusement centre	500m (Rural zones) 200m (All other zones)
Backpackers' accommodation	50m
Boarding houses	100m
Bulky goods premises*	
Caravan parks	50m
Cemetery	1000m (Rural zones) 200m (All other zones)
Crematorium	1000m (Rural zones) 200m (All other zones)
Depot*	100m
Educational establishments	500m (Rural zones) 200m (All other zones)
Extractive industries	1000m (Rural zones) 200m (All other zones)
Freight transport facility*	100m
Hazardous industries	500m
Hazardous storage establishments	1000m (Rural zones) 200m (All other zones)
Heavy industry	200m
Helipad	500m
Heliports	200m (Rural zones) 100m (All other zones)
Hospitals	75m (Rural zones) 200m (All other zones)
Hotel or motel accommodation	75m
Industries*	
Intensive livestock agriculture	500m
Landscaping materials supplies	500m (Rural zones) 250m (All other zones)
Liquid fuel depot	500m (Rural zones)

COMMUNITY PARTICIPATION PLAN

	200m (All other zones)
Marinas	200m
Market*	200m (Rural zones) 75m (All other zones)
Mines	1000m
Offensive industries	200m
Offensive storage establishments	200m (Rural zones) 200m (All other zones)
Open cut mine	200m (Rural zones) 75m (All other zones)
Passenger transport terminals	75m
Places of public worship	1000m (Rural zones) 200m (All other zones)
Pubs	75m
Recreation facilities (major)*	200m
Recreation facilities (outdoor)*	500m (Rural zones) 100m (All other zones)
Registered clubs	500m (Rural zones) 200m (All other zones)
Resource recovery facility	200m
Restricted premises	200m
Service stations	500m (Rural zones) 200m (All other zones)
Sewage treatment works	500m (Rural zones) 200m (All other zones)
Sex service premises	200m
Stock and sale yards	500m (Rural zones) 200m (All other zones)
Telecommunication facilities	1000m (Rural zones) 300m (All other zones)
Timber and building supplies*	
Vehicle body repair workshop*	100m
Vehicle repair station*	100m
Vehicle sales or hire premises*	100m
Warehouse and distribution centres*	100m

**Only in instances where the land use is being proposed as part of a new application on land adjacent to a Residential Zone (excluding change of use applications)*

Note: Where a development application includes elements which are both advertised and notified, the whole application shall be advertised.

What is the minimum advertising period?	14 days
(28 days for designated development. Note designated development is defined in the EP&A Act and Regulations)	

COMMUNITY PARTICIPATION PLAN

7.6 Development Applications that will be notified

Table 2 lists the types of development applications will be notified to adjacent and adjoining landowners or to properties within the specified distance by mail. Figure 1 outlines how adjoining and adjacent properties will be notified. Notification distances specified in this section may be extended, if in the opinion of Council, greater notification is required.



Figure 1 – Notification to adjoining & adjacent landowners

Land Use/Purpose	Extent of Notification to properties within certain a distance (metres). Where not distance is identified, notification is to occur to adjoining and adjacent landowners
Advertisements	75m (Residential zones only)
Advertising Structure	75m (Residential zones only)
Agricultural produce industry	200m
Agriculture	
Animal boarding or training establishments	500m (Rural zones) 75m (All other zones)
Attached dwellings	
Aquaculture	200m
Bed & breakfast premises	
Boat building and repair facility	
Boat shed	
Car parks	
Cellar door premises	

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Child care centre	75m
Commercial premises	
Community facility	75m
Dairy (pasture based)	
Dams	500m
Dual occupancy	
Entertainment facility	500m (Rural zones) 200m (All other zones)
Exhibition village	
Feedlot	
Fill	
Flood mitigation works	1000m (Rural zones) 200m (All other zones)
Funeral home	1000m (Rural zones) 200m (All other zones)
Group home	75m
Health consulting rooms	
Hostels	75m
Light industry	
Livestock processing industry	200m
Medical centre	200m (Rural zones) 75m (All other zones)
Mixed use development	75m
Mortuary	1000m (Rural zones) 200m (All other zones)
Multi dwelling housing	75m
Public administration buildings	
Recreation facilities (indoor)	
Residential care facilities	
Residential flat buildings	75m
Restricted dairy	
Sawmill or log processing works	
Secondary Dwelling	
Self - storage	
Semi - detached dwelling	
Seniors housing	
Serviced apartments	75m
Shop top housing	75m
Subdivisions (lots less than 300sqm)	
Take away food or drink premises	100m (outside Liverpool City Centre)
Tourist and visitor accommodation	200m (Rural zones) 75m (All other zones)
Transport depot	200m (All other zones)
Truck depot	200m (All other zones)
Veterinary hospitals	
Waste or resource management facility	1000m (Rural zones) 200m (All other zones)
Waste or resource transfer station	1000m (Rural zones)

COMMUNITY PARTICIPATION PLAN

	200m (All other zones)
Waterbody (artificial)	500m (Rural zones)
	50m (All other zones)

Note: Where a development application includes elements which are both notified and non-notified, the whole application shall be notified.

What is the minimum notification period?	14 days
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7.7 Development Applications that will not be notified

This Plan identifies types of development that does not require advertising or notification given their scale or limited environmental impacts. In addition, some types of development does not need development consent from Council and therefore there is no pathway for formal community participation under this Plan.

This Plan does not relate to applications that fall within the following categories:

- a) Development which is exempt development under the provisions of Clause 3.1 Exempt Development of the Liverpool LEP and/or any applicable State Environmental Planning Policy.
- b) Development which is complying development under the provisions of Clause 3.2 Complying Development of the Liverpool LEP and/or any applicable State Environmental Planning Policy.

A development application for the following types of development will **NOT** be exhibited due to their scale or limited environmental impacts.

- Awnings, pergolas, swimming pools, outbuildings and the like which are considered to be in keeping with accepted community standards and the existing local environment.
- Internal works, where there is no change to the external configuration of the building in shape or height.
- Temporary land sales offices that are to be erected for a period no greater than 12 months.
- Applications where the person to be notified is also the applicant.
- Dwelling houses and alterations to existing dwellings

In the Liverpool City Centre:

- Small scale commercial premises (no more than 4 stories)
- Change of use from business premises to business premises
- Change of use from retail premises to retail premises
- Restaurants and cafes
- Take away food and drink premises or food and drink premises

A modification application is generally exempt from notification provided that the application

- Only involves amending a minor error, misdescription or miscalculation
- Involves only minimal environmental impact

COMMUNITY PARTICIPATION PLAN

If in the opinion of Council, the proposed modification has the potential to increase the impact of the development on adjoining or nearby land or development, the application will be notified for a period of **14 days**.

7.8 Designated development

This Plan identifies types of development that does not require advertising or notification given their scale or limited environmental impacts. In addition, some types of development does not need development consent from Council and therefore there is no pathway for formal community participation under this Plan.

Specific requirements for public notification

Designated Development applications will be advertised via a notice published in the local newspaper on two separate occasions and notified to adjacent and adjoining land owners and relevant public authorities.

What is the minimum exhibition period?	28 days
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7.9 Review of determinations or decisions

This Plan identifies types of development that does not require advertising or notification given their scale or limited environmental impacts. In addition, some types of development does not need development consent from Council and therefore there is no pathway for formal community participation under this Plan.

What is a review of determination or decision?

Where Council has refused a development application or imposed conditions, an applicant may be able to apply for a review of determination under Section 8.2 of the Environmental Planning & Assessment Act. The Act requires the review to be completed within 6 months from the date of determination of the development application.

Will all applications be notified?

Applications under Section 8.2 of the Act are to be notified to persons who previously made a submission where the Development Application is amended in a material way and where Council considers that the development is likely to have the potential to increase impacts compared to the application previously considered.

What is the minimum exhibition period?	14 days
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COMMUNITY PARTICIPATION PLAN

8. COMMUNITY PARTICIPATION – STRATEGIC PLANNING

Council develops a range of long-term plans and strategies for specific areas or development issues. Many of these plans and strategies will become Council policy after community consultation and will be implemented through Council's planning controls. Some Strategies and Plans also require endorsement from Government Agencies and support the Greater Sydney Region Plan and the Western City District Plan.

Examples include:

- This Plan (the Community Participation Plan)
- Liverpool Local Strategic Planning Statement
- Land use strategies and studies relating to specific development issues, for example:
 - Housing
 - Employment lands
 - Rural lands
 - Heritage
- Local Environmental Plan
- Development Control Plan
- Contribution Plans

8.1 Objectives

- a) Provide a framework for the public exhibition of strategic planning documents.
- b) Provide an opportunity for public participation in the strategic planning process.
- c) Establish a clear process and expectations of how public views are considered in the strategic planning process.
- d) Identify strategic planning documents that will be placed on public exhibition.
- e) To ensure community participation is carried out in accordance with the Environmental Planning & Assessment Act and Regulation.

8.2 Consultation channels

Council will communicate opportunities for participation in the strategic planning process including:

- Social media posts
- Newspaper notices
- Letters to key stakeholders
- Flyers in rates notices
- Letterbox flyer
- Council email banner
- Public displays in the Councils Customer Service Centre, library, shopping centres or other community venues or events
- Council's website

8.3 Consultation tools

Council will use a range of consultation tools to enable participation and opportunities to provide input including:

- Workshops and focus groups
- Public meetings and information sessions

COMMUNITY PARTICIPATION PLAN

- Discussion papers
- Online participation through Council's Liverpool Listens website
- Councillor briefing session
- Request for written submissions through a public exhibition process

8.4 Consultation feedback

In all instances, Council will encourage the community to lodge written submissions in addition to feedback received through one of the other methods above.

8.5 Exhibition of notification during the Christmas period

In all instances, Council will encourage the community to lodge written submissions in addition to feedback received through one of the other methods above.

9. COMMUNITY PARTICIPATION – LOCAL STRATEGIC PLANNING STATEMENT

What is a Local Strategic Planning Statement?

The Local Strategic Planning Statement is the 20-year vision for land-use in the Liverpool Local Government Area, the special character and values that are to be preserved and how change will be managed into the future.

The Local Strategic Planning Statement will implement actions from the Greater Sydney Region Plan and the Western City District Plan, as well as Council's own priorities identified in the Community Strategic Plan, land use strategies and other studies that support the growth of the City.

The statement will shape how the development controls in the Local Environmental Plan evolve over time to meet the community's needs, with the LEP the main planning tool to deliver the Council and community's plan.

What is the minimum exhibition period?

28 days

10. COMMUNITY PARTICIPATION – LOCAL ENVIRONMENTAL PLAN

What is a Local Environmental Plan (LEP)?

The LEP guides planning decisions for the Liverpool LGA. It does this through zoning and development controls, which provide a framework for the way land can be used. The LEP is the main planning tool to shape the future of communities and ensure local development is appropriate.

A planning proposal is required to amend the LEP. A planning proposal must demonstrate the strategic merit of the proposed LEP amendment. A planning proposal is submitted to the NSW Department of Planning, Industry and Environment for a Gateway determination. A Gateway determination will identify whether there is merit in the proposed amendment proceeding further in the plan making process.

A Gateway determination will determine:

- whether or not to proceed with the planning proposal
- whether or not to impose conditions to the proposal

COMMUNITY PARTICIPATION PLAN

- the minimum public exhibition period

For large scale planning proposals, Council will also exhibit the planning proposal for **28 days** prior to a Council decision on whether to endorse the planning proposal for a Gateway determination. Feedback from the community will be incorporated into a report to Council.

What is the minimum exhibition period?	28 days
(or the time period specified in the Gateway determination)	

11. COMMUNITY PARTICIPATION – DEVELOPMENT CONTROL PLAN

What is a Development Control Plan?

A DCP is prepared by Council and applies to specific types of development or areas of land and provides detailed development guidelines and controls.

Council will periodically amend the DCP to introduce new controls relating to specific development types, to reflect legislative changes, or to clarify the intent of an existing control.

What is the minimum exhibition period?	28 days
--	---------

12. COMMUNITY PARTICIPATION – DEVELOPMENT CONTRIBUTIONS PLANS

What is a Development Contributions Plan?

Development Contributions Plans allow Council to levy contributions on development consents issued for land within the Liverpool Local Government Area. These contributions assist in the provision of community facilities or infrastructure to meet demand created by development. Council will periodically amend these Plans, reflecting revised population growth, rezoning of additional land, completion of works, or to amend the schedule of works to reflect Council's priorities.

What is the minimum exhibition period?	28 days
--	---------

13. COMMUNITY PARTICIPATION – PLANNING AGREEMENTS

What is a Planning Agreement?

A planning agreement (also known as a voluntary planning agreement) is an offer by a developer to Council to dedicate land, make monetary contributions, or provide any other material public benefit, to be used for or applied toward a public purpose.

A public purpose includes the provision of:

- a community facility
- affordable housing
- transport or other infrastructure relating to the development

COMMUNITY PARTICIPATION PLAN

- d) the funding of recurrent expenditure relating to the provision of community facilities, affordable housing or transport or other infrastructure
- e) the monitoring of the planning impacts of development, and
- f) the conservation or enhancement of the natural environment.

Planning agreements are entered into in relation to a development application or an amendment to the Local Environmental Plan.

What is the minimum exhibition period?

28 days

14. SUBMISSIONS

14.1 Submission Period

The submission period is the stated exhibition period, calculated in accordance with this Community Participation Plan.

14.2 Making a submission

Any person is entitled to make a submission which may object to or support a planning matter within the public exhibition period, whether or not a notification letter has been forwarded to the person. Submissions must be made in writing and delivered to the Council either by electronic mail, a Liverpool Listens submission or by post. All submissions received within the public exhibition period will be considered by Council.

Submissions should include the following:

- The reasons for objection or support.
- Submissions must be in writing, be addressed to the Chief Executive Officer, clearly indicating the names, addresses of the person(s) making the submission, quote the development application number (if relevant), the subject matter, and clearly state the address of the property.
- Submissions must include the postal address or e-mail of person(s) making submissions so they can be notified in advance if the matter is to be considered by a Planning Panel or by Council at a Council meeting. This information will remain public and may be included in reports to Council.
- If persons who lodge submissions do not wish their personal information to be made public, the submission is to clearly make a statement to that effect, however their name and suburb (if available) will remain public.
- Council will consider making a submission confidential, however, the submission must make a statement to that effect and clearly outline the reasons the submission should be confidential.

14.3 Petitions

Where a petition is received in respect of a development application or strategic planning project, the head petitioner or, where not nominated, the first petitioner will be acknowledged for the purpose of future contact as to the progress of the application. Only the head petitioner, or first petitioner, will be advised of any related meeting times or receive written confirmation of the determination of an application or outcome of the matter.

COMMUNITY PARTICIPATION PLAN

14.4 Strata buildings

A notice to a body corporate is taken to be a notice to the owner of each lot or leaseholder within the parcel concerned. If land is owned or occupied by more than one person, a notice to one owner and/or one occupier is taken to be a written notice to all the owners or occupiers of that land.

14.5 Disclosure of submissions

Submissions may be accessed by the public by way of a GIPA request (fee payable) to Council. Also, if the proposal is reported to a Council meeting the issues raised in that submission will be summarised in the Council report and the submission will be attached to the report.

14.6 Referral of submissions to the applicant

A summary of the submissions will be forwarded to the applicant who will be encouraged to address the issues raised in the submissions.

14.7 Referral of submissions for Designated Development

A copy of all submissions received will be forwarded to the Secretary of the Department of Planning, Industry & Environment at the end of the notification period.

14.8 Submissions received after the exhibition period

Council will allow a further period of 2 business days following the closure of the exhibition period to receive submissions. This allows for written submissions that have been posted to be received and processed by Council's records management team.

Submissions received within this 2-day period will be considered as it were received during the public exhibition or notification period.

Submissions received after the additional 2-day period may be considered in determining the application. For development applications which are to be considered at a Local Planning Panel meeting for determination, submissions received after the writing of the report (generally 14 days prior to the meeting date), will be placed on the development application file and forwarded to the panel members for consideration.

COMMUNITY PARTICIPATION PLAN

AUTHORISED BY

Council Resolution

EFFECTIVE FROM

This date is the date the policy is adopted by Council resolution

DEPARTMENT RESPONSIBLE

Planning and Transport Strategy (City Economy & Growth)

REVIEW DATE

The policy must be reviewed every two years.

VERSIONS

Version	Amended by	Changes made	Date	TRIM Number

THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH

*Development Assessment (City Economy & Growth
 Communications (Office of the CEO)*

SJB Planning



Lot 1, Governor Macquarie Drive, Warwick Farm

Planning Proposal

July 2018 | FINAL

Contact Details:

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- Attachment 4: FloodMit – Preliminary Flood Assessment

Executive Summary

This Planning Proposal has been prepared for Warwick Farm Central, the owners of the land known as Lot 1 Governor Macquarie Drive, Warwick Farm ('the site'). The site has a legal description of Lot 1 in DP 1162276.

The holding has an area of approximately 2.93ha. The site is bordered by Governor Macquarie Drive, Munday Street, Manning Street, the Hume Highway and Warwick Street, and is located within the locality of Warwick Farm.

The site is currently unoccupied.

A Planning Proposal request (PGR_2017_LPOOL_001_00) was considered by the Sydney City Western Planning Panel (SWCPP) on 5 February 2018. That proposal sought to rezone the site from B5 Business Development to part R4 High Density Residential and part B4 Mixed Use.

That proposal sought a floor space ratio (FSR) of 3.5:1 and height of 45m and 100m. The concept anticipated achieving approximately 950 dwellings.

The SCWPP did not endorse the Planning Proposal request to proceed to Gateway Determination.

The panel determined that the proposal had strategic merit to pursue a part R4 High Density Residential and part B4 Mixed Use zone. The basis for not proceeding was that the proposal did not demonstrate adequate site specific merit due to the excessive scale of development that would arise from the 100m height proposed being towers of up to 28 storeys in height.

The site owner has engaged an urban design review, which forms the basis of this new Planning Proposal request.

The revised approach to the site planning has simplified the vehicle access to a single internal loop road off Munday Street. The entry and exit points correlate to Bull Street and Stroud Avenue to the south of Munday Street, creating four (4) way intersections. The approach allows for perimeter open space to the Warwick Street and Governor Macquarie Drive frontages.

The amended concept proposes providing the B4 Mixed Use and retail space to the west of the site fronting Manning Street and Munday Street. This location accommodates a potential retail offering at the closest point of the site to Warwick Farm Station, and activates the south-western corner of the site.

The concept provides for a podium treatment for a supermarket retail offering and supporting specialist retail space that could frame a public plaza area.

In response to the concern of excessive scale of the previous scheme, the proposal contemplates buildings to 15 storeys, which are consistent with the scale of development contemplated and being delivered to the west, along the Hume Highway.

The scale proposed ranges between four (4) and 15 storeys. These heights do not challenge the primacy of the Liverpool CBD, and the contemplated building heights of up to 100m.

This Planning Proposal seeks to amend the Liverpool Local Environmental Plan (LLEP) 2008, in the following manner:

- Rezone the land to part R4 High Density Residential and part B4 Mixed Use; and
- Amend the FSR from 0.75:1 to 3:1;
- Amend the Height of Building map applying to the land from 15m to 50m; and
- Amend the Lot Size Map to apply a minimum lot size of 1,000m².

This Planning Proposal provides an analysis of the physical and strategic planning constraints and the opportunities of the site, and considers the relevant environmental, social, and economic impacts of the proposal and its strategic merit.

Support for this Planning Proposal is based on the following merits:

- The proposal provides residential accommodation in a well served and suitable urban location
- The redevelopment of the site including retail and service space provides convenience amenity to the locality
- The mixed-use concept would create a neighbourhood focus including a variety of open space opportunities associated with the retail offering as well as casual publicly accessible open spaces
- The concepts demonstrate the ability for the building envelopes to achieve consistency with Apartment Design Guideline (ADG) requirements for residential flat development
- The concepts improve the urban interface for pedestrians traversing between the Warwick Farm rail station and Warwick Farm racecourse; and
- The proposal is supported by an offer to deliver 5% of the dwelling yield achieved as affordable rental housing

The proposal is consistent with the broad strategic planning goals for the West District as:

- Housing and employment opportunities are provided on the fringe of the Metropolitan cluster of Liverpool
- The site has excellent public transport and walkable connections to employment health and education opportunities
- The site is highly accessible to Greater Parramatta and the future western Sydney airport
- The proposal does not undermine the primacy of the Liverpool CBD or core employment areas; and
- The site in its vacant state is making no positive economic or social contribution to the locality

The Planning Proposal is supported by an offer to enter into a Voluntary Planning Agreement (VPA) with Council that would deliver 5% of the quantum of housing achieved as affordable rental housing.

It is requested that arising from the consideration of this Planning Proposal, Liverpool City Council resolve to support the changes to LLEP 2008 as detailed in this Planning Proposal, and forward the Planning Proposal for a Gateway Determination to undertake the following:

- Amend the land zoning map to zone the site part R4 High Density Residential and Part B4 Mixed Use
- Amend the Height of Buildings Map to apply a maximum height of buildings development standard of 50.0m to the site
- Amend the FSR map to apply an FSR of 3:1 across the site; and
- Amend the Lot Size Map to apply a minimum lot size of 1,000m².

well as delivering positive economic impact through the provision of employment and business opportunities.

The Planning Proposal has been prepared in consistent with the Department of Planning and Environment's (DP&E) *Planning Proposals - A Guide to Preparing Planning Proposals*, dated August 2016.

1.2 Scope and Format of the Planning Proposal

The Planning Proposal details the merits of the proposed changes to RLEP 2014 and has been structured in the following manner:

- Section 1.0 provides an introduction to the Planning Proposal;
- Section 2.0 provides a description of the site, its context and existing development, including identification of the land to which the changes are proposed;
- Section 3.0 addresses the current Statutory Framework;
- Section 4.0 is the Planning Proposal and is provided consistent with the matters to be considered in the Department of Planning's *A Guide to Preparing Planning Proposals*; and
- Section 5.0 provides the conclusions and recommendations to proceed with the Planning Proposal to Gateway Determination to amend LLEP 2008.

1.3 Supporting Plans and Documentation

This Proposal has been prepared with input from a number of technical and design documents which have been prepared to accompany the application. These documents are included as Attachments to this report and are identified in Table 1.

Document name	Prepared by
Urban Design Report	SJB Urban
Community Benefits Analysis	CRED consulting
Traffic assessment	Colston Budd Rodgers and Kafes Pty Ltd
Preliminary Flood Assessment	FloodMit

Table 1: Plans and Documents Prepared to Accompany this Planning Proposal

2.0 Site Description and Context

2.1 Overview

This section describes the location of the site, existing development on the land, the current planning framework and State Government and Liverpool City Council plans applying to the location.

2.2 Site Context and Locality

The subject site is located in the suburb of Warwick Farm located approximately 1.5km to the east of the Liverpool City Centre, and 100m from Warwick Farm Station. The Liverpool City Centre plays a major commercial and cultural role in the local area and includes Liverpool Hospital, Westfield Liverpool, and Macquarie Street Mall.

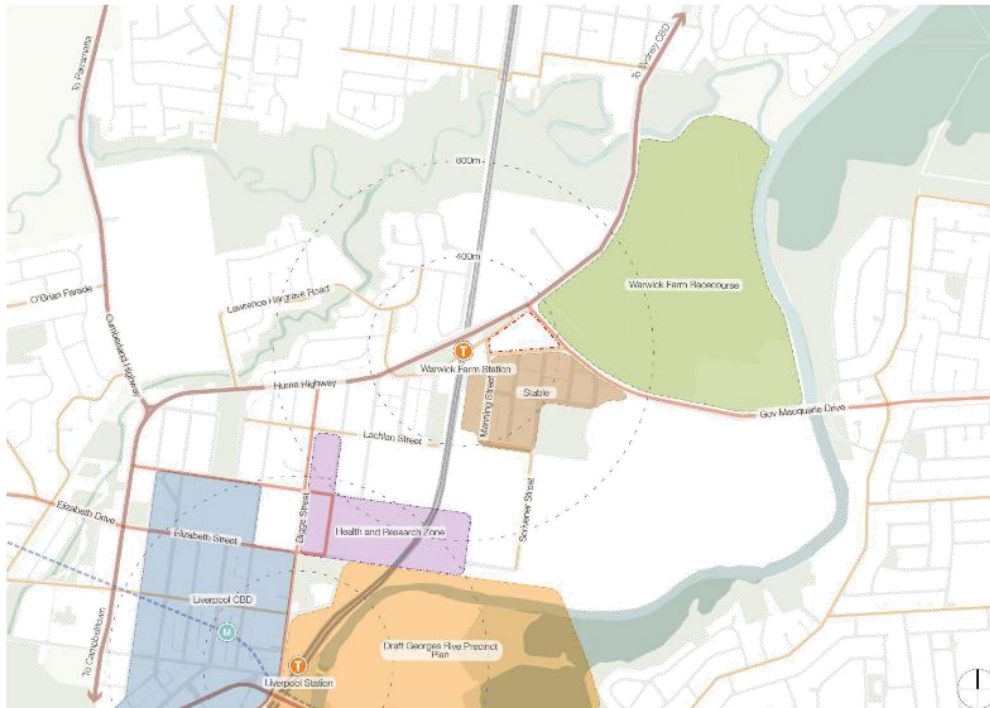


Figure 2: Strategic context diagram (Source: SJB Urban)

The site is well serviced by several bus routes which service the Hume Highway.

2.3 Site Description

The eastern two-thirds of the site is scattered with trees of varying type and density, but limited significance. The western third of the site was previously occupied by eight (8) residential properties erected by the

Australian Jockey Club in the late 1940s, however these buildings were recently demolished and this portion of the site is currently vacant with the exception of some scattered trees in the south western corner of the site. An aerial photo of the site is provided at Figure 3.



Figure 3: Aerial view of the site and surrounds (Source: Six Map)

The site has the following street frontages:

- Northern frontage to Warwick Street and the Hume Highway of approximately 195m;
- Eastern frontage to Governor Macquarie Drive of approximately 190m;
- Southern frontage to Munday Street of approximately 290m;
- Western frontage to Manning Street of approximately 55m;

The topography of the site generally slopes from north to south, with the highest point at the junction of the Hume Highway and Warwick Street, and the lowest point near the corner of Munday Street and Governor Macquarie Drive.

2.4 Surrounding Land Uses and Built Form

The site is located in a precinct supporting a range of uses including automotive, bulky goods retailing, and low and medium density residential uses, as well as the Warwick Farm Racecourse and ancillary horse stabling and training facilities. The Hume Highway adjoining the northern boundary of the site is the main east-west vehicle access route through Warwick Farm and a main transport route through the Liverpool local government area (LGA), which supports several major regional bus routes.

The Warwick Farm Rail Station on the T2, T3, and T5 suburban lines is located to the immediate west of the site.

2.4.1 North

- The Hume Highway is directly north of the site, and includes a T-intersection with Governor Macquarie Drive at the northern corner of the site, the intersection includes a dedicated right-turn lane and traffic signals;

- Land to the north of Hume Highway is commonly referred to as the Sappho Road Precinct and is primarily utilised for vehicle sales and related uses, and bulky good retailing. This area contains a large car sales centre, an exhibition home centre, a bulky goods retail centre and associated parking; and
- Further north of the Sappho Road precinct is a large recreational area including Stroud Park and Jacquie Osmond Reserve, which occupy the Cabramatta Creek floodplain.

2.4.2 South

- Munday Street is directly to the south of the site, and is a designated B-Double transport route servicing the mixed industrial area located further south of the site bound by the rail line, Priddle Street, and Scrivener Street;
- The properties immediately south of the site are zoned R2 Residential Low Density. These properties are occupied by horse stables and training facilities associated with the Warwick Farm Racecourse and are interspersed with some residential uses;
- Rosedale Oval is located to the south east, bound by Stroud Avenue and National Street;
- Land zoned IN1 General Industrial is located further to south, which abuts the Georges River, and includes the Liverpool Water Recycling Plant, and the eastern portion of Liverpool Hospital; and
- Liverpool Central City is located approximately 1.5km to the south west of the site.

2.4.3 East

- Governor Macquarie Drive is directly to the east of the site with Warwick Farm Racecourse occupying the eastern side of the road. The racecourse is bound by Governor Macquarie Drive, the Hume Highway, and the Georges River.

2.4.4 West

- Manning Street is directly to the west of the site and a two (2) storey townhouse style development is located on the western side of Manning Street;
- Warwick Farm Railway Station is located behind this residential development on Manning Street; and
- To the west of the rail line are areas zoned R4 High Density Residential. These areas include older style residential flat buildings of three (3) to four (4) storeys. Further to the west are newer residential flat buildings up to 15 storeys in height.

3.0 Statutory Framework

3.1 Liverpool Local Environmental Plan (LLEP) 2008

3.1.1 Zoning

The site is currently zoned B5 Business Development under LLEP 2008 (refer to Figure 4 below).

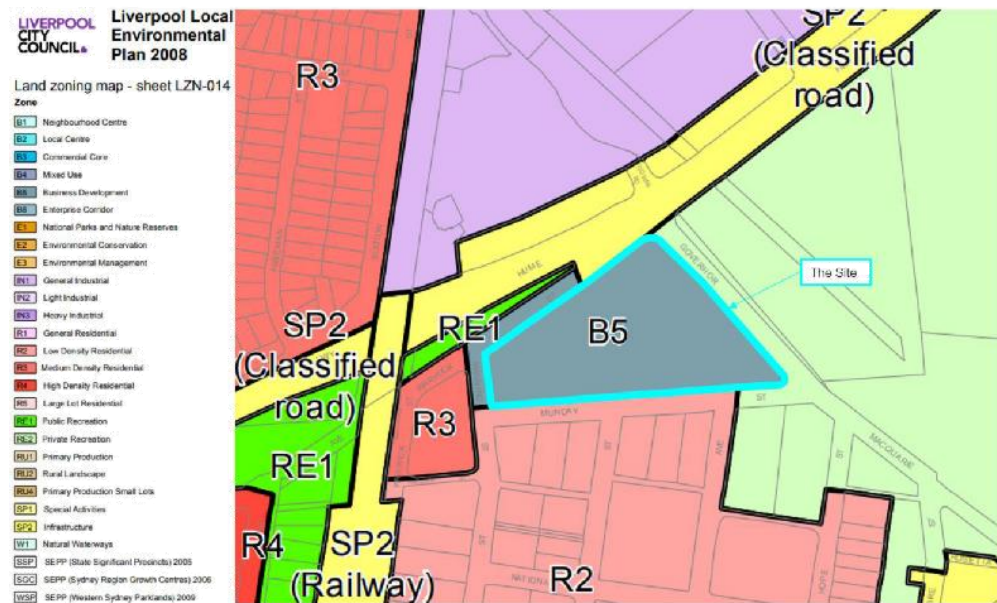


Figure 4: Extract from LLEP 2008 Land Zoning Map

3.1.2 Minimum Lot Size (Clause 4.1)

The site is currently subject to a minimum lot size of 2.0ha under LLEP 2008 (refer to Figure 5 below).

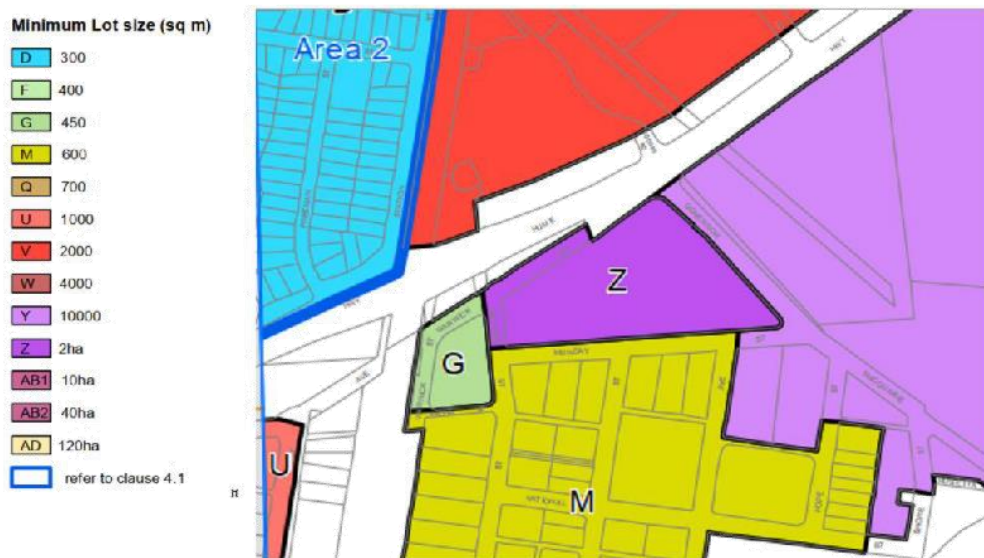


Figure 5: Extract from LLEP 2008 Minimum Lot Size Map

3.1.3 Height of Buildings (Clause 4.3)

The site is subject to a height of buildings development standard of 15m (refer to Figure 5).

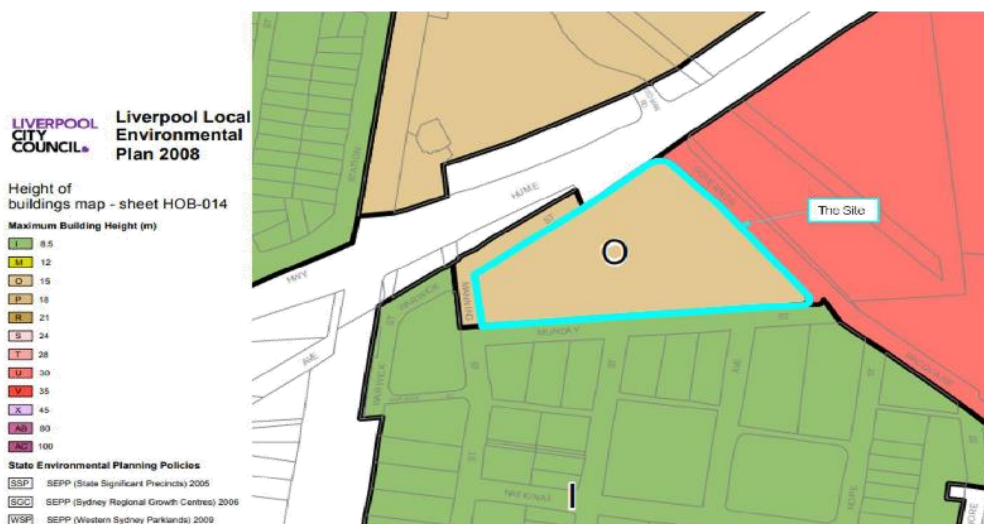


Figure 6: Extract from LLEP 2008 Height of Buildings Map

3.1.4 Floor Space Ratio (Clause 4.4)

The site is subject to a maximum FSR of 0.75:1 (refer to Figure 6 below).



Figure 7: Extract from LLEP 2008 Floor Space Ratio Map

3.1.5 Heritage Conservation (Clause 5.10)

The site is not identified as a heritage item, or as being located in a conservation area. Directly opposite the site, on the corner of the Hume Highway and Governor Macquarie Drive, is the Warwick Farm Racecourse, which is identified as a Local Heritage Item 66 under LLEP 2008.

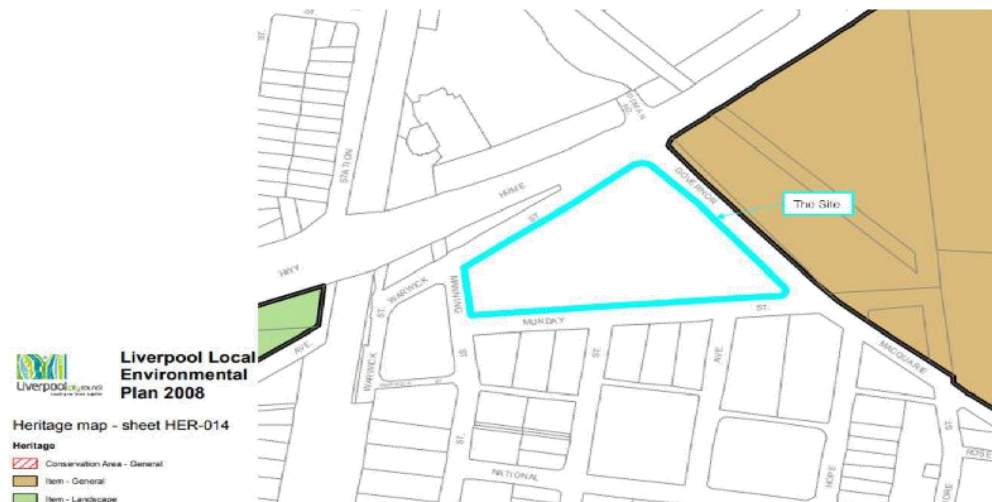


Figure 8: Extract from LLEP 2008 Heritage Map

While the site is not a heritage item, it is in the vicinity of a heritage item, Warwick Farm Racecourse. Clause 5.10(5) requires that development in the vicinity of a heritage item have consideration of the impact of the development on the heritage significance of the Warwick Farm Racecourse, being the heritage item.

This will be a matter for consideration with any Development Application (DA). It is unlikely that the development of the site consistent with the this PP request would impact upon the setting of the racecourse or its continued use for equine related uses.

3.1.6 Acid Sulfate Soils (Clause 7.7)

The site is identified as being potentially affected by Class 5 acid sulfate soils under LLEP 2008.



Figure 9: Extract from LLEP 2008 Acid Sulfate Soils Map

3.1.7 Flood Planning (Clause 7.8) and Floodplain Risk Management (Clause 7.8A)

The site is mapped as flood prone land, and as being within a flood planning area.



Figure 10: Extract from LLEP 2008 Flood Planning Area Map

As a consequence, Clauses 7.8 and 7.8A will be applicable to the assessment of future DAs.

The PP is supported by a Preliminary Flood Assessment (refer Attachment 4), which has identified the potential flood extent for the site, and broad strategies on how the flood impacts could be managed in a future development of the site. The flood report was prepared for a previous Planning Proposal; however, the principles remain valid and have been incorporated into the urban design concepts. The flood assessment could be revised and updated should Gateway Determination be received.

The report concludes:

It is proposed to fill the majority of the site to the 100-year flood level, and to develop a number of high rise residential apartments. It is considered that the development of the site can comply with the requirements of Liverpool DCP 2008, Chapter 9 – Flooding Risk, subject to the following recommendations:

- i) The feasibility of providing compensatory excavation, either within the site or off-site, is further evaluated;
- ii) The final development footprint and associated earthworks are included in the Warwick Farm TUFLOW model to verify that the proposal has no adverse impacts on flood behaviour. This would include verifying boundary conditions in the model using the new Georges River Flood Study, should these results be available at the time;
- iii) All building floor levels are a minimum of 0.5m above the 100 year flood level, and preferably higher;
- iv) All basement parking areas are protected from inundation up to a minimum of the 100 year flood level plus 0.1m freeboard, and preferably higher;
- v) Access to the site is amended to include access from the north of the site to Warwick Street and the Hume Highway, with minor modification of this intersection to raise it above the 100 year flood level. All internal roads to proposed buildings could then be filled to the 100 year flood level to provide flood free access (to Liverpool) in such an event.

The concepts prepared in support of the Planning Proposal request include the ability to provide accommodation above the nominated flood planning levels and emergency egress to the north towards Warwick Street. Various options are available to explore to ensure compensatory flood storage are possible including plenum storage areas in basements. These matters would be resolved in detail with future Development Applications or post Gateway determination once agreement on the strategic merit of the proposal has been determined.

3.1.8 Minimum building street frontage (Clause 7.14)

The application proposes to zone part of the land R4 High Density Residential. The provisions of this clause would be applicable to future development. The minimum frontage requirement of 24m would be readily justified.

3.1.9 Airspace operations (Clause 7.17)

The Warwick Farm site is located in an area impacted by the operational requirements for Bankstown Airport.

Two (2) assessment measures apply from the Bankstown Airport Masterplan and were addressed in previous planning proposals for the site. These are the conical obstacle limitation surface (Conical OLS), and the Procedures for Air Navigation Services – Aircraft Operations (PANS-OPS) surface height. The OLS across the site varies between RL55m and RL 75m Australian Height Datum (AHD). The PANS-OPS surface height is RL112.57m AHD.

The PP proposes building to 15 storeys in height, or approximately 60m AHD, which is substantially below the limitations previously identified for the site.

Regardless, consultation with the Civil Aviation Safety Authority (CASA) is anticipated as part of the consultation phase, should the PP proceed to gateway determination.

3.2 Liverpool Development Control Plan (LDCP) 2008

Development on the site will be subject to the provisions of LDCP 2008.

Should the Planning Proposal be finalised, and a part B4 Mixed Use and part R4 High Density Residential zone be applied, future development would be assessed against the provisions of the DCP.

Future development will be required to address and respond to:

- Part 1 – General Controls for All Development;
- Part 3.7: Residential Flat Buildings in the R4 Zone; and
- Part 6: Development in Business Zones (Except Liverpool City Centre).

These would be matter to be addressed in future DAs for the site.

4.0 The Planning Proposal

4.1 Overview

This section addresses the DP&E publication *Planning Proposals – A Guide to Preparing Planning Proposals* (August 2016). This section provides:

- Objectives and intended outcomes;
- Explanation of provisions;
- Justification;
- Mapping;
- Community consultation; and
- Project timeline.

4.2 Objectives and Intended Outcomes

The subject site is currently unoccupied by any buildings or active land uses.

The site has previously benefitted from land use consent for the development of a Masters Hardware Store. This approval was not completed due to the exit from the market of that operator.

This proposal seeks to rezone the land from the current B5 zone to part B4 Mixed Use and part R4 High Density residential.

The PP responds to a recent PP which sought to rezone the land to facilitate towers to 100m in height. The Sydney Planning Panel considered that the previous proposal had strategic merit for conversion to residential uses, but not site specific merit. A fundamental issue with the proposal not satisfying the site specific merit test was the excessive height and scale.

Arising from the determination of the panel, the site owner has engaged SJB Urban to undertake a review of the urban approach to the site. This has led to the preparation of a scheme for midrise buildings, and the inclusion of retail uses which provide convenient services to the locality, as well as employment opportunities.

The objectives and intended outcomes are to facilitate the development of the site for approximately 830 dwellings, and provision of approximately 5,000m² of retail commercial space.

The concept plan contemplates the provision of affordable rental housing as part of the future delivery of housing on the site, as well as publicly accessible open space areas.

The concept prepared by SJB Urban proposes the development of a mixed use community in buildings ranging between four (4) and 15 storeys.

The Concept Plan provides for a ground floor retail offering to the western portion of the site, including a supermarket. The concept provides for this retail offering, sleeved by smaller retail offerings, activating a north-south active plaza. The active plaza blends to be publicly accessible open space, and a passive open space offering suitable for a children's playground which is visible and accessible directly from Warwick Street.

Similar accessible open space opportunities are provided to Governor Macquarie Drive.

The concept includes internalised communal open spaces as internal courtyard areas.

The site planning proposes a simple loop road accessed off Munday Street. This loop road provides basement access to the residential dwellings as well as servicing for the commercial/retail space to the western portion of the site.

The revised approach has responded to the previous consideration by the Sydney Western City Planning Panel with a significantly reduced building scale, inclusion of employment and service opportunities, and improved pedestrian connectivity to the Warwick Farm Rail Station transport node.

4.3 Explanations of Provisions

This Planning Proposal seeks to amend LLEP 2008 in the following manner:

- Apply the B4 Mixed Use zone and R4 High Density Residential zone to the site;
- Apply an FSR of 3:1 across the site;
- Apply a height of buildings development standard of 50m across the site; and
- Apply a minimum lot size of 1,000m² to the site.

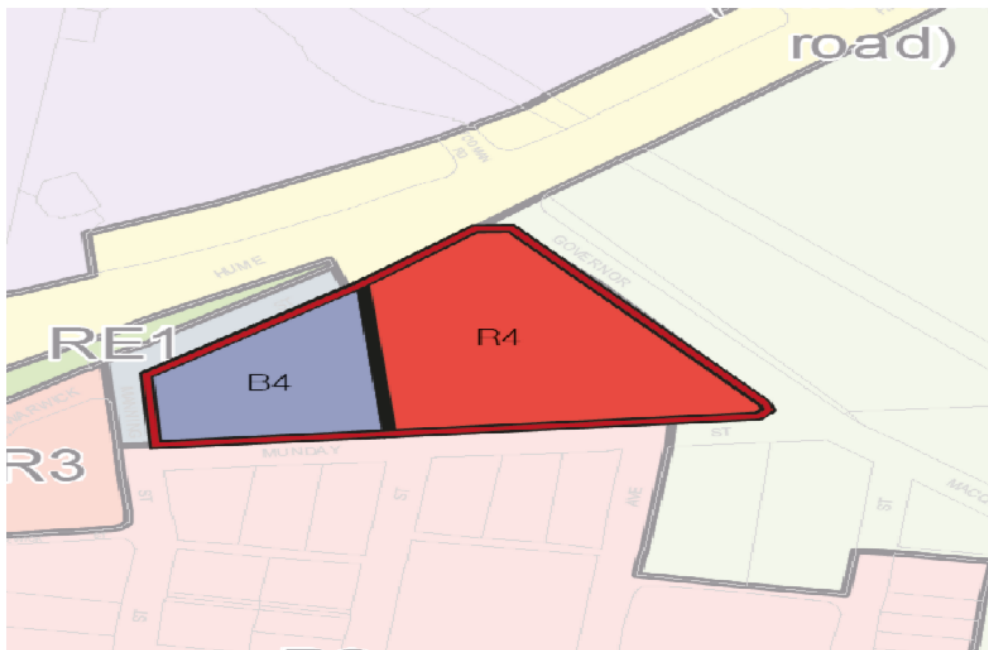


Figure 11: Extract from proposed amended LLEP 2008 Zoning Map

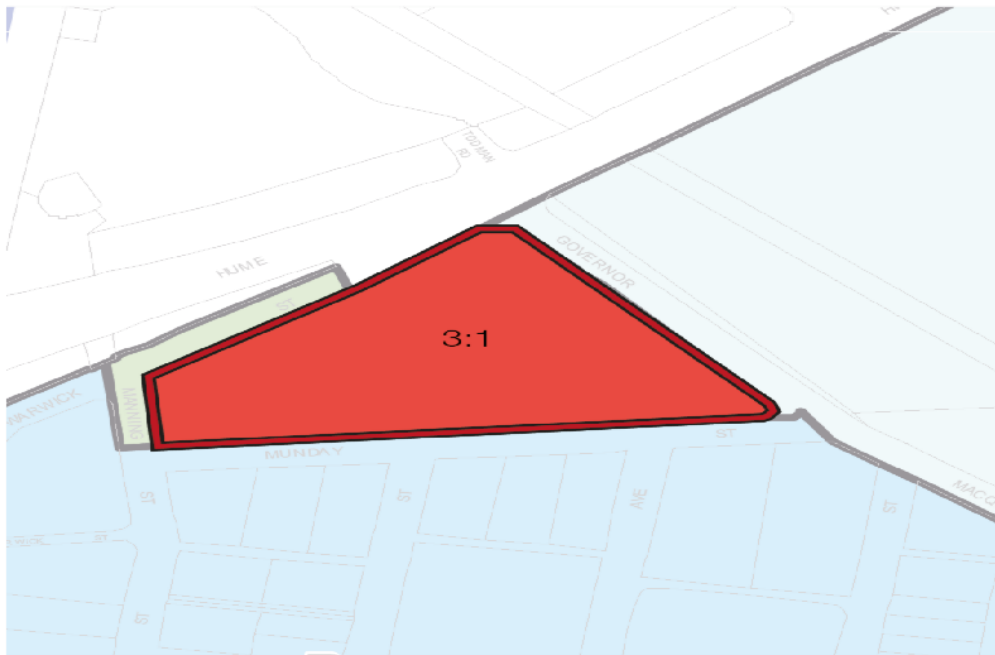


Figure 12: Extract from proposed amended LLEP 2008 Floor Space Ratio Map

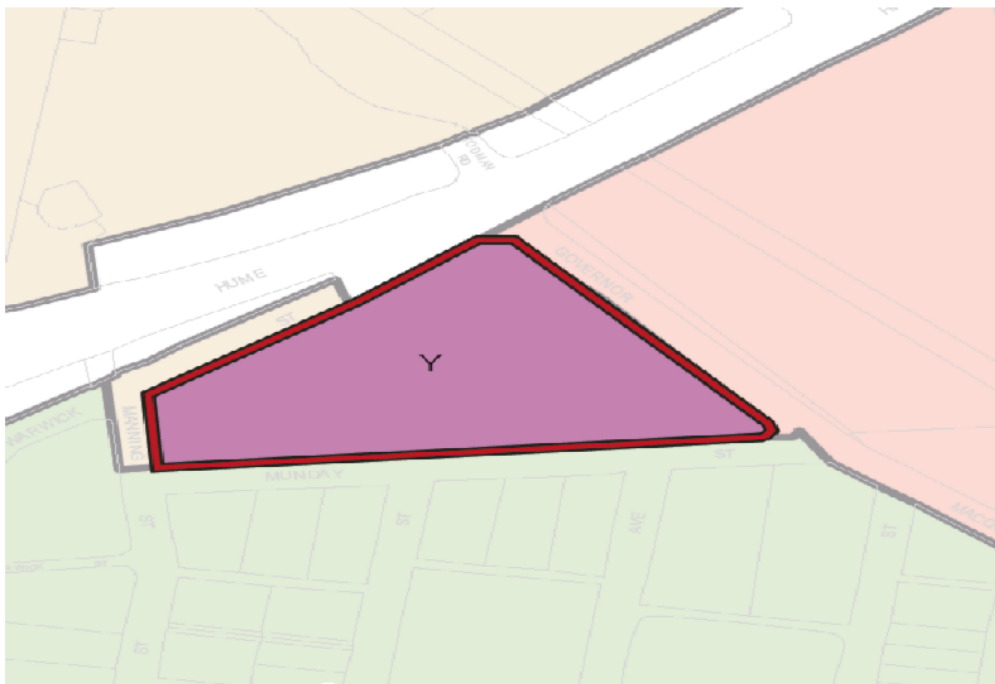


Figure 13: Extract from proposed amended LLEP 2008 Height of Buildings Map

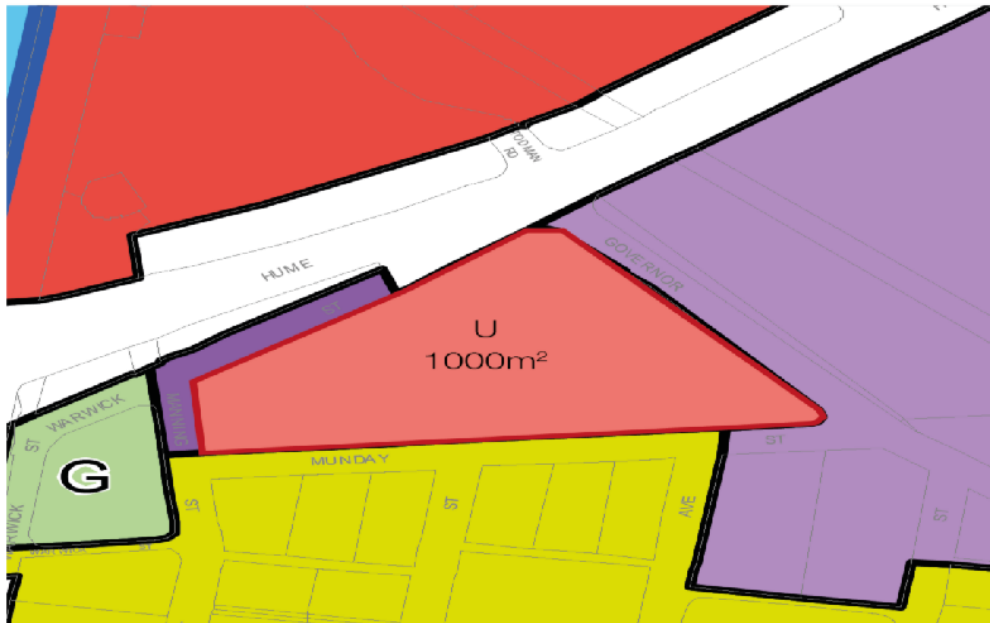


Figure 14: Extract from proposed amended LLEP 2008 Minimum Lot Size Map

4.4 Justification

This section addresses the need for the rezoning, identifies the background studies undertaken, why the Planning Proposal is the best approach, and what the community benefits will be.

4.4.1 Section A – Need for the Planning Proposal

Q1. *Is the planning proposal a result of any strategic study or report?*

The PP is supported by:

- An Urban Design Report;
- A Traffic Impact Assessment Report;
- A Community Benefits Assessment Report; and
- Preliminary Flood Assessment Report.

The proposal relies upon a previous Flood Impact Assessment Report which could, if required, be further augmented should the proposal proceed to Gateway Determination as a required assessment to be updated. The preparation of the concept has had regards to previous assessment regarding design, floor levels, emergency egress paths, and flood storage compensation.

Q2. *Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The PP is the only practical way to facilitate a redevelopment of the site to include residential accommodation as part of a redevelopment. The B5 Business development land use zone currently applying to the land does not permit residential accommodation.

The PP seeks to apply an appropriate B4 Mixed Use zone to part of the site to maintain employment and service land use options, and R4 High Density Residential to the balance of the site. The zones are supported by a FSR and height of buildings provision to accommodate development to a maximum of 15 storeys.

4.4.2 Section B – Relationship to Strategic Planning Framework

Q3. *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional strategy, or district plan or strategy (including any exhibited draft plans or strategies)?*

Greater Sydney Region Plan – A Metropolis of Three Cities

The subject site is located within the Liverpool Metropolitan Cluster, identified in A Metropolis of Three Cities as a Strategic Centre and a Health and Education Precinct.

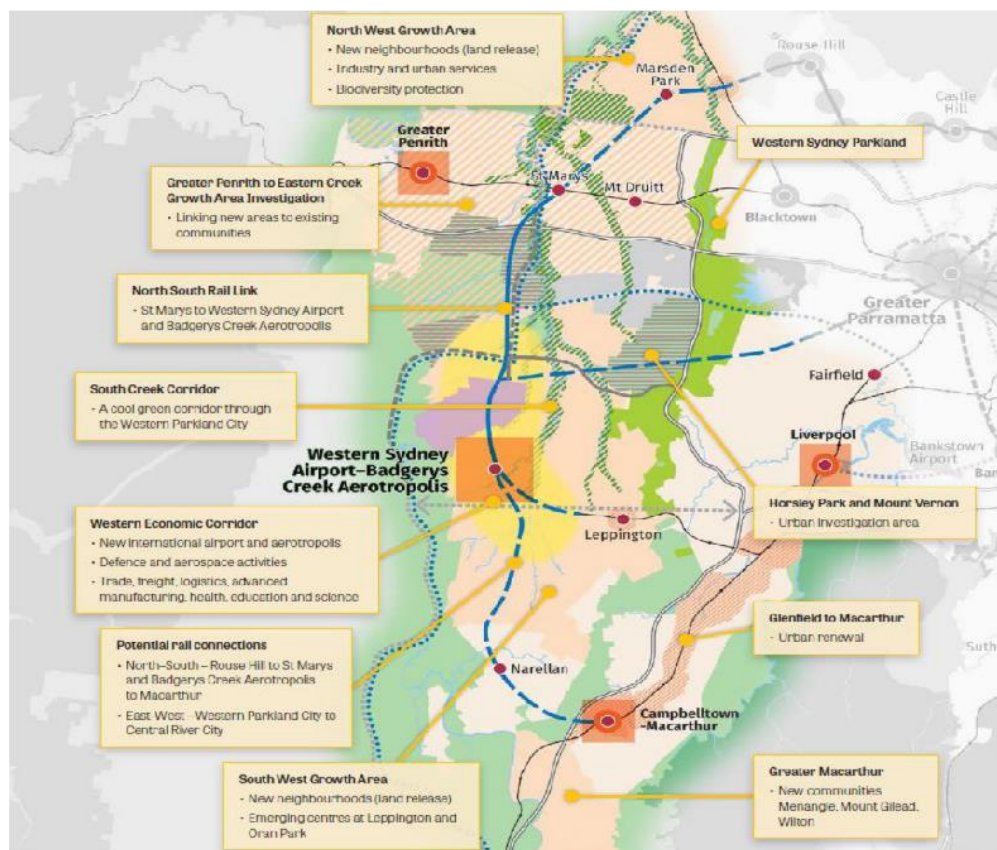


Figure 15: Extract from Western Parkland City Vision A Metropolis of Three Cities

The Liverpool Metropolitan Cluster is already a significant health provider to South Western Sydney, and an emerging education centre. The Metropolitan Cluster seeks to build upon these existing service and employment strengths which will also support the Western Sydney Airport Aerotropolis.

Liverpool and Warwick Farm will be on the transport network linking the Western Sydney Airport and Greater Parramatta, providing an ideal location for employment to Liverpool, Greater Parramatta, and the future airport.

The proposal is consistent with the broad directions of A Metropolis of Three Cities through:

- The provision of additional residential floor space within the Liverpool Metropolitan Cluster outside any identified core employment areas;
- Assisting the state government in achieving its target of an additional 725,000 new dwellings for the metropolitan region by 2036, in an area well connected to employment and transport;
- Facilitating development of a site which is highly accessible by public transport;
- Improving resident access to jobs, services and recreation opportunities;
- Accelerating housing supply, choice and affordability and building great places to live; and
- Supporting the role of Liverpool as an area to continue to provide services and employment opportunities for the Western Parkland City.

The pursuit of the alternate zone, height, and FSR at the site is consistent with the following Directions and Objectives of the plan:

Direction 1 – A city supported by Infrastructure
"Infrastructure supporting new developments"

Objective 4: Infrastructure use is optimised

Warwick Farm is served by heavy rail and Sydney Bus Services. The provision of residential accommodation is consistent with the form and scale of development to the west of Warwick Farm Rail Station. The inclusion of retail options provides convenience service retail potential for the existing population, as well as providing employment opportunities. The PP is consistent with this action and is entirely consistent with current FSR and height controls in the locality for sites fronting the Hume Highway.

Direction 2 – A collaborative city
"Working together to grow a Greater Sydney"

Objective 5: Benefits of growth realised by collaboration with governments, community and business

The PP is supported by an offer to enter into a VPA with Liverpool City Council. The VPA will deliver affordable housing and directly provides accessible open space on the site. The VPA also offers to embellish existing open space landscape buffers in the vicinity of the site. The proponent has previously delivered traffic infrastructure upgrades, with an expenditure in excess of \$800, 000 for development that has not proceeded.

Direction 3 – A city for people
"Celebrating diversity and putting people at the heart of planning"

Objective 7: Communities are healthy, resilient and socially connected

The site is located in a highly accessible area with easy walkable access to a wide range of employment, education, health, entertainment and service facilities. The location fosters ready access to these services and facilities by means other than the private vehicle as well as ready access to Greater Parramatta and the future Western Sydney Airport.

Direction 4 – Housing the city
*“Giving people housing choices”*Objective 10: Greater housing supply

The proposal has the potential to provide approximately 930 dwellings, in a well serviced location, close to jobs and support facilities. The proposal provides the additional housing opportunities outside of the retail and commercial core of the Liverpool CBD.

The residential opportunities are on the periphery of the Liverpool Metropolitan Cluster and will assist in creating diverse activity hubs and support of the transport investment in the area. It also provides additional open space and employment opportunities within the locality.

The additional housing capacity is within the established area of Warwick Farm, including the provision of affordable housing as part of the overall development. The site is vacant and ready to proceed to the development phase.

Objective 11 – Housing is more diverse and affordable

The proposal includes the provision of 5% of the total uplift as affordable housing, equating to approximately 46 dwellings in a well serviced location. It will also provide a large number of apartments in close proximity to transport, employment, education, health and retail facilities promoting active travel and reducing cost of living on future residents.

Direction 6 – A well-connected city
*“Developing a more accessible and walkable city”*Objective 14 – A Metropolis of Three Cities – integrated land use & transport creates walkable & 30-min cities

The site is highly accessible to a range of public transport options including rail and bus future connections to the Western Sydney Airport. This transport accessibility in conjunction with ready walkable access to a diverse range of education, health and employment services supports ready accessibility to many facilities well under 30 minutes. The transport access provides ready connectivity to Greater Parramatta, and Liverpool CBD.

The site is located in an area suitable to encourage walking and cycling as alternate modes of transport. The site planning also proposes to accommodate a central open space link that improve connectivity for residential areas to the south.

Western City District Plan

Liverpool City Council is located within the Western City District identified under the District Plans prepared by the Greater Sydney Commission. The plans include a number of Planning Priorities that are to be considered by planning authorities in making strategic planning decisions.

Warwick Farm is identified in the District Plan as part of the Liverpool Metropolitan Cluster.

The relevant Planning Priorities to the proposal are addressed below.

Planning Priority W1
“Planning for a city supported by infrastructure”

The opportunity to increase the housing density is in a location well serviced public transport infrastructure which will be enhanced by future connections to the Western Sydney Airport. In addition to the transport

infrastructure, Warwick Farm is extremely well served with tertiary education and health services in Liverpool, affording employment and support facilities.

Planning Priority W3

"Providing services and social infrastructure to meet people's changing needs"

The PP includes an offer to enter into a VPA for the provision of affordable rental housing.

The proposal includes retail services to provide convenience for the existing and future residential population in an environment that with a range of open spaces foster varying levels of social interaction.

Planning Priority W4

"Fostering healthy, creative, culturally rich and socially connected communities"

The addition of residential housing supply in Warwick Farm will assist in diversifying land uses in the area, as well as expanding upon the provision and utilisation of services and facilities that support a more diverse population in a well-connected, readily walkable area. The retail offering provides employment and convenience services as well as informal meeting and gathering opportunities.

Planning Priority W5

"Providing housing supply, choice and affordability with access to jobs, services and public transport"

The proposal has the capacity to deliver high quality, high density living, in conjunction with the provision of affordable housing as part of the mix. The dwelling mix will be weighted towards two (2) and three (3) bedroom apartments to provide more family and mixed household stock in this well located site.

The concepts include the provision of through-site open space links and retail services on the site. This will complement the sites proximity to transport, education, health and employment services.

The proposal is supported by an offer to provide 5% of the dwelling yield as affordable rental housing. This provision is consistent with the underlying intent of the Priority to increase the level of affordable housing available within the Sydney Metropolitan area. The proposed provision of Affordable Rental Housing is consistent to the targets in the Western City District Plan.

The City of Liverpool has a minimum five (5) year housing target of 8,250 dwellings. The concept proposed in support of the proposal identifies a potential dwelling yield of approximately 930 dwellings, which could be delivered in the next two (2) to seven (7) years. The 930 potential additional dwellings represent a significant contribution to the dwelling target in an ideal urban location. Given the transport, employment, education and urban support facilities that are readily accessible from the site, it is prudent urban management to ensure that the best use of the available capacity is utilised for the mixed use development proposed.

Planning Priority W6

"Creating and renewing great places and local centres, and respecting the District's heritage"

The Liverpool Metropolitan Cluster is a strategic centre and identified as a health and education precinct. The proposal seeks to maximise the residential potential of the site to support the services and facilities in the area, as well as accommodating the delivery of affordable housing as part of the ultimate development.

The proposal to maintain employment potential on the site respects the current zoning while adding residential potential for the site. The proposal does not detract from the health and education capacity and potential of the Liverpool CBD. The proposal aligns with the Planning Priority by providing accommodation in the vicinity of these employment and education opportunities.

Planning Priority W9*"Strengthening the Metropolitan Cluster"*

The land is currently vacant, and delivering no economic contribution to the Liverpool Metropolitan Cluster. The PP seeks to rezone the land to include retail services which provide support services to the locality, as well as employment opportunities.

The proposal is located to take advantage of the employment and transport advantages of the cluster, as well as linkages to areas such as Greater Parramatta and the future Western Sydney Airport.

Planning Priority W15*"Increasing urban tree canopy cover and delivering green grid connections"*

The concepts propose the delivery of deep soil zones and landscaping opportunities that could augment the urban tree canopy.

Q3(a). Does the proposal have strategic merit? Is it:

- Consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or
- Consistent with a relevant local council strategy that has been endorsed by the Department; or
- Responding to a change in circumstances, such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls?

In considering the strategic merit, the alignment of the proposal with the Regional Plan and District Plan supports the proposal. The proposal will assist in creating a neighbourhood focus the Warwick Farm area adjacent to transport options. The provision of retail and employment opportunities in conjunction with the delivery of open space and housing will be a positive outcome for the locality. These benefits are further supported by an offer for the provision of affordable housing as part of any future development.

The PP has addressed the concerns of the Sydney Western City Planning Panel with a substantially reduced scale of development proposed for the site. The maximum 15 storey building typology does not challenge the primacy of the Liverpool CBD, and is consistent with the urban form to the north of the site fronting the Hume Highway.

Q3(b). Does the proposal have site specific merit, having regard to the following:

- The natural environment (including known significant environmental values, resources or hazards);

Flooding

The site is identified as being liable to flooding from the Georges River. The site is not affected by the 20 year flood, but would be inundated by the 100 year flood. Previous flood studies for the site suggest the site would be classified as being a "medium flood risk" with inundation depth between 0.2m and 0.6m.

Previous flood studies in support of larger development identified the ability of the site to be capable of managing flood risk. This conclusion is further supported by previous consents issued for the site that have demonstrated the ability for flood risk to be managed.

The concepts prepared are able to achieve flood planning design levels and protection of basement openings.

The concept layout includes an evacuation route to the north.

A further flood study and modelling could readily be a requirement to be undertaken post Gateway determination, should the strategic and site specific merit be supported.

Traffic

The proposal is supported by an assessment of the potential traffic impacts of a redevelopment of the site as contemplated.

The assessment concludes that there will be no further impact from this development from the previously approved development on the land.

The report also notes that all traffic upgrade works in association with the previous Masters Hardware development application have been completed at a cost of \$880,000 including GST to the proponent of this Planning Proposal.

Residential Amenity

The establishment of the building envelopes and layout has been prepared having regards to future assessment against the Apartment Design Guide (ADG). This includes the orientation for future solar access and building footprints that facilitate natural cross flow ventilation, avoiding adverse shadow impacts on surrounding land, and building separation for visual and acoustic privacy.

Future applications would be required to address the impacts of road and rail noise as required by the provisions of State Environmental Planning Policy (Infrastructure) (ISEPP) 2007. Given the nature of the site and the separation of the noise and vibration sources, these are likely to be matters that are readily able to be addressed.

It can be concluded that the site does not present insurmountable obstacles to future development, and does not impact upon significant environmental value for the site. The flood risk is a hazard which will require detailed resolution which would be appropriate for a post Gateway study.

Community Benefits

The Community Benefits Analysis undertaken by CRED Consulting has identified a range of potential community benefits that could be delivered by a redevelopment of the site.

The concepts and basis of the potential benefits have been addressed as follows:

Potential Benefit	Response
Early and temporary social enterprise/site activation	This outcome could be achieved through the Development Application process and through standard development considerations from the proponent.
Ongoing opportunities for employment and skills development	The concepts includes employment generating floor space on the site which could be utilised and configured in a variety of ways for a variety of uses including social enterprises and could be refined at Development Application stage.
High quality child care centre	The direct delivery of a child care centre is not proposed, however child care is a potential use to

Potential Benefit	Response
	be included within the non-residential floor space contemplated for the site.
A medical centre on site	The first floor commercial space proposed would be readily able to accommodate or include a medical centre in a future Development Application for the site.
50m ² to 200m ² of indoor communal space per residential tower	The proposition of communal open space would be provided through the detailed design development phase for a Development Application. Future development Applications would also be required to address the provision of the Apartment Design Guide (ADG) for communal amenities.
Publicly accessible local park of at least 0.7ha	The concepts demonstrate the provision of 0.7ha of publicly accessible open space on the site including opportunities for children's play spaces and informal gathering areas.
5%-10 of dwellings as affordable housing	The proposal is supported by an offer to provide 5% of the dwelling yield as affordable housing for the life of the development.
Use by Council of contributions generated by future development towards the physical improvement of the Warwick Farm Community Hub	The potential redevelopment of the site will generate development contributions that could be directed by Council towards the improvement of local facilities such as the Community Hub.
Pedestrian and cycling connections	Previous proposals for the site have delivered upgrades in the vicinity of the site which have included intersection upgrades and improvements to pedestrian cycleways in the vicinity of the site.
A diverse mix of shops including affordable options	The retail mix would be a matter appropriately addressed at Development Application stage.
Open spaces that supports informal and unstructured recreation	The concepts for the site provide for a variety of open spaces suitable for a range of social interactions and recreation uses.

- The existing uses, approved uses, and likely future uses of land in the vicinity of the proposal; and

The site is currently vacant and undeveloped. The site presents no obstacles to redevelopment of the land.

Uses in the vicinity include lower density dwellings, medium density housing, and a major sports venue in Warwick Farm Racecourse.

To the north of the Hume Highway are automotive retailing and bulky good retailing uses.

The proposed residential mixed use redevelopment would not be adversely impacted upon by surrounding land uses. Any potential impacts to surrounding lands would be matters that could be readily considered under an assessment required by Section 4.15 for a future DA.

- The services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision?

The proponents have previously implemented via a VPA upgrade to road infrastructure in the vicinity to support the approved hardware/bulky goods retail development of the site. The use has not proceeded, but the network capacity has been improved. The proposed development seeks to utilise this improved capacity.

In addition, the proposal includes an offer to enter into a VPA for the provision of affordable housing payment of Section 7.11 Development Contributions, and provision of accessible open space areas.

Q4. Is the planning proposal consistent a local council's Local Strategy, or other local strategic plan?

A current or draft local strategy is not in place.

The previous Liverpool Residential Development Strategy 2008 is over 10 years old, and pre-dates the Regional Plan and District Plan. therefore, this previous plan has not been considered.

Q5. Is the planning proposal consistent with applicable state environmental planning policies?

The consideration of these State Environmental Planning Policies and deemed SEPPs has identified that the Planning Proposal does not conflict with any of these relevant policies:

SEPP Title	Consistency	Comment
19. Bushland in Urban Areas	Yes	The site is already zoned for urban purposes and subject to a previous consent authorising clearing of the site. The vegetation on the site is not representative of the structure and floristic characteristics of native vegetation. The PP does not conflict with this EPI.
55. Remediation of Land	Yes	The site has a history of residential use prior to the demolition of the dwellings. There are no known uses of the land that would indicate that the site could be contaminated and require further investigation.
64. Advertising and Signage	Yes	The provisions of SEPP 54 would continue to apply to any future development applications that include signage to which the SEPP applies.
65. Design Quality of Residential Flat Development	Yes	The provisions of SEPP 65 and the ADG will apply to development anticipated to be facilitated by the PP. The provision of the ADG relating to building separation, solar access, ventilation, and open space provision have been taken into account in the development of the concept plan for the site. The envelopes are readily capable of accommodating buildings able to satisfy the amenity requirements of the ADG.

SEPP (Building Sustainability Index: BASIX) 2004	Yes	The provisions of SEPP (BASIX) will apply to any future residential development and would be demonstrated in any DA.
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	The SEPP would apply to the land if rezoned and seniors housing would be a permissible land use. The PP as proposed does not conflict with the provisions of intent of the policy.
SEPP (Infrastructure) 2007	Yes	The Provisions of ISEPP 2007 will continue to apply to the site, The PP does not derogate from the continued application of this SEPP to the land.
Greater Metropolitan Regional Environmental Plan No. 2 – Georges River Catchment	Yes	<p>The Georges River REP is a deemed SEPP, and applies to the land. The provisions of the SEPP require that the general and specific planning principles of the EPI are to be taken into account in the preparation of an LEP.</p> <p>The LLEP 2008 is a standard template LEP, which was prepared having regard to the requirements of the SEPP. The existing LLEP 2008 provisions relating to flooding, acid sulfate soils, and environmentally sensitive land will remain unchanged, and continue to apply where relevant to any future DA.</p>

Table 2: Consistency of the Planning Proposal with SEPP titles

Q.6 Is the planning proposal consistent with applicable Ministerial Directions (S9.1 Directions)?

The PP would be consistent with all relevant Directions as detailed below:

S117 Direction Title	Consistency	Comment
1.0 Employment and Resources		
1.1 Business and Industrial Zones	Yes	<p>The site is currently zoned B5 Business Development, with and FSR of 0.75:1.</p> <p>The land is vacant and had never been developed for business purposes.</p> <p>The PP proposes to apply a B4 Mixed Use zone to the western portion of the site, and an R4 High Density Residential zone to the eastern portion of the site.</p> <p>The PP proposes to apply an FSR of 3:1 across the site.</p> <p>The proposed zoning regime includes the ability to develop a local scale retail offering, including a supermarket and support retail of approximately 6,500m².</p> <p>The proposal reduces the total land area zoned for business purposes. However, the proposal is considered appropriate as the land is not within an</p>

existing identified centre, maintains the capacity for employment and service uses in the B4 mixed use zone, and would be of minor significance.

1.2 Rural Zones	N/A	
1.3 Mining, Petroleum Production and Extractive Industries	N/A	
1.4 Oyster Aquaculture	N/A	
1.5 Rural Lands	N/A	
2.0 Environment and Heritage		
2.1 Environment Protection Zones	Yes	The PP does not propose the introduction of an Environmental Protection zone.
2.2 Coastal Protection	N/A	
2.3 Heritage Conservation	Yes	There are no known matters of heritage significance required to be considered for the site and there are no heritage items located on the site.
2.4 Recreation Vehicle Areas	N/A	
3.0 Housing, Infrastructure and Urban Development		
3.1 Residential Zones	Yes	The proposal is considered to be consistent with the direction, including the potential to broaden housing choice and provision in a location able to make efficient use of existing infrastructure and services. The range of housing includes 5% of the uplift as Affordable Rental Housing that would be dedicated to the Council.
3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	Yes	Home occupations will continue to be permitted, to be carried out in dwelling houses without the need for development consent.
3.4 Integrating Land Use and Transport this Ministerial Direction	Yes	<p>The PP is considered to be consistent with this Direction as:</p> <ul style="list-style-type: none"> • The Proposal will provide housing in a location that will be well serviced by public transport and in a location able to support cycling and walking in close proximity to employment lands, on the periphery of a Metropolitan Cluster; • The provision of housing in a location that is adjacent to a rail node and readily accessible to the Liverpool CBD which contains retail, commercial, education, and community facilities; • The site enjoys pedestrian and cycleway connections through the site; • The proposal will facilitate further pedestrian and cycleway connections through the site; • Providing an opportunity for residential development that improves opportunities for travel by means other than by car; and • Supports the efficient and viable operation of public transport services.

3.5 Development Near Licensed Aerodromes	Yes	The proposal has taken into account the Bankstown Airport. The building heights are well below the relevant OLS, and the site is not impacted by potential aircraft noise.
4.0 Hazard and Risk		
4.1 Acid Sulphate Soils	Yes	The site is within an existing Class 5 Acid Sulfate Soils area. The relevant provision of LLEP 2008 will continue to apply.
4.2 Mine Subsidence and Unstable Land	N/A	
4.3 Flood Prone Land	Yes	The PP will be consistent with this Ministerial Direction. The site is subject to flooding. The PP request is supported by a flood report confirming these impacts can be managed on the site.
4.4 Planning for Bushfire Protection	N/A	
5.0 Regional Planning		
5.2 Sydney Drinking Water Catchments	N/A	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	N/A	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	N/A	
5.8 Second Sydney Airport: Badgerys Creek	N/A	
5.9 North West Rail Link Corridor Strategy	N/A	
5.10 Implementation of Regional Plans	Yes	The PP is consistent with the Regional Plan – A Metropolis of Three Cities, and has been specifically addressed in the PP request.
6.0 Local Plan Making		
6.1 Approval and Referral Requirements	Yes	The PP is consistent with this Ministerial Direction.
6.2 Reserving Land for Public Purposes	Yes	The PP is consistent with this Ministerial Direction.
6.3 Site Specific Provisions	Yes	The PP includes a site specific provision to facilitate the delivery of high quality architectural development with the requirement for a design competition in certain circumstances.
7.0 Metropolitan Plan Making		
7.1 Implementation of the Metropolitan Strategy	N/A	No site specific provision is proposed.

Table 3: Consistency of the Planning Proposal with Ministerial Directions

4.4.3 Section C – Environmental, Social and Economic Impact

Q7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The request for a Planning Proposal is for existing developed urban land and is not considered to have any adverse impacts upon threatened species, population or ecological communities.

Q8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The PP is supported by a Flood Impact Assessment confirming the ability for the flood impacts to be managed.

The proposal is also supported by a Transport Assessment which concludes that the transport network can accommodate the projected increase in housing provision that would be facilitated. The assessment has addressed the testing of the additional traffic generation. The assessment identifies that the testing of the small additional trip generation is not suitable to be tested under the AIMSUN Model. That is the scope of the AIMSUN model is large that the sensitivities of the model would not deduce reliable results for the additional 52 additional peak hour trips that would be generated by the additional development capacity. The traffic assessment identifies that the SIDRA modelling that was undertaken remains the most appropriate tool and assessment modelling for the analysis of the traffic impacts. This assessment has concluded that the additional development capacity would not have a detrimental impact upon the performance of the local road network.

The proposed built form has been tested for its impacts on surrounding land in relation to solar access. The sites location is such that the proposal does not result in unacceptable solar access impacts to residential properties or public open space areas.

Q9. How has the planning proposal adequately addressed any social and economic effects?

Social Effects

The site does not contain any items of known heritage significance and is disturbed from previous development which has been demolished.

The site proposes the provision housing on land outside the core employment lands of Liverpool CBD. The site has location attributes that make it highly desirable to pursue higher density residential housing. It is a large site within 100m of a Railway Station, and walking distance to educational and medical facilities. The Railway provides access to Greater Parramatta and the Sydney CBD, making it an appropriate location for maximising residential density.

The proposal includes the provision of 5% of dwellings as Affordable Rental Housing. The massing studies identify a potential dwelling yield of 930 dwellings. The provision of this potential quantum of Affordable Rental Housing dwellings in conjunction with the private dwellings in a location that is highly accessible to employment, services, education and transport is a highly desirable outcome, and consistent with all key strategic planning policies.

The site planning that is facilitated by the mid-rise approach to the site has afforded the opportunity to provide perimeter, publicly accessible open space and internalised private communal open space. This deep soil landscape opportunity provides a potential publicly accessible landscaped open space for the site.

The inclusion of a neighbourhood retail focus provides the opportunity to establish a community focus for Warwick Farm which does not currently exist augmented by a range of casual open space recreation opportunities.

The PP is not considered to present any adverse social impacts and facilitates positive outcomes of:

- Affordable Rental Housing dedicated to Council;
- Accessible open space;
- Employment opportunities on-site; and

- Service retail facilities for the existing community.

Economic Effects

The proposal has the potential to deliver a range of positive economic impacts with the provision of retail and commercial space for service retail uses. These uses provide a range of employment opportunities in the vicinity of the existing and future residential population. These employment opportunities as well as the provision of Affordable Rental Housing that is well located to suit a range of potential key worker groups are considered to have positive economic outcomes. The potential to provide affordable rental accommodation closer to employment opportunities and transport improves the prospect of reducing commute times with the consequent social benefits that can provide.

Q10 Is there adequate public infrastructure for the planning proposal?

The locality is a highly urbanised area that is accessed by the full range of urban services and utilities. The maximisation of the residential capacity, the planning amendment and potential future redevelopment supports sound principles for utilising existing community investment in infrastructure and services in the locality. Any augmentation of utility services will be undertaken as required.

Q11 What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway Determination?

This section will be completed following consultation with any State and Commonwealth Public Authorities identified in the Gateway Determination. However, the PP is consistent with the latest strategic planning policies and Government approach to increase housing supply in appropriate locations.

4.5 Part 4 – Mapping

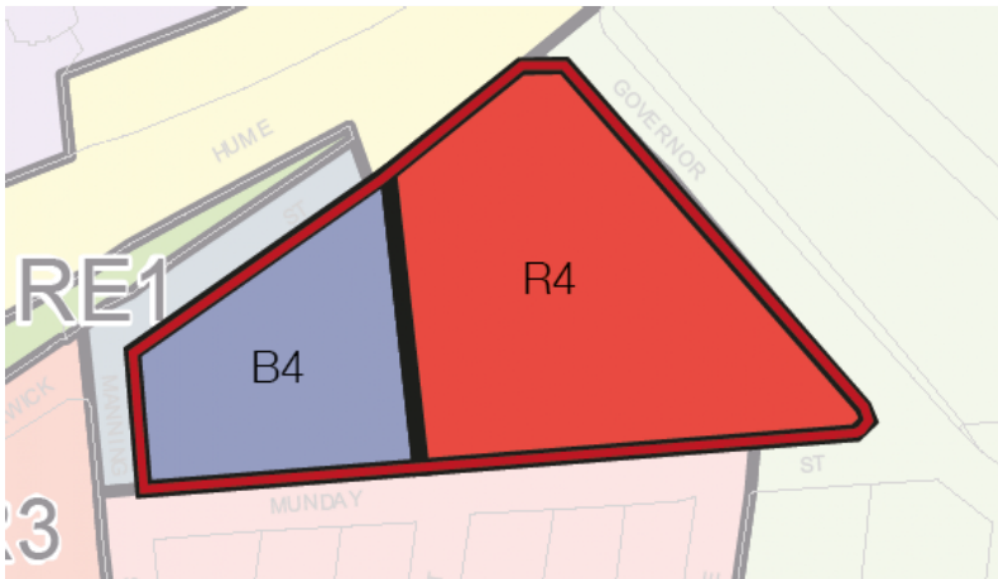


Figure 16: Extract from proposed amended LLEP 2008 Zoning Map

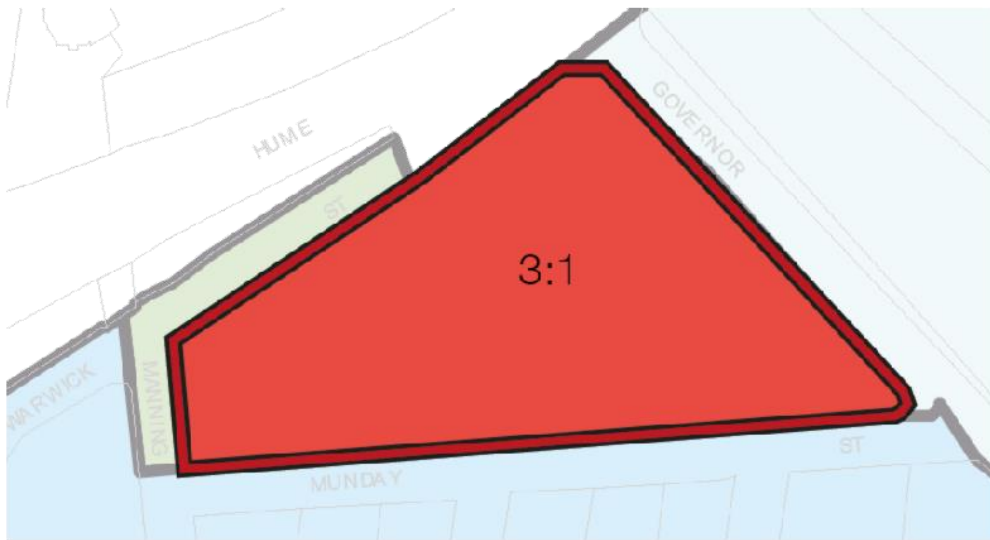


Figure 17: Extract from proposed amended LLEP 2008 Floor Space Ratio Map

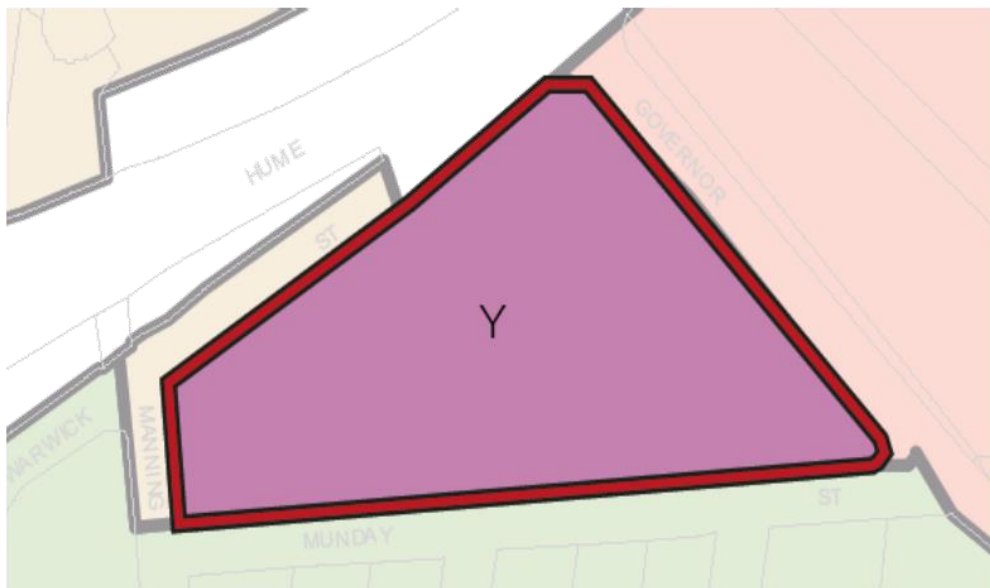


Figure 18: Extract from proposed amended LLEP 2008 Height of Buildings Map

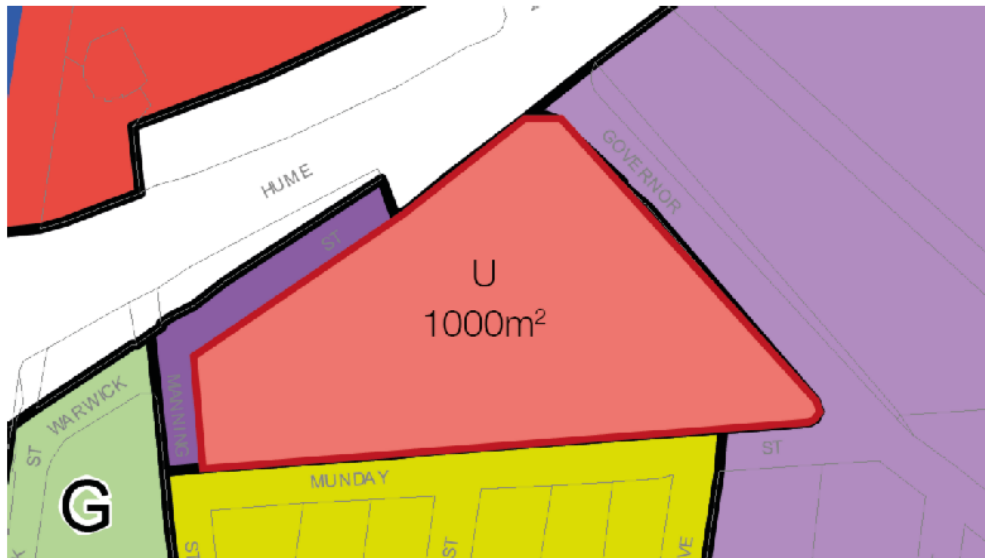


Figure 19: Extract from proposed amended LLEP 2008 Minimum Lot Size Map

The amended mapping proposes a new FSR of 3:1 across the site, and a height of 50.0m along with a minimum lot size of 1,000m². The zones applying to the site would be part B4 Mixed Use and part R4 High Density Residential.

4.6 Part 5 – Community Consultation

It is expected that community consultation will be pursued consistent with standard practice of:

- Notification of surrounding land owners;
- Public notification in local newspapers; and
- Notification on Council's website.

Should further consultation be required, this can be managed through the Gateway Process.

4.7 Part 6 – Project Timeline

The project timeline would be established by Council upon resolution to resolve to proceed to Gateway determination.

5.0 Conclusion and Recommendations

This PP for Lot 1 Governor Macquarie Drive, Warwick Farm, seeks to remove the B5 Business Development zone from applying to the land and impose a Part B4 Mixed Use and part R4 High Density Residential zone. To facilitate a mixed-use development consistent with the concepts prepared the height of Buildings map and the FSR maps would also be amended. These would be amended to impose and FSR of 3:1 across the site and a maximum height of buildings of 50.0m. This height facilitates the required floor to floor heights of the ADG as well as required internal clearances for ground floor retail land uses. Council could resolve to prepare a site specific DCP to provide future design guidance to deliver the concept plan that has been prepared in support of the Planning Proposal request. However as clearly demonstrated the height and FSR facilitate the delivery of development ranging between 4 and 15 storeys and low to mid-rise buildings with high amenity and positive urban design integration to the locality.

The PP will facilitate the redevelopment of this large vacant site to provide a mix of residential and employment land uses. In addition to these land uses the urban design concepts have identified a number of community benefits including:

- Affordable rental housing
- Publicly accessible open space
- Reinforcement of a sense of place for Warwick Farm in the vicinity of the rail station
- Creation of a central node and gathering spaces
- Publicly accessible open space area in landscape and urban plaza form; and
- Improved pedestrian connectivity and amenity through and across the site

The PP request ensures that the potential of the site is best realised to maximise the benefit of the sites proximity to public transport, employment, education, and urban services and announced investment in the Liverpool Hospital and medical precinct.

The pursuit of low to mid-rise buildings ensure a consistency and compatibility with higher density residential development to the west along the Hume Highway and ensure that the primacy of the Liverpool CBD remains unchallenged in the urban hierarchy of Liverpool and the Metropolitan Cluster.

The supporting studies identify that potential flood impacts on the site can be managed. The urban design study and Community Benefits report identify that arising from a redevelopment of the land numerous positive urban and social outcomes could be achieved and delivered to the benefit of Warwick Farm and the greater Liverpool locality.

The traffic consideration identifies that previous intersection upgrade works have been undertaken to support the rezoning and development of the site for a hardware bulky goods retailing development. The proposal utilises the network capacity that have been delivered by the site that have yet to be utilised.

In summary, the site is ideally located to provide the low to mid-rise mixed use development on the periphery of the Liverpool Metropolitan cluster. The site has excellent public transport access to Greater Parramatta and the Sydney CBD as well as the future Western Sydney Airport. The site enjoys excellent pedestrian and cycle connectivity to the Liverpool CBD and the Liverpool South Western health complex.

The proposal has been demonstrated to align with the objectives of A Metropolis of Three Cities and the Western City District Plan.

Importantly the PP has responded positively to the determination of the Sydney Western City Planning Panel on a previous proposal which was found to have strategic merit but not site specific merit.

The amendments to the planning proposal deliver a low to mid-rise built form that respects the primacy of the Liverpool CDB, better integrates with the surrounding land uses and building scales and provides a superior allocation of land uses with the retail hub to the west of the site providing a clear marker from the Warwick Farm rail station.

The proposal supports the existing public investment in infrastructure in the locality as well as intended infrastructure upgrades to support the future western Sydney airport. The proposal would support the creation of a diverse and vibrant community hub to reinforce the identity of Warwick Farm.

9.5B

Attachments

Attachment 1: SJB Urban – Urban Design Report

Attachment 2: CRED Consulting Community Benefits Analysis

Attachment 3: CBRK – Traffic Assessment

Attachment 4: FloodMit – Preliminary Flood Assessment

**LIVERPOOL CITY COUNCIL
LOCAL PLANNING PANEL REPORT****24 June 2019**

Is this development Item No:	(Leave Blank)
Application Number:	RZ-7/2018
Proposal:	Planning proposal to rezone site from B5 (Business Development) to B4 (Mixed-Use) And R4 (High Density Residential)
Property Address	240 Governor Macquarie Drive, Warwick Farm
Legal Description:	Lot 1 DP1162276
Applicant:	WFC Projects Pty Ltd
Land Owner:	Warwick Farm Central Pty Ltd
Recommendation:	Not Proceed To Gateway
Assessing Officer:	Stephen Kerr, City Plan Strategy and Development

1. EXECUTIVE SUMMARY

This report details the planning proposal submitted by Warwick Farm Central for Lot 1 Governor Macquarie Drive, Warwick Farm (Lot 1 DP 1162276).

The planning proposal as submitted seeks to amend the Liverpool Local Environmental Plan (LLEP) 2008 to rezone the site from B5 Business Development to part B4 Mixed Use and part R4 High Density Residential. The planning proposal seeks to amend the floor space ratio (FSR) development standard from 0.75:1 to 3:1 and the height of building (HOB) development standard from 15 metres to 50 metres. The planning proposal also seeks an amendment to the minimum subdivision lot size from 2 hectares to 1,000m².

The planning proposal would facilitate development of the subject site to accommodate approximately 830 residential units in residential flat buildings varying from 4 to 15 storeys in height. The development would include up to 5,000m² of commercial retail space and 7,000m² of open space.

This planning proposal presents an amended version of a planning proposal (PGR_2017_LPOOL_001_00) previously submitted by Warwick Farm Village Pty Ltd for the site. This planning proposal sought to similarly rezone the site to B4 Mixed Use and R4 High Density Residential with modifications to the FSR development standard from 0.75:1 to 3.5:1 and HOB development standard from 15 metres to part 45 metres and part 100 metres. The previous planning proposal was considered by the Sydney Western City Planning Panel on 5 February 2018 and was considered to demonstrate strategic merit, but not site specific merit.

Specifically, the panel determined,

“The proposal did not demonstrate adequate site specific merit because of the proposed excessive height and scale which is inappropriate in this location, and would be contradictory to the scale of residential development planned and emerging closer to the Liverpool CBD”. The panel further agrees that issues arising from the current heavy vehicular traffic on Munday Road [sic] and the flood affectation of the area are significant issues that would need to be resolved before any future rezoning”.

Section 3.8 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) requires that in preparing a planning proposal, the planning proposal authority is to give effect to any district

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strategic plan (District Plan) applying to the local government area (LGA).

Since the determination of that planning proposal, the *Greater Sydney Regional Plan 'A Metropolis of Three Cities'* (Regional Plan) and the *Western City District Plan* (District Plan) have been finalised and published. The *Liverpool Collaboration Area Place Strategy* (Place Strategy) has also been finalised. The Place Strategy establishes a vision for the Liverpool Collaboration Area (Collaboration Area), which is designated in the District Plan. It identifies impediments and opportunities, sets priorities and identifies actions to deliver the vision. The Place Strategy's objectives and actions will be included in a future update to the District Plan giving them a statutory basis.

Section 3.8(2) of the EP&A Act requires planning proposals give effect to district strategic plans (i.e. the District Plan). It is considered that the amended planning proposal does not give effect to the District Plan and does not demonstrate strategic merit. There is a strong focus within both the Regional Plan and District Plan for the protection of 'urban services' land, including land zoned for B5 Business Development. Both the Regional Plan and District Plan safeguard urban services land against land use conflicts with non-compatible uses, such as residential use.

The provision of services and jobs close to businesses and where people live are considered critical to greater Sydney's productivity according to the District Plan. While the site is currently vacant, the current zoning of the site would facilitate urban services land. Both plans reaffirm maintaining a sufficient supply of employment land, particularly in areas such as Liverpool, where the projected long-term population of the area and future wider employment activities will increase demand for local industrial and urban services land.

Actions 51, 52 and 53 of the District Plan require that industrial and urban service land is retained, reviewed, planned and managed by Liverpool City Council to ensure there is sufficient land to service the growing population. The change of land use zoning from B5 Business Development to B4 Mixed Use and R4 High Density Residential would result in a loss of urban services land. The rezoning would undermine the requirement to plan and manage urban services land in Liverpool and will not respond to the identified need to retain these lands in response to long-term projected population and development growth.

Further, the Place Strategy recommends the site is suitable for innovation/ research/ health and advanced manufacturing activities. The Place Strategy identifies the site within the Munday Street precinct which is suitable as a high-tech, transit-orientated, advanced manufacturing business park that leverages growth of the health, education and equine sectors. Importantly, the Place Strategy stipulates the precinct should exclude residential development.

The planning proposal is considered to be inconsistent with the objectives and actions of the Regional Plan, District Plan and Place Strategy, specifically in relation to the loss of urban services land.

With regard to site-specific merit, the reasons for the refusal of the previous planning proposal have not been addressed and remain unresolved. In the absence of a broader integrated transport strategy and comprehensive flood studies, it is considered the planning proposal cannot be supported.

Action 1 of the Place Strategy identifies the preparation of an integrated transport strategy to establish the capacity and viability of land and infrastructure to support future growth within the Collaboration Area. The Place Strategy states that existing transport constraints need to be addressed before further growth can occur. In this respect, the planning proposal is considered to be premature given the transport strategy, being led by Transport for NSW (TfNSW), is not due for completion until the end of 2019.

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With regards to flooding, the Place Strategy indicates that future development close to Georges River must address flooding challenges. The Place Strategy requires a review and update of existing plans affecting the entire Collaboration Area to deliver confidence that flood risk is appropriately addressed. This requirement is captured in Actions 23 and 24 of the Place Strategy, requiring Council, alongside NSW State Emergency Service (NSWSES) and the Office of Environment and Heritage (OEH) to work together to prepare comprehensive flood studies, floodplain risk management plans, a floodplain constraints categorisation study and a flood evacuation study. It is understood these studies will be finalised in 2019.

Given the significant flood constraints within the Collaboration Area, accurate flood mapping information and the production of the identified suite of flood reports is critical to make informed decisions about future development in the Collaboration Area. At this current time there is insufficient information with regards to flooding. Even if the planning proposal was deemed to have strategic merit, it would be considered to be premature given flooding investigations have not yet been undertaken and is not due for completion for at least 12 months.

On the basis that the planning proposal does not demonstrate strategic or site-specific merit, this report recommends the planning proposal does not proceed to Gateway Determination.

2. SITE DESCRIPTION AND LOCALITY**The Site**

The site is a 2.93 hectare triangular shaped allotment located on Governor Macquarie Drive in Warwick Farm, approximately 1.5 kilometres north-east of the Liverpool city centre. The site is bound by Governor Macquarie Drive to the east, Munday Street to the south, Manning Street to the west and Warwick Street and the Hume Highway to the north. The site is located approximately 20 metres south of the Hume Highway and the entire site falls within 350 metres of Warwick Farm railway station, which is to the west.

The site is currently vacant but contains substantial tree cover. The western part of the site formerly contained eight residential properties, however these have been demolished and this part of the site is largely cleared.



Figure 1: aerial image of subject site

The subject site is surrounded by a variety of different land uses. The area immediately to the

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south of the site is zoned R2 Low Density Residential and contains horse stables and training facilities, interspersed with homes. Further to the south is an industrial area zoned IN1 General Industrial which contains the Sydney Water Sewerage Treatment Facility, Hannanprint NSW Printing Facility, Visy Warehouse and Distribution Centre and Liverpool Hospital's bulk distribution facilities. To the west of the site lies a small cluster of residential development, with Warwick Farm railway station beyond. The Hume Highway lies directly north of the site, with the Sappho Road sub precinct, an industrial area, beyond. Governor Macquarie Drive is located to the east of the site, with Warwick Farm racecourse beyond.



Figure 2: Location Plan

3. DETAILS OF THE PROPOSAL

Background

The subject site was previously part of the Australian Turf Club (ATC) Warwick Farm Racecourse landholding. To improve the racecourse facilities, the ATC underwent a rationalisation of their landholdings and disposed of residual land to assist in consolidating and financing upgrades to the racecourse and thoroughbred horse facilities.

Liverpool Local Environmental Plan (LLEP) 2008 (Amendment 18) was gazetted on 9 December 2011 and rezoned the subject site from part RE2 Private Recreation and part R2 Low Density Residential to B5 Business Development. A VPA applying to the site (between the ATC and Council) required upgrades to the intersection of Governor Macquarie Drive and Munday Street, including traffic lights to accommodate additional traffic volumes. The amendment was supported by Council on the grounds that there was a local and regional level demand for bulky goods retailing.

Following LLEP 2008 (Amendment 18), development consent was granted in February 2013 (DA-1321/2011) for a home improvement centre (a Masters home improvement outlet). However, the development consent has not been acted upon.

In November 2015, a planning proposal was lodged with Council by Warwick Farm Village Pty Ltd which sought a 4.5:1 FSR accommodating approximately 1400 residential units and 2,500m² of retail floor space with maximum building heights up to 100m or up to 30 storeys in height. Identified adverse impacts included the scale of the proposal, shadowing, traffic conflicts, existing land use conflicts and flooding constraints. The applicant subsequently revised the planning

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proposal and resubmitted to Council in October 2016.

The revised Planning Proposal sought the following amendments:

- Rezone the site from B5 Business Development to Part R4 High Density Residential and Part B4 Mixed Use.
- Amend the maximum HOB Control for the site from 15m to part 45m and part 100m;
- Increase the maximum FSR for the site from 0.75:1 to 3.5:1 (to facilitate approximately 950 residential units); and
- Insert an additional use clause, allowing for up to 5,000sqm of retail floor space.

On 22 February 2017, Council resolved to defer consideration of the planning proposal until Council adopted a broader precinct-wide strategy for the Warwick Farm Precinct. The Draft Warwick Farm Precinct strategy was prepared in July 2017 and recommended Council do not support the planning proposal. The draft strategy (which has not been adopted by Council) concludes the most appropriate land use for the subject site and the entire precinct is for employment purposes.

At its Ordinary Meeting of 26 July 2017, Council resolved to support a modified proposal having a maximum FSR of 2:1 equating to approximately 500 residential dwellings.

However, at the Ordinary Meeting of 30 August 2017, a rescission motion was successfully carried, withdrawing Council's previous decision to support a modified proposal. Later in the same meeting, Council resolved the following:

That Council endorses a vision for mixed use development comprising employment, housing and retail for the Warwick Farm Precinct.

Nevertheless, as a result of the success of the rescission motion, there was no resolution from Council as to how to proceed with the planning proposal. Consequently, the applicant submitted a Rezoning Review as Council did not indicate its support for the proposal within 90 days of the applicant submitting its initial request with Council.

On 5 February 2018 the Sydney Western City Planning Panel determined the planning proposal should not proceed for a Gateway Determination because it has demonstrated strategic merit (at the time) but not site specific merit. Specifically, the panel considered the proposed height and scale was excessive and inappropriate in this location and would be contradictory to the scale of residential development planned and emerging closer to the Liverpool CBD. The Panel further agreed that issues arising from the current heavy vehicular traffic on Munday Street and the flood affectation of the area would need to be resolved before any future rezoning.

The Proposal

This planning proposal seeks to amend the LLEP to facilitate a mixed-use development comprising residential development, commercial development and open space. It is envisaged that the development could support approximately 830 dwellings, 5000m² of retail commercial floor space and 7,000m² of open space.

The proposal is to be achieved by the following amendments to the LLEP:

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- An amendment to the Land Zoning Map to rezone the site from B5 Business Development to part B4 Mixed Use and part R4 High Density Residential (Shown in Figure 3);
- An amendment to the FSR Map from 0.75:1 to 3:1;
- An amendment to the HOB Map from 15 Metres to 50 Metres; and
- An amendment to the Lot Size Map from 2 Hectares to 1,000m²



Figure 3: P



Figure 4: Proposed Massing

4. CONSIDERATIONS FOR STRATEGIC MERIT

Section A – Need for the planning proposal

The Department's *A guide to preparing planning proposals* includes the following questions to justify the proposal (section A, q1 and q2).

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not the result of any strategic study.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed range of uses and modifications to development standards would require amendment to LLEP 2008. The planning proposal would be required to achieve these objectives.

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Section B – Relationship to strategic planning framework

The Department's *A guide to preparing planning proposals* includes the following question to delineate consistency with the NSW Strategic Planning Framework (Section B, Q3).

- 3. Is the planning proposal consistent with the objectives and actions of the applicable regional, subregional or District Plan or strategy (including any exhibited draft plans or strategies)?**

Greater Sydney Regional Plan - A Metropolis of Three Cities

The *Greater Sydney Regional Plan - A Metropolis of Three Cities* (Regional Plan) was released in March 2018 and is the first Regional Plan prepared by the Greater Sydney Commission (GSC). The plan encompasses a global metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City. It is envisioned that people of greater Sydney will live within 30 minutes of their jobs, education and health facilities, services and great places. Liverpool is located within the Western Parkland City and is identified as a metropolitan cluster and health and education precinct.

Consistency with the relevant parts of the Regional Plan is assessed below.

Table 1: Consistency with The Regional Plan	
Objective 7 – Communities are healthy, resilient and socially connected	Warwick Farm has limited social infrastructure and does not contain any supporting shops or services required for a high density residential population. Whilst the proposal would provide 5,000m ² of commercial retail floorspace, there would remain an inadequate supply of social and physical infrastructure including education, healthcare and recreation facilities to sustain the level of density as proposed. The planning proposal would not support a well-planned neighbourhood which contains a variety of infrastructure and services for socially connected communities.
Housing the city	
Objective 10 – Greater housing supply	The planning proposal would lead to the provision of additional housing supply and choice within Liverpool, in a location within close proximity to a railway station.
Objective 11 – Housing is more diverse and affordable	The planning proposal includes 5% affordable housing equating to approximately 41 dwellings.
A city of great places	
Objective 12 – Great places that bring people together	The planning proposal proposes 7,000m ² of open space which equates to approximately 23.8% of the site area. Any future development on the site would require approximately 7,325m ² (25% of the site area) to be provided as communal open space in accordance with the Apartment Design Guide (ADG). However, this does not take into account open space which could be provided as additional public open space. In this respect, the amount of open space proposed is considered insufficient. Further, there is currently no social infrastructure within the vicinity of the site and there is poor accessibility to public open spaces from the subject site, particularly to the public open spaces which are located on the north side of Hume Highway and west of Warwick Farm railway station. The inadequate provision of open space and the proximity to social infrastructure is inconsistent with this objective.

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A well-connected city	
<i>Objective 14 - A Metropolis of Three Cities – Integrated Land Use and Transport creates walkable and 30-minute cities</i>	Within 30 minutes of the site, major employment destinations including Liverpool, Parramatta and Bankstown can be reached by train and bus connections. Equally, within a 30-minute catchment, a large residential population can access Warwick Farm and its employment uses.
Jobs and skills for the city	
<i>Objective 23 – Industrial and urban services land is planned, retained and managed</i>	<p>The Regional Plan identifies B5 Business Development zoned land as 'urban services' land. Urban services land is used to describe a wide range of industries that locate in cities and enable the city to develop and its businesses and residents to operate. The Regional Plan safeguards urban services land against land use conflicts with non-compatible uses, such as residential use. The provision of services and jobs close to businesses and where people live are considered critical to greater Sydney's productivity. While the site is currently vacant, the current B5 zoning of the site has the ability to facilitate urban services development. The Regional Plan reaffirms maintaining a sufficient supply of land, particularly in areas such as Liverpool, where the likely long-term population of the area and future wider employment activities will increase demand for local industrial and urban services land. The site with its current B5 Business Development zoning is capable of meeting future need for urban services land in Liverpool.</p> <p>Further, the site's location adjacent to Warwick Farm railway station and close proximity to the health and education precinct and the Liverpool CBD is important in fostering and enabling the development of the 30-minute city. The location of the site will provide a commensurate, integral role within the clustered metropolitan city structure envisaged for Liverpool.</p> <p>It is considered the change of zoning to B4 Mixed Use and R4 High Density Residential is inconsistent with Objective 23 of the Regional Plan.</p>

Western City District Plan

Section 3.8 of the EP&A Act requires that the planning proposal authority gives effect to any district strategic plan applying to the LGA to which the planning proposal relates. The Western City District Plan provides a series of priorities and actions to guide development and accommodate the expected growth across the district the planning priorities and corresponding actions that are relevant to the planning proposal are provided in the table below:

Table 2: Consistency with the Western District Plan	
A city supported by infrastructure	
<i>Planning Priority W1 – Planning for a city supported by infrastructure</i>	The subject site is well positioned in relation to public transport, with Warwick Farm railway station located within approximately 350 metres, which provides access to employment, education and health services in Liverpool and the wider region. The proposal is generally consistent with the objectives and actions for this priority.
<i>Planning Priority W2 – Working through collaboration</i>	The District Plan identifies the Liverpool Collaboration Area which includes Liverpool's CBD, the adjacent health and education precinct and nearby residential and industrial

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	<p>land areas. It considers the Warwick Farm Precinct, the Moorebank Intermodal Terminal, and the draft Georges River Masterplan.</p> <p>Collaboration Areas support land use and infrastructure planning and delivery in a place-based process led by the GSC. This place-based process includes:</p> <ul style="list-style-type: none"> • identification and resolution of impediments to deliver the Regional and District Plans; • strategy drivers: productivity, liveability and sustainability; • coordinated investment and infrastructure alignment; • whole-of-government considerations; and • issue-specific demonstration focus. <p>The Place Strategy has been collectively designed by the stakeholders involved in planning for the future of the Collaboration Area. The Place Strategy establishes a vision for the Collaboration Area and identifies impediments and opportunities, sets priorities and identifies actions to deliver the vision. The Place Strategy's objectives and actions will be included in future updates to the Western City District Plan giving them a statutory basis.</p> <p>An assessment of this planning proposal against the priorities, outcomes and actions of the Place Strategy is provided in Table 3.</p>
A city for people	
<i>Planning Priority W3 – Providing services and social infrastructure to meet people's changing needs</i>	<p>The site benefits from good accessibility to Warwick Farm railway station which provides onwards connections to key employment, education and services destinations.</p> <p>There is currently limited social infrastructure and no retail facilities for the community in Warwick Farm. The proposed future supermarket and smaller retail offerings would make a contribution in supporting the needs of future residents and the wider Warwick Farm community. However, the lack of wider social infrastructure and local services within the vicinity of the site would not support the needs of an additional 830 dwellings proposed as part of this planning proposal.</p>
<i>Planning Priority W4 – Fostering healthy, creative, culturally rich and socially connected communities</i>	<p>The planning proposal offers public open space as well as a through-site link from Warwick Farm railway station to Warwick Farm Racecourse with a shared pedestrian and cycle path.</p> <p>However, there is limited social infrastructure within the vicinity of the site and the existing street network does not provide direct, accessible and safe pedestrian and cycling connections from the site to schools, recreation facilities and shops and services.</p> <p>Due to the location of the site and the limited infrastructure within Warwick Farm, the planning proposal would be unable to foster a healthy, creative, culturally rich and socially connected community as envisaged by the District Plan.</p>

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Housing the city	
<i>Planning Priority W5 - Providing housing supply, choice and affordability, with access to jobs, services and public transport</i>	<p>The planning proposal would support additional housing supply and housing choice, in a location which is close to existing transport, employment and education facilities. The planning proposal would deliver approximately 830 dwellings which would assist in meeting Liverpool City Council's five-year housing supply target identified as 8,250 additional dwellings. The delivery of 830 additional dwellings would represent a significant contribution to the dwelling target in a location which is appropriate for residential development.</p> <p>Building on Objectives 10 and 11 in the Regional Plan, the District Plan reaffirms the importance of providing a diversity of housing across the housing continuum. The proposal is supported by an offer to provide 5% of the dwelling yield as affordable rental housing. The provision is consistent with the intent of the Priority to provide housing for very low to low-income households.</p> <p>The Place Strategy identifies adequate opportunities to provide housing elsewhere in the Collaboration Area. High density residential development and mixed use development is considered suitable to the immediate north and south of the Liverpool CBD, with lower density residential development located to the north of Hume Highway. The Place Strategy identifies that the site is not suitable for residential development, but should be provided for employment use.</p>
Jobs and skills for the city	
<i>Planning Priority W9 – Growing and strengthening the metropolitan cluster</i>	<p>Liverpool forms part of the metropolitan cluster identified to provide concentrations of higher order jobs and a wide range of goods and services. The District Plan seeks to increase jobs within the Liverpool Collaboration Area and develop smart jobs around the health and education precinct. The Place Strategy aims to improve and coordinate transport and other infrastructure to support jobs growth. The proposal is inconsistent with the Place Strategy which envisages more intensive employment generating activity on the site and does not support residential development in this location.</p>
<i>Planning Priority W10 – Maximising freight and logistics opportunities and planning and managing industrial and urban services land</i>	<p>Building on Objective 23 of the Regional Plan, the District Plan reaffirms the importance of urban services land, such as the B5 zoning of the subject site, to serve local communities and businesses. The District Plan recognises that existing sites face pressure to rezone to residential uses, especially near Liverpool. However, the District Plan identifies that within the Liverpool LGA, industrial land should be planned and managed and additional industrial and urban services land should be provided in response to long-term projected population and development growth. The Place Strategy proposes this is achieved by Action 21 which protects employment land on the western side of Georges River (including the subject site) to support health-related advanced manufacturing, med-tech and educational facilities.</p>

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	<p>The planning proposal is inconsistent with this planning priority. The change of land use zoning from B5 Business Development to B4 Mixed Use and R4 High Density Residential will result in a loss of employment urban services land. The rezoning will undermine the requirement to plan and manage urban services land in Liverpool and will not respond to the identified need to retain these lands in response to long-term projected population and development growth.</p> <p>In addition, the site is suitably located for urban services land and benefits from good local access to services which will reduce the need for people to travel to other areas and minimise congestion on the transport system.</p> <p>The planning proposal is inconsistent with this planning priority.</p>
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Liverpool Collaboration Area Place Strategy

The Place Strategy addresses strategic as well as site-specific issues. It was prepared by the Greater Sydney Commission in collaboration with Liverpool City Council, the Department of Planning & Environment, Transport for NSW and 15 other government and institutional stakeholders. An assessment against the relevant priorities and actions is undertaken below.

Table 3: Consistency with the Place Strategy	
Connectivity	
Priority 1: Plan for movement and place functions in Liverpool city centre, improve accessibility and walkability, and reduce congestion in and around the centre.	
<i>Action 1: develop an integrated transport strategy that applies movement and place and addresses the transport challenges associated with delivering the vision, shared objectives and growth profile.</i>	<p>The Place Strategy identifies that a lack of sequencing and coordination associated with planning proposals is making it difficult for infrastructure to respond effectively for growth in the Collaboration Area. The Place Strategy identifies the rail and bus network requires higher frequency and speed of service to meet the needs of a metropolitan city and that the constrained road network is limiting amenity and future growth.</p> <p>Action 1 is noted as an immediate imperative which is to be completed prior to understanding the potential capacity and viability of different future land uses. The transport strategy is being led by TfNSW/ Roads and Maritime Services (RMS) and supported by Council and is expected to be completed in 2019.</p> <p>The integrated transport strategy will potentially resolve Munday Street conflicts or confirm that Munday Street will continue to be used as a main freight route.</p> <p>The outcome of the transport strategy is fundamental to establish the capacity and viability of land and infrastructure to support the future growth within the Collaboration Area. The Place Strategy states that existing transport constraints need to be addressed before further growth can occur.</p>
Liveability	
Priority 4: Create and renew great places for people	
<i>Action 8: deliver great places by prioritising a people-friendly public realm and open spaces;</i>	<p>The planning proposal would provide a mixed-use development incorporating approximately 7,000m² of open space. As discussed earlier in this report, the ADG requires</p>

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<p><i>providing fine grain and diverse urban form; a diverse land use and housing mix, high amenity and walkability; and recognizing and celebrating the character of the place and its people.</i></p>	<p>approximately 7,325m² (25% of the site area) to be provided as communal open space in addition to any proposed additional public open space. The insufficient lack of open space would undermine this priority.</p> <p>The introduction of commercial retail uses including a supermarket and smaller retail offerings would provide a social benefit for the community as currently there are no retail facilities for the local community.</p>
<p>Action 9: only support planning proposals that are consistent with sequencing of infrastructure delivery.</p>	<p>The sequencing of infrastructure delivery will be established following the completion of the integrated transport strategy and flooding strategies (Actions 23 and 24). Given these strategies are not due for completion until the end of 2019, the planning proposal will be inconsistent with the sequencing of infrastructure delivery. The planning proposal is inconsistent with this action.</p>
<p>Productivity</p>	
<p>Priority 7: Support the role and function of employment and urban services land</p>	
<p>Action 21: protect employment land on the western side of the Georges River (Scrivener Street and Munday Street) to support health related advanced manufacturing, medtech and educational facilities.</p>	<p>The site and wider precinct are identified as being suitable for innovation/ research/ health/ advanced manufacturing activities within the Place Strategy (refer Figure 5). The Place Strategy identifies the precinct is suitable as a high-tech, transit-orientated, advanced manufacturing business park that leverages growth of the health, education and equine sectors. Importantly, the Place Strategy stipulates the precinct should exclude residential development.</p> <div data-bbox="686 1048 1308 1608"> <p>The map shows the Liverpool City Centre - Core in blue, with various other zones in different colors. A red star marks the site location near the Liverpool Hospital and Liverpool Station. The map also shows the Georges River and the Liverpool City Centre - Core.</p> </div> <p><i>Figure 5: A Place Strategy for Liverpool, approximate location of site highlighted by red star (Source: Place Strategy)</i></p> <p>The site is currently zoned B5 Business Development and is therefore identified as employment land. The proposed change of land use zoning to B4 Mixed Use and R4 High Density Residential will result in a loss of employment land and will undermine the intended future use of the site for employment uses.</p>

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Sustainability	
Priority 8: Develop a network of high quality open space linked by the Greater Sydney Green Grid and invest in improvements to Georges River and its foreshores	
<p><i>Action 23: Update and complete the Georges River, Brickmakers Creek and Liverpool CBD overland flood studies and prepare floodplain risk management plans.</i></p> <p><i>Action 24: Prepare floodplain constraints categorisation study and a flood evacuation study</i></p>	<p>The Place Strategy identifies that future development close to Georges River must address flooding challenges. The current flood risk management plans in the Collaboration Area are based on information and assumptions that are 10 to 15 years old. The extent of flooding and feasible solutions that support new development are not yet fully understood. Any future design and planning works for the Collaboration Area's is to be underpinned by detailed, validated flooding investigations. In addition, the Place Strategy requires a review and update of existing plans affecting the entire Collaboration Area to deliver confidence that flood risk is appropriately addressed.</p> <p>Action 23 is to be completed by Council, with the OEH supporting stakeholder. Action 24 is to be completed by Council and NSWSES, with the OEH to be the supporting stakeholder. Based on discussions with Council, it is understood that the flood reports will not be finalised for at least 12 months.</p> <p>Given the significant flood constraints within the Collaboration Area, accurate flood mapping information and the production of the identified suite of flood reports is critical to make informed decisions about future development in the Collaboration Area. At this current time there is insufficient information with regards to flooding and as a result, the planning proposal is considered to be inconsistent with Actions 23 and 24.</p>

4. Is the planning proposal consistent with Council's Local Strategy or other local strategic plan?

A current or draft local strategy is not in place. Council is yet to consider the draft Local Strategic Planning Statement (LSPS) which remains in working draft at this time.

5. Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site.

Table 4: Consistency with the applicable SEPPs	
State Environmental Planning Policy	Consistency
SEPP No 55 – Remediation of Land	<p>Clause 6(1) of the SEPP requires that in preparing an environmental planning instrument, a planning authority is not to include in a particular zone any land specified in subclause (4) (which includes development for residential purposes on land to which there is no knowledge or incomplete knowledge of whether the land is contaminated) if the inclusion of the land in that zone would permit a change of use of the land, unless:</p> <p><i>(a) the planning authority has considered whether the land is contaminated, and</i></p>

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	<p>(b) if the land is contaminated, the planning authority is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for all the purposes for which land in the zone concerned is permitted to be used, and</p> <p>(c) if the land requires remediation to be made suitable for any purpose for which land in that zone is permitted to be used, the planning authority is satisfied that the land will be so remediated before the land is used for that purpose.</p> <p>The planning proposal is not accompanied by a preliminary investigation of the land and therefore consideration of this SEPP cannot be undertaken.</p>
SEPP (Affordable Rental Housing) 2009	Yes – Future affordable housing may be proposed on the subject site. Any such potential future development will be required to comply with the provisions of the SEPP. However, the proposal itself does not present any inconsistency.
SEPP (State and Regional Development) 2011	The planning proposal will not affect the application of the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	The planning proposal will not affect the application of the SEPP.
Greater Metropolitan Regional Environmental Plan No 2—Georges River Catchment	The planning proposal will not affect the application of the SEPP.

6. *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)*

The Planning Proposal addresses the following Directions, pursuant to Section 9.1 of the EP&A Act 1979:

Table 5: Consistency with the relevant Ministerial Directions

Section	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	<p>The objectives of this direction are to:</p> <p>(a) <i>encourage employment growth in suitable locations,</i></p> <p>(b) <i>protect employment land in business and industrial zones, and</i></p> <p>(c) <i>support the viability of identified centres.</i></p> <p>Direction 1.1 stipulates that a planning proposal must:</p> <p>(b) <i>retain the areas and locations of existing business and industrial zones,</i></p> <p>(c) <i>not reduce the total potential floor space area for employment uses and related public services in business zones</i></p> <p>The current B5 zoning of the site safeguards the land for urban services uses. Urban services lands are critical to the efficient function of the city, typically servicing nearby residential populations and having a stronger direct</p>	No

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Section	Comment	Compliance
	<p>relationship with local businesses. Urban services land support the growth, functioning and liveability of cities and include a diverse mix of uses such as building construction, warehouses, specialised retail premises, storage, garden centres, timber yards, environmental facilities, motor vehicle sales and hire premises and can also be new economy or creative uses.</p> <p>The planning proposal seeks to rezone the site from B5 Business Development Zone to a part B4 Mixed Use and part R4 High Density Zone. This proposed amendment, along with the proposed changes to the floor space and height controls will result in additional residential development and will reduce the potential floor space area for employment uses.</p> <p>Based on the site area of 2.93 hectares and the current planning controls applicable to the site, approximately 22,000m² of floor space could be created for employment uses. However, this planning proposal proposes approximately 5,000m² of commercial floorspace which represents a loss of approximately 17,000 m² of floor area for employment uses.</p> <p>The planning proposal will reduce the quantum of employment generating floor space and is inconsistent with Direction 1.1. The planning proposal is not supported by a study which gives consideration to the objective of this direction and concludes otherwise.</p>	
2. Environment and Heritage		
Direction 2.3 – Heritage Conservation	Not applicable. The planning proposal does not apply to land that contains a heritage item, located in the vicinity of a heritage item or located within a heritage conservation area.	N/A
3. Housing, Infrastructure and Urban Development		
Direction 3.1 – Residential Zones	<p>The objectives of this direction are:</p> <p><i>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</i></p> <p><i>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i></p> <p><i>(c) to minimise the impact of residential development on the environment and resource lands.</i></p> <p>Rezoning the land from B5 Business Development to B4 Mixed Use and R4 High Density Residential will, in part, facilitate the redevelopment of the site for the purpose of a mixed-use development containing approximately 830 residential dwellings above retail and commercial floorspace.</p> <p>Warwick Farm has limited social infrastructure and does not contain any supporting shops or services required for a high-density residential population. Whilst the proposal would provide 5,000m² of commercial retail floorspace, there would remain an inadequate supply of social and physical infrastructure including education, healthcare and</p>	Partial

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Section	Comment	Compliance
	<p>recreation facilities to sustain the level of density as proposed. Any new housing would not have appropriate access to infrastructure and services.</p> <p>The rezoning will facilitate the redevelopment of the site and will deliver new and additional housing and diversify the local housing type within Warwick Farm which is predominantly detached and semi-detached dwellings.</p> <p>As the planning proposal applies to land in an established urban area it will not consume land at the urban fringe.</p>	
Direction 3.4 Integrating Land Use and Transport	<p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</p> <p><i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i></p> <p><i>(b) increasing the choice of available transport and reducing dependence on cars, and</i></p> <p><i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i></p> <p><i>(d) supporting the efficient and viable operation of public transport services, and</i></p> <p><i>(e) providing for the efficient movement of freight.</i></p> <p>The subject site is well positioned in relation to public transport, with Warwick Farm railway station located within approximately 350 metres, which provides access to employment, education and health services in Liverpool and the wider region. The proximity to the railway station will encourage public transport use and discourage private transport use.</p>	Yes
4. Hazard and Risk		
Direction 4.1 – Acid Sulfate Soils	<p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p> <p>The planning proposal applies to land identified as Class 5 on Council's Acid Sulfate Soils Planning Map. This is the lowest risk category. Existing acid sulfate soils provisions will not be altered by the planning proposal and will apply to any future development which might intensify the use of the land.</p>	Yes
Direction 4.3 – Flood Prone Land	<p>The site is located on the floodplain of Georges River and is wholly affected by flooding under the 1% Annual Exceedance Probability (AEP) event.</p> <p>As discussed above, future development close to Georges River must address flooding challenges. The current flood risk management plans in the Collaboration Area are based on information and assumptions that are 10 to 15 years old. The extent of flooding and feasible solutions that support new development are not yet fully understood. Any future design and planning works for the Collaboration Area's is to be underpinned by detailed, validated flooding investigations. In addition, the Place Strategy requires a review and update of existing plans affecting the entire</p>	No

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Section	Comment	Compliance
	Collaboration Area to deliver confidence that flood risk is appropriately addressed. Action 23 is to be completed by Council, with the OEH supporting stakeholder. Action 24 is to be completed by Council and NSWSES, with the OEH to be the supporting stakeholder. Based on discussions with Council, it is understood that the flood reports will not be finalised for at least 12 months. Given the significant flood constraints within the Collaboration Area, accurate flood mapping information and the production of the identified suite of flood reports is critical to make informed decisions about future development in the Collaboration Area. At this current time there is insufficient information with regards to flooding and as a result, the planning proposal is considered to be inconsistent with Actions 23 and 24. the Council and SES Any potential impacts as a result of development on the site, such as stormwater runoff, will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with Council's water management controls.	
6. Local Plan Making		
Direction 6.1 – Approval and referral requirements	The planning proposal does not include provisions that require development applications to be referred externally and is not related to designated development.	Yes
Direction 6.3 – Site specific provisions	The planning proposal does include provisions to allow a Site-specific development to be carried out on the site.	Yes

5. CONSIDERATIONS FOR SITE SPECIFIC MERIT

Section C – Environmental, social and economic impact

7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The site is largely cleared but does include a number of trees and mature vegetation. It is highly unlikely that the site would contain any critical habitat for threatened species, populations or ecological communities, or their habitats and it is not expected that any threatened species, populations or ecological communities will be adversely affected as a result of the proposal.

8. *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Flooding

The site is located on the floodplain of Georges River and is wholly affected by flooding under the 1% Annual Exceedance Probability (AEP) event. The planning proposal is accompanied by a Flood Impact Assessment (FIA) by FloodMit which confirms the proposal seeks to fill the majority of the site to the 1% AEP level. The FIA confirms that the impact of the proposed filling is not significant and provides alternative mitigation options to mitigate against any adverse impacts of flooding. The applicant has considered filling part of the site and providing compensatory

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excavation on-site.

The Place Strategy requires that a Georges River flood study is prepared (Action 23 of the Place Strategy), alongside a floodplain constraints categorization study and a flood evacuation study (Action 24 of the Place Strategy). These reports will provide accurate flood mapping information to ensure informed decisions about future development in the Collaboration Area can be made and infrastructure required to provide flood management and evacuation is identified. Council has identified these studies will not be completed until 2020. Given this work has not yet commenced and the implications of this work are unknown, the planning proposal is not considered to be supportable on flooding grounds.

Traffic and Transport Impacts

Integrated Transport Strategy

Action 1 of the Place Strategy requires an integrated transport strategy to be prepared that applies movement and place and addresses the transport challenges associated with delivering the vision, shared objectives and growth profile. The outcome of the transport strategy is fundamental to establish the capacity and viability of land and infrastructure to support the future growth within the Collaboration Area. The transport strategy will be led by TfNSW / RMS and supported by Council. While the Place Strategy identifies the strategy will be completed by mid-2019, TfNSW has confirmed it is expected to take a year (i.e. mid-2020) to complete.

Specific to the site, Council has previously identified the need for a Munday Street bypass road to address the existing conflicting land uses arising from the horse stabling facilities and residential development to the north of the sub-precinct and the industrial development to the south. Currently Munday Street provides the only vehicular access road into the precinct and experiences heavy vehicle movements.

Council has prepared a strategic road design for the Munday Street bypass road which will permit heavy vehicles to access Governor Macquarie Drive without needing to travel through Manning Street or Munday Street. The total cost is identified as c\$14 million and is unfunded. Development and funding of the Munday Street bypass will be considered as part of the integrated transport strategy.

The proposed development would exacerbate vehicle, horse and pedestrian conflicts. Further, heavy vehicles along Munday Street will have an impact on future residential amenity.

Until the transport strategy has been completed and the outcomes have been identified, including the details for the Munday Street bypass road, it is considered this planning proposal would be premature.

Even if the planning proposal was able to demonstrate strategic merit, additional matters of detail have been identified by Council and RMS and are set out as follows:

Traffic Generation

The traffic generation potential of the planning proposal has been estimated using traffic generation rates of 0.15 and 0.21 per hour per apartment for high density during weekday morning and afternoon peak hours respectively. Based on the travel model splits data for Warwick Farm from TfNSW Journey to Work (JTW) datasets, a trip generation rate of 0.29 vehicles per hour per apartment is considered the appropriate rate. Based on this traffic generation rate, the

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development site will generate a much higher traffic volume.

Parking

Due to its proximity to Warwick Farm railway station, the streets in front of the development site experience significant on street parking utilised by commuters accessing Warwick Farm railway station and businesses in the precinct. The proposed development will result in additional road users, residents, visitors and on street car parking. The developer is to propose measures to manage on-street parking.

Proposed Access Arrangements

The access arrangement consists of a loop road off Munday Street, opposite the existing Bull and Stroud Streets. The proposed basement parking and access is via a new four-way intersection connected to the existing T-junction of Munday Street and Bull Street. This proposed access is to accommodate indented on-street parking spaces and service vehicles.

In regards to the proposed access driveways, the planning proposal should undertake a SIDRA Traffic Modelling Analysis addressing the post-development 'Level of Service' in terms of queue lengths, delays, storage bays and the traffic management in terms of turning movements at the proposed access(s) off Munday Street. Intersection treatments should be provided at the access(s).

Detailed intersection layouts, performance analysis and treatments including parking control should also be provided by the applicant at the proposed access(s) on Munday Street and Warwick Street. A second access via the intersection of Munday Street and Stroud Street should be verified.

Land dedication to intersection upgrade

Council and RMS have identified the need for the existing Hume Highway and Governor Macquarie drive intersection to be upgraded. The intersection upgrade is to facilitate future developments in the local area including the subject site. The upgrade requires a strip of land approximately 2.5 m wide.

The section of Governor Macquarie Drive fronting the development site does not currently have a paved footpath. The proposed mixed-use development will generate pedestrian movements.

As such, a 2.5 metre wide shared path along Governor Macquarie Drive between Hume Highway and Munday Street should be provided in accordance with Council's design plan for the Hume Highway/Governor Macquarie Drive Intersection upgrade.

Bicycle and Pedestrian Facilities

The following bicycle facilities are to be provided to meet the expected demand:

- A 2.5 metre wide shared path along the following road sections fronting the development site and land dedication:
 - Governor Macquarie Drive between Munday Street and the Hume Highway
 - Warwick Street to Warwick Farm railway station
- A bicycle phase in the traffic signals at the intersection of Munday Street and Governor Macquarie Drive.

RMS comments

The traffic report utilises traffic volumes from the planning proposal report prepared for the

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previous rezoning application on the site (October 2015) for Munday Street. RMS provided preliminary comment on that proposal. RMS had concerns with the traffic generation rates used in the Traffic Impact Assessment by Colston Budd Rogers & Kafes and consider the rates to be lower than what is likely to be the actual traffic generation rate.

Due to the additional traffic generation which will result from the planning proposal, RMS expressed concerns regarding the potential impacts on the traffic control signals at the intersection of Hume Highway and Governor Macquarie Drive due to queue spill back from the right turn bay on Governor Macquarie Drive and Munday Street intersection.

Any proposal would require updated corridor modelling incorporating all the proposed signalised intersections and the intersection of Hume Highway and Governor Macquarie Drive for review prior to finalising concept design for the proposed traffic control signals.

Proposed Voluntary Planning Agreement (VPA)

The applicant has submitted a public benefit offer to Council. The developer will enter into a VPA in association with the planning proposal and will also make required Section 7.11 development contributions in accordance with Council's *Liverpool Contributions Plan 2009* as part of future DA approvals.

Through the VPA, the applicant proposes 5% of the dwelling yield to be provided as affordable rental housing. This would represent approximately 41 dwellings based on the concepts that have been prepared in support of the planning proposal. The dwellings would remain in the ownership of the applicant but would be managed as affordable housing by a housing provider to be agreed with Council for the life of the development.

Considering the existing economic disadvantage in the locality and uplift intended to be achieved by the applicant, Council considers that a minimum of 10% affordable housing would help achieve the optimum benefit for the community. With regards to relevant affordable housing policy, it is understood that the GSC are developing Affordable Rental Housing Targets and that Council will establish affordable housing demand as part and local housing strategy which is due for exhibition in July 2019. Until the targets and demand have been established, it is considered a 5% provision is acceptable at this time.

The second element of the VPA is for landscape embellishment of the land between Warwick Street and the Hume Highway broadly between Manning Street to the west and Governor Macquarie Drive to the east.

The third element of the VPA offer is to provide a retail/commercial space for a period of 5-10 years at a reduced commercial rent for a community organisation/s.

Urban Design

The properties adjoining the site to the west and south are predominantly low-density one to two storey residential dwellings, with a substantial number supporting equine-related activities. The shadow diagrams submitted with the planning proposal will result in significant overshadowing of the properties to the south. Moreover, having regard to Part 3.7 of the Liverpool Development Control Plan 2008, it is unlikely that the adjoining residential properties to the south would receive a minimum of three hours of sunlight between 9am and 5pm on 21 June to at least one living,

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rumpus room or the like and 50% of the private open space.

In the absence of any plan or strategy to redevelop this adjoining area at a similar urban form and density, the proposed scale of the proposal is considered to be inappropriate.

Any future proposal will need to address SEPP 65 Design Quality of Residential Apartment Development. Detailed testing of the FSR relative to the proposed height and building efficiency should be provided.

9. How has the planning proposal adequately addressed any social and economic effects?Social Impacts

The planning proposal is accompanied by a Community Benefits Report prepared by Cred Consulting. The report identifies there is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm.

The Community Benefits Report identifies there is a need for high quality multi-purpose recreation and open spaces that meet the needs and consider the barriers faced by the area's highly diverse population. The proposal provides 0.7 hectares of open space on the site and does not meet the communal open space requirements stipulated in the ADG. Further, there is currently no social infrastructure, including shops and services, within the vicinity of the site. There is poor accessibility to public open spaces from the subject site particularly to the public open spaces which are located on the north side of Hume Highway and west of Warwick Farm railway station.

Warwick Farm is not supported by an adequate level of social infrastructure to provide services and amenities required to sustain an additional 830 residential dwellings. On these grounds, the planning proposal is not supported.

Economic Impacts

The site is currently zoned B5 Business Development and a bulky goods development has been approved on the site. It is understood the owner has determined not to proceed with the proposed bulky goods hardware development on economic grounds. The planning proposal is not supported by any economic justification which addresses the proposed change to the B5 zoning of the site and the loss of employment land. The subject site could support approximately 21,980m² of employment floorspace under the 0.75:1 FSR currently applicable to the site. While it is acknowledged that the site is currently vacant, the site could be provided as employment land to meet future needs.

The site's current location is appropriate for employment lands, situated next to Warwick Farm railway station and is in close proximity to arterial roads including the Hume Highway and Governor Macquarie Drive. Further, the proximate location of the site to the industrial precinct and Liverpool Hospital to the south and the Sappho Road precinct to the north, provides important agglomeration benefits for future employment uses on the site.

The rezoning of the site from B5 Business Development to B4 Mixed Use Development and R4 High Density Residential will enable residential development to infiltrate land that would otherwise be zoned as employment land. The planning proposal will undermine the retention of employment uses and would undermine the affordability and development capacity of the site for business

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and, in turn, the productivity of the Collaboration Area.

Section D – State and Commonwealth Interests

10. *Is there adequate public infrastructure for the planning proposal?*

No. There is inadequate public infrastructure for the planning proposal, specifically in relation to social infrastructure, transport infrastructure and flooding infrastructure. This is discussed below.

Social Infrastructure

Warwick Farm has limited social infrastructure and does not contain any supporting shops or services required for a high-density residential population. Whilst the proposal would provide 5,000m² of commercial retail floorspace, there would remain an inadequate supply of social and physical infrastructure including education, healthcare and recreation facilities to sustain the level of density as proposed. Any new housing would not have appropriate access to infrastructure and services.

Transport Infrastructure

As identified and required by the Place Strategy, a transport strategy is being prepared to establish the capacity and viability of land and infrastructure to support the future growth within the Collaboration Area. While the Place Strategy identifies the strategy will be completed by mid-2019, TfNSW has confirmed it is expected to take a year to complete.

Specific to the site, Council has previously identified the need for a Munday Street bypass road to address the existing conflicting land uses arising from the horse stabling facilities and residential development to the north of the sub-precinct and the industrial development to the south. Currently Munday Street provides the only vehicular access road into the precinct and experiences heavy vehicle movements. Council has prepared a strategic road design for the Munday Street bypass road which will permit heavy vehicles to access Governor Macquarie Drive without needing to travel through Manning Street or Munday Street. The total cost is identified as \$14 million and is unfunded. Development and funding of the Munday Street bypass will be considered as part of the integrated transport strategy.

Until the transport strategy has been prepared, there is no clear indication of what transport infrastructure is required within the Collaboration Area to support future growth, including the development of the subject site.

Flooding Infrastructure

As identified and required by the Place Strategy, a Georges River flood study, a floodplain constraints categorization study and a flood evacuation study are to be prepared. These reports will provide accurate flood mapping information to ensure informed decisions about future development in the Collaboration Area can be made and infrastructure required to provide flood management and evacuation is identified. Council has identified these studies will not be completed for at least 12 months. Given this work has not yet commenced and the implications of this work are unknown, the inadequate flooding infrastructure is considered to be in place to support the planning proposal.

11. *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

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No consultation has been undertaken at this stage. The views of State and Commonwealth public authorities will be obtained after the planning proposal has been considered by the Department of Planning and Environment's Gateway Determination process. It is not expected that there will be any significant Commonwealth and State interests in the planning proposal other than providing a simplified planning framework and development outcome on the site. Relevant public authorities will be consulted during the post Gateway Determination process.

Next Steps

The usual process for planning proposal applications, following a review of the application, is for Council officers to finalise the proposal detailing the proposed changes to LLEP 2008 (this report). The planning proposal would then be reported to Council for endorsement and subsequently forwarded to the Department of Planning and Environment seeking Gateway. However, this assessment finds that the proposal has neither strategic nor site merit. It is therefore recommended that the proposal does not proceed to a Gateway Determination.

Should the planning proposal proceed to a Gateway Determination there would be public authority community consultation, a public exhibition period and a further report to Council prior to proceeding with the making of any amendment to LLEP 2008.

6. CONCLUSION

The planning proposal for Lot 1 Governor Macquarie Drive, Warwick Farm seeks to amend the LLEP 2008 to rezone the site from B5 Business Development to part B4 Mixed Use and R4 High Density Residential, with increases to the FSR from 0.75:1 to 3:1 and HOB from 15 metres to 50 metres. The planning proposal also seeks to decrease the lot size from 2 hectares to 1,000m². The planning proposal as submitted by the applicant would facilitate development of the subject site on a scale of approximately 830 residential units in apartment buildings varying from 9 to 15 storeys in height. The development would include up to 5,000m² of commercial retail space and 7,000m² of open space.

In relation to strategic merit, there is a strong focus within the Regional Plan, District Plan and Place Strategy for the protection of urban services land, including land zoned for B5 Business Development. Section 3.8(2) of the EP&A Act requires planning proposals give effect to district strategic plans (i.e. the District Plan). Both the Regional Plan and District Plan safeguard urban services land against land use conflicts with non-compatible uses, such as residential use. The planning proposal is therefore contrary to Section 3.8(2) of the EP&A Act. Further, the Place Strategy identifies the site as suitable for innovation/ research/ health/ advanced manufacturing activities and explicitly states the precinct should exclude residential development.

While the site is currently vacant, the current zoning of the site has the ability to facilitate urban services land. The Regional Plan and District Plan reaffirm maintaining a sufficient supply of land, particularly in areas such as Liverpool, where the likely long-term population of the area and future wider employment activities will increase demand for local industrial and urban services land. The change of land use zoning from B5 Business Development to B4 Mixed Use and R4 High Density Residential will result in a loss of urban services land. The rezoning will undermine the requirement to plan and manage urban services land in Liverpool and will not respond to the identified need to retain these lands in response to long-term projected population and development growth.

With regard to site-specific merit, the fundamental reasons for the refusal of the previous planning proposal have not been addressed and remain unresolved in this current planning proposal. In the absence of a broader integrated transport strategy and comprehensive flooding studies, it is

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considered the planning proposal cannot be supported.

The Place Strategy requires that an integrated transport strategy is required to establish the capacity and viability of land and infrastructure to support future growth within the Collaboration Area. The Place Strategy states that existing transport constraints need to be addressed before further growth can occur. In this respect, the planning proposal is considered to be premature given the transport strategy being led by TfNSW is not due for completion until the end of 2019.

With regards to flooding, the Place Strategy identifies that future development close to Georges River must address flooding challenges. The Place Strategy requires a review and update of existing plans affecting the entire Collaboration Area to deliver confidence that flood risk is appropriately addressed.

Given the significant flood constraints within the Collaboration Area, accurate flood mapping information and the production of the identified suite of flood reports is critical to make informed decisions about future development in the Collaboration Area. At this current time there is insufficient information with regards to flooding. The planning proposal is considered to be premature given the flood work has not yet been undertaken and is not due for completion for at least 12 months.

This report concludes that the planning proposal cannot be supported as the planning proposal does not satisfy the strategic and site specific merit tests.

7. ATTACHMENTS

- 1. Applicants planning proposal**
- 2. Liverpool Collaboration Area Place Strategy**
- 3. Community Benefits Report**
- 4. Flood Assessment**
- 5. Traffic Report**
- 6. Urban Design Report**
- 7. VPA offer**

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24th June 2019

ITEM No:	Planning Proposal RZ-7/2018 240 Governor Macquarie Drive, Warwick Farm
APPLICATION NUMBER:	RZ-7/2018
SUBJECT:	Planning proposal to rezone site from B5 (Business Development) to B4 (Mixed-Use) And R4 (High Density Residential)
LOCATION:	Lot 1 DP 1162276 240 Governor Macquarie Drive, Warwick Farm
OWNER:	Warwick Farm Central Pty Ltd
APPLICANT:	WFC Projects Pty Ltd
AUTHOR:	Stephen Kerr, City Plan Strategy and Development

ADVICE OF THE PANEL

Council has referred this planning proposal to the Panel for advice. The Panel has inspected the site and read the report and supporting documentation from Council's independent planning consultant, City Plan Strategy and Development, and the documents submitted with the planning proposal. The Panel's advice is as follows.

The majority of the Panel agrees with the consultant's assessment of strategic and site specific merit of the proposal. While the strategic policy context of the site might be uncertain given the elected Council's decision not to endorse the Greater Sydney Commission Place Strategy, the planning proposal must be assessed against the place strategy and district plan as they presently stand. The planning proposal does not have strategic merit having regard to the place strategy.

One of the Panel members does not endorse the consultant's assessment and recommendation. The member considers that the highest and best use of the site given its proximity to Warwick Farm railway station is mixed use including high density residential. There is no evidence to support the demand for high density employment use on this site.

VOTING NUMBERS:

3-1



WARWICK FARM VILLAGE PTY LTD

Community Benefits Analysis - Lot 1 Governor Macquarie Drive, Warwick Farm

June 2018



Creating and building community



Report Title: Draft Community Benefits Analysis - Lot 1 Governor Macquarie Drive, Warwick Farm

Client: Warwick Farm Village Pty Ltd

Version: Final

Date: June 2018

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Executive summary

BACKGROUND

Cred was engaged by SJB Planning to prepare a Community Benefits Analysis to inform a planning proposal for Lot 1 Governor Macquarie Drive in the suburb of Warwick Farm in the Liverpool City Local Government Area (LGA).

PURPOSE

The purpose of this study is to provide recommendations on the community benefits that could be delivered through the proposal (both for the incoming and existing community).

SITE CONTEXT

The site is located in the suburb of Warwick Farm, in the Liverpool City LGA. It has an area of approximately 2.93ha. The site is within 1 minute walking distance of Warwick Farm train station, serviced by 3 lines, the Cumberland, Bankstown and Airport lines. The site is adjacent to the Hume Highway and approximately 1.5km from Liverpool City Centre. As a key growth precinct and major transport node, Warwick Farm will face strong population growth and increasing density in coming years.

THE PROPOSAL

The proposal is for an estimated 830 residential dwellings.

The proposed dwelling mix is for 249 one bed dwellings (30%), 415 two bed dwellings (50%) and 166 three bed dwellings (20%).

The design concept also includes:

- Multiple buildings ranging from 4 to 15 storeys
- Approximately 7,000sqm of publicly accessible open space is provided throughout the site including a new centrally located public plaza surrounded by active ground floor uses
- 5,000m² of non-residential GFA, anticipated to include commercial and community uses.

STRATEGIC CONTEXT

- Warwick Farm is located within the Western City District,

as characterised by the Greater Sydney Commission, with significant forecast population growth and increased density.

- There is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm. Council recommends upgrading Warwick Farm Community Hub, and notes that it is the only space available in the locality.
- There is a need for high quality multi-purpose recreation and open spaces that meet the needs and consider the barriers faced by its highly diverse population, including culturally and linguistically diverse groups, refugees and women.
- There is a need to provide high quality on/off road cycle paths in the Liverpool CBD precinct, which includes Warwick Farm.

PEOPLE AND PLACE CONTEXT

- With more than 57% of the population speaking a language other than English at home, there is a need for community facilities and spaces to respond to the highly culturally diverse community of Warwick Farm. In particular, Arabic, Vietnamese, Serbian, Hindi and Mandarin are key community languages.
- Warwick Farm suburb experiences higher levels of disadvantage compared to Liverpool City. In particular, areas located north of Hume Highway have a high proportion of social housing, higher proportions of households in housing stress, lower SEIFA scores (indicating higher levels of disadvantaged), a higher proportion of single parent families, and higher levels of unemployment. This indicates that the provision of affordable housing is a high priority on site.
- With increasing high density and a high proportion of people living alone, there is a need for communal and public spaces that facilitate chance meetings and social interaction. Public realm spaces should be activated, green and social to support residents in living in high density apartments.
- With a high proportion of the population in the 'young workforce' service age group, residents are likely to be working during the day time. Community spaces should provide for the needs of the high working population to socialise, recreate and exercise at night.

IDENTIFIED COMMUNITY BENEFITS

The following community benefits are based on strategic context, demographic analysis and best practice and should be considered as recommendations only (see P24-25 for detailed analysis and full list of recommendations):

- Provide **early and temporary social enterprise/site activation** while construction is underway, through a social enterprise food truck/cafe that could provide training and skills development for local young people and women, potentially partnering with Liverpool Neighbourhood Connections/Peppers Cafe to operate.
- Provide **ongoing opportunities for employment and skills development** through an onsite, permanent facility for a social enterprise (eg cafe, co-working space) delivered in consultation with local services such as Liverpool Neighbourhood Connections.
- A **high quality child care centre** of 60 to 90 places to be delivered to Council to own and lease to a not-for-profit service provider, following best practice principles for care in high density including access to nature, not located above the 2nd floor and educational/social outcomes for disadvantaged children.
- Provide **a medical centre on site** for improved health outcomes for the existing and incoming community.
- Provide around **50m2 to 200m2 of indoor communal space per residential tower**, connected to podium or rooftop level open space to support improved community outcomes and take pressure of local community facilities.
- The proposed open space on site should be designed as a **publicly accessible local park of at least 0.7ha** that is adaptable to different users and uses and includes a range of active recreation and play opportunities, seating and shade and outdoor space for social connection, and connection to nature.
- Between **5%-10% (42 to 83 dwellings) of affordable housing** in alignment with the Greater Sydney Commission targets, including a mix of dwelling types to support families, including single parent families, and intergenerational living, and adaptable housing to support ageing in place.
- **Use by Council of contributions generated by future development towards the physical improvement of the Warwick Farm Community Hub**, based on providing at minimum an additional 185m2 of hireable community space to cater for increased demand from the incoming population. The Warwick Farm Community Hub caters to a range of needs in a disadvantaged community and is managed by service provider Liverpool Neighbourhood Connections and needs physical improvements
- Improved connections from social housing areas to the new town centre and shops are a high priority. It is understood that there are existing contributions made by the site for improvement of **pedestrian and cycling connections**, including to the intersections, cycle way and path under Governor Macquarie Drive.
- Ensure **a diverse mix of shops including affordable options** on site to service the incoming and existing community.
- Address the cultural and social diversity of the Warwick Farm community through design of **open spaces that supports informal and unstructured** recreation, including shaded tai chi spaces, badminton courts and table tennis tables.

INTRODUCTION

This report provides a Community Benefits Analysis to inform a planning proposal for Lot 1 Governor Macquarie Drive in the suburb of Warwick Farm in the Liverpool City Local Government Area.

A Community Benefits Analysis aims to provide an understanding of the social infrastructure, open space and other community needs of the future resident community of the site and the suburb of Warwick Farm and the community benefits that can be delivered to achieve a socially sustainable place.

PURPOSE OF STUDY

The purpose of this study is to provide recommendations on the community benefits that could be delivered through the proposal (both for the incoming and existing community).

APPROACH TO ASSESSMENT

This Community Benefits Analysis is based on analysis of the following indicators:

- Strategic policy context
- Demographic profile of the existing suburb of Warwick Farm suburb and population forecasts for the area
- Audit and mapping of existing social infrastructure and open space and capacity to support additional demand
- Social infrastructure needs benchmarking – based on best practice planning benchmarks
- Open space needs benchmarking – based on proximity, quality, and population based benchmarks
- Best practice principles and case studies for location, design and delivery of best practice social infrastructure and open space in high density environments, and
- High level assessment of demand for affordable housing in the area.

This Community Benefits Analysis is based on the assumption that a more detailed assessment should be undertaken at a later stage in the development process in consultation with government departments, Council, key stakeholders, service providers and the community.



Figure 1 - Subject site - Lot 1, Warwick Farm

SITE CONTEXT

The site is located at the south-western junction of the Hume Highway and Governor Macquarie Drive, in the suburb of Warwick Farm in the Liverpool City Local Government Area (LGA) (Figure 1). It has an area of approximately 2.93ha.

The site is within 1 minute walking distance of Warwick Farm train station, serviced by 3 lines, the Cumberland, Bankstown and Airport lines. The site is adjacent to the Hume Highway and approximately 1.5km from Liverpool City Centre.

The site is located on the northern periphery of the Warwick Farm Training Precinct, generally characterised by horse stabling and racecourse related uses, which have been rationalised in recent years as a result of the ATC disposing of land superfluous to current and future racecourse operations.

As a key growth precinct and major transport node, Warwick Farm will face strong population growth and increasing density in coming years.

THE PROPOSAL

The proposal is for an estimated 830 residential dwellings.

The proposed dwelling mix is for 249 one bed dwellings (30%), 415 two bed dwellings (50%) and 166 three bed dwellings (20%).

The design concept also includes:

- Multiple buildings ranging from 4 to 15 storeys
- Approximately 7,000sqm of publicly accessible open space is provided throughout the site including a new centrally located public plaza surrounded by active ground floor uses
- 5,000m² of non-residential GFA, anticipated to include commercial and community uses.

BACKGROUND

This section provides background information to inform the Community Benefits Analysis including:

- Site and proposal context
- State and local strategic context, and
- People and place context.

Strategic context

This section provides a summary of the strategic plans and policies that relate to supply and demand of social infrastructure, open space and affordable housing in Warwick Farm suburb and the Liverpool City LGA.

STATE GOVERNMENT

Greater Sydney Commission District Plan - Western District

The study area is located within the Western City District as defined by the Greater Sydney Commission. The Western City District covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly local government areas.

Over the next 20 years the Western Parkland City will transform, drawing on the strength of the new Western Sydney Airport and Badgerys Creek Aerotropolis, and the first stage of a North South Rail Link that will create the opportunity for a Western Economic Corridor. The Western Parkland City will capitalise on the established centres of Liverpool, Greater Penrith and Campbelltown-Macarthur, which form a metropolitan cluster.

Department of Planning and Environment - A Metropolis of Three Cities - The Greater Sydney Region Plan

The site is located on the periphery of the Liverpool Central City, which is identified as a regional centre situated at the western end of the enterprise corridor running between Bankstown and Liverpool.

LIVERPOOL CITY LGA

Liverpool City Council Community Strategic Plan - Our Home, Liverpool 2027

Liverpool City Council's 10-year Community Strategic Plan sets out the following vision: "Liverpool - An inclusive place to live, learn and grow." The Plan is structured around four directions:

- Creating connection
- Strengthening and protecting our environment
- Generating opportunity, and
- Leading through collaboration.

Recreation, Open Space and Sports Strategy, 2017

The Strategy identifies the following principles intended to be used as a guiding tool for Council and developers building facilities on Council's behalf:

- Planning for the future
- Creating a 'sense of place'
- Equity and access
- Multi-purpose
- Connections
- Promoting social capital
- Going green
- Safety and security
- Commercial development, and
- Building partnerships.

The Strategy identifies there is an existing shortage of open space in areas such as the city centre that will only be exacerbated by increasing density and strong population growth. The Strategy notes that strong growth in medium and high-density living, including in Warwick Farm, will further require meeting spaces for people to connect, and greater consideration of multi-purpose facilities.

The Strategy identified trends impacting open space, including:

- The shrinking backyard
- The rise of unstructured recreation, and
- Shared space.

Women may face many personal, social and environmental barriers to participating. Opportunities exist to inspire women to re-engage with physical activity and sports if issues are considered holistically and within the context of their everyday lives.

With one of the largest concentrations of people from a refugee background in Australia living in Liverpool, considerations of a wider range of recreational and social interests reflecting these cultural groups, as well as facilitation of targeted programs to meet their needs. The design and feel of our open space and recreational facilities should also reflect this strong cultural identity.

Community Facilities Strategy, 2017 (Draft)

The Strategy addresses opportunities and challenges in the provision and management of community facilities in the Liverpool LGA. An assessment of community facilities found that only one facility was constructed in the last 10 years, and that facilities are ageing, with the average age of facilities currently 35 years. The Strategy outlines four key strategies:

- Meeting the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm
- Managing an ageing stock of facilities
- Funding and financing of new facilities and renewal/upgrade works, and
- The timely delivery of new facilities in the release areas.

Identified challenges for medium and high-density areas include: ensuring social harmony, providing high quality spaces to meet recreational needs and ensuring the needs of special needs groups are met.

The Strategy notes that Warwick Farm Community Hub is the only community facility in the Warwick Farm locality and recommends that it be upgraded.

Liverpool Bike Plan, 2017-2022

Through the Liverpool Bike Plan, Council aims to encourage residents to adopt healthier lifestyles, enjoy the natural environment and to help reduce traffic congestion through increased bicycle activity. The Liverpool Bike Plan poses Warwick Farm as part of the Liverpool CBD precinct, a key origin and destination location marked by high traffic volumes and limited number of cycling links. The plan identifies a need to provide high quality on/off road paths in the city centre (with high quality way-finding signage) in order for the Liverpool city centre to evolve into a 21st century city. Identified opportunities for this precinct include:

- Hume Highway off-road cycleway
- Elizabeth Street on-road cycleway
- Cycleway through hospital precinct, and
- Cycleway through pedestrianised section of Macquarie Street.

What does the strategic context tell us?

- Warwick Farm is located within the Western City District, as characterised by the Greater Sydney Commission, with significant forecast population growth and density.
- There is a need for community facilities to meet the needs of a growing population, including in key growth precincts and major transport nodes such as Warwick Farm. Council recommends upgrading Warwick Farm Community Hub, and notes that it is the only space available in the locality.
- There is a growing need for meeting spaces that provide opportunities for people to connect, particularly for those living in highly dense areas such as the proposed development. Communal open space should act as a backyard and provide opportunities for unstructured recreation for residents living in apartments.
- There is a need for high quality multi-purpose recreation and open spaces that meet the needs and consider the barriers faced by its highly diverse population, including culturally and linguistically diverse groups, refugees and women.
- There is a need to provide high quality on/off road cycle paths in the Liverpool CBD precinct, which includes Warwick Farm.

People and place context

PLACE

The study area is located in statistical area 1160106 in the suburb of Warwick Farm in the Liverpool City LGA.

The traditional owners of the land are the Dharug, Gandangara and Tharawal Aboriginal people.

Liverpool City LGA (Liverpool City) is located in Sydney's south-western suburbs - about 25 kilometres from the Sydney GPO. The LGA covers a large area that features city, suburban and rural living. As part of South West Sydney's major growth area, Liverpool City is growing and changing rapidly.

Historically, Warwick Farm was occupied by Irish political prisoners transported after the Irish Rebellion in 1789. Since the early nineteenth century, the area has been home to the Warwick Farm Racecourse, which still operates today.

PEOPLE

Liverpool City has a large and diverse population with a range of birthplaces and languages spoken. This demographic analysis was completed using 2016 census data, from Profile.id.

WHO LIVES IN LIVERPOOL CITY?

Total population in 2016: 217,736

Compared to Greater Sydney, Liverpool City has:

- A younger median age (33 compared to 36)
- A higher percentage of couples with children (46% compared to 35%)
- A lower median weekly household income of \$1,548 compared to \$1,745
- A higher percentage of people who speak a language other than English at home (52% compared to 36%). The most common languages other than English spoken at home were: Arabic (11.4%), Vietnamese (4.9%) and Hindi (4%).
- A similar proportion of Aboriginal and Torres Strait Islander residents (both 1.5%)
- A lower percentage of households renting (30% compared to 33%)
- A much lower percentage of medium and high density housing (25% compared to 44%)
- 41% of residents were born overseas in a non-English speaking country (compared to 37% in Greater Sydney), and
- Higher levels of disadvantaged (SEIFA index of 952 compared to 1,020 in Greater Sydney).

Emerging groups

From 2011 to 2016, Liverpool City's population increased by 24,144 people (13%).

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Older workers and pre-retirees (50 to 59) (+4,022 people)
- Young workforce (25 to 34) (+3,370 people)
- Parents and homebuilders (35 to 49) (+3,310 people), and
- Empty nesters and retirees (60 to 69) (+3,213 people).

Diversity

Liverpool LGA has one of the largest concentrations of people from a refugee background in Australia. Over 11,500 migrants settled in Liverpool LGA between 2008 and 2014;

a third of whom arrived through the Humanitarian Stream making Liverpool LGA the 5th highest local government area in Australia for settling humanitarian migrants (Recreation, Open Space and Sports Strategy, 2017).

Dwelling types

"Separate house" is the most common dwelling structure in the Liverpool City (73.7% in 2016, compared to 20.3% for Greater Sydney). 25.5% of dwellings were medium to high density in 2016, a similar proportion to 2011 (low compared to Greater Sydney at 43.8%).

WHO LIVES IN WARWICK FARM?

Total population in 2016: 5,873 (usual residents)

Age profile

Compared to the Liverpool City LGA, the suburb of Warwick Farm had:

- A lower proportion of people in the younger age groups (0 to 17 years) (20.9% compared to 27.1%).
- A slightly higher proportion of people in the older age groups (60+ years). (15.8% compared to 14.9%).
- A larger proportion of 'Parents and homebuilders (35 to 49)' (27.3% compared to 24.8%)
- A larger proportion of 'Young workforce (25 to 34)' (21.3% compared to 14.6%)
- A smaller proportion of 'Secondary schoolers (12 to 17)' (5.2% compared to 8.8%)
- A smaller proportion of 'Primary schoolers (5 to 11)' (7.8% compared to 10.6%), and
- A smaller proportion of 'Parents and homebuilders (35 to 49)' (20.3% compared to 21.3%).

Emerging groups

From 2011 to 2016, Warwick Farm's population increased by 1,305 people (29%). This represents an average annual population change of 5.15% per year over the period.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Young workforce (25 to 34) (+447 people)
- Parents and homebuilders (35 to 49) (+297 people)
- Tertiary education and independence (18 to 24) (+127 people), and
- Older workers and pre-retirees (50 to 59) (+107 people).

Dwelling types

High density is the most common dwelling type in Warwick Farm (56% in 2016, an increase from 53.5% in 2011) compared to 11.7% in Liverpool City and 20.3% for Greater Sydney. Only 20.8% of dwellings in Warwick Farm were low density in 2016, compared to 73.7% in the LGA.

Population density

Warwick Farm has a higher population density (12.68 persons per ha), compared to Liverpool City (6.69).

ATSI population

At 1.5% of the population (or 91 people), Warwick Farm has a similar proportion of Aboriginal and Torres Strait Islander residents compared to Liverpool City and Greater Sydney (both 1.5%).

Cultural and linguistic diversity

Warwick Farm has a much higher proportion of people born overseas (49.6%), compared to Liverpool City (40.7%) and Greater Sydney (36.7%). 46.4% of residents come from non-English speaking backgrounds.

Warwick Farm has a much higher proportion of people speaking a language other than English at home (57.3%), compared to the Liverpool City (51.9%) and Greater Sydney (35.8%). The main languages other than English are Arabic (10.1%), Vietnamese (7.1%), Serbian (4.2%), Hindi (3.8%), and Mandarin (2.5%).

Household types

Warwick Farm has a much higher proportion of lone person households (28.6%), compared to Liverpool City (14.6%) and Greater Sydney (20.4%), and a much lower proportion of households with children (23.2%, compared to 45.7% in Liverpool City and 35.3% in Greater Sydney).

While Warwick Farm suburb overall does not have a higher proportion of one parent families (13.6%) compared to Liverpool City (13.8%), some statistical areas north of Hume highway have much higher proportions (up to 24%).

Household income

Warwick Farm has a median weekly household income of \$972, much lower than Liverpool City at \$1,548 and Greater Sydney at \$1,745.

As shown in Table 1, Warwick Farm has a much higher proportion of households in the lowest household income quartile compared to Liverpool City and Greater Sydney.

Table 1 - Household income quartiles (source: profile.id)

Household Income Quartile	Warwick Farm	Liverpool City	Greater Sydney
Lowest group (\$0-\$750)	39.0	22.6	21
Medium lowest (\$751 to \$1,481)	31.7	25.5	22.3
Medium highest \$1,482 to \$2,554	20.8	27.6	26.1
Highest group \$2,555+	8.5	24.3	30.6

Unemployment

Warwick Farm has much higher levels of unemployment (14.1%), compared to the Liverpool City (7.5%) and Greater Sydney (6%).

SEIFA Index of Disadvantage

With a SEIFA score of 819, Warwick Farm is much more disadvantaged compared to the Liverpool City (952) and Greater Sydney (1,020).

HOUSING AND AFFORDABILITY

Housing tenure

Warwick Farm has a much higher proportion of households renting (57.1%), compared to Liverpool City (30.1%) and Greater Sydney (32.6%).

Moreover, a much higher proportion of households in Warwick Farm are renting social housing (19%), compared to Liverpool City (7.2%) and Greater Sydney (4.6%).

Just 15.3% of households own or are buying their dwelling, compared to 60.1% in Liverpool City and 59.2% in Greater Sydney.

Housing stress

Housing Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

Warwick Farm has a much higher proportion of households in housing stress (24%) compared to Liverpool City (16.7%) and Greater Sydney (11.8%). This indicates that affordable housing is a high priority for the proposed development.

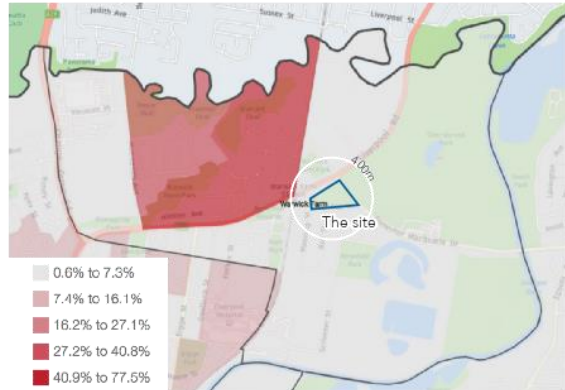


Figure 4 - Households renting social housing (source: atlas.id)

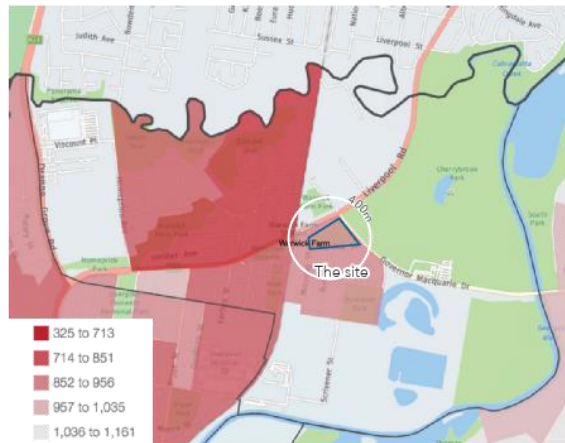


Figure 6 - SEIFA index 2016 (source: atlas.id)

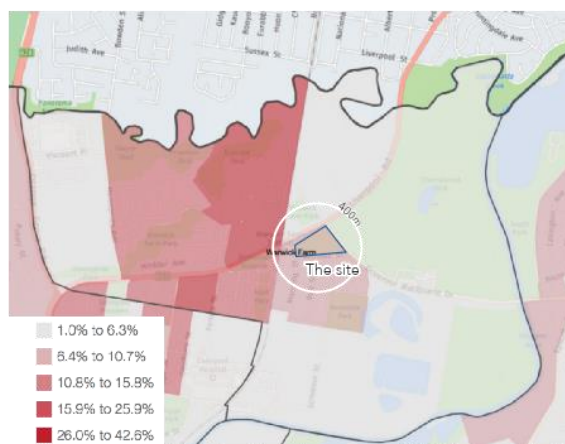


Figure 5 - Unemployment rate 2016 (source: atlas.id)

What does the people and place context tell us?

- With more than 57% of the population speaking a language other than English at home, there is a need for community facilities and spaces that respond to the highly culturally diverse community of Warwick Farm. Arabic, Vietnamese, Serbian, Hindi and Mandarin are key community languages.
- Warwick Farm suburb experiences higher levels of disadvantage compared to Liverpool City. In particular, areas located north of Hume Highway have a high proportion of social housing, lower SEIFA scores (indicating higher levels of disadvantage), a higher proportion of single parent families and higher levels of unemployment. This indicates that the provision of affordable housing is a high priority on site.
- With increasing high density and a high proportion of people living alone, there is a need for communal and public spaces that facilitate chance meetings and social interaction. Public realm spaces should be activated, green and social to support residents in living in high density apartments.
- With a high proportion of the population in the 'young workforce' service age group, residents are likely to be working during the day time. Community spaces should provide for the needs of the high working population to socialise, recreate and exercise at night
- There is a need for communal rooms in high rise buildings for people to gather and socialise outside of their apartments including for children's birthday parties, family gatherings, music practice and other noisy activities and for students to study.

COMMUNITY NEEDS ANALYSIS

This section provides an analysis of the community needs resulting from the proposal. It includes an analysis of what would be required to be provided onsite to address the needs of the potential future residents.

This community needs analysis is based on multiple indicators including:

- Forecast population
- Audit of existing social infrastructure within 400m, 800m and 2km of the site
- Audit of existing open space within 400m, 800m and 2km of the site, and
- Benchmarking of social infrastructure and open space against industry standards.



Figure 7 - Harbour Bridge Replica in Warwick Farm (Source: user Jbar on Wikipedia)



Figure 8 - Playground in Hart Park (source: Best Sydney Parks on YouTube)



Figure 9 - Warwick Farm Station (source: realestateview.com.au)

Forecast population

This section provides estimates of the forecast population resulting from the proposed development using a forecast household size of 2.5 persons per household.

Based on potential household size of 2.5 persons per household, and an estimated 830 dwellings the forecast population of the subject site will be approximately 2,075 people when it is complete.

Household size

A household size of 2.5 has been used to forecast the future population of the site. This represents a middle range of the household size of high-density SA1s in Liverpool CBD, which have between 2.19 and 2.85 persons per household. On average, areas in Western Sydney have higher average household sizes than Greater Sydney, with larger families and multi-generational households.

Forecast population of the site

The proposed number of dwellings is 830.

The forecast population for the site, based on the expected number of dwellings and average household size of 2.5, is 2,075 people as shown in Table 2.

Table 2 - Forecast population of site

Potential dwellings	Potential future population (2.5pp household)
830 dwellings	2,075 people

Change to Warwick Farm suburb population

Post-development, the forecast population of Warwick Farm would increase from 5,873 people (2016 Census) to around 7,948 people post-development of the subject site, or a 35.3% increase in the total population.

Population density of the site

The study area currently has no residential population. As shown in Table 3, based on the estimated number of dwellings, the population density will be approximately 708 persons per hectare.

Table 3 - Forecast population density of site

	Total forecast population of the site	Site area (ha)	Gross density (persons per ha) site only	Statistical Area 1 (ha)	Gross density (persons per ha) SA1
930 dwellings	2,075	2.93	708	9.28	252

Estimated forecast age profile

Table 4 provides an indicative age breakdown for the incoming population, based on the age profile of Liverpool CBD which has similar high density living.

Table 4 - Estimated forecast age profile (source: based on Liverpool suburb 2016 age profile, profile.id)

	Benchmark population	Total forecast population (830 dwellings)
Age group	%	#
0 to 4	7.9	164
5 to 11	7.8	162
12 to 17	5.2	108
18 to 24	9.8	203
25 to 34	21.3	442
35 to 49	20.3	421
50 to 59	12.0	249
60 to 69	7.9	164
70+	7.8	162
TOTAL:	100	2,075

Cultural diversity

The forecast population is likely to be highly culturally diverse, with 54% of people in neighbouring high density suburb Liverpool born overseas and 65% speaking a language other than English at home. Key cultural groups are people from Arabic, Vietnamese and Hindi speaking populations (based on Liverpool LGA).

Moreover, recent high density developments in the area have been characterised by a high proportion of newly arrived residents. For example, 35% people living in a recently completed development in Liverpool city centre (Bigge St) are recently arrived people.

Audit of existing social infrastructure

This section outlines social infrastructure located within 400m, 1km and 2km of the site. All social infrastructure is mapped in Figure 12 on page 17.

DEFINITIONS

For the purposes of this study social infrastructure refers to public and communal/semi-private community facilities and services.

Community facilities

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Community facilities

As shown in Table 5, there are:

- 0 community facilities within 400m of the site
- 1 community facility outside of 400m but within 800m of the site
 - Warwick Farm Community Centre meets a broad range of needs in a disadvantaged community, managed by a NGO who has developed programmed activities that cater for a variety of uses.
 - This facility is leased to a service provider, with 100% utilisation, and is not available for general community hire.
- 5 community facilities outside of 800m but within 2km of the site.

Table 5 - Existing community facilities (source: Liverpool City Council, Community Facilities Strategy, 2017)

Name	Type	Distance from site
Warwick Farm LNC (Small Hall and Offices)	Community centre	528m, 10min walk
Dr Pirie Centre	Community centre	1.4km
Hilda M Davis Centre	Senior Citizens Centre	1.4km
Liverpool Respite Centre	Specialised facility focussing on high need disability	1.79km
Liverpool District Child and Parent Stress Centre	Facility offering counselling services.	1.84km
Orange Grove Community Centre	Community centre	1.99km

Local shops and services

There are limited shops and services available in Warwick Farm, with only one supermarket located on the northern side of the Hume Highway. There is one medical centre appearing on Google Maps however this centre may be closed. There are no post office, pharmacy, or banking facilities available in Warwick Farm.

Primary schools

As shown in Figure 10, the site is located in the Warwick Farm Public School catchment. This school is located 719m from the site with a current enrolment of 227 students. A high proportion of students at this school are in the bottom quarter in the Index of Community Socio-Educational Advantage (ICSEA) (54%) compared to Australia (25%).

The relocation of Mainsbridge SSP to Warwick Farm to provide additional new permanent teaching spaces and new core facilities to address growth was announced in June 2018.

Community engagement with Warwick Farm Public School confirms that there is some capacity for additional places at the school.

Secondary Schools

As shown in Figure 11, the site is located in a catchment with two secondary schools. Liverpool Boys High School currently has 560 students enrolled. Liverpool Girls High School currently has 937 students enrolled. Both schools are located within 1km of the site.

Table 6 shows all schools located within 2km of the site.

There are no new schools planned in the area, however Liverpool City Centre and Warwick Farm are urban renewal and growth areas and there will be cumulative impacts on the local schools.



Figure 10 - Primary School Catchment (Source: education.nsw.gov.au)

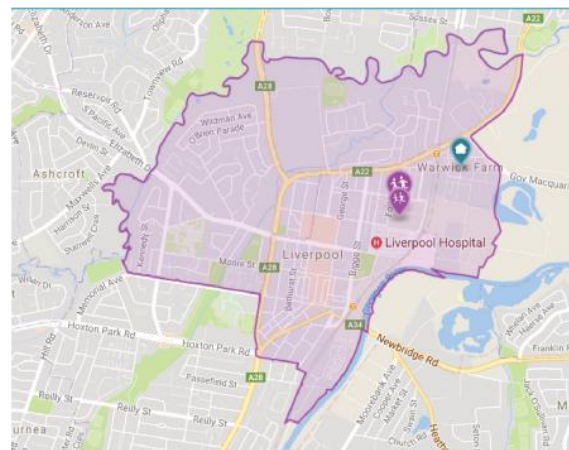


Figure 11 - Secondary School catchment (Source: education.nsw.gov.au)

Table 6 - Primary and secondary schools (source: myschool.edu.au)

Level	Name	Type	Enrolment 2017	Enrolment 2016	Enrolment 2015	Distance from site	Language background other than English
Primary	Warwick Farm Public School	Public	227	234	226	719m	76%
Special	Lawrence Hargrave School	Public	60	56	56	409m	21%
Secondary	Liverpool Boys High School	Public	560	598	564	660m	93%
Secondary	Liverpool Girls High School	Public	937	986	1005	775m	88%
Secondary	All Saints Catholic College	Catholic	966	994	504	1.16km	96%
Primary	All Saints Catholic Primary School	Catholic	645	645	639	1.27km	94%
Secondary	Cabramatta High School	Public	1526	1397	1369	1.52km	86%
Primary	Liverpool Public School	Public	758	710	745	1.58km	77%

Child care

As shown in Table 7, there are 8 child care centres within 2km of the site, offering a total of 318 places. While some services are high quality, five out of eight centres are working towards or only meeting National Quality Standards. This indicates a need for quality care in the area, especially considering the relatively high levels of disadvantage in Warwick Farm.

Out of school hours care (OSHC)

As shown in Table 8, there is 1 OSHC service within 2km of the site, offering 60 approved places.

Table 7 - Childcare within 2km of the site (source: acecqa.gov.au)

Name	Approved places	NQS rating	Distance from site
The Liverpool Hospital Child Care Centre	90	Exceeding NQS	1.07km
Early Education & Care Centre - Warwick Farm	40	Exceeding NQS	1.17km
Cabramatta Early Learning Centre	40	Exceeding NQS	1.26km
Kids Castle Child Care Centre	31	Working Towards NQS	1.75km
Vattana Early Learning Centre	40	Meeting NQS	1.8km
Star Academy Kids	23	Working Towards NQS	1.84km
Jelly Bean Junction Child Care	28	Meeting NQS	1.98km
ABC Day Care Pre-School	26	Working Towards NQS	2km
TOTAL PLACES: 318			

Table 8 - OSHC within 2km of the site (source: acecqa.gov.au)

Name	Approved places	NQS rating	Distance from site
YMCA All Saints OSHC	60	Working Towards NQS	1.17km
TOTAL PLACES: 60			

Social Enterprise

In 2017, Liverpool's Pepper's Place, a cafe run by and for women from disadvantaged backgrounds, was recognised at the Zest Awards as the Exceptional Social Enterprise in Greater Western Sydney. The cafe operates in the foyer of the Liverpool City Library and was set up by local service Liverpool Neighbourhood Connections (LNC) as a way to create jobs for local women from disadvantaged backgrounds.

LNC offers employment pathways for women through five separate social enterprises in Liverpool, including a canteen at Warwick Farm Public School, a coffee cart, a second-hand clothing store and a cleaning and mowing business. LNC is based at Warwick Farm Community Hub (See M1 on Figure 12).



FIGURE 12 - COMMUNITY FACILITIES AND SOCIAL INFRASTRUCTURE

- T** Train station
H Hospital
 [Red outline] The site

Childcare centres (C)

C1. The Liverpool Hospital Child Care Centre
 C2. Early Education & Care Centre
 C3. Cabramatta Early Learning Centre
 C4. Kids Castle Child Care Centre
 C5. Vattana Early Learning Centre
 C6. Star Academy Kids
 C7. Jelly Bean Junction Child Care
 C8. ABC Day Care Pre-School

Out of Hours Care (O)

O1. YMCA All Saints OSHC

Primary Schools (PS)

PS1. Warwick Farm Public School
 PS2. All Saints Catholic Primary School
 PS3. Liverpool Public School

Secondary Schools (S)

S1. Lawrence Hargrave School
 S2. Liverpool Boys High School
 S3. Liverpool Girls High School
 S4. All Saints Catholic College
 S5. Cabramatta High School

Public libraries (L)

L1. Liverpool Public Library

Community centres, halls and meeting rooms (M)

M1. Warwick Farm Community Hub
 M2. Hilda M Davis Centre
 M3. Dr Pirie Centre
 M4. Liverpool Respite Centre
 M5. Liverpool District Child and Parent Stress Centre (Speed St)
 M6. Rosebank Cottage
 M7. Orange Grove Community Centre
 M8. Liverpool City Community Centre
 M9. Inspire Community Youth Centre

Audit of existing open space

Public open space includes parks, outdoor courts, and playgrounds. It is open space which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces rooftop parks, swimming pools, or gyms only accessible to residents of that development.

As shown in Table 9 and Figure 13, the following open space is located within 400m, 800m and 2km of the site.

There are approximately 4 open spaces within 800m of the site, equal to around 8.94 ha.

There are an additional 6 open spaces within 2km of the site, equal to at least 9.57 ha.

Table 9 - Open space within 2km (source: Liverpool City Council, Generic Plan of Management for Parks 2007)

Name	Hierarchy	Size (sqm)	Distance from site
BERRYMAN RESERVE	Local	12229	320m
UNNAMED PARK ON SAPPHO ROAD	Local	570	425m
HART PARK	Local	15206	450m
STROUD PARK	Local	28140	750m
HARGRAVE PARK	Local	61370	909m
BOWDEN PARK	-	-	1.21km
PIONEERS MEMORIAL PARK	-	-	1.25km
BIGGE PARK	District	25730	1.35km
APEX PARK	District	7517	1.77km
LIGHT HORSE PARK	District	62475	1.87km
COLLIMORE PARK	-	-	1.96km

Table 10 - Sportsfields within 2km (source: Liverpool Council website)

Name	Hierarchy	Type	Distance from site
ROSEDALE PARK	Local	Cricket, AFL	320m
JACQUI OSMOND RESERVE	Local	Softball	425m
DURANT OVAL	Local	Rugby League	450m
FREEMAN OVAL	Local	Dog training	750m
DWYER OVAL	Local	Rugby Union, Athletics	909m
CHERRYBROOK PARK	-		1.21km
IRELANDS BRIDGE PARK	-	Cricket	1.25km
CABRAMATTA SPORTS GROUND	District	Cricket	1.35km
SHELL OVAL	District	Cricket, Netball	1.77km
SOUTH PARK	District	Soccer, cricket	1.87km



FIGURE 13 - PARKS, OPEN SPACE AND SPORTING FACILITIES

- T Train station
H Hospital
 The site

Parks & open space (P)

Local Parks

- P1. Hart Park
- P2. Berryman Reserve
- P3. Unnamed park on Sappho Road
- P4. Hargrave Park
- P5. Pioneers Memorial Park
- P6. Collimore Park
- P10. Haigh Park
- P11. Thomas Moore Park
- P12. Chauvel Park
- P13. Angle Park
- P14. Stroud Park
- P15. Bowden Park

District Parks

- P7. Apex Park
- P8. Bigge Park
- P9. Light Horse Park

Sportsfields (S)

- S1. Rosedale Park
- S2. Jacqui Osmond Reserve
- S3. Durant Oval
- S4. Freeman Oval
- S5. Dwyer Oval
- S6. Cherrybrook Park
- S7. Irelands Bridge Park
- S8. Cabramatta Sportsgrounds
- S9. Schell Oval
- S10. South Park

Benchmarking

Benchmarking is just one of the indicators that we can use to understand the needs of a community - alongside other indicators such as, analysis of the community profile, best practice, and an understanding of the existing facilities and opportunities.

Benchmarks should be applied with caution to ensure that they are relevant to the local context. For example, a more disadvantaged area may have a higher need for open space than benchmarking alone would indicate.

SOCIAL INFRASTRUCTURE BENCHMARKING

The Planning Proposal would result in an additional 2,325 people living within the study area. Based on the forecast population and using planning benchmarks, the following demand for social infrastructure would result from the proposal.

General/multipurpose community space

The population does not trigger demand for additional multipurpose community space. However, given that 100% of residents will be living in high-density apartments, there would be demand for communal spaces within the apartment complex for social and recreational activities (e.g. music practice rooms, meeting rooms, party rooms).

As the forecast incoming community will be highly culturally diverse, with a high number of newly arrived people, and a high proportion of working age people, communal space will provide an opportunity for residents to meet each other and connect with their neighbours.

The forecast community profile suggests a need for space to support program delivery and recreation for young people (with 162 forecast residents aged 5 to 11, 108 forecast residents aged 12 to 17), and old people.

Early Childhood Education and Care

Based on a benchmark of 0.3 places per child aged 0 to 5 years (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3 days per week) the proposal would result in demand for an additional 64 early education and care places. There are currently only 40 places available in the suburb of Warwick Park, with additional places available in Liverpool city centre.

Based on a benchmark of 0.16 places per child aged 5 to 11 years (based on National Usage rates in Australia of 16% all children accessing OSHC), the proposal would result in demand for an additional 26 Out of School Hours Care places.

Primary School

Based on a benchmark of 0.64 places per child aged 5 to 11 years (based on current utilisation rates in Liverpool City) the proposal would result in demand for an additional 104 government primary school places. This may indicate a need for increased capacity at Warwick Farm Public School, which currently has 227 students enrolled. While there is some capacity at this school, this is a significant growth in demand and may require additional expansion of the school, or revised catchment areas.

High School

Based on benchmark of 0.57 places per young person aged 12 to 17 years (based on current utilisation rates in Liverpool City), the proposal would result in demand for an additional 62 government secondary school places.

OPEN SPACE BENCHMARKING

Current best practice is to use a range of benchmarks to understand demand for open space and benchmarking facilities. Open space benchmarking is based on a range of benchmarks including:

- Population
- Proximity, and
- Site size.

While there is currently no publically accessible recreation open space within 400m of the site, the planning proposal includes the delivery of 0.7ha of publically accessible open space.

Population benchmark

The commonly used benchmark for open space that is applied across NSW is 2.83ha per 1,000 persons. Based on this benchmark, the incoming population would require 5.9ha of open space. While Liverpool City Council supports the use of this benchmark, they acknowledge it is for greenfield release areas and there is a need for more contextual and nuanced approach for urban renewal areas such as Warwick Farm.

A more relevant and practical benchmark is the World Health Organisation benchmark of 9m² per person. Based on this benchmark the incoming population would require 1.87ha of open space, which can be accommodated in the existing generous provision of open space within Warwick Farm.

Proximity benchmarks

The Greater Sydney Commission's Western City District Plan indicates that high density dwellings should be within 200m of an area of at least 0.5ha of open space. Liverpool City Council's Recreation, Open Space and Sports Strategy identifies that, where possible, every household should be within close walking distance (500m) to at least one parcel of open space. The planning proposal currently meets this benchmark with 0.7ha of open space on site.

Site size

The State Government's Recreation and Open Space Planning Guidelines (2010) includes a benchmark of 15% of site size for provision of open space, including:

- 9% of site area for local and district level open space including parks, linear and linkage corridors and outdoor sport, and
- 6% of site area for regional open space – including parks, linear and linkage corridors and outdoor sport.

These benchmarks are recommended in Liverpool City's Recreation, Open Space and Sports Strategy. Applying a benchmark of 15%, indicates a need for 0.4ha of open space to be provided on site. The current proposal includes the delivery of 0.7ha publicly accessible open space, meeting this benchmark.

Sporting facilities

At around 2,325 people, the study area does not trigger the provision of further sporting facilities based on benchmarks identified in Council's Recreation, Open Space and Sports Strategy. However, considering the high forecast growth and density in Warwick Farm, there will be increasing pressure on existing facilities and grounds.

What does the audit and benchmarking tell us?

- With forecast demand for an additional 64 early education and care places, there is a need for high quality child care in the area, with just three out of eight local services exceeding National Quality Standards.
- While there are a range of community facilities in Liverpool city centre, Warwick Farm Community Hub is the only facility available within 800m. However, this facility is a service hub and does not include hireable community spaces or rooms.
- There is a forecast demand for an additional 104 government primary school places.
- There is a forecast demand for an additional 62 government secondary school places.
- The proposed 0.7ha of open space on site meets benchmarks and is a positive community outcome. However, with 100% of residents living in high rise apartments and relying on this space as a "backyard", there will be high pressure on this open space and it will need to provide for a range of users and uses.

COMMUNITY BENEFITS ANALYSIS

This section provides an analysis of community benefits that could be provided through the proposed development for the incoming and existing community, based on benchmarking, forecast population, strategic context and best practice.

Identified Community Benefits	Rationale	Case studies
<p>SOCIAL INFRASTRUCTURE ON-SITE</p> <p>Provide early and temporary site activation while construction is underway, for example through a social enterprise food truck/cafe that could also provide training and skills development for young people, potentially partnering with Liverpool Neighbourhood Connections. Provide ongoing opportunities for employment and skills development through onsite, permanent facility for a social enterprise (eg cafe, co-working space) in consultation with local services.</p>	<ul style="list-style-type: none"> There is an opportunity to partner with local service Liverpool Neighbourhood Connections, manager of award-winning social enterprise Pepper's Place and based at Warwick Farm Community Hub. Warwick Farm suburb is home to a relatively highly disadvantaged community that would benefit from local opportunities for skills development and training. Moreover, a social enterprise would provide opportunities for social connections and contribute to building social capital. 	<p><i>Kickstart Youth Cafe, Riverwood</i></p> <p>Through the Payce Foundation, Payce funds the Kickstart Youth Cafe at the Riverwood Housing Estate which trains and employs local young people in hospitality. The cafe services the local community, but also the construction workers over the construction period. Payce will be rolling these Cafes out in future developments.</p> <p><i>Pepper's Place, Liverpool</i></p> <p>Pepper's Place is an award-winning social enterprise cafe run by and for women from disadvantaged backgrounds. The cafe is an initiative of local service provider Liverpool Neighbourhood Connections (LNC) based at Warwick Farm Community Hub. Other LNC social enterprise initiatives include a canteen at Warwick Farm Public School, a coffee cart, a second-hand clothing store and a cleaning and mowing business.</p> <p><i>Lady Gowrie Child Care Centre Docklands, Melbourne</i></p> <p>Lady Gowrie Child Centre in Docklands is a model for outdoor play provision in higher density areas. The centre has real outdoor space with real trees, gardens and dirt, on top of a supermarket. Rooms have natural light from the playground. The centre has been rated as "Excellent" in the National Quality Standards.</p> <p>In emergencies, evacuation of the centre can be done in under 3 minutes via stairwells. The Service uses dual baby carriers for children under 12 months. Best practice for centres located above ground floor is to provide "safe havens".</p>
<p>Provide a child care centre of 60 to 90 places. To ensure high quality service, and following best practice, the centre should be gifted to Council to own and lease to a not-for-profit service provider with requirements around places allocated to families on low incomes and with higher needs. The centre should provide opportunities for connection to nature, following best practice principles of:</p> <ul style="list-style-type: none"> Natural landscaping (real trees and dirt) and natural light Preferably on one level, ground floor or not above third floor, and Privacy from apartments to play spaces. <p>As per NSW guidelines a 90 place centre would need 293m² of internal unobstructed play space and 630m² of outdoor unobstructed play space.</p>	<ul style="list-style-type: none"> Benchmarking indicates the site itself would result in demand for an additional 64 early education and care places. There are currently only 40 child care places available in Warwick Farm suburb, with additional places in Liverpool city centre. There is a need for high quality child care in the area, with just three out of eight services within 2km of the site exceeding National Quality Standards. Quality child care is key to achieving positive developmental outcomes for young children. Moreover, child care centres provide opportunities for social connections and contribute to building social capital. 	

Identified Community Benefits	Rationale	Case studies
<p>Provide 50m2 to 200m2 of indoor communal space per residential tower connected to podium or rooftop level open space. Functions could include family functions, music practice/piano rooms, study space and building events.</p>	<ul style="list-style-type: none"> Best practice in design for high rise living in small apartments indicates a need for communal spaces within buildings to support improved community outcomes The forecast resident population of the proposed development would include a high number of people who are newly arrived in Australia, and a high number of working age residents, indicating a high need for communal space to build community connections and recreation opportunities outside of the home. 	<p><i>Nic on Fifth, Minneapolis</i></p> <p>Indoor amenities at Nic on Fifth include bike storage and workshop, an i lounge, gourmet kitchen, clubroom, and fitness centre and yoga studio.</p> <p><i>Top Ryde City Living, Ryde</i></p> <p>Top Ryde City Living provides expansive common facilities including a music room with piano, library, media theatres, and indoor and outdoor function areas. The project won the 2014 Housing Industry Association (HIA) award for Best Outdoor Project.</p> <p><i>Grand Apartments, Milwaukee</i></p> <p>The Grand Apartments in Milwaukee, Wisconsin, includes a community room with free WiFi, lounges and a HD TV. The room can be rented for private parties or residents can come down and relax anytime.</p> <p><i>Ilk Apartments, South Yarra</i></p> <p>Ilk Apartments includes a residents' lounge and dining room with gas fireplace, reading corner, glass doors opening to rooftop open space, a kitchen area and a large dining table. Each apartment is entitled to one booking per year. The lounge cannot be booked on public holidays or major events e.g. Grand Finals, at these times it is available to all residents. The room can be used from 8am to 11pm, and costs \$200 to book, covering cleaning and security. There is also a residents' cinema with small kitchenette, fridge, boiling water and sink. The project won an Award for Excellence – High Density Development, UDIA VIC 2014.</p>

Identified Community Benefits	Rationale	Case studies
Ensure a diverse mix of shops including affordable options on site to service the incoming and existing community	<ul style="list-style-type: none"> There are limited shops and services (e.g. supermarket, post office, bank, pharmacy) available in Warwick Farm, meaning the suburb's relatively highly disadvantaged population has limited access to everyday essential services. Local shops can be important locations for social interaction and connection, building social capital particularly in disadvantaged areas. 	
Provide a medical centre on site for improved health outcomes for the existing and incoming community	<ul style="list-style-type: none"> There is currently one medical centre available in Warwick Farm suburb, with limited opening hours. However anecdotal evidence suggests that this centre is closed. Providing a medical centre on site would have a positive impact on community health outcomes in this relatively disadvantaged area. 	
SOCIAL INFRASTRUCTURE OFF-SITE		
<p>Use by Council of contributions generated by future development towards the physical improvement of the Warwick Farm Community Hub, based on providing at minimum an additional 185m² of community space to cater for increased demand from the incoming population. The Warwick Farm Community Hub caters to a range of needs in a disadvantaged community and is managed by service provider Liverpool Neighbourhood Connections.</p>	<ul style="list-style-type: none"> Liverpool City Council's Draft Community Facilities Strategy (2017) recommends upgrading Warwick Farm Community Hub. There is a need for additional community space in Warwick Farm. The Community Hub is well-utilised and located in an accessible location next to Warwick Farm Primary School, but does not currently offer hireable community space. Contributing towards the improvement of the hub and creating a space where there is already a sense of community ownership would positively impact community outcomes in this relatively disadvantaged area. 	

Identified Community Benefits	Rationale	Case studies
<p>OPEN SPACE ON-SITE</p> <p>The proposed amount of open space to be provided on site (0.7ha) is a positive community benefit, however should be designed as a publicly accessible park that is adaptable to different users and uses, including families and children. Open space should be universally designed to support residents with access needs including parents with prams, people with disability and older people. The park should be clearly a public space, located at the edge of the development rather than internally to the site.</p>	<ul style="list-style-type: none"> There is a limited number of public open spaces within walking distance of the proposed development. Increasing high density and high rise in Warwick Farm will put increasing pressure on the already limited number of public open spaces. Providing public open space will benefit the community by creating opportunities for social connection, community events, and recreation. 	
<p>Communal open space acts as a "backyard" for high density residents. Provide a range of uses and flexible spaces in the communal open space e.g. play space for babies and small children, gardening spaces, bbq and dining spaces.</p>	<ul style="list-style-type: none"> 100% of residents will be living in high rise apartments and will need access to open space that can act as a "backyard" and take pressure of local open space. 	<p><i>Signature Apartments, Redfern</i></p> <p>Signature Apartments in Redfern is a great example of communal spaces helping to build community in high density areas. A group of residents converted the rooftop garden beds into a community garden, which has since expanded into common areas on the lower levels. The Strata runs events like Christmas parties and Earth Hour board games by candlelight on the roof, and a community swap room has been set up in the bin room. Residents can follow the building's Facebook group, managed by the Strata, and ask advice, post about events, and welcome new people moving in. The community garden has even been featured with Costa on Gardening Australia. The building's residents are also connected with the broader community, including through hosting a FoodConnect drop off point.</p>
<p>Address the cultural and social diversity of the Warwick Farm community through design of open spaces that support informal, unstructured and active recreation, including shaded tai chi spaces, multipurpose courts, outdoor gym equipment and table tennis tables.</p>	<ul style="list-style-type: none"> Warwick Farm has a high proportion of people born overseas (49.6%) and of people speaking a language other than English at home (57.3%). Providing for active recreation will be important to support health outcomes for incoming residents. 	

Identified Community Benefits	Rationale	Case studies
Natural-based and discovery play spaces targeting a range of age groups of children	<ul style="list-style-type: none"> 100% of children will be living in apartments needing natural / wild nature areas within the suburb to counterbalance the highly manicured urban living environment. 	
Lighting and crime prevention through environmental design to allow for use in the evenings for the high working population	<ul style="list-style-type: none"> Around 54% of residents are of working age returning to the suburb at night after work - need to encourage healthy activities outdoors by ensuring that the park and public spaces are safe and attractive to use at night time. 	
Water features and street trees	<ul style="list-style-type: none"> Help to reduce the heat island effect and respond to Western Sydney's climatic conditions. Play element for children. 	
BBQ's and covered picnic shelters	<ul style="list-style-type: none"> Encourage socialisation in the park and longer stays. 	
<p>Adjoining new commercial areas provide plaza style open space that allows for night time activation, meeting spaces and outdoor dining. Design considerations include</p> <ul style="list-style-type: none"> Allow for evening and night time activities to support the high working aged population Provide a protected edge through landscape/built barrier elements to provide psychological comfort and safety from passing vehicular traffic) Integrated seating/sittable edges Canopy elements that help to manage the human scale of the space and screen views to towers above, and A place name to help people identify the place as a landmark/ meeting place e.g. "I'll meet you at 'Fed Square'" instead of "I'll meet you outside Boost Juice". 	<ul style="list-style-type: none"> Local plazas can be important locations for social interaction, particularly in disadvantaged areas. With a high working age population, there will be a need for night time, after work activities. 	<p><i>Rouse Hill Town Centre</i></p> <p>Market Square at Rouse Hill Town Centre shopping centre is a small urban plaza bordered on two sides by eateries and a library and community centre. The Town Square provides a range of sunny and shaded public seating and a water play fountain that is lit up at night. Events taking place in the square include a Christmas parade and lighting of the Christmas tree, jumping castles in the school holidays, and a street fair with food trucks and live music. The town square is located at a main intersection in the centre. Pedestrians are prioritised with traffic slowing paving on the road.</p>

Identified Community Benefits	Rationale	Case studies
Provide a variety of staying places - with different seating for different types of ages, uses and group sizes e.g. seats with backs for elderly, social seating for groups and youth.		
Provision of good access to power and water supply for community events and celebrations	<ul style="list-style-type: none"> Provides flexibility of uses of the public spaces. 	
OPEN SPACE OFF-SITE		
Improved connections from social housing areas to the new town centre and shops are a high priority. It is understood that there are existing contributions made by the site for improvement of pedestrian and cycling connections , including to the intersections, cycle way and path under Governor Macquarie Drive.	<ul style="list-style-type: none"> While there are limited connections across Hume Highway, essential community services including Warwick Farm Public School and Warwick Farm Community Hub are located on the other side of the highway. Liverpool Bike Plan identifies that there is a need for high quality bike paths in the Liverpool CBD precinct of which Warwick Farm is part. 	
HOUSING		
Between 5-10% (47 to 93 dwellings) of uplift dedicated to affordable housing in alignment with the Greater Sydney Commission targets, including a mix of dwelling types to support families and intergenerational living. Considering partnering with Hume Housing, as they manage social housing locally.	<ul style="list-style-type: none"> Greater Sydney commission sets a target of 5-10% of uplift to be provided as affordable housing. There are a high proportion of residents in housing stress and social housing living in Warwick Farm. There is need to support key worker housing for delivery of local services. 	
Enhance family and intergenerational household apartments through child friendly apartment design including providing storage including for bulky items such as prams, and locating larger units near each other and on lower floors, with adjoining outdoor spaces to reduce noise impact on other residents and give children the chance for observed yet independent play.	<ul style="list-style-type: none"> Child-friendly apartment design will positively impact families living in high rise and support families to remain living in the area as their family grows. 	
Adaptable housing to support ageing in place and people with disability living in the area.	<ul style="list-style-type: none"> To be provided as per statutory requirements 	

Warwick Farm Village Pty Ltd

Gateway North at Warwick Farm Proposed Rezoning Application



Site of proposed rezoning at Warwick Farm (Lot 1 DP 1162276)

Preliminary Flood Assessment

October 2015



Warwick Farm Village Pty Ltd

Gateway North at Warwick Farm Proposed Rezoning Application

Preliminary Flood Assessment

October 2015



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1 INTRODUCTION

FloodMit Pty Ltd was commissioned by Warwick Farm Village Pty Ltd to provide a preliminary flood assessment for the proposed rezoning of a site at Warwick Farm (Lot 1 DP 1162276) to allow high density residential development.

The site, shown on **Figure 1**, is bounded by the Hume Highway and Warwick Street (to the north), Governor Macquarie Drive (to the east), Munday Street (to the south) and Manning Street (to the west). The site has a total area of approximately 2.93ha. The western segment of the site previously contained 8 residential dwellings, which were removed during 2013. The eastern segment of the site has been undeveloped for some time.

The site is currently zoned B5 – Business Development under Liverpool LEP 2008. A bulky goods retail outlet was previously proposed for the site, but it is understood that this will not proceed.

The proposed rezoning to R4 – High Density Residential, and other changes proposed to planning controls relating to floor space ratios and building heights, would allow the construction of a number of high rise residential apartments within the site. A concept master plan is illustrated below (Urbis, October 2015).



Illustration 1
Concept Master Plan (Urbis, Oct 2015)

The site has been identified as being affected by flooding from the Georges River, and to a lesser extent Cabramatta Creek. Flood information is available from the Georges River Flood Study, the Georges River Floodplain Management Study, the Cabramatta Creek Floodplain Management Study, and a number of site specific flood assessments undertaken for the Australian Jockey Club (now the Australian Turf Club) between 2005 and 2009. The AJC investigations included the establishment of a two-dimensional TUFLOW flood model to provide more detailed information of flood behaviour on this part of the floodplain, and to allow the assessment of various development proposals.

This report is an update of an earlier investigation prepared for the bulky goods warehouse development previously proposed for the site (FloodMit, April 2011). It has been updated in view of the development now under consideration and subsequent model investigations undertaken during the interim period.

The report provides a preliminary flood assessment of the site, including:

- i) an assessment of flood behaviour in the vicinity of the site;
- ii) determination of the relevant *Flood Risk* that applies to the site;
- iii) an assessment of potential flood impacts due to the proposed development;
- iv) an assessment in terms of Council's flood risk management policies; and
- v) the impact of potential sea level rise on the proposed development.



Figure 1
Subject Site and Locality Sketch

2. EXISTING FLOOD BEHAVIOUR

2.1 SOURCE OF INFORMATION

Numerous flood investigations have been undertaken on the Georges River and Cabramatta Creek. The most relevant to the subject site include:

- i) Georges River Flood Study (Public Works Department, 1991);
- ii) Georges River Floodplain Risk Management Study and Plan (Bewsher Consulting, May 2004);
- iii) Cabramatta Creek Floodplain Management Study and Plan – Updated Report (Bewsher Consulting, October 2004);
- iv) Georges River Floodplain Risk Management Study – Liverpool City Council Risk Management Precincts (Bewsher Consulting, December 2005);
- v) Warwick Farm Racecourse Flood Assessment Report (Bewsher Consulting, July 2009);
- vi) Proposed Home Improvement Centre, Warwick Farm – Flood Assessment Report (FloodMit, April 2011); and
- vii) ATC Landholdings at Warwick Farm – Proposed Car Parking Areas and Upgrading of Governor Macquarie Drive (FloodMit, April 2012).

Design flood levels along the Georges River are based on results from the 1991 Flood Study report. The 2004 Floodplain Management Study provided further quantification of the flood problem, including mapping of the floodplain into three different flood risk precincts – namely *high*, *medium* and *low*.

A two-dimensional flood model (TUFLOW) was more recently developed for the AJC to provide more detailed representation of flood behaviour in the vicinity of the Racecourse and the subject site. The model is also of sufficient resolution to accurately assess the impacts of potential development on flood behaviour. The model extends from Liverpool weir to Cutler Road on the Georges River, and includes Cabramatta Creek up to the railway line. Boundary conditions for the TUFLOW model have been taken directly from the Georges River Flood Study.

A new flood study on the Georges River is currently being undertaken for Liverpool Council, which is expected to be completed during 2016. The study uses a TUFLOW flood model to assess flood behaviour along the river and floodplain area. This model also includes the subject site; however the resolution of the model is likely to be less detailed in this area than the current AJC TUFLOW model. Nevertheless, the new model may result in new design flood levels being adopted within the Georges River and may affect boundary conditions in the AJC TUFLOW model.

2.2 DESCRIPTION OF FLOOD BEHAVIOUR

A detailed description of flood behaviour at Warwick Farm is available from the AJC TUFLOW model for the 20 year and 100 year ARI floods.

Existing flood behaviour in the 20 year flood is illustrated on **Figure 2**. Floodwater spills over the banks of the Georges River upstream of Governor Macquarie Drive, in the vicinity of the oxidation ponds in the Liverpool Sewerage Treatment Plant. Flooding extends into a low-lying flood storage area known as Horseshoe Pond, on the southern side of Governor Macquarie Drive. Floodwater is confined to this storage area, and drains back to the river once levels have subsided. The subject site is not inundated in the 20 year flood.

Existing flood behaviour in the 100 year flood is illustrated on **Figure 3**. Flooding again spills from the river into the Horseshoe pond storage area, but now inundates a larger area and also overtops Governor Macquarie Drive. An overland flow path is created between the Hume Highway and the racetrack with floodwater flowing to the north to combine with backwater flooding from the confluence of the Georges River and Cabramatta Creek. The entire subject site is estimated to be inundated in the 100 year flood. The former residential segment of the site is estimated to be inundated by an average of 0.2m in the 100 year flood, whilst the eastern segment is estimated to be inundated by an average of 0.5 to 0.6m.

The probable maximum flood (PMF) is 2.3m higher than the 100 year flood, and the entire racecourse site and much of the surrounding land would be inundated. The large increase in the PMF is due to a constriction in the Georges River floodplain downstream of East Hills, which causes a significant back-up in flood levels up to at least Liverpool.

Design flood levels that are applicable to the site are summarised in **Table 1**.

Table 1
Maximum Flood Levels at Lot 1 DP 1162276, Warwick Farm (m AHD)

Flood Event	Georges River Flood Study (PWD, 1991)	TUFLOW Model (Bewsher, 2009)
5 Year	4.9*	Not inundated
10 Year	5.9*	Not inundated
20 year	7.4	Not inundated
100 Year	8.4	8.34
PMF	10.7	10.7

* Supplementary Investigations for Liverpool Council (FloodMit, July 2013)

Design flood levels adopted by Liverpool City Council are based on results from the Georges River Flood Study (PWD, 1991). These results are consistent with the latest model results from the TUFLOW model (Bewsher, 2009).

Design flood levels quoted for the subject site are based on the levels that have been adopted by Council. However, the assessment of flood impacts and flood storage requirements have been based on the latest TUFLOW model results, as this is considered to provide a more accurate representation of flood behaviour across the site.

2.3 CLASSIFICATION OF FLOOD RISK

The Georges River Floodplain Risk Management Study and Plan categorised the floodplain into three different flood risk areas. These include:

High Flood Risk – Land below the 100 year flood that is subject to a high hydraulic hazard or where there are significant evacuation issues;

Medium Flood Risk – Land below the 100 year flood that is not subject to a high hydraulic hazard and where there are no significant evacuation issues;

Low Flood Risk – Land that is above the 100 year food, but still potentially affect by floods up to the probable maximum flood (PMF).

The flood risk maps for the Georges River were refined by Liverpool City Council in December 2005 using improved topographic data from airborne laser scanning (ALS) survey. An extract of the mapping in the vicinity of Warwick Farm is included in **Figure 4**.

The entire site is classified as having a medium flood risk.

2.4 EFFECTIVE WARNING TIME

A flood warning scheme is operated by the Bureau of Meteorology for the Georges River. The scheme monitors rainfall and river gauges in the upper catchment and aims to provide at least 12 hours warning of an impending flood. Warnings are issued to the State Emergency Service who has responsibility for evacuation and other emergency response actions.

The Cabramatta Creek catchment can respond to flooding more rapidly than the Georges River catchment. There is presently no warning system provided for this catchment, apart from warnings that may be issued in the lower catchment in connection with flooding from the Georges River.

The subject site is primarily affected by flooding from the Georges River. The Georges River flood warning system will provide some assistance to residents of Warwick Farm of the need to evacuate the area during major floods, for which up to 12 hours warning may typically be available. The proposed high rise development within the subject site also provides an opportunity for residents to "shelter-in-place" until the flood threat abates.

2.5 ACCESS CONSIDERATIONS

Access to and from the site during periods of flooding is an important consideration for residents. Whilst there will be an ability to "shelter-in-place" within the high rise development, there may be a number of reasons for people to gain access to or from the site during floods, including off-site evacuation, residents returning from work, picking up children, emergencies, etc.

The inundation depth on roads in the vicinity of the site during a 100 year flood is depicted on **Figure 5**. The most appropriate access route during flooding is south on the Hume Highway towards Liverpool. This provides a route from the north side of the site that is above the 100 year flood, and continually rises to a level above the probable maximum flood (PMF). Access to the south on the Hume Highway will be inundated by over 1.0m in the 100 year flood near Cabramatta Creek, and access to the east on Governor Macquarie Drive will be inundated by over 0.8m near Shore Street.

Access from the site to the Hume Highway is currently shown via Munday Street/Governor Macquarie Drive, or Munday Street/Manning Street/Warwick Street. Both routes would be inundated by between 0.2 to 0.4m in a 100 year flood.

Improved access could be provided by providing direct access from the north side of the site to the intersection of Warwick Street and the Hume Highway. Minor regrading of this intersection could provide direct access to the Hume Highway that is above the 100 year flood. In conjunction with raising the internal road to the 100 year level, this could provide access to all buildings that is free from inundation in the 100 year flood.

2.6 POTENTIAL OVERLAND FLOW PATHS

Potential overland flow paths have been identified with the aid of a terrain surface model in the vicinity of Warwick Farm (based on LIDAR survey acquired in 2008) and through a review of the stormwater pipe network provided by Council. A thematic representation of the terrain surface is shown on **Figure 6**. Shades of blue indicate low points within the catchment, and shades of orange to red indicate higher elevations. Contours at 0.25m intervals were also extracted from the terrain surface and used to delineate catchment boundaries. Potential overland flow paths are identified on Figure 6.

The subject site is located within a small catchment area of 32Ha that drains to a depression known as the Horseshoe Pond within land owned by Sydney Water. The site is at the very top end of this small catchment, and there is little, if any, contributing catchment area that drains to the site. The Hume Highway (to the north) and Governor Macquarie Drive (to the east) effectively form the boundary of the catchment.

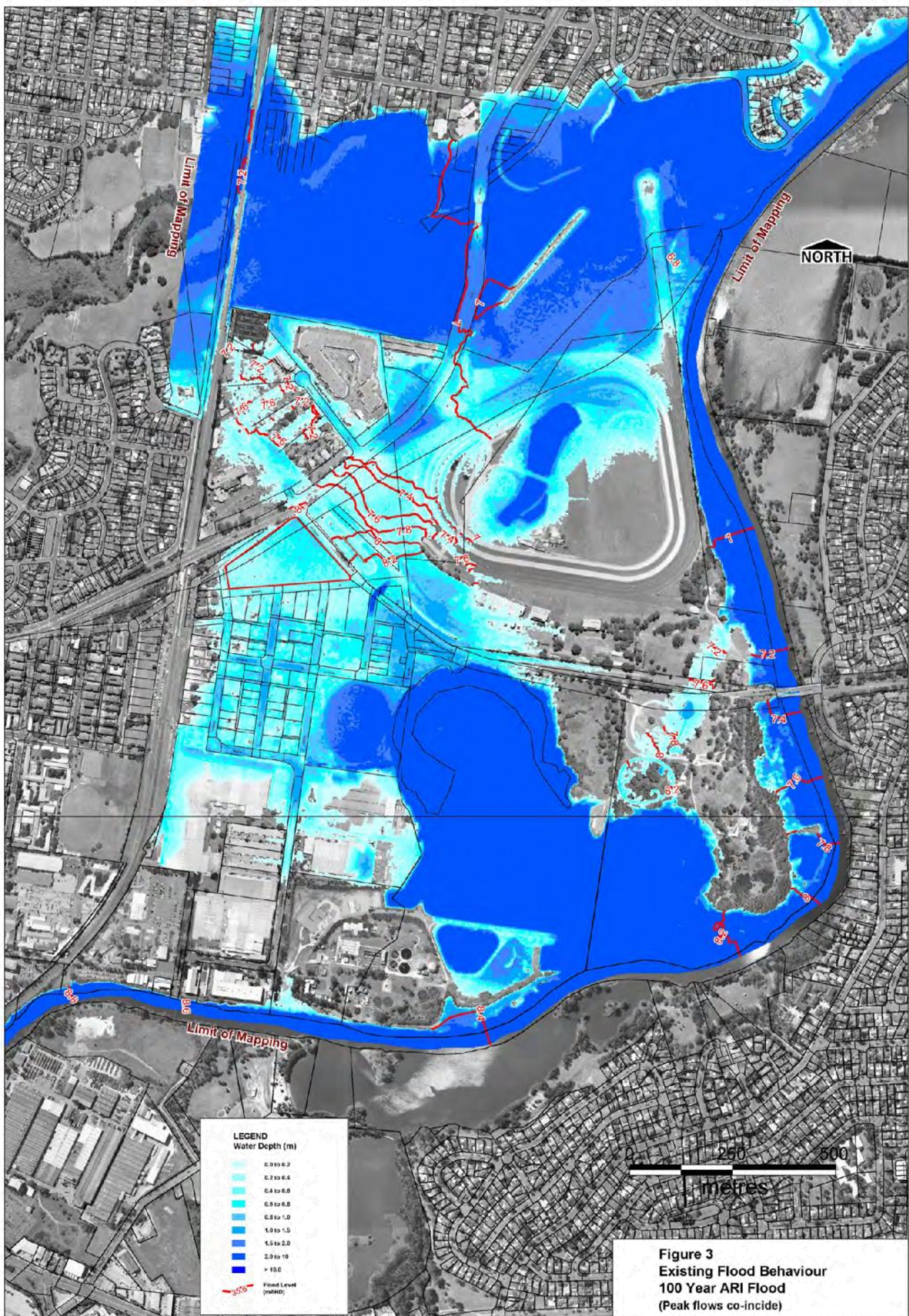
The stormwater pipe system mainly starts at Munday Street, on the downstream side of the site, which conveys stormwater in a south-easterly direction towards the Horseshoe Pond. There are no stormwater pipes or drainage easements through the site.

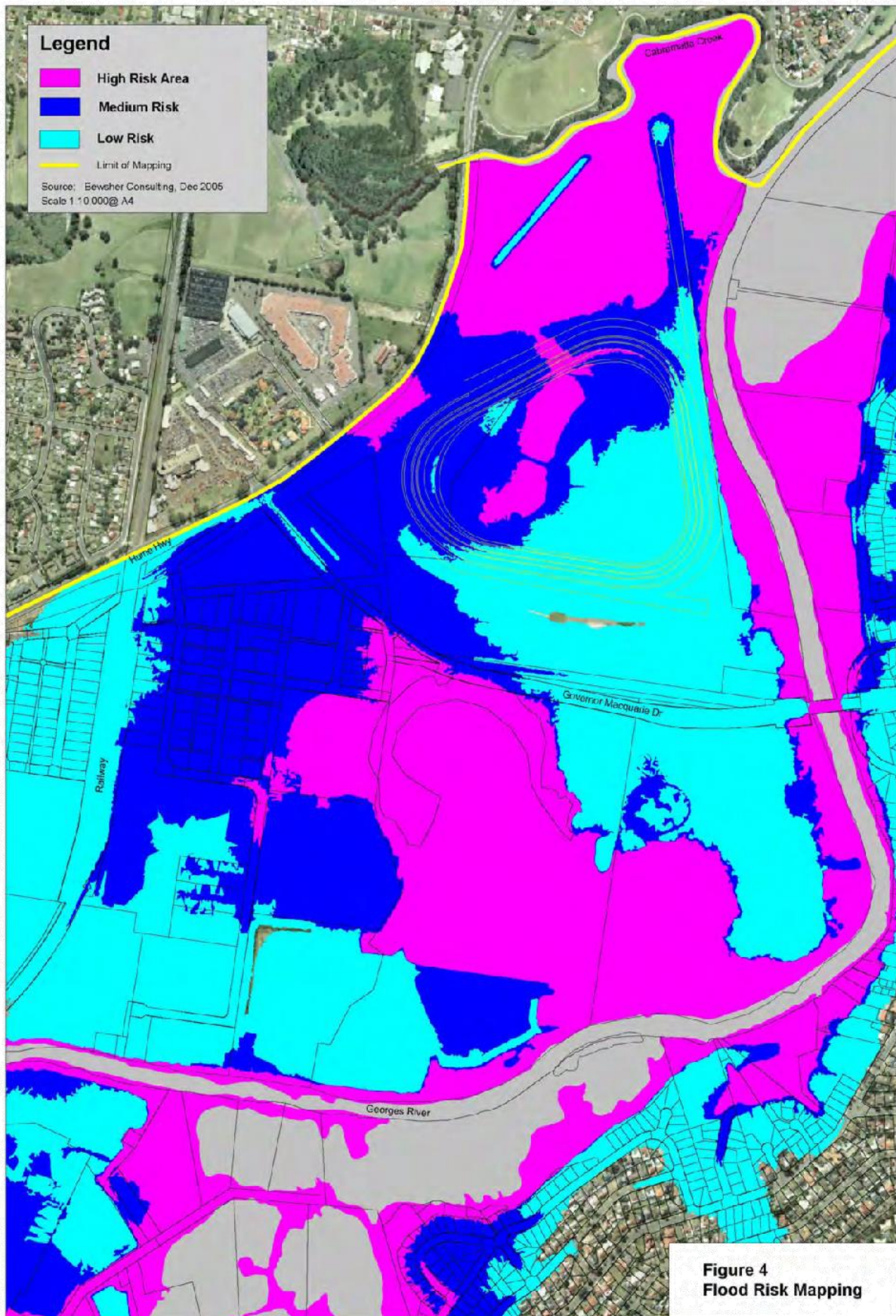
A small amount of surface flow appears to flow down Warwick Street, along the northern boundary of the site. The flow along the road corridor is intercepted by a 375mm stormwater pipe, and presumably feeds into the drainage system along the Hume Highway.

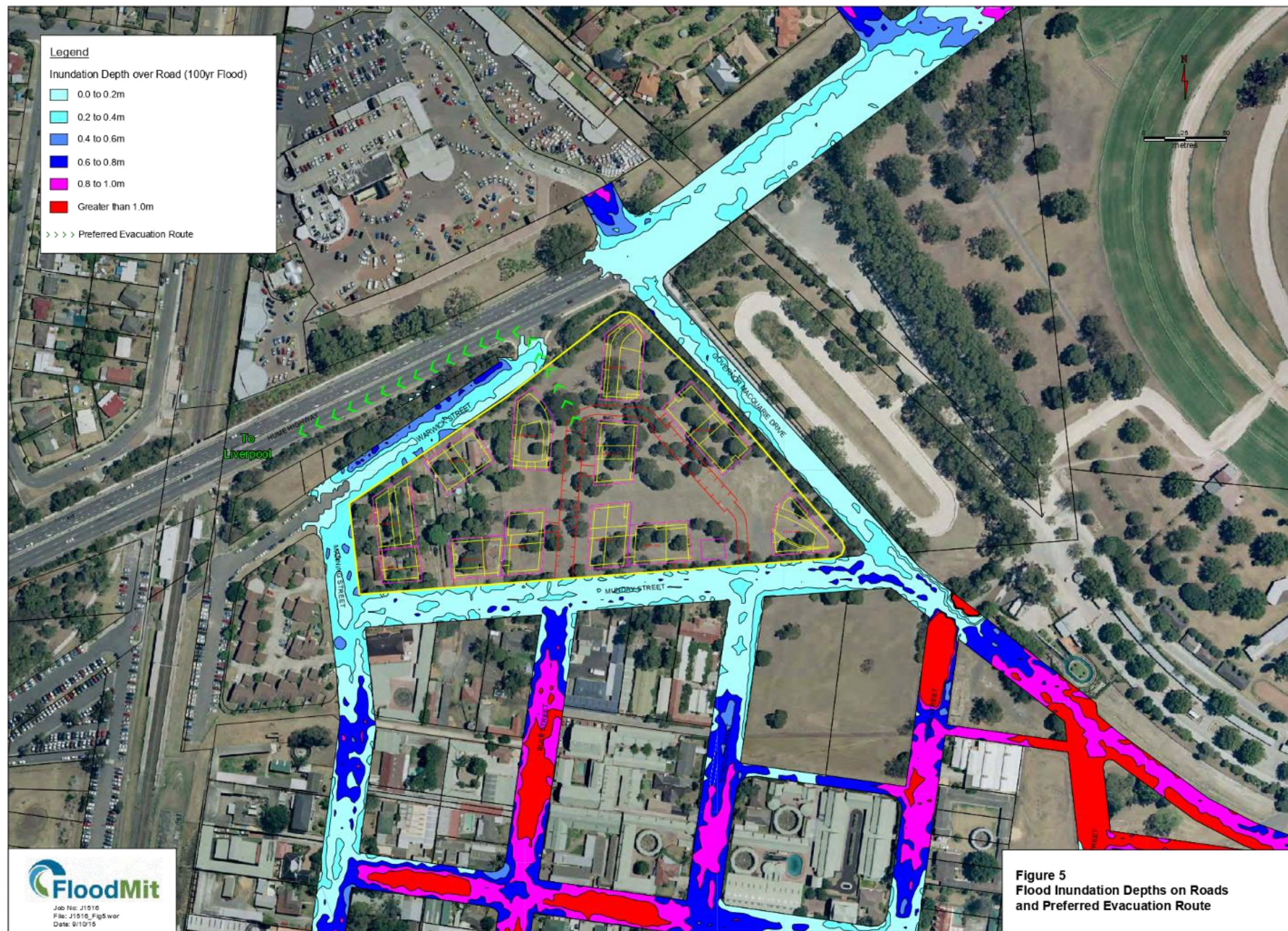
The site is located at the very top end of a relatively small catchment area, and there are no identifiable overland flow paths through the site.

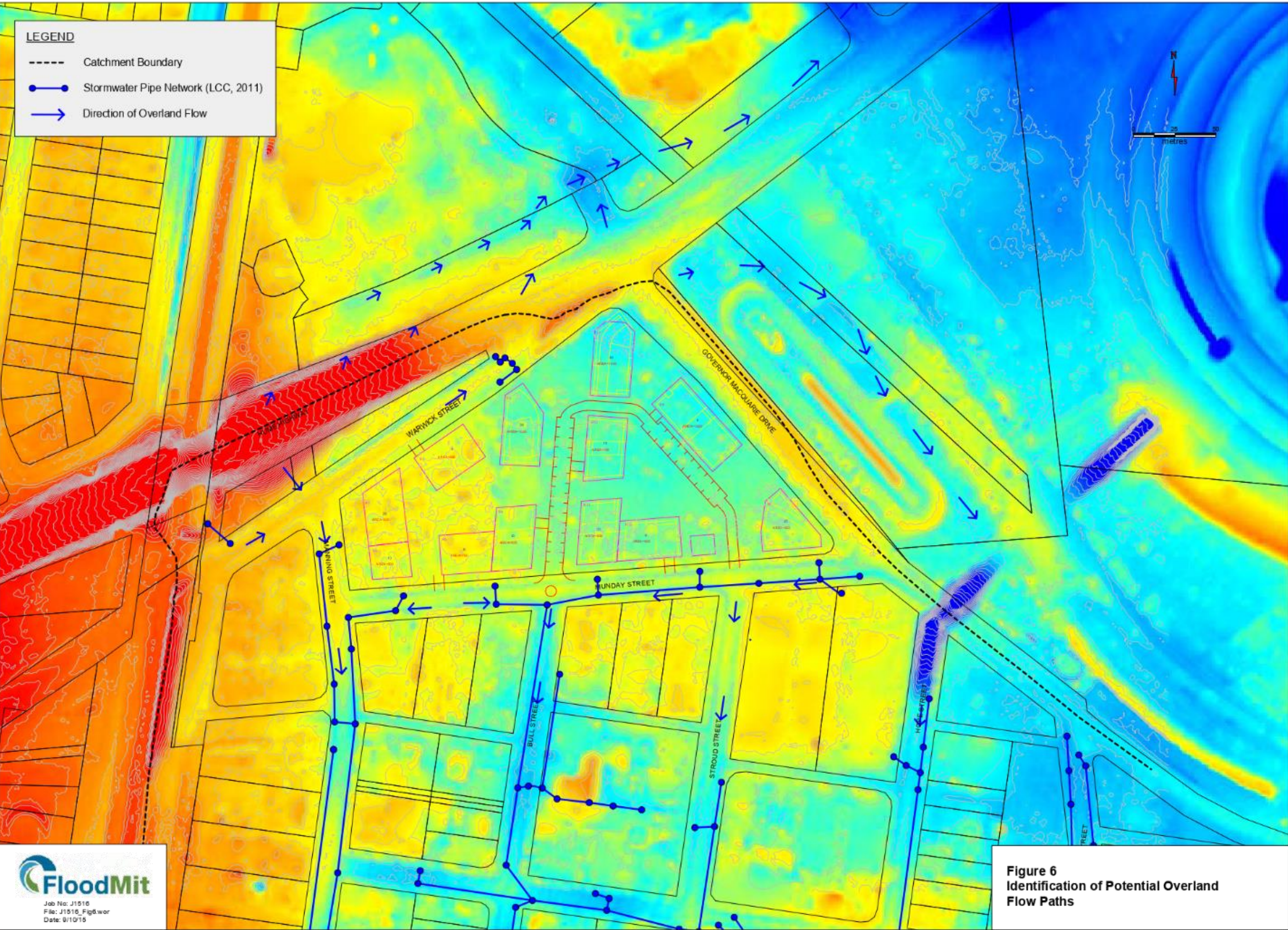


Source: Bewsher Consulting, 2009









3 POTENTIAL IMPACT OF DEVELOPMENT ON FLOODING

3.1 IMPACT ON FLOOD BEHAVIOUR

The impact of filling and developing the lower lying eastern segment of the site, in conjunction with another site known as "Coopers Paddock", was previously assessed with the TUFLOW model for the AJC (Bewsher, July 2009). Results of that assessment indicated flood level reductions of up to 50mm in the 100 year flood near the intersection of Governor Macquarie Drive and the Hume Highway, and smaller reductions persisting on the northern side of the Hume Highway. These reductions were due to filling of the subject site, which reduced the quantity of floodwater that spills onto Governor Macquarie Drive near the Hume Highway. All other areas showed no discernible change in flood levels (within ± 20 mm).

Subsequent investigations were also undertaken using the TUFLOW model for the ATC in relation to various proposals on the north side of Governor Macquarie Drive (FloodMit, November 2011). These proposals included the removal of a former railway embankment on the north side of Governor Macquarie Drive; the realignment of Governor Macquarie Drive; the provision of up to five car parks between the road and the racecourse; and the development of a thoroughbred horse auction centre.

At Council's request, the modelling was subsequently updated to include the proposed filling and development of a bulky goods warehouse on the subject site in order to assess potential cumulative flood impacts. Results of the assessment (FloodMit, April 2012) are illustrated on **Figure 7**. The cumulative impact of all development proposals generally resulted in a very small increase in the 100 year flood level of 1mm in the floodplain area upstream (south) of Governor Macquarie Drive. Larger impacts were evident downstream of Governor Macquarie Drive, but these impacts were attributed solely to the ATC proposals in this area.

Prior to the inclusion of development of the subject site in the TUFLOW model, the ATC activities were indicating a very small reduction of 2mm in the floodplain area upstream of Governor Macquarie Drive in the 100 year flood. It can therefore be deduced that filling within the subject site (by itself) has the potential to increase flood levels in this area by approximately 3mm. This is consistent with the findings from the original study (Bewsher, July 2009), but expressed to a much finer resolution.

The estimated 3mm increase in 100 year flood levels from filling the subject site is considered to be minor, and would be further reduced (to 1mm) when considered in conjunction with other planned development on ATC land on the north side of Governor Macquarie Drive. Limiting the amount of fill within the subject site, or including compensatory excavation to mitigate any loss in flood storage, could ensure that this relatively minor impact is further reduced.

It is recommended that potential flood impacts are further verified using the AJC TUFLOW model as part of future detailed investigations.

3.2 FLOOD STORAGE CONSIDERATIONS

The area upstream of Governor Macquarie Drive, including the subject site, acts as a large flood storage area. Any filling within this area will reduce the available flood storage volume and potentially increase flood levels within this area. Liverpool Council's flood risk management policies, outlined in Chapter 9 of Liverpool DCP 2008, also specify that there should be no loss in flood storage due to future development.

Filling the entire site to a level that is above the 100 year flood was previously estimated to result in a potential loss in flood storage of 13,200m³ (FloodMit, 2011). A revised estimate of this storage loss is 12,900m³. The difference is due to a subsequent adjustment of the property boundary adjacent to Governor Macquarie Drive.

There are three options that could be considered to ensure that there is no loss in flood storage from the development:

i) No Net Importation of Fill

The loss in flood storage could be minimised if no fill is imported onto the site, and earthwork is restricted to minor regrading only.

The site is not inundated in the 20 year flood, but totally inundated in the 100 year flood. The susceptibility of the site to flooding would remain as it is at present (most likely close to a 50 year flood). Some regrading could be considered to even out the inundation depth between eastern and western segments, or to locally elevate internal roads to ensure that inundation depths are no greater than the inundation depth experienced at the main access via Munday Street, which is inundated by 0.2 to 0.4m in a 100 year flood.

All buildings would need to be constructed on piers with minimum floor levels at least 0.5m above the 100 year flood level. Open space car parking could be provided at ground level, but all basement parking will need to be protected from inundation to a level at least 0.1m above the 100 year flood level. It is inevitable that some storage loss would occur around structures providing the entrance to basement parking areas.

Given the scale of the development proposed and the ongoing susceptibility of the site to flooding, including access problems, this option is unlikely to be viable.

ii) Filling part or all of the site and providing Compensatory Excavation off-site

Assuming that the entire site is filled to a level that is at or above the 100 year flood level, the loss in flood storage is estimated at 12,900m³ (in a 100 year flood). Compensatory excavation of a similar volume would need to be provided nearby in the floodplain.

The previous proposal for a bulky goods warehouse on this site had proposed that the full site would be filled to the 100 year flood level, and that compensatory excavation would be provided elsewhere in the floodplain. Two sites were considered. The first was from within the ATC racecourse, north of Governor Macquarie Drive; and the second from a low lying area between the Horseshoe Pond and Coppers Paddock, south of Governor Macquarie Drive. Further investigation and consultation with Council and the ATC would be required to determine the viability of providing compensatory storage at these locations, or at an alternative location.

Filling the site to the 100 year flood level, in conjunction with improved access via the north of the site to Warwick Street and the Hume Highway, would provide a suitable footprint for the development proposed. However, the viability of off-site compensatory excavation still needs to be established.

iii) Filling part of the site and providing compensatory excavation on-site.

This option assumes that compensatory excavation will be provided from within the existing site. Consequently, only part of the site will be filled (the location of buildings, internal driveways, and promenades). Other areas of the site will be excavated to provide compensatory storage; whilst other areas can be maintained at existing ground levels. The excavated areas could become permanent water features or otherwise restricted to open space areas that would be inundated in floods greater than a 20 year event.

An indicative map, showing earthworks that provide approximately no net loss in flood storage, is shown on **Figure 8**. Storage volumes are summarised in **Table 2**.

Table 2
Balanced Cut and Fill Earthwork Volumes

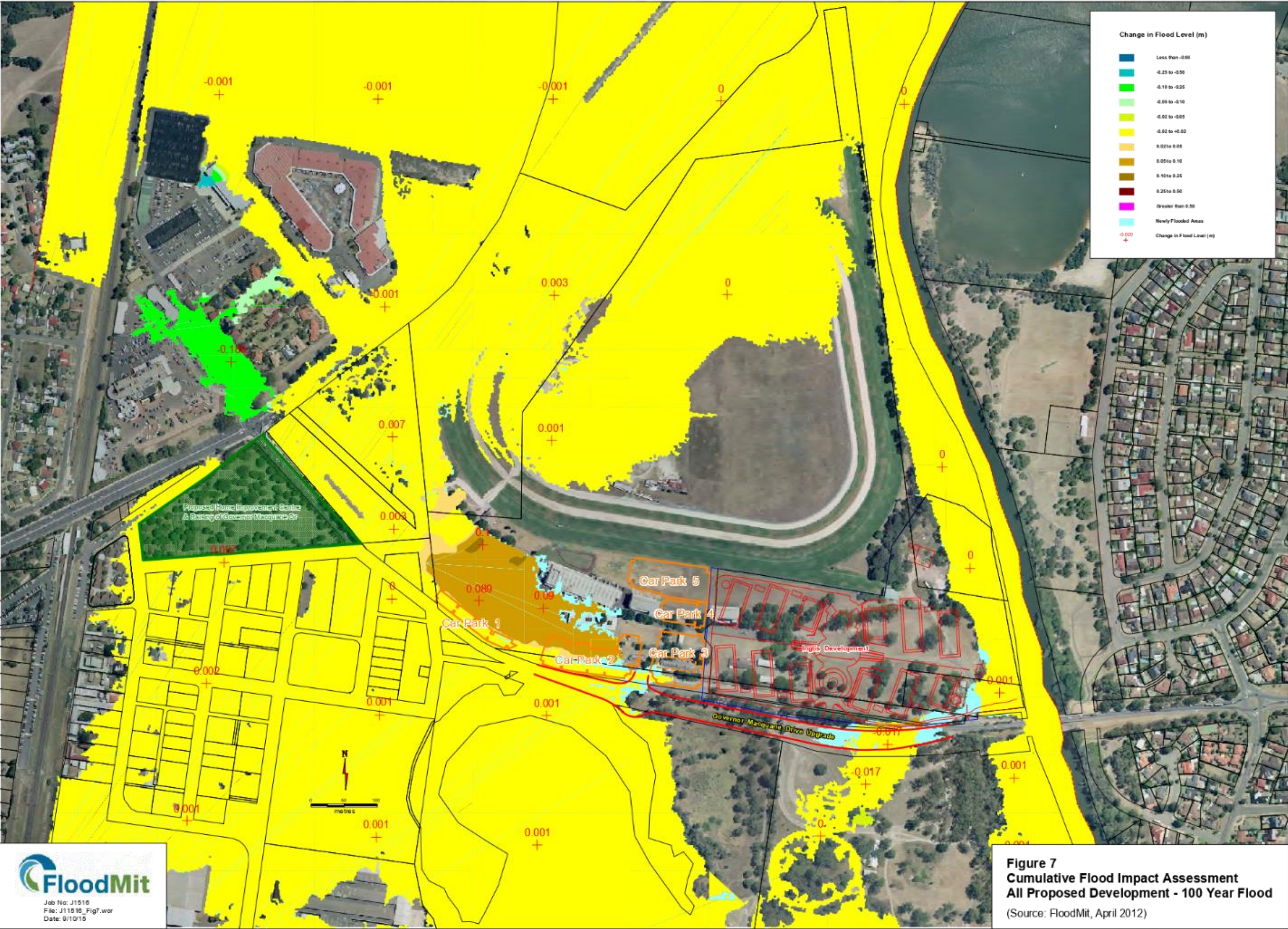
Description	Total Area (m ²)	Change in 100yr Flood Storage (m ³)
Areas Filled ¹	12,700	+5,410
Area Excavated (Eastern) ²	5,990	-3,430
Area Excavated (Western) ²	2,340	-1,960
Existing Levels Maintained	8,270	N/A
TOTAL	29,300	+20 (approx balanced)

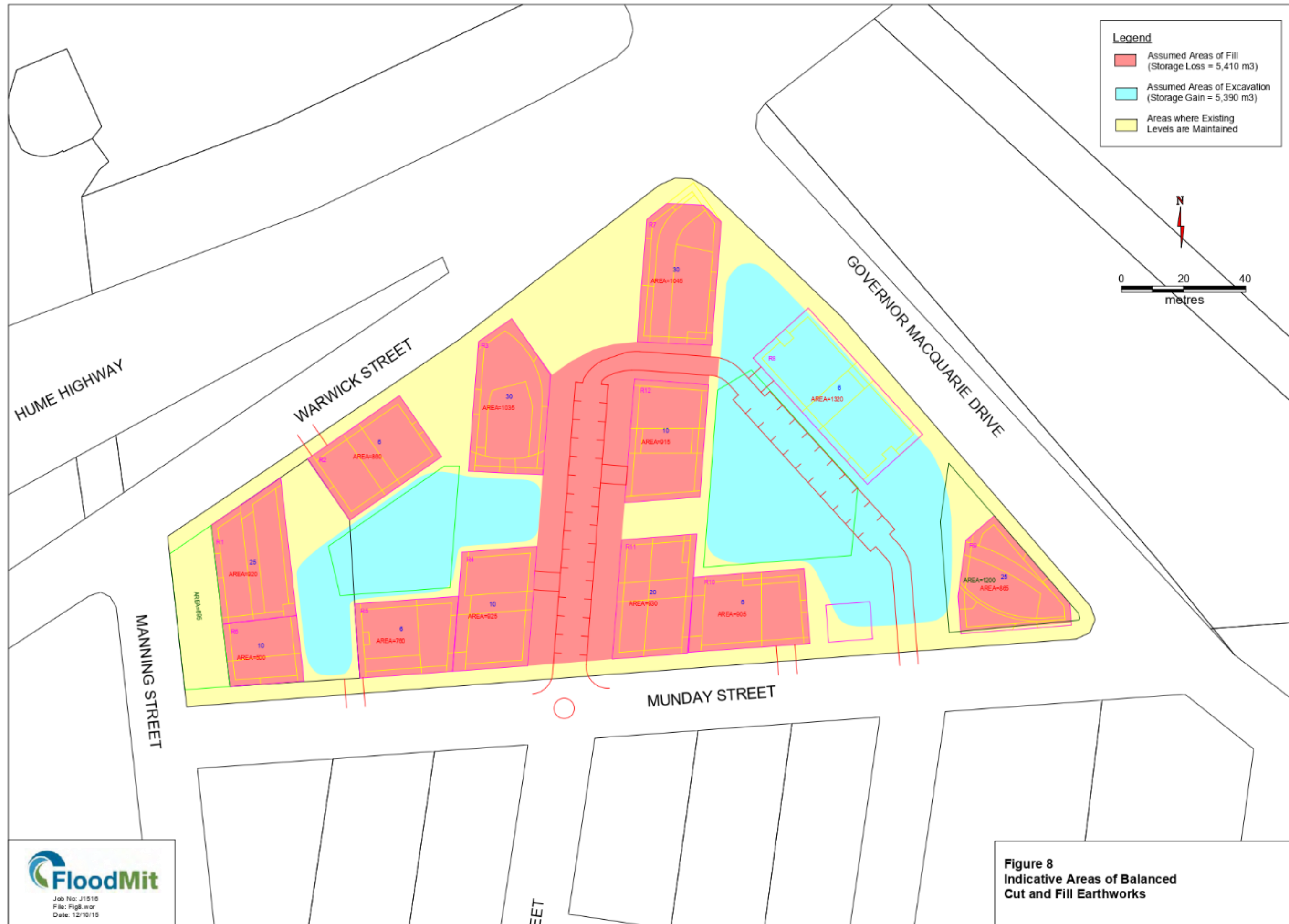
1 Assume areas filled to 100 year flood level

2 Assumes all areas excavated to minimum of RL 7.2m AHD (subject to further drainage investigations)

Earthworks shown on Figure 8 are indicative, and likely to be revised as part of future detailed investigations. This could include adjustments to the number and location of buildings within the site, and the final form of the compensatory excavation areas, including the possible inclusion of permanent water features within the development. One building (R8) is currently situated within an area identified for compensatory excavation. The building could be removed, relocated, or alternatively constructed on piers in its current location.

Further consideration is recommended to providing improved access to the site via Warwick Street and the Hume Highway. Minor regrading of the intersection of Warwick Street with the Hume Highway could provide flood free access to the north of the site in a 100 year flood. Combined with internal roads that are also raised to the 100 year flood level, this could considerably improve access to the majority of buildings within the development (Refer Section 2.5).





4 DEVELOPMENT CONSIDERATIONS

Liverpool Development Control Plan 2008, Chapter 9 Flooding Risk (Liverpool City Council September 2015) outlines controls that apply to future development that is subject to potential flooding. These controls recognise the type of development proposed and the flood risk of the site where the development is to be located.

The proposed development is classified as a 'residential' type development, and is located within a 'medium flood risk' area. Controls that apply to this type of development are detailed below.

4.1 BUILDING FLOOR LEVELS

Requirement 2 – Non habitable floor levels to be as high as practical but no less than the 5% AEP (20 Year) flood level.

This requirement allows for certain floor levels that are not of a residential nature, and where the potential for flood damage is low, to be located as low as the 20 year flood level. This might include maintenance or other ancillary buildings within the development.

Whilst no buildings of this nature have currently been identified, this requirement could be easily satisfied as the entire site is currently above the 20 year flood level.

Requirement 6 – Habitable floor levels to be equal to or greater than the 1% AEP (100 Year) flood level plus 500mm freeboard.

All residential apartments and foyers would need to be located at least 0.5m above the 100 year flood level. The current estimate of the 100 year flood level is RL 8.4m AHD. Consequently minimum floor levels will need to be at or above RL 8.9m AHD.

Requirement 15 – A restriction is to be placed on the title of the land, pursuant to S.88B of the Conveyancing Act, where the lowest habitable floor area is elevated more than 1.5m above finished ground level, confirming that the undercroft area is not to be enclosed.

This requirement mainly relates to individual residential buildings that are elevated on piers, to ensure that the area beneath the main floor is not subsequently developed or filled.

All buildings are proposed to be constructed on fill, with the possible exception of Building R8 where design details are still to be confirmed. In these circumstances the requirement to include a restriction on the title of the land is not considered to be relevant.

4.2 BUILDING COMPONENTS

Requirement 2 – All structures to have flood compatible building components below the 1% AEP (100 year) flood level plus 500mm freeboard.

All structures are required to have flood compatible building components below RL 8.9m AHD. The only building components that could be below this level include concrete footings or floor slabs, which are flood compatible.

4.3 STRUCTURAL SOUNDNESS

Requirement 2 – Engineers report to certify that the structure can withstand the forces of floodwater, debris and buoyancy up to and including a 1% AEP (100 year) flood plus 500mm freeboard.

An Engineers report will be required to certify that all structures can withstand the forces of floodwater, debris and buoyancy. The site is primarily a flood storage area, and is estimated to have minimal flood velocity in the 100 year flood. The proposed filling of the site to a level that is above the 100 year flood will further reduce any potential hazard that could threaten the structural soundness of the building.

Given the nature of the proposed development, it is further recommended that all buildings remain structurally sound under all flood conditions up to the probable maximum flood (PMF). This could be included as part of detailed design requirements for all proposed buildings.

4.4 FLOOD EFFECTS

Requirement 2 – The flood impact of the development is to be considered to ensure that the development will not increase flood effects elsewhere, having regard to (i) loss in flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance; and (iii) the cumulative impact of multiple potential developments in the floodplain. An Engineers report may be required.

Potential flood impacts are discussed in Section 3.1.

Modelling using the AJC TUFLOW model indicates that filling the entire site, without compensatory excavation, could increase design flood levels by as much as 3mm in a 100 year flood. Limiting the amount of fill placed within the site, in addition to compensatory excavation, is anticipated to reduce this impact to nothing.

It is recommended that potential flood impacts are further verified using the AJC TUFLOW model as part of future detailed investigations. This would include verifying boundary conditions of the TUFLOW model with the broader model being developed as part of the wider Georges River Flood Study, should these results be available at the time.

Requirement 4 – A floodway or boundary of significant flow may have been identified in this catchment. This area is the major conveyance area for floodwaters through the floodplain and any structures placed within it are likely to have a significant impact on flood behaviour. Within this area no structures other than concessional development, open type structures or small non habitable structures (not more than 30 sq m) to support agricultural uses will normally be permitted. Development outside the boundary of significant flood may still increase flood effects elsewhere and therefore be unacceptable.

No floodway or boundary of significant flow has been defined for this part of the catchment. This requirement is therefore not applicable.

Requirement 5 – Any filling within the 1% AEP (100 year) flood will normally be considered unacceptable unless compensatory excavation is provided to ensure that there is no net loss in floodplain storage volume below the 100 year flood.

Potential filling of the site, including compensatory excavation, is discussed in Section 3.2.

The site is currently within the 100 year flood extent and at least part of the site is proposed to be filled to a level above the 100 year flood. Compensatory excavation is therefore required to offset any loss in flood storage volume.

Compensatory excavation could be provided off-site from the nearby floodplain (subject to agreements), or included on-site within the subject site. An indicative plan showing balanced cut and fill earthworks provided on-site is shown on Figure 8. Actual earthworks will need to be determined as part of future detailed investigations.

4.5 CAR PARKING AND DRIVEWAY ACCESS

Requirement 2 – The minimum surface level of a car parking space, which is not enclosed (eg open car parking space or carport) shall be as high as practical, but no lower than the 5% AEP (20 year) flood level or the level of the crest of the road at the highest point where the site can be accessed. In the case of garages, the minimum surface level shall be as high as practical, but no lower than the 5% AEP (20 year) flood.

The entire site is currently located above the 20 year flood level, which satisfies the requirement for open car parking spaces. Open parking spaces would need to avoid any areas reserved for compensatory excavation.

Requirement 3 – Garages capable of accommodating more than 3 vehicles on land zoned for urban purposes, or basement car parking, must be protected from inundation by floods equal to or greater than the 1% AEP (100 year) flood plus 0.1m freeboard.

All basement parking areas will need to be protected from inundation up to at least the 100 year flood level plus 0.1m (ie a minimum of RL 8.5m AHD). A higher level of protection may be warranted given the number of new parking spaces proposed and the consequence of these areas being inundated.

Requirement 6 – The level of the driveway providing access between the road and the car parking space shall be no lower than 0.3m below the 100 year flood or such that the depth of inundation during a 100 year flood is not greater than either the depth at the road or the depth at the car parking space. A lesser standard may be acceptable for single detached dwelling houses where it can be demonstrated that risk to human life would not be compromised.

Levels on internal roads within the site have not yet been determined, but it is anticipated that all internal roads would be constructed at the 100 year flood level. This automatically satisfies the above requirement.

Requirement 7 – Basement car parking or car parking areas accommodating more than 3 vehicles (other than on rural zoned land) with a floor level below the 5% AEP (20 year) flood or more than 0.8m below the 1% AEP (100 year) flood level shall have adequate warning systems, signage and exits.

All basement parking areas will need to include adequate warning signs and safety exits to reduce the risk to occupants should these areas become suddenly inundated. These details would need to be determined during the detailed design of these structures.

Requirement 8 – Barriers to be provided to prevent floating vehicles from leaving the site during a 100 year flood.

Any open space parking areas provided below the 100 year flood level will need to include appropriate barriers to prevent vehicles parked in these areas becoming buoyant and floating off the site.

4.6 EVACUATION

Requirement 6 – The development is to be consistent with any relevant flood evacuation strategy or similar plan.

There is no known flood evacuation strategy for this part of Warwick Farm.

Requirement 9 – Adequate flood warning is available to allow safe and orderly evacuation without increased reliance upon the SES or other authorised emergency services personnel.

Evacuation and access issues are discussed in Section 2.5.

Whilst there is up to 12 hours warning of impending flooding within the Georges River, the scale of the proposed development is such to warrant that all residents with a floor level with any susceptibility to flooding (ie below the PMF flood) to have access to a public area within their building that is above this level, where they can safely shelter-in-place until the flood threat abates.

Access to and from the site during periods of flooding is also an important consideration for residents. Whilst there will be an ability to “shelter-in-place” within the high rise development, there may be a number of reasons for people to gain access to or from the site during floods, including off-site evacuation, residents returning from work, picking up children, emergencies, etc. Improved vehicular access could be provided by including direct access from the north side of the site to the intersection of Warwick Street and the Hume Highway. Minor regrading of this intersection could provide direct access to the Hume Highway that is above the 100 year flood. In conjunction with raising the internal road to the 100 year level, this could provide access to all buildings that is free from inundation in such an event.

4.7 MANAGEMENT AND DESIGN

These requirements usually relate to subdivisions, the preparation of site emergency response flood plans, areas to store goods above the 100 year flood level, no storage of potentially hazardous materials, and finished land levels in new release areas. These requirements are not applicable to residential type development within a medium flood risk area, but would be applicable if the development was considered a commercial landuse. It is considered that these requirements can be satisfied, if required.

4.8 FENCING

Requirement 1 – Fencing within a High Flood Risk area, boundary of significant flow, or floodway will not be permitted except for permeable open type fences.

The site is not located within a high flood risk area, boundary of significant flow, or floodway. This requirement is therefore not applicable.

Requirement 2 – Fencing is to be constructed in a manner that does not obstruct the flow of floodwaters so as to have an adverse impact on flooding.

The site is primarily a flood storage area, with little or no flood velocity. Details of proposed fencing are not currently available, but it is anticipated that this requirement can be satisfied.

Requirement 3 – Fencing shall be constructed to withstand the forces of floodwaters or collapse in a controlled manner so as not to obstruct the flow of water, become unsafe during times of flood or become moving debris.

Details of proposed fencing are not currently available, but it is anticipated that this requirement can also be satisfied.

5. CONSIDERATION OF FUTURE SEA LEVEL RISE

5.1 NSW GOVERNMENT'S SEA LEVEL RISE PLANNING BENCHMARKS

The *NSW Coastal Planning Guideline* (NSW Govt, August 2010) and the *Flood Risk Management Guide* (NSW Govt, August 2010) place an onus on Council to identify the increased area of flooding as a result of future sea level rise, and to consider these impacts when assessing new development proposals.

A Sea Level Rise Policy Statement, issued by the NSW Government in October 2009 (DECCW, 2009), nominates sea level rise planning benchmarks to be considered by consent authorities when dealing with development approvals in the coastal zone. The planning benchmarks are an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100.

The Policy Statement notes that "*planning and investment decisions should consider the sea level rise projections over time frames that are consistent with the intended timeframes of the decision*" and that "*these decisions should consider likely sea levels over the expected life of an asset*". In the case of the proposed development, a planning benchmark based on the year 2100 would be appropriate.

The nominated planning benchmark values were subsequently withdrawn by the State Government, allowing Local Government to adopt their own levels based on local conditions. It is understood that there has been no revision to these planning benchmarks on the Lower Georges River.

5.2 IMPACT OF SEA LEVEL RISE ON FLOODING

A 'Sea Level Rise Impact Assessment for the Georges River' was previously undertaken for Bankstown Council (FloodMit, October 2012). The report considers the impact of increases in mean sea level for the 2050 and 2100 planning benchmarks on the 100 year design flood.

The impact on a mean sea level increase of +0.9m at Botany Bay was found to diminish relatively quickly upstream of Botany Bay. At Cabramatta Creek the increase in the 100 year flood level was estimated at +0.04m, and at Liverpool weir the increase was estimated at +0.01m.

The increase in the 100 year design flood at the subject site is therefore estimated at between +0.01 to +0.04m, based on the 2100 planning benchmark. This is a relatively small amount that is well within the freeboard allowance normally added to design flood levels. The impact of potential sea level rise is considered to have little impact on the proposed development of the subject site.

6 CONCLUSIONS

The site of the proposed development is located within the Georges River floodplain, and is potentially affected by flooding from the Georges River. The existing site is not affected by the 20 year flood, but would be inundated in the 100 year flood.

The design 100 year flood level for the site is RL 8.4m AHD (PWD, 1991). More detailed modelling of the Warwick Farm floodplain suggests a slightly lower estimate of RL 8.34m AHD (Bewsher Consulting, 2009). The eastern segment of the site is open space, and would be inundated to a typical depth of 0.6m in the 100 year flood. The western portion of the site was formerly occupied by 8 dwellings, which have recently been removed, and is typically inundated by 0.2m in the 100 year flood. The entire site would be classified as having a 'medium flood risk'.

The probable maximum flood (PMF) level is RL 10.7m AHD.

It is proposed to fill the majority of the site to the 100 year flood level, and to develop a number of high rise residential apartments. It is considered that the development of the site can comply with the requirements of Liverpool DCP 2008, Chapter 9 – Flooding Risk, subject to the following recommendations:

- i) The feasibility of providing compensatory excavation, either within the site or off-site, is further evaluated;
- ii) The final development footprint and associated earthworks are included in the Warwick Farm TUFLOW model to verify that the proposal has no adverse impacts on flood behaviour. This would include verifying boundary conditions in the model using the new Georges River Flood Study, should these results be available at the time;
- iii) All building floor levels are a minimum of 0.5m above the 100 year flood level, and preferably higher;
- iv) All basement parking areas are protected from inundation up to a minimum of the 100 year flood level plus 0.1m freeboard, and preferably higher;
- v) Access to the site is amended to include access from the north of the site to Warwick Street and the Hume Highway, with minor modification of this intersection to raise it above the 100 year flood level. All internal roads to proposed buildings could then be filled to the 100 year flood level to provide flood free access (to Liverpool) in such an event.

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Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: JH/10954/jj

4 July, 2018

Transport Planning
Traffic Studies
Parking Studies

Warwick Farm Village Pty Ltd
c/- SJB Planning
Level 2, 490 Crown Street
SURRY HILLS NSW 2010

Attention: Scott Barwick
Email: sbarwick@sjb.com.au

Dear Sir,

RE: PLANNING PROPOSAL FOR PROPOSED RESIDENTIAL/RETAIL/COMMERCIAL DEVELOPMENT, WARWICK FARM

1. As requested, we are writing regarding our initial review of the traffic aspects of the planning proposal for the proposed residential/retail/commercial development, which will include some 823 residential apartments plus 1,200m² retail and 3,836m² commercial. Our comments are set down through the following sections:
- site location and road network;
 - approved development and road works;
 - potential scale of development;
 - public transport;
 - access and internal layout;
 - traffic generation; and
 - summary.

Site Location and Road Network

2. The site is on the southern side of the Hume Highway, west of Governor Macquarie Drive (on the south-western corner of the intersection), at Warwick Farm. It occupies the block bounded by Hume Highway/Warwick Street to the north, Munday Street to the south, Governor Macquarie Drive to the east and Manning Street to the west. Warwick Farm Racecourse is east of the site. Warwick Farm railway station is west of the site.
3. Near the site, the Hume Highway provides three traffic lanes in each direction with a central median. Clearways operate during weekday peak periods in the direction of peak traffic flow (eastbound in the morning and westbound in the afternoon). There are commercial uses on the northern side of the road and racecourse and associated uses on the southern side of the road.

Suite 1801/Tower A, Zenith Centre, 821 Pacific Highway, Chatswood NSW 2067

P.O. Box 5186 West Chatswood NSW 1515 Tel: (02) 9411 2411 Fax: (02) 9411 2422

Directors - Geoff Budd - Stan Kafes - Tim Rogers - Joshua Hollis ACN 002 334 296

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4. The Hume Highway intersects Governor Macquarie Drive at a traffic signal controlled intersection adjacent to the site. The northern leg of the intersection provides access to and from the car yard site on the northern side of the road. There are right turn bays in Hume Highway for turns into Governor Macquarie Drive and the car yard.
5. Governor Macquarie Drive connects the Hume Highway in the north with Newbridge Road in the south. It provides access to industrial and residential areas. South of Munday Street, it provides for one traffic lane in each direction, clear of intersections. There are additional turn lanes at the Hume Highway intersection.
6. Munday Street runs along the southern side of the site and combines, with Manning Street, to form part of a route to and from an industrial area south of the site. Munday Street provides for one traffic lane and one parking lane in each direction, clear of intersections. Munday Street provides access to facilities associated with the racecourse, as well as residential properties. The intersection of Munday Street with Governor Macquarie Drive is controlled by traffic signals. These signals have been provided as part of a voluntary planning agreement (VPA) for the site. There is a right turn bay in Governor Macquarie Drive for turns into Munday Street. There are two lanes on Munday Street on the approach to Governor Macquarie Drive.
7. West of Governor Macquarie Drive, Warwick Street runs south-west from the Hume Highway at an unsignalised, priority-controlled intersection. Turns at the intersection are left in/left out due to the median in Hume Highway. Warwick Street provides for one traffic lane and one parking lane in each direction, clear of intersections. It provides access to a small number of residential properties on the southern side of the road. At its western end, it terminates at the railway line, where it provides access to the railway station.
8. Manning Street runs south from Warwick Street and provides access to residential properties in its northern part and industrial areas in the south. It provides for one traffic lane and one parking lane in each direction, clear of intersections. The intersections of Manning Street with Warwick Street and Munday Street are priority controlled t-intersections.

Approved Development and Road Works

9. The site had development consent for a home improvement centre. The approved home improvement centre is some 13,500m², with vehicular access from Warwick Street and Munday Street.

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10. A series of road works has been agreed between council, RMS and ATC (formers owners of the site) to accommodate development of this site and a number of other sites in the area. The works are the subject of voluntary planning agreements between the ATC and council (attached), and include:
- signalling the intersection of Governor Macquarie Drive with Munday Street. This measure is the subject of the VPA for the subject site and has been implemented;
 - land dedication for future widening of Governor Macquarie Drive northbound to provide a left slip lane into Hume Highway. The VPA for the subject site notes that this land has been dedicated;
 - land dedication for future widening the Hume Highway east of Governor Macquarie Drive to provide a left slip lane into Governor Macquarie Drive. This land has also been dedicated;
 - widening of Governor Macquarie Drive south of the site, with appropriate intersection treatments, for access to the Inglis and Coopers Paddock sites. These works are the subject of a separate VPA for those sites, and have been implemented;
 - upgrades to pedestrian and cycle paths Munday Street and Governor Macquarie Drive. These works form part of the VPA for the Inglis and Coopers Paddock sites, and have been implemented.

Potential Scale of Development

11. The planning proposal would provide for a residential/retail/commercial development, which will include some 823 residential apartments plus 1,200m² retail and 3,836m² commercial in a number of buildings.

Public Transport

12. As noted previously, the site is close to Warwick Farm railway station, being within some 100 metres' walking distance. Warwick Farm is on the Bankstown, Cumberland and Inner West and Leppington Lines. Services through Warwick Farm operate on a 15 to 30 minute headway in each direction.
13. Local bus services are provided by Transdev. There are bus stops on Hume Highway, east of the site. Route 904 operates along Hume Highway between Liverpool and Fairfield via Lansvale. It operates on a 60 minute headway in each direction, Monday to Saturday, with more frequent services during peak periods. Services include links to Fairfield, Warwick Farm and Liverpool railway stations.

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14. The proposed development would therefore be readily accessible by public transport, and is consistent with government objectives and the planning principles of:
- a) improving accessibility to employment and services by walking, cycling, and public transport;
 - b) improving the choice of transport and reducing dependence solely on cars for travel purposes;
 - c) moderating growth in the demand for travel and the distances travelled, especially by car; and
 - d) supporting the efficient and viable operation of public transport services.

Access and Internal Layout

15. Access to the external road network would be provided from Munday Street, in two locations, and from Manning Street. An internal loop road would provide access to the various buildings within the development.
16. The road connections at Munday Street would be opposite the existing Bull and Stroud Street intersections. These are short, dead-end streets running south from Munday Street which carry low traffic volumes. New connections at these locations would not cause unusual issues. Right turn bays may be required in Munday Street for turns into the new access points.
17. The new access points, and other internal roads within the site, should be designed in accordance with appropriate council requirements to accommodate cars and the swept paths of service vehicles such as garbage collection vehicles and removal vans.

Traffic Generation

18. Traffic generated by the proposed residential/retail/commercial development would have its greatest effects during weekday afternoon and Saturday peak periods when it combines with other traffic on the surrounding road network.
19. Surveys undertaken by RMS include the following traffic generation rates for commercial and high density residential development close to public transport:
- 0.6 vehicles per hour per 100m² for commercial development during weekday afternoon peak hours;
 - 15.5 and 14.7 vehicles per hour per 100m² for supermarkets during weekday afternoon and Saturday peak hours respectively; and

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- 0.15 and 0.21 vehicles per hour per apartment for high density residential apartments during weekday afternoon and Saturday peak hours respectively.
20. With an indicative yield including 3,836m² commercial, a 1,200m² supermarket and 823 residential dwellings, the proposed development would generate some 330 and 350 vehicles per hour two-way during weekday afternoon and Saturday peak hours respectively.
 21. By comparison, the approved home improvement centre would have traffic generations of some 330 and 830 vehicles per hour two-way during weekday afternoons and Saturdays respectively.
 22. Therefore, the proposed residential/retail/commercial development would have a similar generation on a weekday afternoon, with a lesser generation than the home improvement centre on a Saturday. Hence, traffic effects would be similar or less than the approved development.
 23. As noted in paragraph 10, there is a VPA which includes upgrading the intersection of Governor Macquarie Drive with Munday Street, to accommodate development of the subject site. As also noted above, these road works have been constructed.
 24. As the proposed development would have similar or lesser traffic effects to the approved development, the previously agreed and constructed road works are also appropriate for the proposed development.

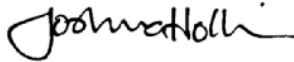
Summary

25. In summary, the main points relating to our initial review of the traffic implications of the proposed residential mixed use development are as follows:
 - i) the site is south of the Hume Highway and west of Governor Macquarie Drive at Warwick Farm, close to Warwick Farm railway station;
 - ii) it has development consent for a home improvement centre;
 - iii) a series of road and intersection works have been agreed and form part of voluntary planning agreements for development of the subject site and other nearby sites;
 - iv) these road works, including those in the VPA for the subject site, have been constructed;

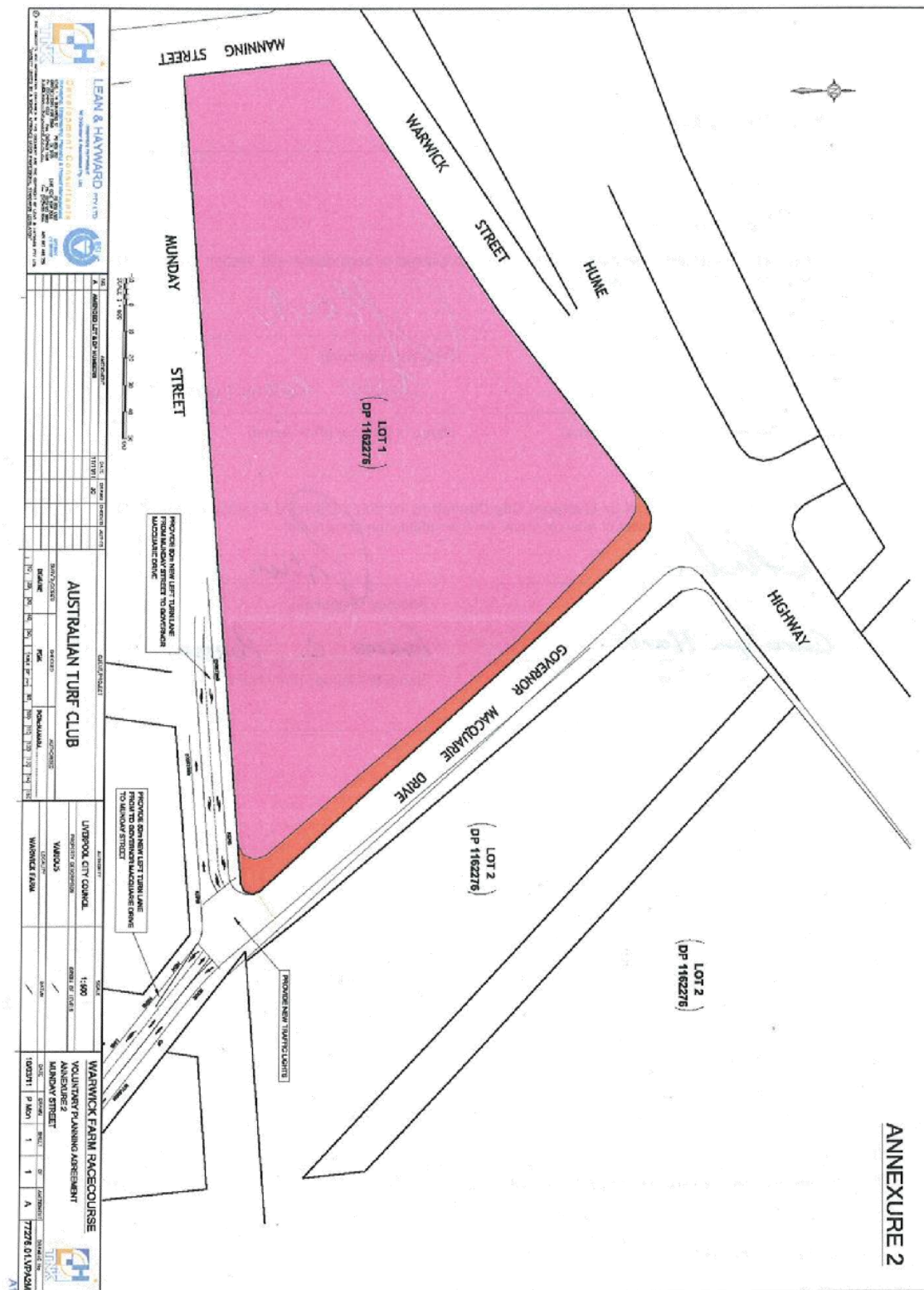
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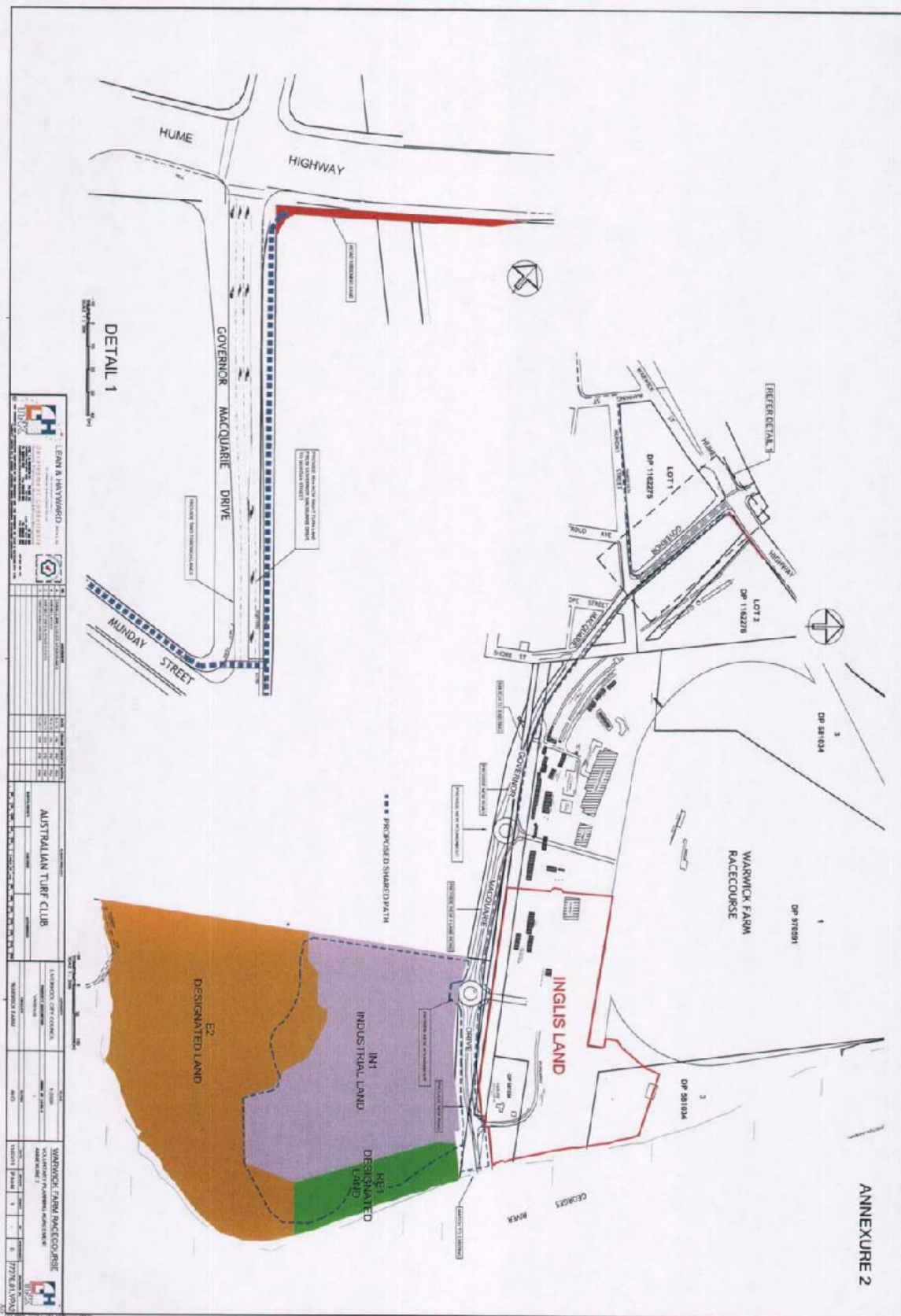
- v) the potential scale of development envisaged in the planning proposal includes some 823 residential apartments plus 1,200m² retail and 3,836m² commercial;
 - vi) appropriate access should be provided from Munday Street and Manning Street. Right turn bays may be required in Munday Street at the site accesses;
 - vii) the proposed residential/retail/commercial development would have a similar traffic generation on a weekday afternoon, and a lesser generation than the home improvement centre on a Saturday. Hence, traffic effects would be similar or less than the approved development;
 - viii) therefore, the agreed road works, including the works already constructed in association with the voluntary planning agreements for the subject site and other nearby sites, are also appropriate for the proposed development.
26. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,
COLSTON BUDD ROGERS & KAFES PTY LTD



J. Hollis
Director





SJB Urban



Urban Design Report

Lot 1, Governor Macquarie Drive
Warwick Farm
Sydney

Prepared for
Warwick Farm Village Pty Ltd

Issued
27 June 2018

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We create amazing places



At SJB we believe that the future of the city
is in generating a rich urban experience
through the delivery of density and activity,
facilitated by land uses, at various scales,
designed for everyone.

Version: 01
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1.1	Report Purpose	4	4.1	Concept	19	South West Sydney and especially Liverpool is experiencing major growth with many of the existing industrial areas being identified for regeneration and redevelopment. The close proximity of the site to Warwick Farm Train Station, The Liverpool CBD and major parklands make it a prime site to accommodate growth and help deliver the desired future character of Liverpool.
1.2	Urban Design Excellence	5	4.2	Design Process 1	20	
1.3	Metropolitan and Strategic Planning	6	4.3	Design Process 2	21	
1.4	Strategic Context	7	4.4	Design Process 3	22	
1.5	Urban Context	8	4.5	Illustrative Masterplan	23	The scale of change being proposed for Liverpool has regional significance and in many instances relies on major upgrades to the road, movement, environmental and services infrastructure. The size, location and proximity to transport means the development could be a catalyst can serve as a precedent for the future quality and character of Warwick Farm.
1.6	The Site	9	4.6	Massing 1	24	
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2	Analysis	11	4.8	Indicative Ground Plan - L00	26	
2.1	Character and Place	11	4.9	Indicative Plan - L02 & L03	27	
2.2	Movement and Access	12	4.10	Indicative Plan - L05	28	This strategically located and highly visible land holding is available for redevelopment immediately. The subject site is located next to Warwick Farm Train Station north east of Liverpool city centre. The redevelopment of this site into a medium-density, transport oriented residential precinct provides the opportunity to provide high quality public domain and amenities including upgraded existing and new public open spaces, new street links, increased tree canopy and community facilities such as bike paths, playgrounds and outdoor gyms.
2.3	Built Form and Land use	13	4.11	Indicative Tower Plan - L07	29	
2.4	Landscape and Open Space	14	4.12	Indicative Sections	30	
2.5	Constraints	15	4.13	Public Benefit	31	
2.6	Opportunities	16	4.14	Visualisation 1	32	
3	Vision & Principles	17	4.15	Visualisation 2	33	
3.1	Site Vision	17	5	Built Form Analysis	34	The mixed use development also introduces employment generating uses, a commercial supermarket anchor and an outdoor dining and retail space. Essentially, this planning proposal outlines a strategically consistent, feasible, site responsive design which could underpin significant public domain improvements for local residents of Warwick Farm and Greater Liverpool.
3.2	Principles	18	5.1	Shadow Analysis	34	
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Introduction

1

1.1 Report Purpose

The purpose of this Urban Design Report is to analyse and test the development capacity of the site in relation to the changing strategic context, planning controls and future vision for Warwick Farm and Greater Liverpool. SJB has been appointed by Warwick Farm Village Pty Ltd to undertake this comprehensive study which is explained in the process diagram to the right.

The study proposes and tests a scheme that can achieve the design requirements of SEPP65 and the Apartment Design Guidelines (ADG) as well as create a successful place which responds to its context and enhances the local area for all residents.

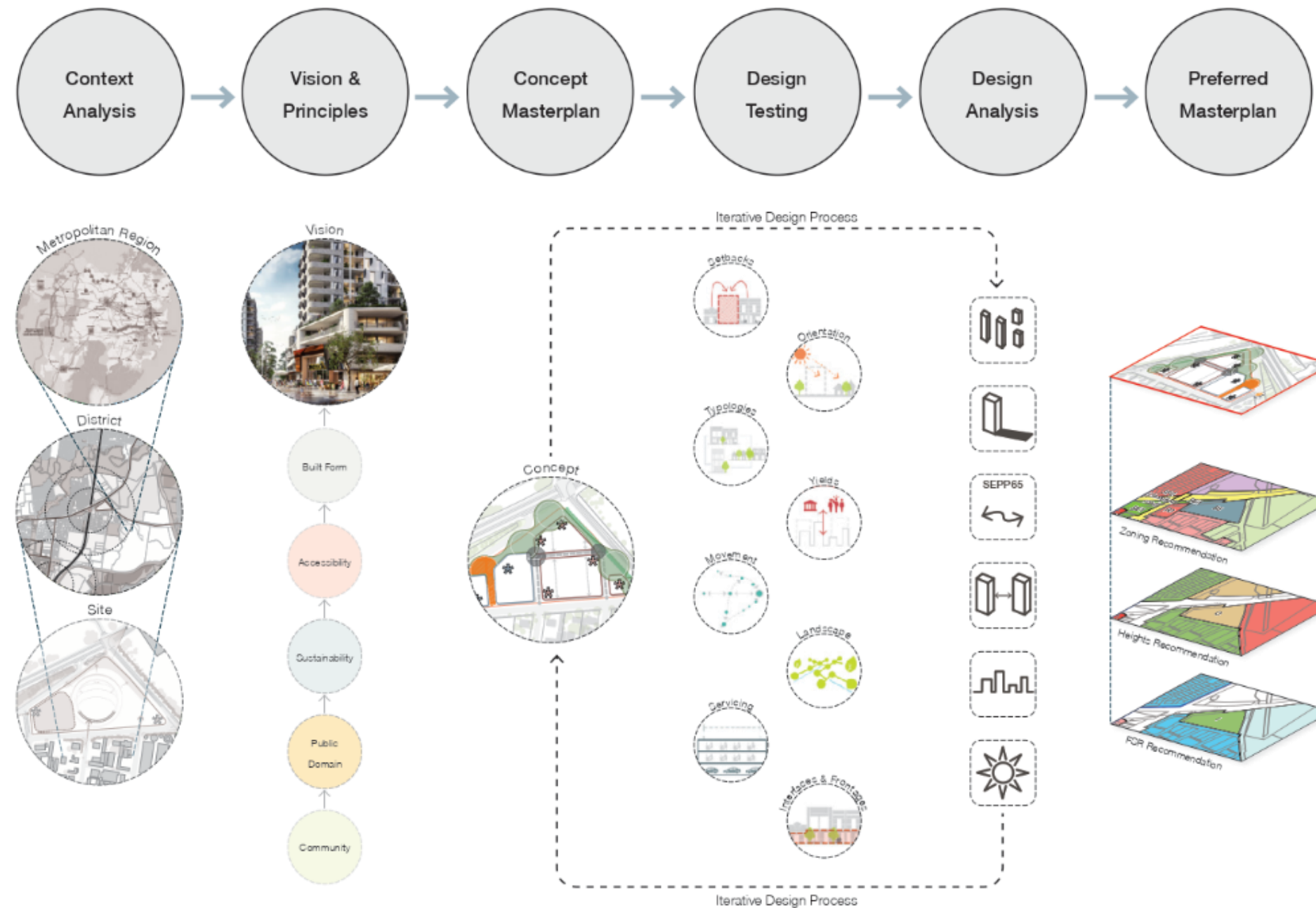
The report provides a concept masterplan for the site, which is the basis of a planning proposal. The scheme has been designed in accordance with a suite of design and planning documents including:

- Greater Sydney Region Plan (GSR) 2018
- Western Sydney District Plan (GSR) 2018
- Georges River Precinct Plan 2016
- Liverpool Local Environmental Plan 2008
- Liverpool Development Control Plan 2008
- Draft Better Placed Urban Design Guide (GANSW) 2018

The concept master plan supports the planning proposal to amend the current site FSR of 0.75:1 to a proposed FSR of 3:1 with a maximum building height up to 50 metres.

This Urban Design Report has been undertaken based on the following spatial and strategic reasons:

- The site is situated at the gateway of the Liverpool CBD
- The site is located within close proximity to Warwick Farm Railway Station
- The proposal will supply additional dwellings addressing the pressure for housing in the area
- The proposal will contribute to increased public benefit including site linkages, public open space and commercial spaces
- The proposed controls facilitate a unique built form, establishing the trend for design excellence in the area






Introduction

1.2 Urban Design Excellence

The Government Architect NSW (GANSW) has produced a series of policies which outline objectives and expectations in relation to design, creating good places and green infrastructure. The themes and principles in these documents are important design assessment criteria and have been broadly considered throughout the design process. The policy documents include :

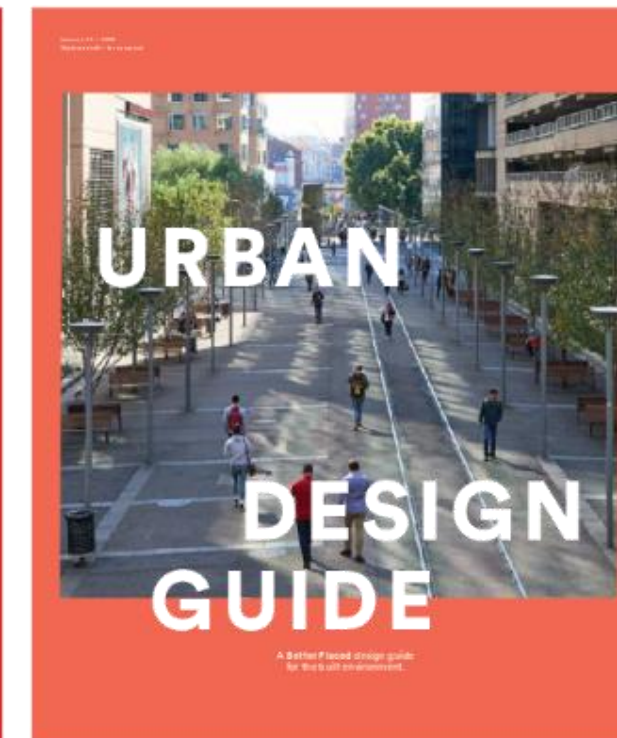
- **Better Placed**, An integrated design policy for the built environment of New South Wales
- **Draft Urban Design Guide**, A Better Placed design guide for the built environment
- **Draft Greener Places**, Establishing an Urban Green Infrastructure policy for New South Wales

The capacity of the site to improve the surrounding public domain and enhance the quality of life for the wider community are key considerations in the achievement of design excellence. Key principles from the Draft Urban Design Guide which have informed the design include:

-  Better Fit - contextual, local and of its place
-  Better performance
-  Better for community
-  Better for people
-  Better working
-  Better value
-  Better look and feel



Better Placed, An integrated design policy for the built environment of New South Wales, GANSW



Draft Urban Design Guide, A Better Placed design guide for the built environment, GANSW



Draft Greener Places, Establishing an Urban Green Infrastructure policy for New South Wales, GANSW

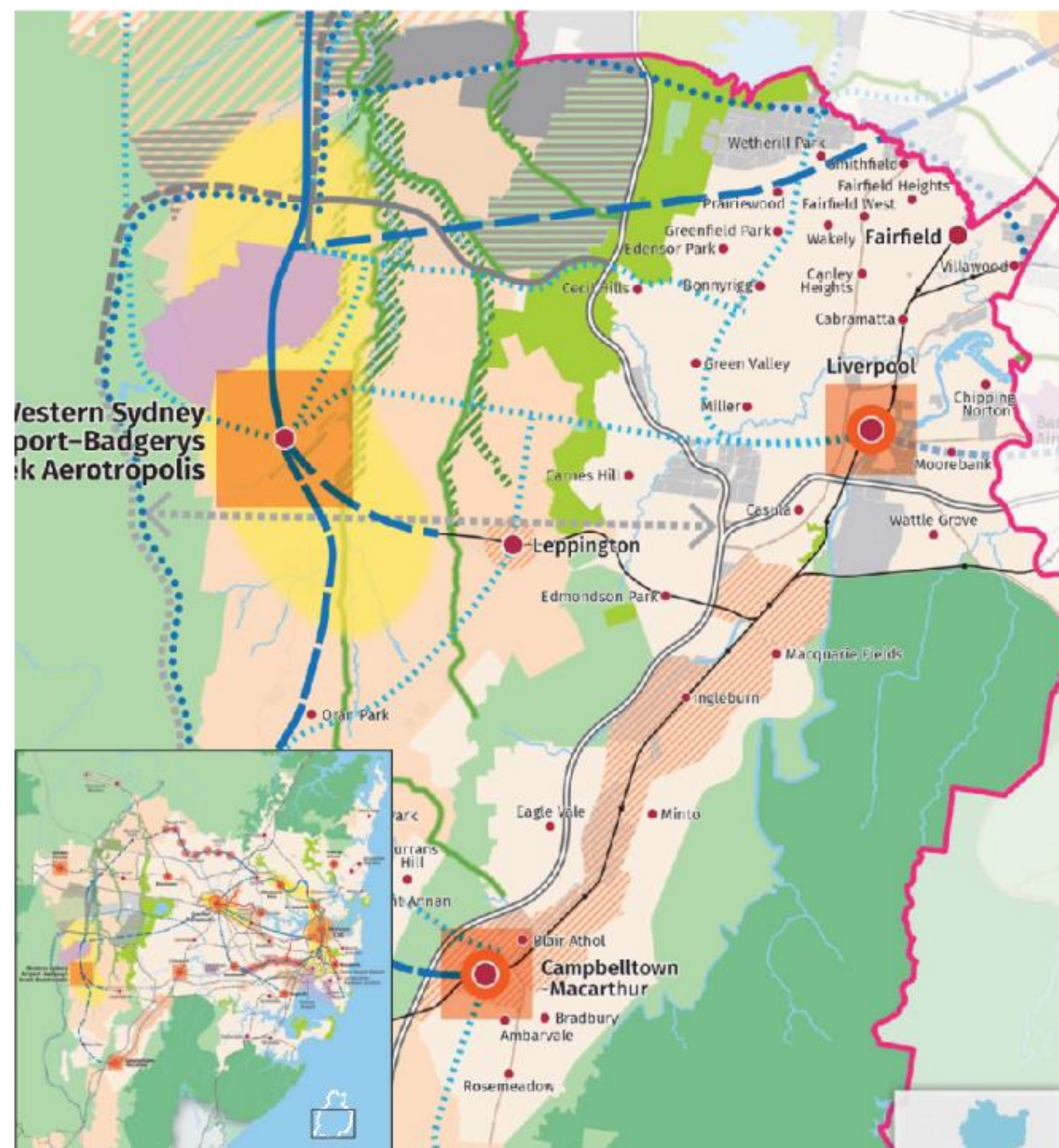
Introduction

1.3 Metropolitan and Strategic Planning

The Greater Sydney Region Plan establishes the vision for a metropolitan region consisting of the western parkland city, central river city and eastern harbour city anchored by Penrith, Parramatta and the Sydney CBD respectively. The plan designates Liverpool as part of the Western Parkland City Metropolitan Cluster.

The Western City District Plan also illustrates Liverpool as a Metropolitan Cluster and at the intersection of the Upper Georges River, a train line and a city serving transport corridor. The plan identifies Liverpool as an area which has high housing demand and specifies a 0-5 year housing supply target of 8,250 dwellings. It states Liverpool should support the Badgerys Creek Aerotropolis and should have a 2036 baseline target of 36,000 jobs. It will be part of a 'Collaboration Area' in addition to the following actions (42);

- protect and develop the commercial core
- improve and coordinate transport and other infrastructure to support jobs growth
- develop smart jobs around the health and education precinct
- build on the centre's administrative and civic role
- improve public domain including tree-lined, comfortable open spaces and outdoor dining
- improve connectivity and links to the Georges River and prioritise pedestrian, cycle and public transport facilities
- encourage a vibrant mix of uses, new lifestyle and entertainment uses to activate streets and grow the night-time economy
- capitalise on the Western Sydney Airport and Western Sydney City Deal initiatives.



Introduction

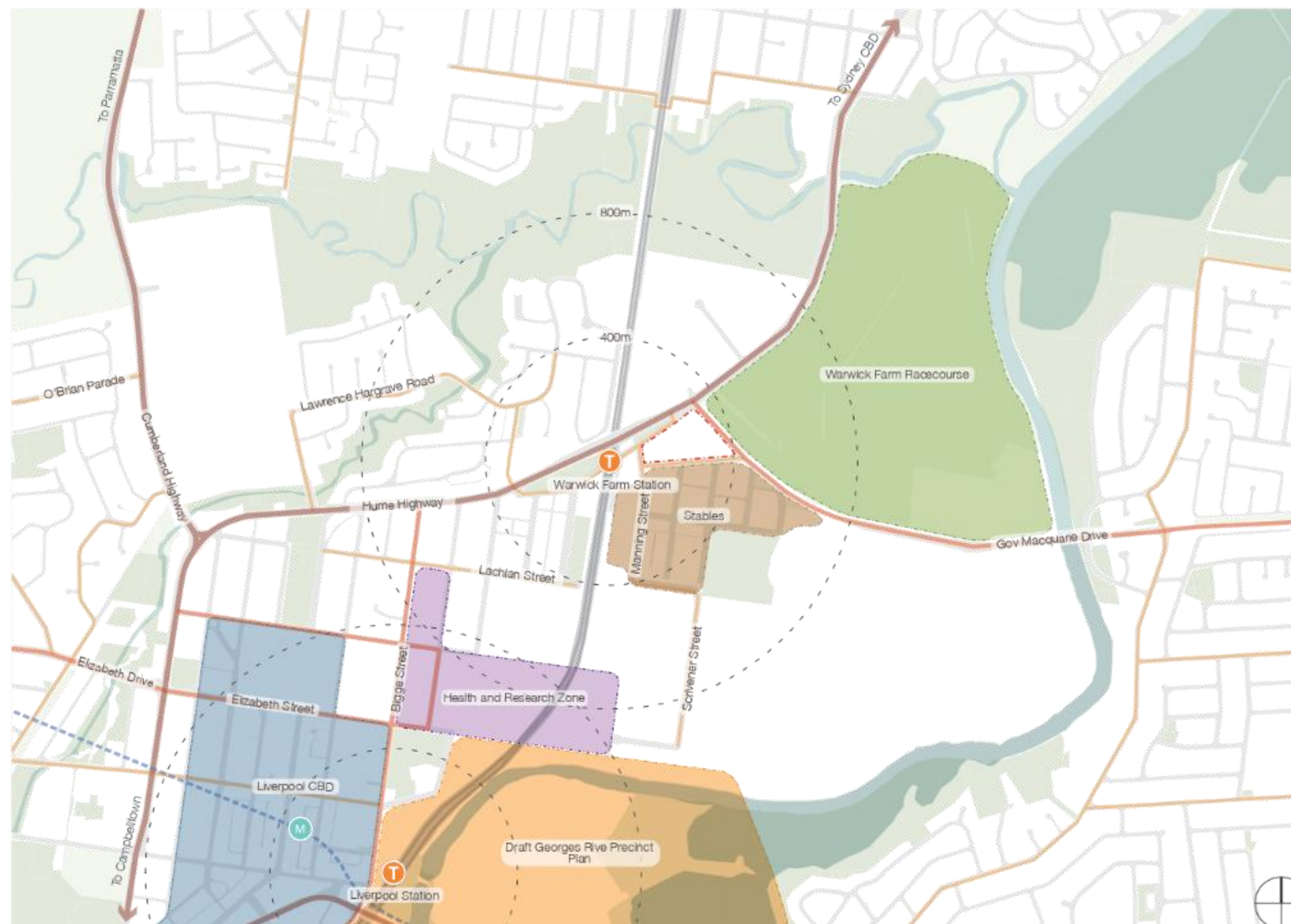
1.4 Strategic Context

The Draft South West District Plan places significant emphasis on Liverpool's status as a Strategic Centre, which benefits from existing and proposed employment, education, health and retail services and accessibility to Liverpool Train Station. Liverpool has further advantage being situated in the vicinity of future large-scale industry and transport projects including the proposed Western Sydney Airport and the Moorebank Intermodal Facility. The population of Liverpool is projected to continue growing which will exacerbate the current under-supply of housing.

The site is located at Lot 1, Governor Macquarie Drive, Warwick Farm is north east of the Liverpool CBD and is adjacent to Warwick Farm Train Station and the Hume Highway offering excellent public transport and road access.

Key

- Draft Georges River Precinct Plan
- Liverpool CBD
- Liverpool Health and Research Zone
- Stables
- Warwick Farm Racecourse
- Highway
- Primary road
- Secondary road
- Potential metro route
- Train line
- Potential metro station
- Train station
- Site boundary



Introduction

1.5 Urban Context

Liverpool City Centre is experiencing significant growth resulting in medium density development clustering around the edge of the city centre. This has established legible gateways to the city when viewed from the railway line, city centre, Hume Highway and other major surrounding streets

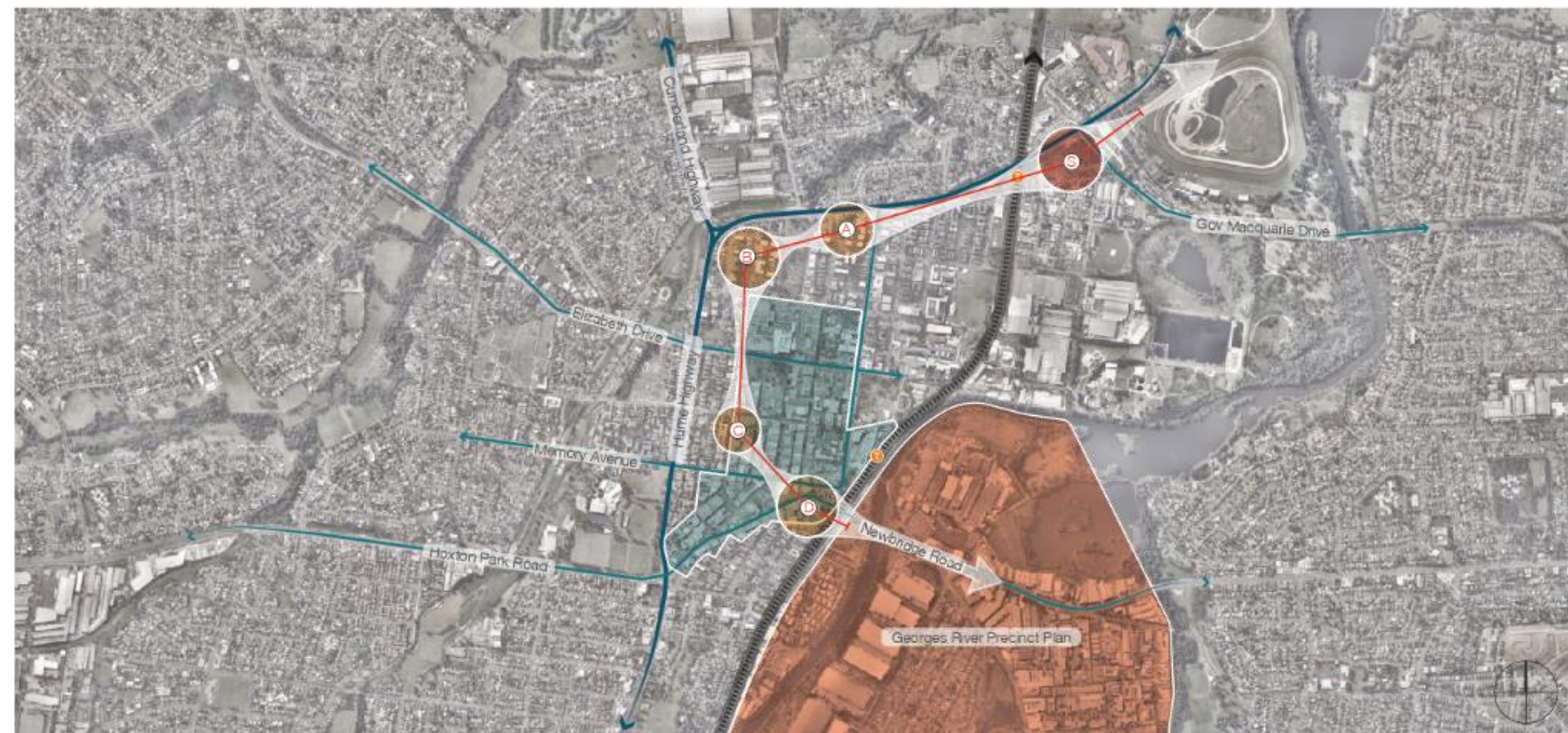
The site is at one of these thresholds to the city centre on the Hume Highway and railway overpass therefore offering the potential to strengthen this definitive built form relationship with consistent and appropriate massing. Furthermore, the Georges River Precinct Plan will establish multiple clusters of tall buildings in the south east of the city offering the potential to balance this future development in the north east of the city.



Indicative section through gateway building clusters around Liverpool City Centre

Key

- Building clusters with significant height
- Site location
- Liverpool CBD
- Hume Highway
- Primary road
- Railway line
- T Train station
- Site boundary

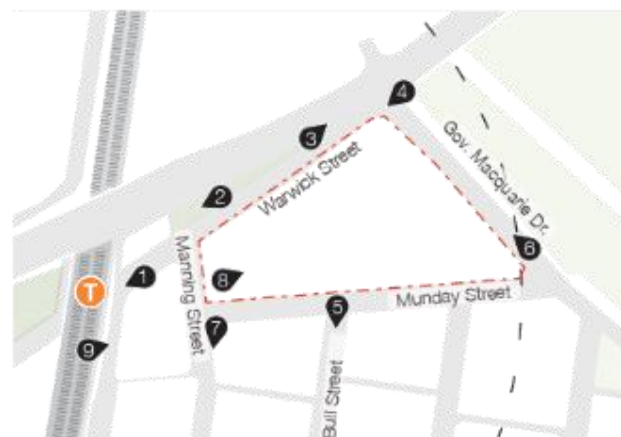


Introduction

1.6 The Site

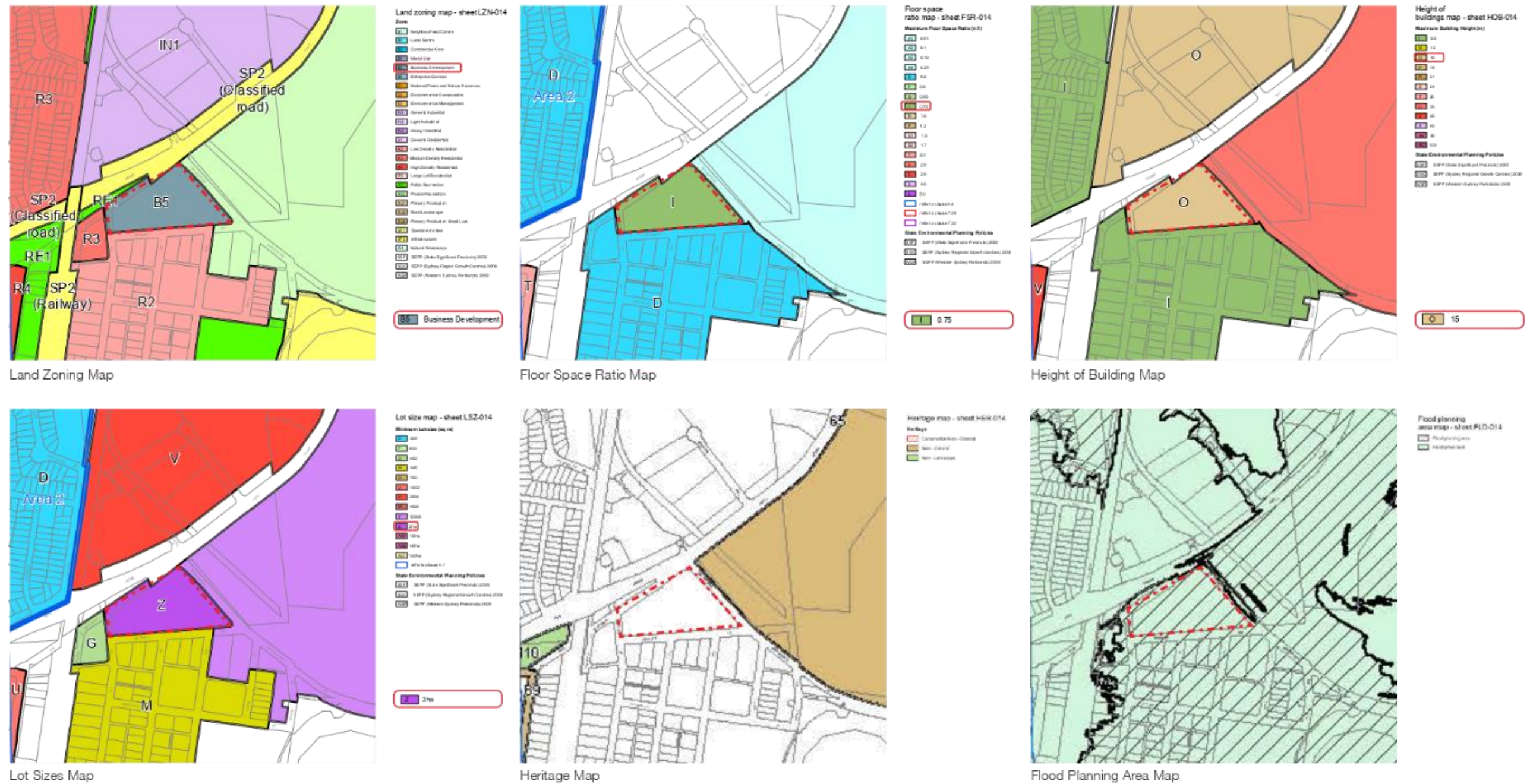
These photographs show the current condition of the site and its surrounding context.

1. Warwick Farm Railway Station has a large overpass connecting Liverpool CBD east of the railway to the suburb of Warwick Farm in the west. The streetscape connection between the site and the train station is poorly designed and maintained.
2. View towards the railway station along Warwick Street with double sided street parking with no footpath and a badly maintained drainage channel.
3. View of the pleasantly landscaped intersection of Warwick Street and the Hume Highway. This is the gateway corner to Liverpool City Centre.
4. Looking south west at the intersection of Warwick Street and Hume Highway overpass which is the main vehicular and cycling path to Liverpool City Centre. It also shows the sliver of open space with mature vegetation buffering the site from the Highway.
5. The built form of Bull Street is set back from the street and has mature vegetation. These street blocks have significant horse stabling facilities.
6. Governor Macquarie Drive has one walled footpath on the eastern edge and screening trees on the eastern edge. It is traffic dominated and an unpleasant place for pedestrians.
7. Brick suburban housing looking south on Manning St
8. Sparse vegetation throughout the centre of the site looking north east.
9. View of social housing rear courtyards and the site beyond from the pedestrian railway station overpass.



Introduction

1.7 Current Development Controls



Analysis

2

2.1 Character and Place

1. Large car and housing showrooms with large asphalt spaces for carparking which are unpleasant for pedestrians.
2. Retail mall with internalised asphalt car parking and scattered planting. These car oriented spaces encourage pedestrians to move indoors.
3. Cabramatta Creek is a long riparian corridor with flanking parklands and many sporting pitches for a variety of sports. It is a valuable community asset for local residents and an important landscape for remnant local ecology.
4. Land directly to the south of the site has large horse stables and other associated equine facilities interspersed with detached suburban houses.
5. Industrial warehouses with large floorplates occupy the majority of each plot. Onsite carparks are used by employees who drive to these premises. Some streets have large mature vegetation making it a pleasant environment for pedestrians.
6. Warwick Farm Racecourse is a functioning horse racecourse and is undergoing a renovation. It is a major destination for people from around the region.
7. Liverpool hospital adjoins the CBD and has large interconnected buildings with relatively poorly landscaped spaces in-between.
8. Typical detached suburban houses with large street setbacks and mature trees.
9. New blocks of medium density apartments between 8 and 15 storeys with renovated streets, public amenities and landscapes.



Analysis

2.2 Movement and Access

Warwick Farm Railway Station is located approximately 100m west of the site. The train station is serviced by the Cumberland, Bankstown and Airport, Inner West and South railway lines. A pedestrian overpass at Warwick Farm Railway Station links the site to Liverpool Hospital (14 mins walk) and Liverpool CBD (17 mins walk). The site is serviced by a bus stop on The Hume Highway and the 904 bus route which connects the site to Liverpool CBD and Fairfield.

It is a 25 minute drive to Parramatta via the Hume Highway and a 50 minute drive to the Sydney CBD via the M1 and M5. Governor Macquarie Drive caters for significant traffic flow making Manning Street and Munday Street the most suitable site access points.

Key

-  Minor intersections
-  Major intersections
-  Highway
-  Primary road
-  Secondary road
-  Access points
-  Bus routes
-  Walking routes
-  Train line
-  Bus stops
-  Train station
-  Site boundary



Analysis

2.3 Built Form and Land use

The land use of east of the rail line is a combination of light industry, Warwick Farm Racecourse, associated equine stabling facilities and a sewerage treatment plant. Suburban detached houses, educational zones lie to the north of the city centre while the CBD consists mainly of low and medium density apartments, the hospital and retail streets.

The site is currently zoned B5 business development which would not capitalise on its proximity to the train station or complement the adjacent residential land use.

Key

- Suburban dwellings
- Low rise apartments
- Medium rise apartments
- Racecourse
- Stables and single dwellings
- Light industry
- Education
- Places of worship
- Hospital
- Retail
- Hotel
- Community centre
- Train line
- Train station
- Site boundary



Analysis

2.4 Landscape and Open Space

The site is adjacent to public open spaces (RE1) including Berryman Reserve and Hart Park which have public amenities such as seating spaces, picnic facilities, playgrounds and a community garden. Rosedale Oval is 400m south west of the site and can host sporting events such as rugby, AFL and cricket.

Land to the south of Hume Highway is categorised as flood prone land in the LEP, although the site has relatively little change in topography which less than 2m of level difference. Warwick Farm Recreation Reserve to the north of the site has an extensive network of riparian open spaces which have dog areas, sporting pitches and walking paths which connect to the broader Georges River open space network.

Key

- Walking trail
- Open field
- Playground
- Community garden
- Seating space
- Sheltered picnic space
- Recreational sport pitches
- Public recreation
- Private recreation
- Flood zone
- Train line
- Train station
- Site boundary



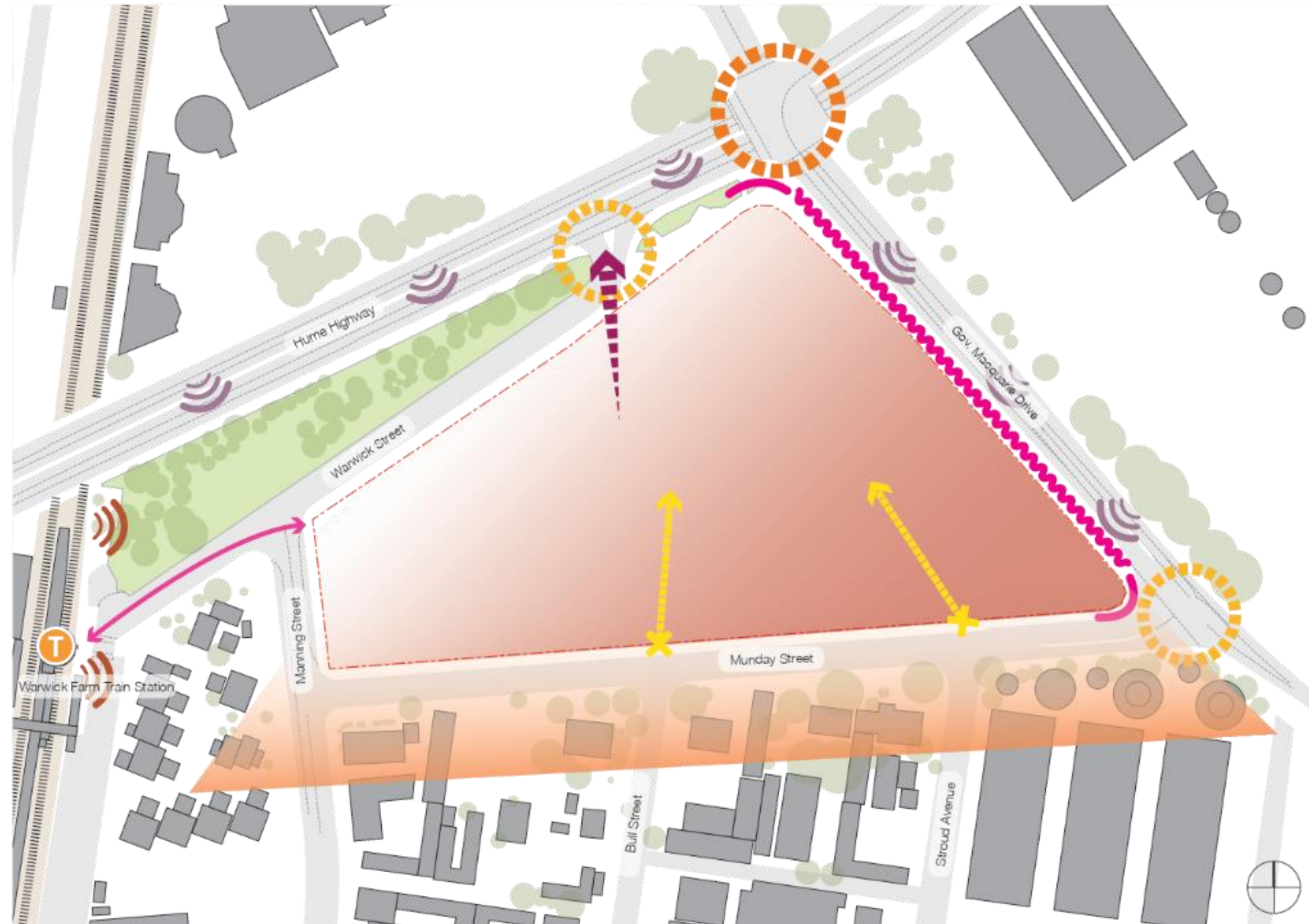
Analysis

2.5 Constraints

- Poor connection to Warwick Farm Train Station with indirect line-of-sight.
- Significant traffic noise from Hume highway especially westbound up the railway overpass bridge.
- Noise from trains stopping at Warwick Farm Train Station.
- Major road intersection of Hume Highway and Governor Macquarie Drive at northern corner of the site.
- Minor intersections at on boundary and south eastern corner of the site.
- The site has limited potential for access points from Warwick Street and Governor Macquarie Drive, therefore making Munday Street the most logical street to extend the street grid.
- Flood egress point northwards onto Warwick Street.
- Potential overshadowing of stable buildings south of Munday Street for part of the day.
- Probable Maximum Flood Level (PMF) needs to be considered as development sits within Flood Zone.

Key

- ➔ Poor connection to train station
- ⦿ Vehicular noise
- ⦿ Train noise
- ⦿ Major intersection
- ⦿ Minor intersection
- ⦿ Site access points
- ➔ Emergency flood egress
- ➔ Flood direction
- ➔ Consideration of overshadowing
- ⦿ Road widening works
- ⦿ Train line
- ⦿ Train station
- ⦿ Site boundary



Analysis

2.6 Opportunities

- Proximity to Warwick Farm Train Station which is approximately 100m walk from the site.
- The site is prominent in views from major road intersections surrounding the site.
- Gateway building opportunities on site corners which are prominent in views of the site and Liverpool skyline from adjacent roads which lead to Liverpool CBD.
- Existing street grid to the south can be extended northwards into the site to define the new street grid.
- Sloped open space with mature trees to the north of the site creates green buffer to Hume Highway.
- Mature trees on the streets defining the eastern and southern site boundaries creates green streets.
- Good solar access throughout the day.
- 904 bus stop connects the site to Liverpool CBD and Fairfield.
- Potential corner location for retail and community facilities to cater for new and existing residents.
- Potential to shield buildings from road and continue green interface along northern edge of the site.

Key

-  Bus stop
-  Mature trees on open space
-  Green interface
-  Trees and greenery
-  Solar path
-  Extending street grids
-  Gateway corner
-  Gateway view
-  Road widening works
-  Train line
-  Train station
-  Site boundary



Vision & Principles

3

3.1 Site Vision



A transport oriented residential neighbourhood anchored by Warwick Farm Train Station and a local supermarket. The precinct will cater for Liverpool's rapid growth and provide public amenities such as playgrounds, outdoor gyms, parks and an active retail plaza. It will complement other medium density gateway precincts defining the Liverpool CBD.

Vision & Principles

3.2 Principles



Place

- To position streets, open spaces and built form to align with adjacent site context
- Masterplan must provide street permeability especially by creating pedestrian oriented streets
- Integration of mixed uses, public facilities and active community spaces to support a walkable neighbourhood
- Articulation of building masses to minimise scale disparities and create enclosure for open spaces and streets
- Spaces should be designed to accommodate informal and active recreation to improve social experience of the place and encourage passive surveillance
- To appropriately address and respond to street corners and intersections to establish overall character of the place
- Utilisation of materials, details and public art that is inspired by the existing and desired future local character



Landscape

- Landscaping should reinforce the urban grid of Warwick Farm and establish strong green east-west connection through the precinct
- Connections should be established where possible to create a network of open spaces for pedestrians
- Quality and quantity of new open spaces should be appropriate to cater for the impact of new residents on the existing surrounding open space
- Permanent and temporary public art, street furniture and landscape should be flexible and facilitate a range of activities at different times of day
- Materials should encourage tactile engagement with streets and spaces and be accessible for all members of the public



Movement

- The precinct should create a direct and legible pedestrian link to Warwick Farm Train Station
- Streets should be efficiently laid out to ensure reasonable walking distances from dwellings to transport and shops
- Pedestrian links and cycle routes should be visually interesting to encourage physical activity and active transport network
- Street design and detailing should slow down vehicular movement within site and promote cycling and walking.
- Streets should be shaded with a variety of evergreen and deciduous trees and landscaped in accordance to water sensitive urban design principles
- Location of commercial and retail spaces should complement movement flows to encourage ground floor activity and create visual interest
- Details and materials of footpaths, cycling routes, crossovers and entry thresholds must be suitable for all weather and user legibility



Land Use

- Land use should create vibrant streets and active public spaces whilst mitigating potential negative impacts such as noise impacts, visual amenity and barrier effects.
- Compact commercial frontages must face public spaces to promote activity and create fine grain relationships to street edges
- Proposed landuses should address the needs and requirements of the surrounding neighbourhood as well as allow for mixed use programs and activities in the public realm
- Distinction between the residential and commercial areas of the precinct is acceptable if this transition is reflected in the design of the built form and public domain
- Servicing and entrances for dwellings and commercial spaces should be appropriately highlighted or screened and complement the streetscape



Built Form

- Must respond to scale, density as well as existing and desired future character of surrounding context
- Building setbacks and podiums should to minimise visual bulk where possible and create fine grain street frontages on streets which experience significant movement
- Built form should allow for flexibility and variety to adapt to alternate uses over time
- Massing should be carefully designed to ensure solar access in accordance with the Apartment Design Guidelines as well as ensure privacy and amenity of dwellings is not compromised
- Built form and facade articulation especially on upper levels should responds to local microclimate conditions for dwellings and the public domain
- Built form must complement the public realm through building articulation, facade detailing and interface with the street
- Built form should clearly delineate public spaces, internal communal spaces and private spaces and ensure dwellings provide passive surveillance where appropriate

Urban Structure Urban Grain Density & Landuse Height & Massing Streetscape, Landscape & Public Realm Facade & Interface Detail and Material

Concept Masterplan

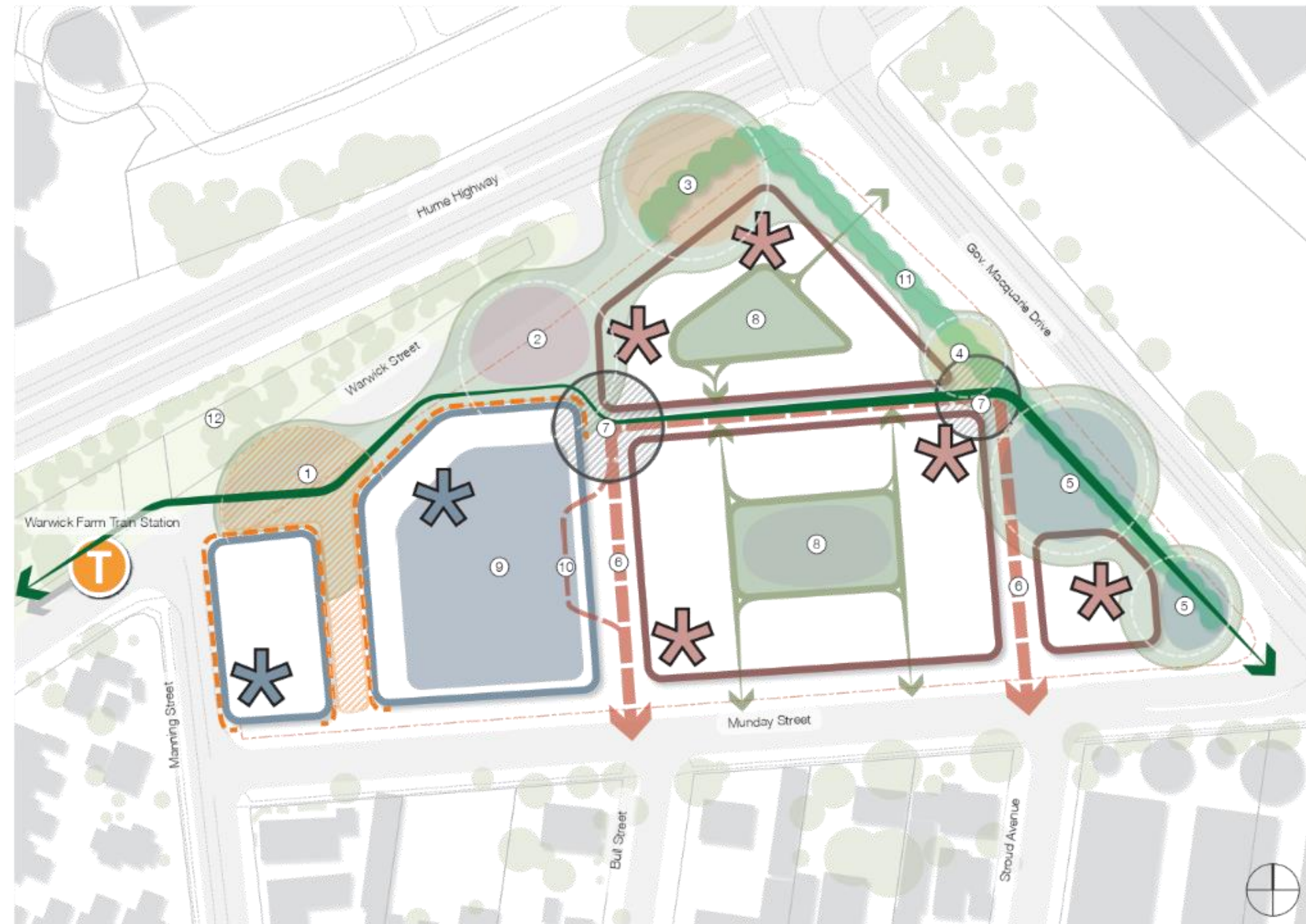
4

4.1 Concept

- ① Civic plaza with outdoor retail and dining
- ② Urban park with community facilities
- ③ Buffer park with significant vegetation
- ④ Active park with community facilities
- ⑤ Water parks with water detention capability
- ⑥ Internal street
- ⑦ Pedestrian crossovers with traffic calming elements
- ⑧ Internal communal courtyards
- ⑨ Supermarket
- ⑩ Supermarket servicing
- ⑪ Green buffer to Gov. Macquarie Drive
- ⑫ Re-landscaped park

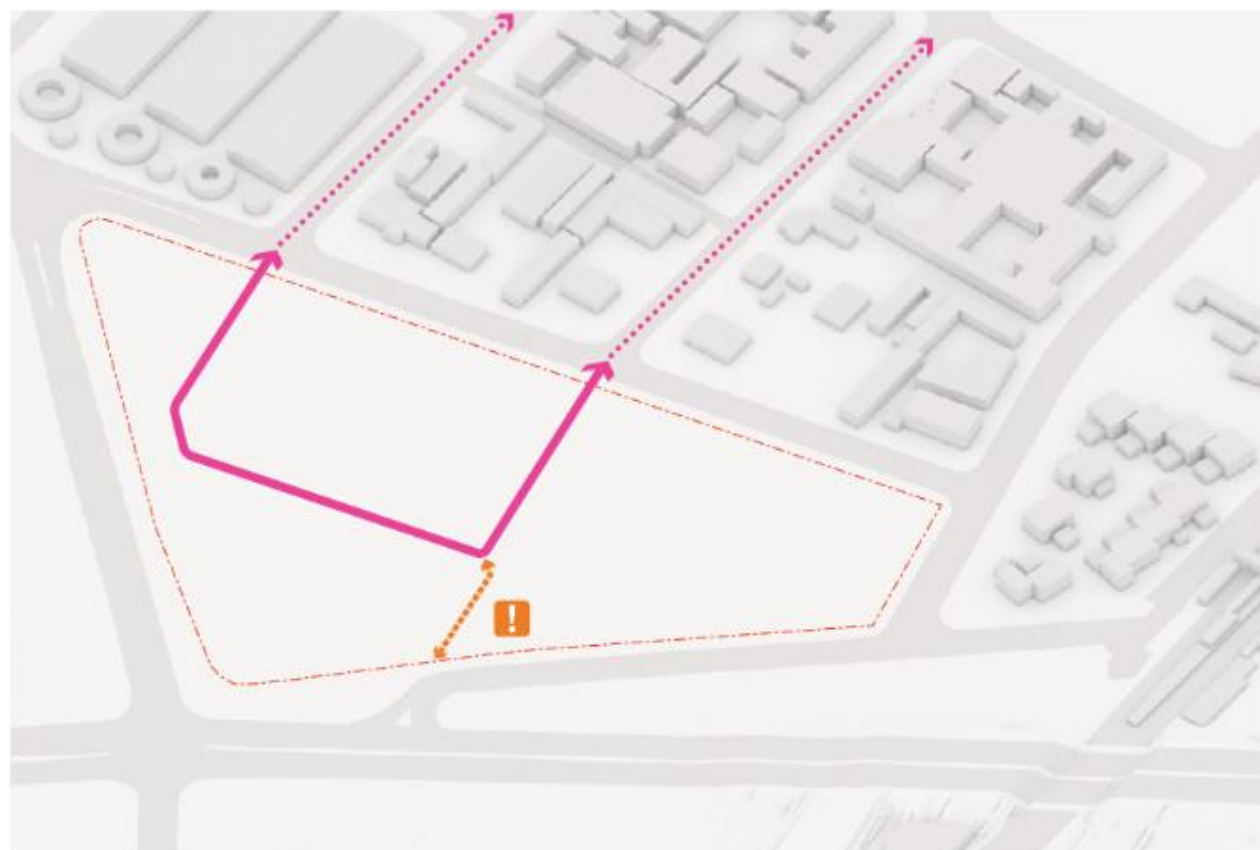
Key

-  Warwick Farm Train Station
-  Pedestrian crossover
-  Civic plaza
-  Height
-  Residential mass
-  Commercial mass
-  Retail frontage
-  Green link
-  Internal street
-  Site boundary



Concept Masterplan

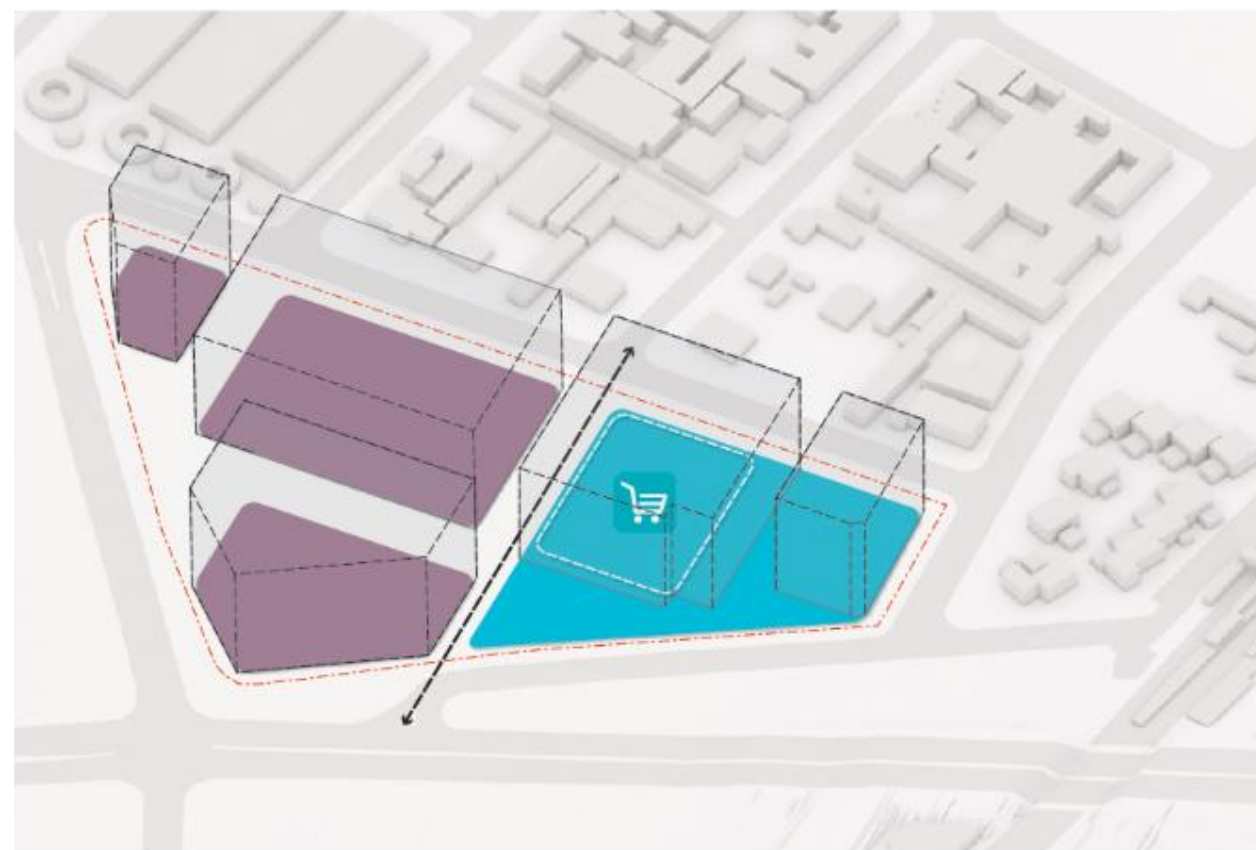
4.2 Design Process 1



1. Connect existing street grid into the site to establish internal street and emergency flood egress route

Key

- Emergency flood egress
- Internal street
- Site boundary



2. Establish masses and divide site into residential area and mixed use with commercial/retail area with supermarket anchoring the western end

Key

- Residential area
- Mixed used area
- Site boundary

Concept Masterplan

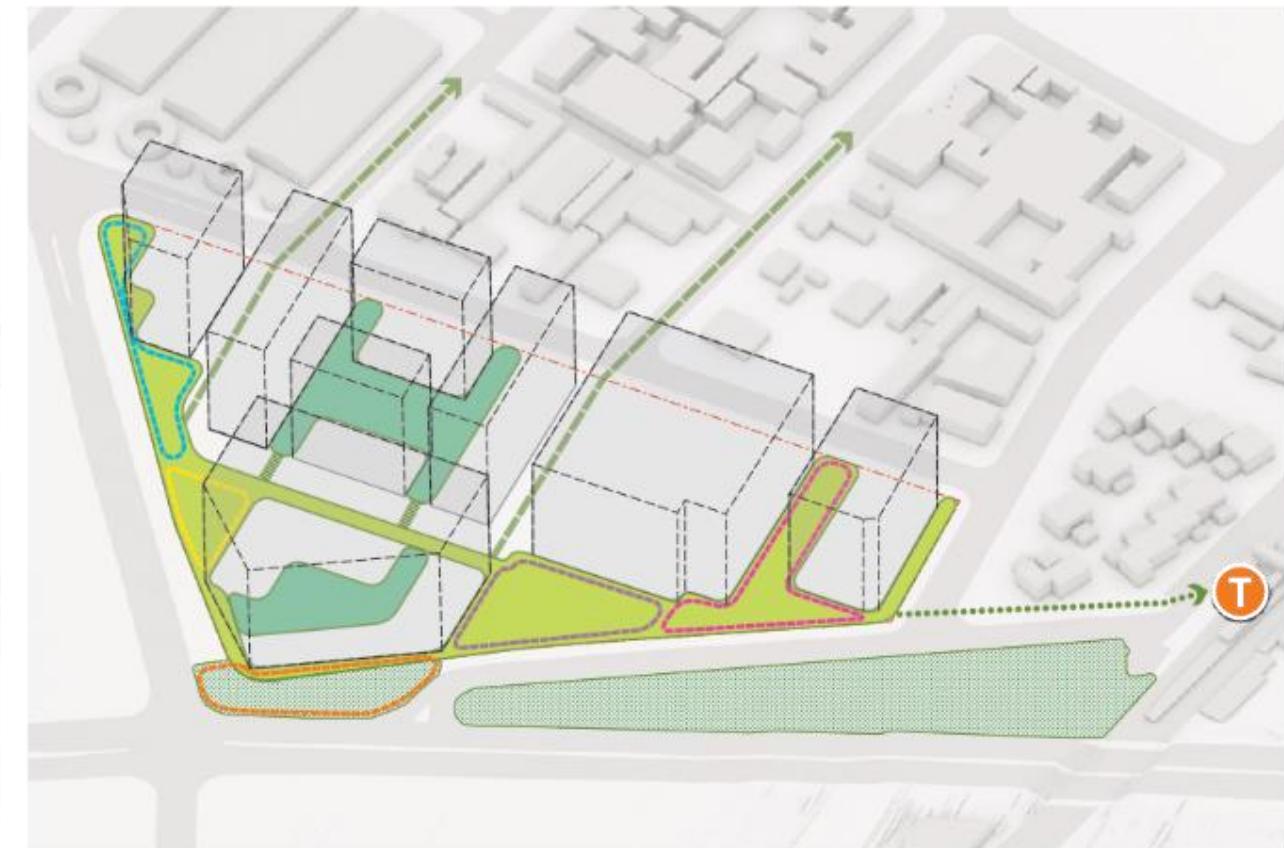
4.3 Design Process 2



3. Create strong internal green link from Warwick Farm Train Station through the site towards Warwick Farm Racecourse

Key

- Green link
- • • • • Pedestrian connection to Warwick Train Station
- - - - - Site boundary



4. Carve a series of connected public spaces with different characters and public facilities along the northern boundary edge and establish two internal communal courtyards

Key

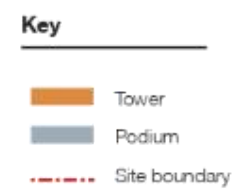
- Public open space
- Communal open space
- - - - - Site boundary

Concept Masterplan

4.4 Design Process 3



5. Establish podia to define streets and courtyards and stagger towers to minimise overshadowing



6. Setback buildings to respond to green link and public domain and program buildings and spaces with public facilities



Concept Masterplan

4.5 Illustrative Masterplan



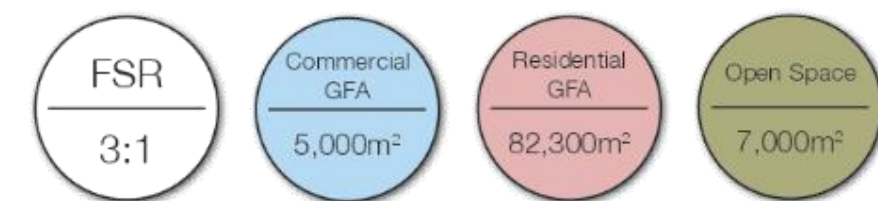
Concept Masterplan

4.6 Massing 1



Key

- Public open space
- Communal space
- Commercial
- Podium parking
- Residential
- Site boundary



Concept Masterplan

4.7 Indicative Basement Plan L-1



Concept Masterplan

4.8 Indicative Ground Plan - L00



Concept Masterplan

4.9 Indicative Plan - L02 & L03



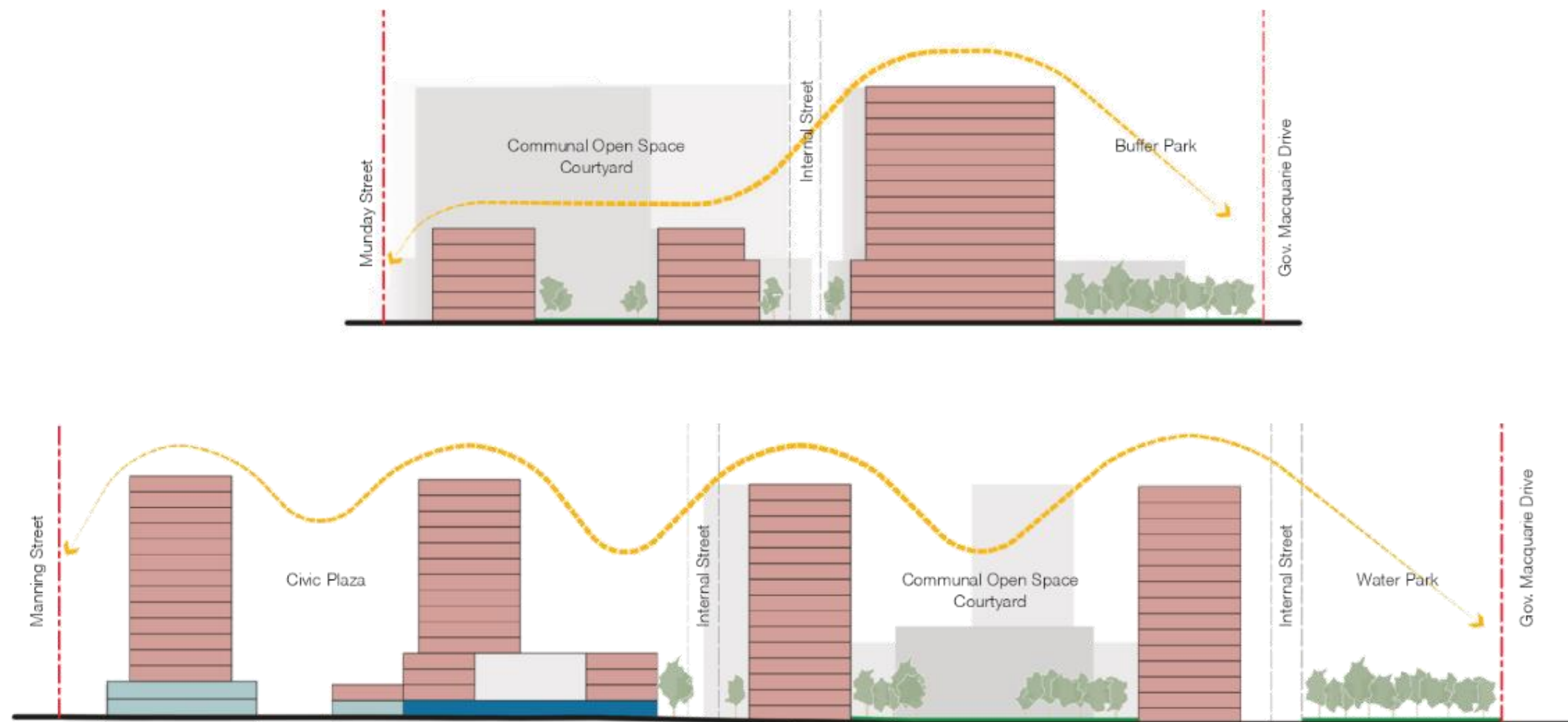
Concept Masterplan

4.11 Indicative Tower Plan - L07



Concept Masterplan

4.12 Indicative Sections



Key

- Supermarket
- Commercial
- Podium parking
- Residential
- Site boundary

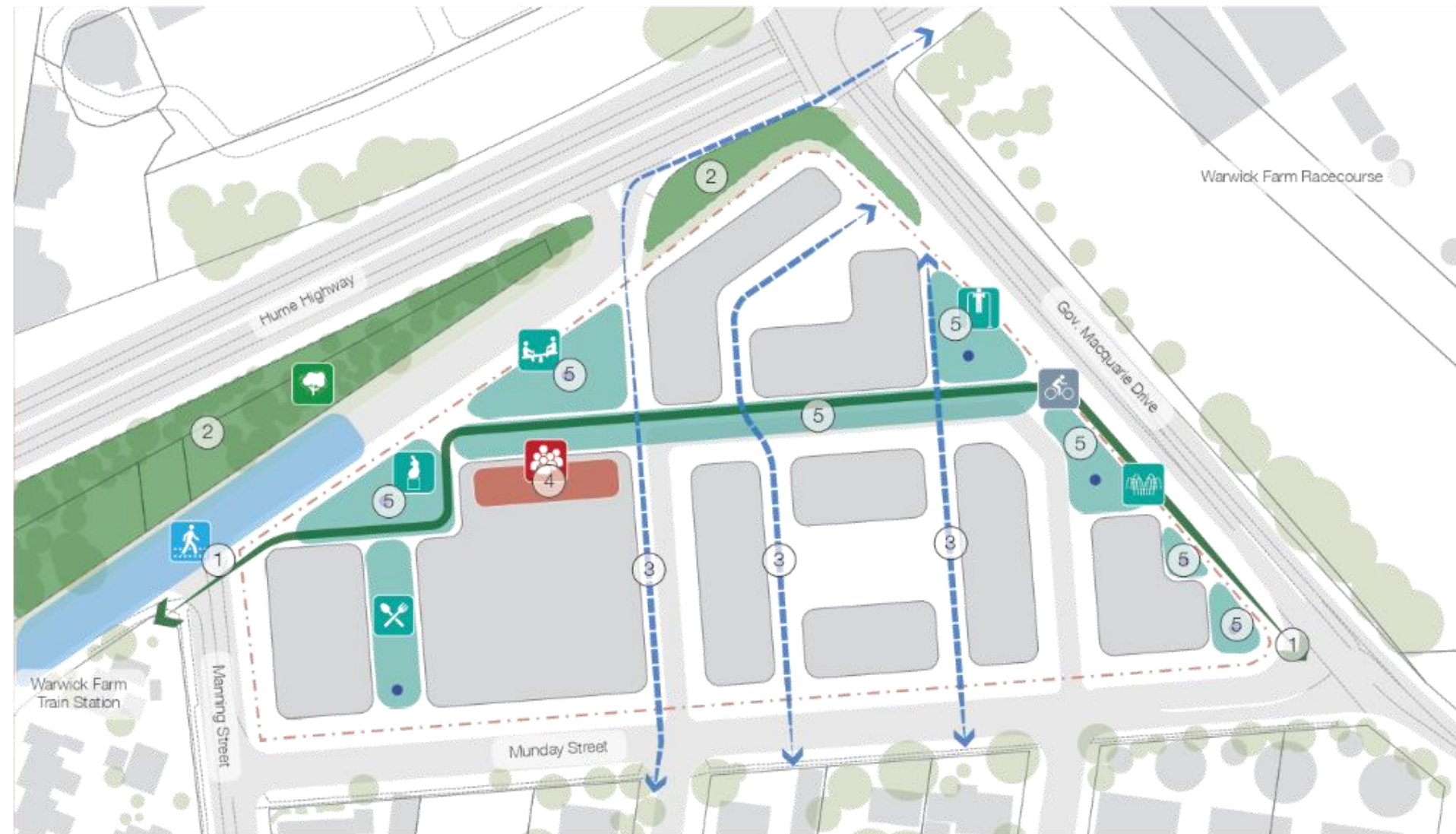


Concept Masterplan

4.13 Public Benefit

Outlined below are the proposed public benefits which will create an inclusive and diverse place and improve the amenity of the area for all local residents. A key priority for the masterplan is the establishment of a set of connected plazas and parks programmed with public amenities which integrate with the surrounding street grid and Warwick Farm Train Station.

1. Green through-site link from Warwick Farm Train Station to Warwick Farm racecourse with shared pedestrian and cycle path.
2. Re-landscaped public open space to the north of the site for visual and acoustic screening of heavy vehicular traffic on the Hume Highway and overpass.
3. North-south through site links based on the existing street grid of the area connect residents and workers to the south of the site to the retail areas and parks to the north.
4. Potential for community hub facing the civic plaza which would cater for a range of needs in a disadvantaged community.
5. Series of connected public open spaces with different public amenities including playgrounds, public art, outdoor gym, WSUD swales, ponds, running paths and pedestrian crossovers.



Concept Masterplan

4.14 Visualisation 1



View of the Civic Plaza looking east



Concept Masterplan

4.15 Visualisation 2



View of the Active Park and Green link looking west

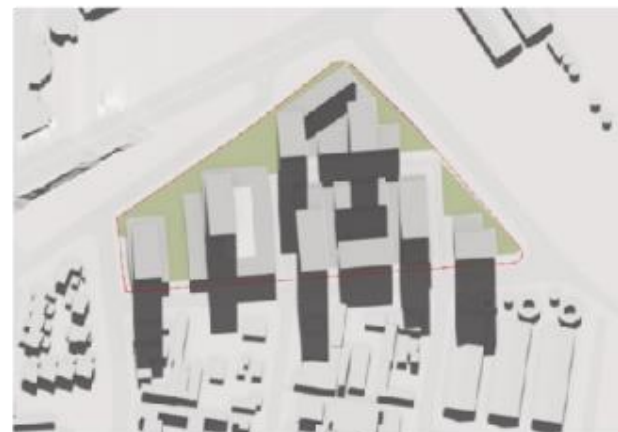


Built Form Analysis

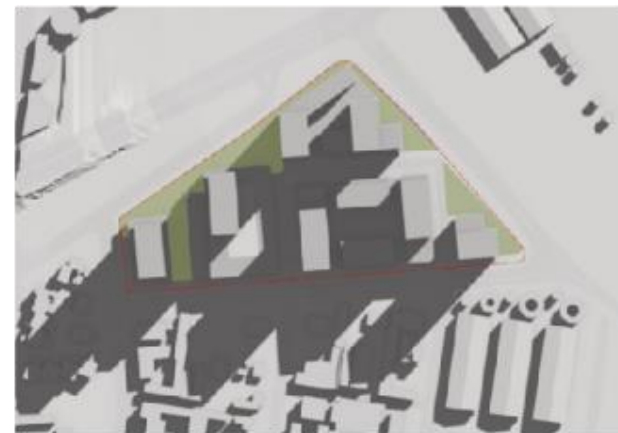
5

5.1 Shadow Analysis

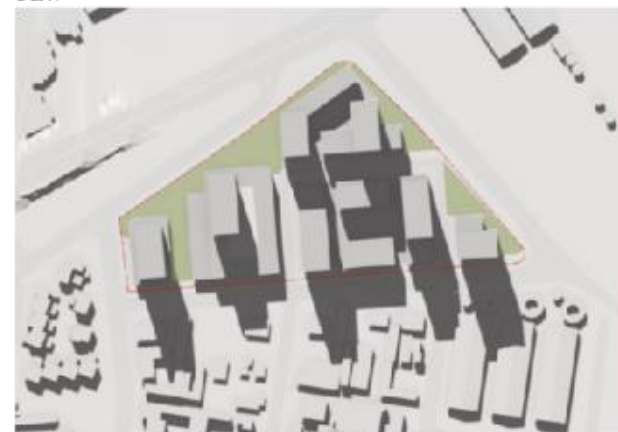
The shadow analysis demonstrates the movement of shadows on the 21st of June (winter solstice). Thin, fast moving shadows affect buildings to the south of the site. However significant areas of direct sunlight between them ensure only short periods of overshadowing. The string of connected open spaces on the northern boundary of the site receive continuous solar access throughout the day, as well as the civic plaza between 11am and 2pm.



12pm



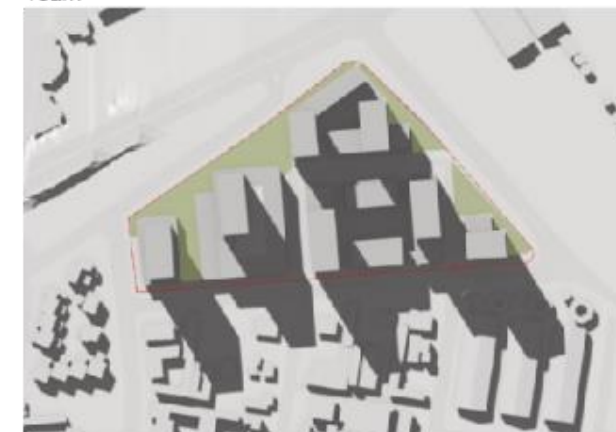
9am



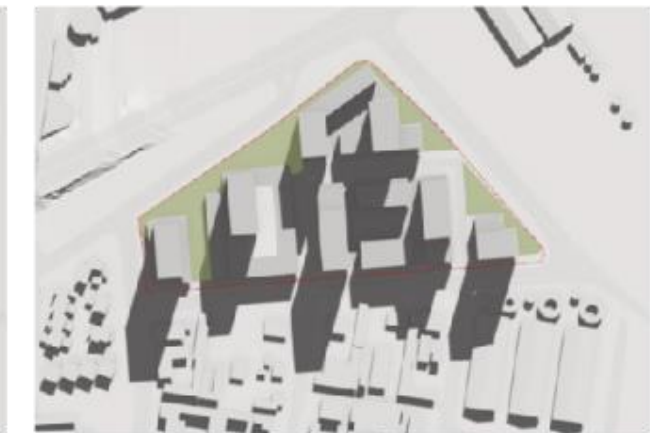
1pm



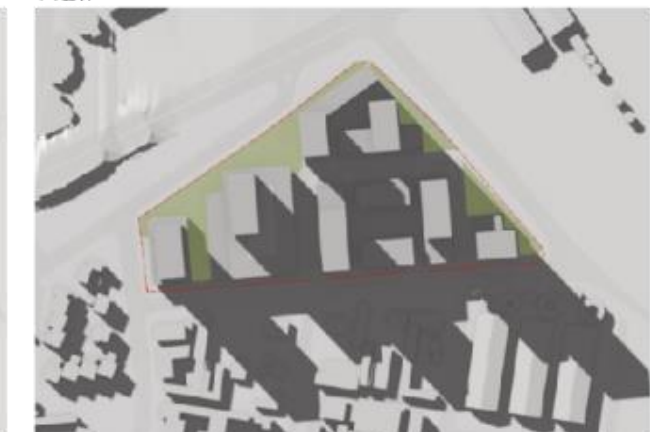
10am



2pm



11am



3pm

Built Form Analysis

5.2 Solar Insolation



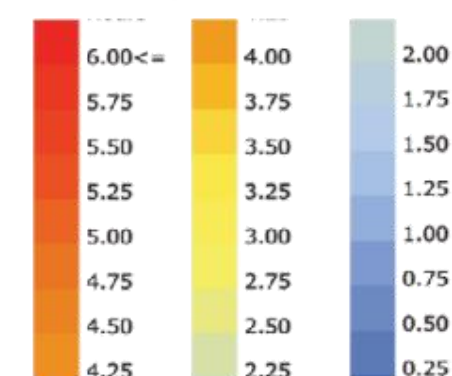
View from south east

The solar insolation analysis illustrates the number of hours of sunlight received by the massing facade. It demonstrates the majority of all proposed buildings receive more than two hours of direct sunlight therefore exceeding the SEPP65 requirement for 70% of apartment living rooms receiving 2 hours of sunlight between 11am and 2pm.



View from north west

Hours of sunlight received



Conclusion

6

6.1 Past Planning Proposal Comparison

This comparison highlights the difference between the plan, massing, heights and public domain design of the past planning proposal relative to the current proposed massing. The current proposed massing clearly defines public domain and internal courtyards with perimeter blocks to create streets as opposed to past massing which creates tall towers at site extremities with no ground plane podia to define streets. The current plan positions a variety of public spaces which are not overshadowed by towers as opposed to centrally located open spaces surrounded by towers between 20 and 25 storeys.

The current proposed massing tower heights are limited to 15 storeys with an average building height of 8 storeys compared to the past planning proposal with a tallest tower height of 28 storeys and an average building height of 16 storeys. Therefore the current proposed towers have significantly less visual, micro-climatic and overshadowing impact than the previously proposed towers.



Past (amended) planning proposal ground floor plan



Proposed ground plane layout

Current Planning Proposal	
Site area (m ²)	29,308
FSR	3:1
Open space (m ²)	7,000
Open space (%)	23.8%
Tallest tower height	15
Average building height	8.5

Past (amended) Planning Proposal	
Site area (m ²)	29,308
FSR	3.5:1
Open space (m ²)	6,617
Open space (%)	22.5%
Tallest tower height	28
Average tower height	16



Past (amended) planning proposal massing



Proposed massing

Conclusion

6.2 Assessment and Recommendation

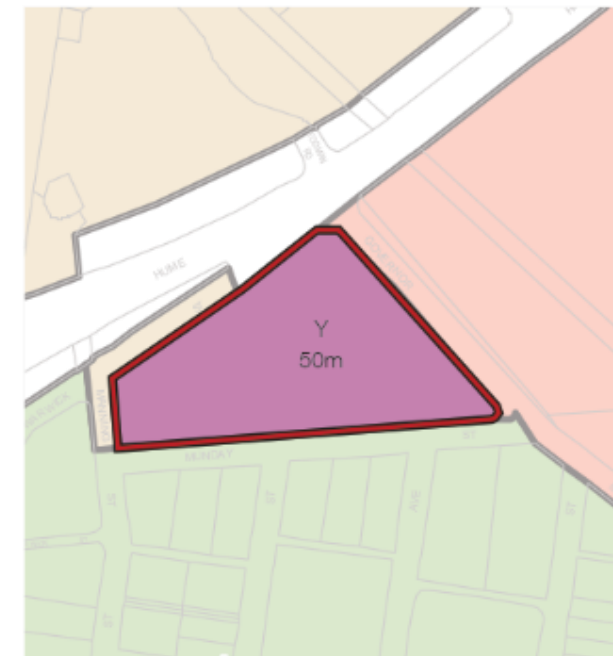
This comprehensive urban design report has surveyed the strategic, spatial and planning context for the site, analysed the surrounds, illustrated a unique vision and concept for the place and proposed a site specific built form underpinned by detailed testing. At all stages of the design process the principles of Government Architect 'Better Placed' have been considered as well as the technical requirements of SEPP 65 and the Apartment Design Guide (ADG). The report concludes a change of landuse has spatial and strategic merit because of the following:

- The potential for the site to establish the desired future character and accommodate projected growth of Greater Liverpool
- The close proximity to Liverpool City Centre and to Warwick Farm Train Station
- The potential of the site to create a legible and definitive gateway to the Liverpool City Centre and match other pockets of medium density development
- The mixed use proposal ensures employment generating services alongside residential dwellings thus providing jobs and local commercial opportunities for Warwick Farm
- The potential of a supermarket near public transport to cater for current and new residents in the area
- Public benefits including improved connectivity between Warwick Farm Railway Station and the racecourse, green link, footpaths, public art, retail and commercial activities for the nearby community.

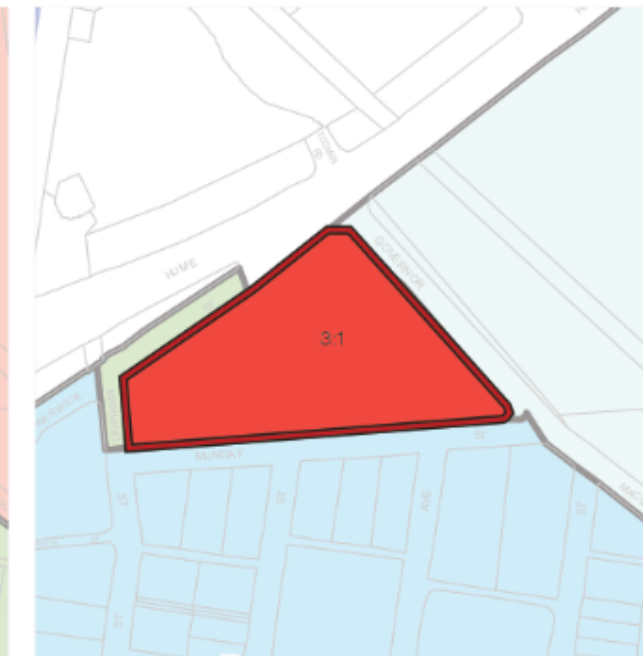
In summary this Urban Design Report advocates for planning controls which would allow the key elements of the masterplan including:

- B4 and R4 zoning
- 50m maximum height of buildings
- FSR of 3:1
- Minimum lot size of 1000m²
- Approximately 830 dwellings

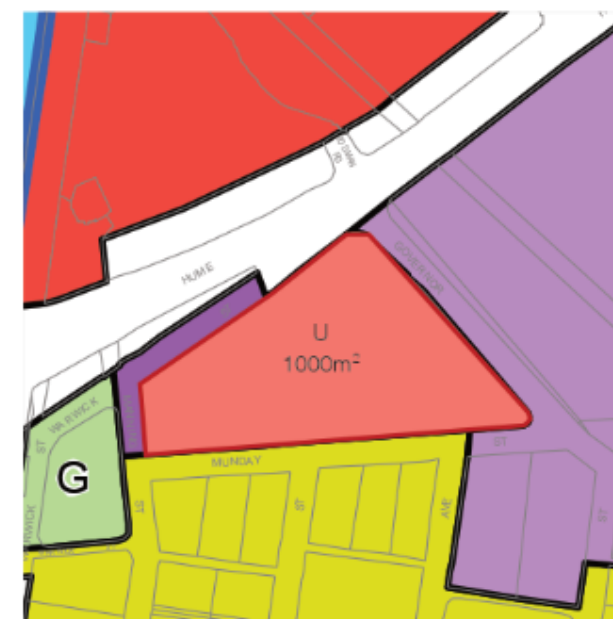
Overall, this masterplan offers a responsive built form which feasibly underpins significant public domain improvements which would benefit all local residents in Warwick farm and Greater Liverpool.



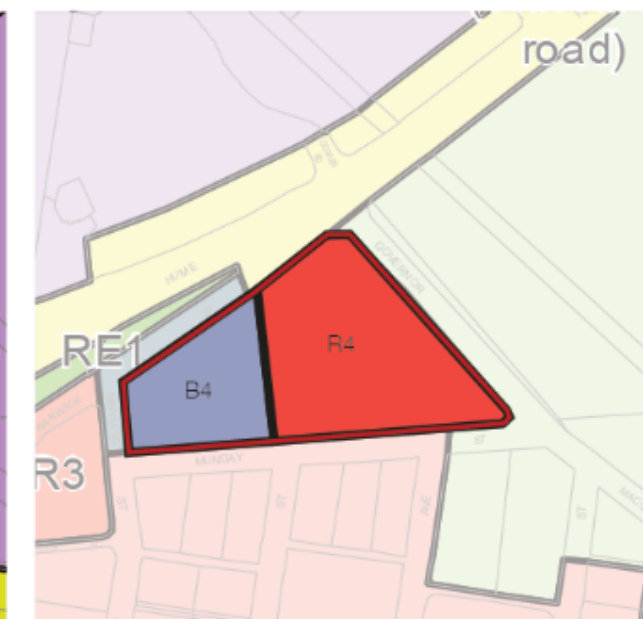
Proposed height of buildings map



Proposed FSR map



Proposed minimum lot size map



Proposed zoning map

SJB Urban

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We create spaces people love.
SJB is passionate about the
possibilities of architecture,
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sjb.com.au

WFC (PROJECTS) PTY LTD

6 July 2018

The General Manager
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

Subject: Letter of offer accompanying planning proposal for Lot 1 Governor Macquarie Drive, Warwick Farm

Dear General Manager,

We have prepared and lodged a Planning Proposal request to rezone land known as Lot 1 Governor Macquarie Drive Warwick Farm. The Planning Proposal seeks to rezone the land to permit the development of the land for mixed use residential purposes in buildings of four (4) to 15 storeys.

With the introduction of residential accommodation as a permissible land use, this submission represents an offer to enter into a Voluntary Planning Agreement (VPA) for the provision of affordable rental housing on site. The offer is to enter into a VPA to provide within future development on the land a quantum of housing equivalent to 5% of the dwelling yield ultimately approved and delivered through future Development Consents. This offer to provide affordable rental housing represents a substantial public benefit of approximately 40 dwellings based upon the concepts that have been prepared in support of the Planning Proposal request. The ultimate quantum of dwellings delivered will be contingent on the dwelling yield ultimately achieved. The dwellings would remain in the ownership of the developer/s but be managed as affordable housing by a housing provider to be agreed with Council for the life of the development.

The second element of the VPA offer would be to undertake landscape embellishment of the land between Warwick Street and the Hume Highway broadly between Manning Street to the west and Governor Macquarie Drive to the east.

The third element of the VPA offer would be to provide a retail/commercial space for a period of 5-10 years at a reduced commercial rent for a community organisation/s to be agreed between the proponent and the developer.

When a Gateway approval is granted consistent with the Planning Proposal request, consistent with this offer, we would instruct our lawyers to prepare and submit a draft VPA for Council's consideration and exhibition.

We look forward to working with Council on the progress and consideration of the Planning proposal request.

Yours sincerely,



Charlie Elachi

WFC (Projects) Pty Ltd ACN 627 253 838
L23 Tower 3 Barangaroo Ave, Sydney NSW 2000, Australia
Tel 61 2 9299 9900



GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

Adopted: 29 May 2019

TRIM: 2016/2682, 091748.2019



GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**1. LEGISLATIVE REQUIREMENTS**

Local Government Act 1993, Section 356

2. OBJECTIVE

Council is committed to building strong and resilient communities within the Liverpool Local Government Area (LGA) and to increase social wellbeing for all residents. One way of achieving these goals is to provide financial assistance in the form of grants, donations, and sponsorships to individuals and groups to develop leadership skills, increase participation in community life and address identified social issues. Council seeks to support programs that can build or enhance the reputation and brand of Liverpool City in accordance with Council's Community Strategic Plan.

3. DEFINITIONS

Acquittal	Reporting on the activities of a project as set out in the funding agreement. This could take the form of providing financial reports, written reports, evidence of activity performance and where funding was spent
Auspice	An agreement where an incorporated organisation agrees to apply for funding or resources on behalf of an applicant that is not incorporated. If the application is successful, the auspicating organisation then administers the resources on behalf of the applicant, and is legally responsible for ensuring that the terms of the agreement are met
Charity	Listed on the Australian Charities and Not-for-profit Commission (ACNC) website as a registered charity
Community Capacity Building	Involves the provision of community activities that contribute to people developing their own capacity and resilience to maintain and build on their own resources and to manage future challenges
Incorporated Association	A legal entity (organisation) that provides legal protection to its members in legal transactions

4. GRANTS OVERVIEW

Council seeks to enhance the use of public funds through effective and efficient grant processes. Clear grant program objectives are linked to the organisation's strategic goals, outlined in Council's Community Strategic Plan. Council's grant programs provide a coordinated and integrated approach to growing Liverpool socially, culturally, economically and environmentally. Grants may be provided to individuals who reside in the LGA, or to community-based groups, organisations and services that operate within the Liverpool LGA and/or for the benefit of Liverpool residents. Council administers nine programs for the allocation of grants:

1. Kick-Starter Grants
2. Small Grants
3. Liverpool Young Achievers Awards
4. Community Grants
5. Sustainable Environment Grants
6. Matching Grants
7. Corporate Sponsorship
8. Sporting Grants
9. Sporting Donations

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**4.1 Our philosophies of grant making**

- **Community Strategic Plan.** Grants programs align with Council's Community Strategic Plan, and other social, economic and environmental policies and plans.
- **Partnerships and collaboration.** Develop and maintain partnerships between Council and the community to achieve Council's strategic directions.
- **Capacity building.** Support community groups and organisations to function positively, develop skills and increase participation.
- **Social inclusion.** Liverpool is a diverse community and our grant programs encourage directing resources to the needs of disadvantaged groups.
- **Leveraging value.** Leverage community expertise, capacity, networks and resources to provide the best suite of grant programs.
- **Good governance.** Demonstrate integrity, professionalism and transparency in our decision making and have strong governance structures in place to support this. Council will ensure that grant processes are transparent and fair.
- **Reflection and learning.** Commitment to continuous improvement, Council will ensure there are evaluation mechanisms in place and opportunities for feedback on grant processes.

5. GENERAL CONDITIONS**5.1 General Eligibility**

To be eligible for funding an applicant must:

- a) Acquit previous Council grants, donations or sponsorship and have no outstanding debts to Council;
- b) Be a resident of the LGA, or an organisation located in the LGA and/or principally providing services to the residents of Liverpool; and
- c) Include all required supporting documentation with an application.

5.2 Applications that are ineligible for funding include:

- a) Projects that duplicate existing Council services or programs or identical projects previously funded by Council.
- b) Projects that do not meet the identified priority needs of Liverpool in Council's Community Strategic Plan.
- c) Applications from government departments, political parties, or commercial/profit-making/private organisations (excluding Corporate Sponsorship which accepts applications from private organisations).
- d) Applications from charities for general donations.
- e) Applications for general fundraising activities, general operational expenditure (e.g. administration, insurance, office equipment, car parking, IT costs/equipment), shortfalls in funding by government departments, or completed/retrospective projects.
- f) For employee salaries/wages or any direct employment costs.
- g) Projects that will rely on recurrent funding from Council.
- h) Projects or programs that charge people for participation, including charges to participants through an individual's NDIS funding plan.

5.3 Further Conditions**5.3.1 Council will not:**

- a) Provide in-house design, printing and distribution services.
- b) Provide cleansing and waste services for events.
- c) Support political activities or activities that could be perceived as benefiting a political party or political campaign.
- d) Support religious activities that could be perceived as divisive within the community.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

- e) Support activities that deliberately exclude any individuals or groups from participating or attending.

- 5.3.2 For specific eligibility requirements and exclusions for each program, refer to Section 7 of this policy.

5.4 Ethics Framework

Council will not support any activities or entities that:

- a) Pollute land, air or water, or destroy or waste non-recurring resources.
- b) Market or promote products/services in a misleading or deceitful manner.
- c) Produce, promote or distribute products/services likely to be harmful to the community.
- d) Acquire land or commodities primarily for speculative gain.
- e) Create or encourage militarism or engage in the manufacture of armaments.
- f) Entice people into financial over-commitment
- g) Exploit people through the payment of below award wages or poor working conditions.
- h) Discriminate by way of race, religion, or sex in employment, marketing or advertising.
- i) Contribute to the inhibition of human rights generally.

5.5 Conflicts of Interest

- 5.5.1 Council staff assessing and determining applications should identify and manage any potential conflicts of interest in accordance with Council's Code of Conduct and Ethical Governance: Conflicts of Interest Policy.

- 5.5.2 Members of Council staff and Councillors must ensure that any affiliation between them and the applicant is appropriately managed when assessing and determining applications for grants and donations.

6. GRANTS MANAGEMENT PROCESS**6.1 Applications**

All applicants must register with Council's online grants management system before applying. Applications must be submitted using the approved online application form on Council's online grants management system. Council will not accept any hard copy or emailed submissions, or any submissions after any applicable closing date or time.

6.2 Assessment and Recommendations

- 6.2.1 All applications received by Council will be assessed by relevant Council staff members. Sporting Grants and Donations will be sent to the Sports Committee for review. Recommendations for funding of \$1,000 or less may be approved by the CEO or their delegate, provided the funding is in accordance with sections 356(3), 377(1A), and 378 of the Local Government Act 1993. Council will be notified of funded projects by Council report as soon as appropriately possible. Recommendations for funding over \$1,000 will be made to Council for endorsement in accordance with Section 356 of the Local Government Act 1993.

- 6.2.2 For grant programs that are open for applications all year, recommendations will be made to the next available Council Meeting. For grant programs with specific funding rounds, recommendations will be made within three months of the closing date.

- 6.2.3 Unsuccessful applicants are encouraged to seek feedback from relevant Council staff on their application. Programs are highly competitive and even though an application may meet the program criteria it may not be competitive against other applications.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

6.2.4 Council uses the Australian Business Register (ABN) as its sole source of truth to confirm an applicant's operating status as an incorporated not-for-profit or charitable organisation <http://www.abr.business.gov.au/>.

6.2.5 Council values and recognises the importance of applicant financial and in-kind contributions. Applicants that demonstrate a commitment to the project through either financial or volunteer support are considered favourably.

6.2.6 For all applications, council will consider the criteria of: sustainability, value for money, appropriate project and evaluation process, evidence of a need for the project, the number of individuals participating in or benefiting from, and that the organisation has the capacity to deliver the project.

6.3 Approval

6.3.1 The elected Council has authority to approve grants, donations, and sponsorship. In some circumstances, specific delegation for this purpose is given to the CEO.

6.3.2 Approval of a grant, donation or sponsorship does not imply that Council has given any other consent. Applicants should note that events or any capital works require approvals and consents from Council, NSW Police and other state government agencies.

6.4 Funding Agreements

6.4.1 All successful applicants are required to enter into a funding agreement before funds are released and before a project can commence.

6.4.2 Council's support must be acknowledged on all promotional material. The Council logo should be used with the text "proudly supported by Liverpool City Council". All promotional material must be approved by Council prior to publication. Council also reserves the right to receive the following: joint media release opportunities, opportunity for Mayor to speak at the event or occasion, space at the event (table/stall), and tickets to attend the event or occasion.

6.5 Reporting

All grant recipients are required to acquit their project as detailed in their funding agreement. Reports are to be submitted using the approved online grants management system. Reports provide feedback on the success of the project in terms of the agreed outputs and outcomes, relevant data, and any lessons learnt. Funding recipients are required to submit detailed financial reports and may be requested to provide further documentation and evidence of expenditure. Council may audit recipients at any time. Previously funded applicants must receive an acknowledgement of a successful acquittal prior to applying for further funding. No further funding will be granted to any organisation who has failed to submit an acquittal report for previous funding from Council.

6.6 Minor changes to this policy

Council authorises the CEO to make minor changes to this policy to reflect changes in legislation, expiry of or changes to grant programs, and changes in Council structure.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7. FUNDING PROGRAMS****7.1 KICK-STARTER GRANTS | UP TO \$500 | OPEN ALL YEAR**

This program supports individuals or unincorporated community groups to establish a social enterprise aimed at addressing priorities in Council's Community Strategic Plan or a project which promotes social inclusion and increased community participation. Applications can be made for funding of up to \$500 per financial year. Repeated applications of the same project in subsequent years will not be accepted.

- 7.1.1 Project outcomes must meet at least one of the below priorities:
- a) Improve connections and social networks within the community.
 - b) Increase participation in community activities, including by those experiencing social disadvantage.
 - c) Facilitate access to education, training, or employment opportunities.
 - d) Improve collaboration and coordination of community support and services.
 - e) Improve social and physical wellbeing through prevention and early intervention approaches.

- 7.1.2 Program timeframe
Applications can be made all year. Grants must be spent within 12 months of receiving them.

- 7.1.3 Eligibility
To be eligible for funding applicants must:
- a) Be an individual resident or unincorporated community group based within the Liverpool LGA.
 - b) Be 100% volunteer run or operate as a not-for-profit.
 - c) Must update Council's Community Development Worker (Funding and Support) during the delivery of the project or initiative.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.2 SMALL GRANTS | UP TO \$1,000 | OPEN ALL YEAR**

This program supports a range of small-scale community initiatives and is for community groups who may not have experience with grants programs. It aims to provide more intensive support and build the capacity of less established groups to familiarise themselves with grants programs and Council processes.

7.2.1 Initiatives and projects can contribute to one or more of the following outcomes:

- a) Develop trial community capacity building programs or facilitate small-scale community awareness events.
- b) Increase engagement of individuals in academic, cultural, and environmental fields.
- c) Improve relative equality, resilience and adaptive capacity of Liverpool's diverse communities.
- d) Enhance positive social, cultural, or sustainability outcomes for local communities related to Council's strategic priorities.

7.2.2 Available funding

Applications can be made for funding of up to \$1,000 per project. Repeated applications of the same project or initiative in subsequent years will not be accepted.

7.2.3 Program timeframe

Applications can be made all year. Grants must be spent within 12 months of receiving them.

7.2.4 Eligibility

To be eligible for funding applicants must:

- a) Be incorporated or auspiced by an incorporated organisation;
- b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool; and
- c) Supply a copy of their most recent financial statements.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.3 LIVERPOOL YOUNG ACHIEVERS AWARDS | OPEN ALL YEAR**

The Liverpool Young Achiever Awards are given as a prize to a student who has excelled in citizenship, academic studies, artistic endeavors, or sporting proficiency.

7.3.1 Available funding

Under each applicable category there will be two prizes as follows:

<u>Citizenship:</u>	<u>Artistic Endeavours:</u>
1x \$1,000 for a high school student	1x \$1,000 for a high school student
1x \$500 for a primary school student	1x \$500 for a primary school student
<u>Academic Studies:</u>	<u>Sporting Proficiency:</u>
1x \$1,000 for a high school student	1x \$1,000 for a high school student
1x \$500 for a primary school student	1x \$500 for a primary school student

7.3.2 Highly Commended

All eligible nominees who are not selected for the major prize will be awarded a \$200 student donation.

7.3.3 Program timeframe

Applications will be accepted from the beginning of school Term 1 until the end of Term 3. A presentation ceremony will be held during Term 4.

7.3.4 Eligibility

To be eligible for this award applicants must:

- Be a high school or primary school based in the Liverpool Local Government Area (LGA);
- Be nominating a student attending either a high school or primary school based in the Liverpool LGA; and
- Supply a letter of support from the principal of the applying school for the nominated student.

- Each high school and primary school are only eligible to submit one student nomination per year. For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.4 COMMUNITY GRANTS | UP TO \$5,000 | TWO ROUNDS PER YEAR**

This program provides financial assistance to community groups, organisations and services for projects that foster partnerships and collaboration, build capacity, promote social inclusion and increase community participation. The program assists in developing pilot or trialling innovative services or programs that address the needs of residents, workers and visitors. The program will support projects that:

- a) Improve connections and build social networks within the community.
- b) Increase participation of people in community activities and programs, including members of the community who are experiencing social disadvantage.
- c) Facilitate access to education, training and employment opportunities.
- d) Improve opportunities for people to build confidence and develop their skills.
- e) Facilitate inclusion and access to facilities, services, open spaces and activities.
- f) Improve collaboration and coordination of community support and services.
- g) Improve social or physical wellbeing through prevention and early intervention.
- h) Strengthen governance and accountability in community organisations.

7.4.1 Expected program outcomes

Initiatives and projects can contribute to one or more of the following outcomes:

- a) Increased involvement and engagement by communities in social activities.
- b) Increased number of people feeling a strong sense of social wellbeing.
- c) Strengthened maintenance, management or improvement of physical and mental health and wellbeing.
- d) Improved access to information and development of new skills.
- e) Increased numbers of people undertaking educational courses and gaining sustainable employment.
- f) Reduced financial hardship and social disadvantage, including food insecurity and homelessness.

7.4.2 Available funding

Applications can be made for funding of up to \$5,000 per round. Grants must be spent within 12 months of receiving them.

7.4.3 Program timeframe

This grant program has two rounds per year.

7.4.4 Program eligibility and exclusions

To be eligible for funding through the Community Grants Program applicants must:

- a) Be incorporated or auspiced by an incorporated organisation.
- b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool.
- c) Have public liability insurance of at least \$10 million (must be active during the period of funding).
- d) Supply a copy of their most recent annual report and/or financial statements.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Conditions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.5 SUSTAINABLE ENVIRONMENT GRANTS | UP TO \$5,000 | TWO ROUNDS PER YEAR**

The Sustainable Environment Grants program provides financial assistance to support schools and community groups to play an active role in reducing their impact on the environment and implementing environmentally sustainable actions. The program seeks projects focused on environmental improvement, sustainability education, awareness-raising and the promotion of sustainable living as a way of life that provide benefit to the natural environment and local community. Projects can include:

- **Waste Minimisation** – including reuse, recycling, litter reduction, composting and worm farming, waste education projects.
- **Sustainable Water Use** – including water efficiency, stormwater harvesting and water reuse, rain gardens and water quality improvements, and sustainable water use education programs.
- **Environmental Improvement** – including protection and enhancement of natural areas, habitat creation for native fauna, and natural environment education programs.
- **Sustainable Living** – including establishment of vegetable or native display gardens, bush tucker or community gardens, and the keeping of chickens or native bees.

7.5.1 Expected program outcomes

Grants from this program can contribute to one or more of the following outcomes:

- a) Build the capacity of schools and community groups to promote efficient resource use and improve the quality of the local environment.
- b) Encourage community members to become involved and take initiative in improving their behaviours for a more sustainable future.
- c) Encourage schools and community groups to identify and implement innovative approaches and positive solutions that protect and enhance Liverpool's unique natural environment.
- d) Improve the health of vegetation, water quality and healthy ecosystems contributing to cleaner waterways, air and healthier native vegetation.
- e) Raise awareness and promote sustainable living as a way of life, including actively participating in Council's environmental programs and activities.
- f) Generate positive community engagement (e.g. involvement of local businesses, environmental education centres or botanic gardens).

7.5.2 Available funding

Applications can be made for funding of up to \$5,000 per year by a school or an incorporated community group. Grants must be spent within 12 months of receiving them.

7.5.3 Program timeframe

This grants program has two rounds per year.

7.5.4 Program eligibility and exclusions

To be eligible for the Sustainable Environment Grants program applicants must have not received funding under this or another program for the same project (separate and additional stages of a previous project are eligible), operate in the Liverpool LGA and:

- a) Be a registered NSW school, not-for profit pre-school or child care centre; or
- b) An incorporated, non-profit, community service, welfare or charitable organisation or group providing programs or services to the residents of Liverpool; or
- c) Community group auspiced by an incorporated organisation.

Applications will not be accepted for:

- a) For profit organisations

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY

- b) Overall project coordination
- c) Capital works for major infrastructure or construction of buildings
- d) Work being completed on land not owned by the applicant without evidence of approval from the landowner.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Conditions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.6 MATCHING GRANTS | UP TO \$15,000 | TWO ROUNDS PER YEAR**

This program is designed to provide financial support to projects and activities that build or strengthen communities within Liverpool. These projects will focus on supporting the development and implementation of community capacity building activities and providing opportunities for a broader cross section of the community to be involved in community and recreational activities.

7.6.1 Funding will support projects that address one of the following categories:

- **Arts** - Contribute community art to a neighbourhood or work to increase the participation of residents within art-based programs/projects.
- **Capacity Building** - Bring residents together and enhance participation in the community, including those who are experiencing social disadvantage, or provide benefits to address an identified community need. This could be a community event or community-based capacity building project.
- **Youth Engagement** - Focus on increasing the ability of young people to obtain skills and qualifications or increase their active participation within the community.
- **Accessibility** - Enhance and improve access options for the community, either through education, transport, disability access or connectivity.
- **Environmental** - Address environmental issues and concerns or contribute to environmental education and awareness.
- **Community Safety/Public Space Activation** - Address community safety and security issues such as activities that activate or diversify the night time economy including pop up entertainment and night time performances in public spaces. These projects can also include addressing perceptions of community safety.
- **Sports Development** - Contribute to the development of sporting groups or enhance participation in sporting and recreational activities.

7.6.2 Expected program outcomes

Grants from this program can contribute to one or more of the following outcomes:

- a) Develop social connections and partnerships within communities, or reinforcement of those that already exist.
- b) Increased participation in community activities and organisations by improving collaboration and coordination of community support and services.
- c) Strengthened opportunities for community members and others to build personal creativity and self-expression.
- d) Increased opportunities for community members to acquire or develop new skills and/or employment.
- e) Create, renew or revitalise places and spaces within the community.
- f) Strengthened community members' feelings of safety and sense of belonging within public spaces.

7.6.3 Available funding

The matching grants program recognises community contribution towards a project and can offer up to \$15,000 support to match this contribution. The program supports projects that involve genuine community participation. By 'matching' what the community contributes, Council is building a sense of community and strengthening partnerships as people work together on the project. Contributions from the community or Council can be made in cash or value-in-kind. Recognised in-kind community contributions include:

- a) Design services, professional services, trade services (such as plumbing), provision of trucks and plant, concreting and painting, donated supplies, materials or venues.

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- b) Volunteer time such as labour, set up and pack down, and meeting time to identify, plan and implement projects. The rate of volunteer time is calculated as \$20 per hour. For professional or contracted services, the rate is \$75 per hour.
- c) Direct cash input to the project through donations or income generated.

The value of in-kind contributions should be verified by an independent quote, and where the value is in question, Council's assessment of the value of in-kind contributions will take precedence in the assessment of the matching grant given. The costs of Council and other approvals required by government agencies/authorities must also be considered when applying under this grants program.

7.6.4 Program timeframe

This program accepts applications twice per year. Grants must be spent within 12 months of receiving them.

7.6.5 Program eligibility and conditions

To be eligible for the Matching Grants program applicants must:

- a) Be incorporated or auspiced by an incorporated organisation.
- b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool.
- c) Have public liability insurance of at least \$20 million (must be active during the period of funding).
- d) Supply a copy of their most recent annual report and/or financial statements.

Council reserves the right to defer consideration of a Matching Grant application where planning, leasing or ownership, statutory approvals, or appropriate development issues are raised by a project.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.7 CORPORATE SPONSORSHIP | UP TO \$10,000 | OPEN ALL YEAR**

Council may provide financial contributions of up to \$10,000 through its Corporate Sponsorship Program to organisations, groups, or individuals for programs that can build or enhance Council's reputation. These include but are not limited to providing appropriate branding benefits and opportunities for Council, and/or providing cross-promotional opportunities for Council's services or facilities.

Applications to Council for sponsorship must address at least one of the following:

1. Economic benefit

- a) Delivers significant economic benefit to the Liverpool LGA.
- b) Delivers benefit to tourism, hospitality and retail sectors through the attendance of regional, national, or international delegates at events.
- c) Provides a platform for research, trade, and/or investment opportunities.
- d) Attracts national or international attention to Liverpool as a place to reside, visit, work and/or invest.
- e) Creates employment opportunities within the Liverpool LGA.

2. Community, cultural, and social benefit

- a) Provides an innovative opportunity to meet community needs and promote Liverpool's cultural diversity and celebrate our City's uniqueness.
- b) Enhances Liverpool's profile and reputation as an outward looking, creative and connected city.
- c) Creates opportunities for education and information exchange between Council, the community and the sector.
- d) To support the organisation and activation of a charity event with the Liverpool LGA. Sponsorship funds are not to be used for direct fundraising, including but not limited to the purchase of tickets or tables at a fundraising event.
- e) Attracts a major program to Liverpool that has South West-Sydney region, state or national significance.

3. Environmental benefit

- a) Enhances Liverpool's reputation as a sustainable city through leadership in waste and environment management.

7.7.1 Expected program outcomes

Projects must contribute to one or more of the following outcomes:

- a) Provide an opportunity for measurable economic, social, environmental and/or cultural benefits to Council and the Liverpool LGA.
- b) Provide opportunities for the community to participate and contribute in activities/events in the Liverpool LGA.
- c) Create a valuable strategic alliance for Council.
- d) Provide extensive coverage and promotional/publicity opportunities across a range of media outlets.
- e) Promote Liverpool's reputation as a great place to live, visit, work, and invest.

7.7.2 Program timeframe

- This program accepts applications all year.
- Applications must be submitted at least three months prior to an event taking place. Applications submitted with less than three months lead time will be deemed ineligible.

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- Activities should take place within 12 months of successful sponsorship funding being received.

7.7.3 Program eligibility and conditions:

To be eligible for the Corporate Sponsorship program applicants must:

- a) Be incorporated or auspiced by an incorporated organisation and hold a current ABN.
- b) A non-profit community service organisation or group providing programs/services to the residents of Liverpool.
- c) Have public liability insurance of at least \$10 million (must be current during the period of funding).
- d) Supply a copy of their most recent annual report and/or financial statements.
- e) Must apply for sponsorship towards an event or activity in the Liverpool LGA that attracts a significantly high level of attendance from the community and provides direct benefits for Liverpool based organisations and/ or Liverpool residents.
- f) Must ensure that attendance and participation is free where sponsorship is sought for a community event.
- g) Must be registered with the Australian Charities and Not-for-profits Commission if an application is for a local charity event.

7.7.4 Funding will not be provided to:

- a) Projects that do not address the identified directions of the Liverpool LGA as set out in Council's Community Strategic Plan.
- b) Charities for general donations including the purchase of tickets or fundraising tables at an event.
- c) Projects that will rely on recurrent funding from Council.
- d) More than one event within the Liverpool area in a two-month period that celebrates or marks a specific occasion or activity.
- e) Organisations whose activities are not aligned with the City's ethical framework.
- f) Previous recipients who have not fulfilled the conditions of a sponsorship.
- g) Organisations that are not registered in Australia.
- h) Activities or events that do not benefit the Liverpool LGA or its residents.
- i) Underwrite events, programs or projects.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

7.7.5 Council's current standing sponsorship resolution:

Sponsorship Activity	Amount	Council Resolution
Police Officer of the Year	\$1,000	27/06/2011

- 7.7.6 Approval of sponsorship does not imply that Council has given any other consent. Applicants should note that many festivals and events require approvals and consents from Council, NSW Police and other NSW Government agencies. For guidelines on applying to host an event in Liverpool, visit www.liverpool.nsw.gov.au/whats-on/events/event-organisers-information-kit-guidelines

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.8 SPORTING GRANTS | UP TO \$5,000 | ONE ROUND PER YEAR**

This program offers funding to sporting clubs and junior disability sporting clubs to assist with the development of young people and encourage participation of the broader community in local sporting and recreational activities. Grants can also be used towards the purchase or maintenance of sporting equipment.

Funding will support applications by recreation and sporting organisations/clubs under one of six categories:

- a) **Sports development** – Coaching clinics, sports camps, or training/development
- b) **Ground development** – Minor capital improvements
- c) **Maintenance Equipment** – Line marking equipment or ground maintenance equipment (to be eligible, equipment must remain the property of the club)
- d) **Sporting Equipment** – Kits, bags, first aid supplies, safety equipment (to be eligible, equipment must remain the property of the club)
- e) **Education** – First aid training, coaching programs or safe play
- f) **Club diversity** – Introduction of additional sports or expansion of club to encourage greater community involvement

7.8.1 Expected program outcomes

Projects must contribute to one or more of the following outcomes:

- a) Increased opportunities for participation of the broader community in sporting and recreational activities.
- b) Improved condition and functionality of sporting equipment.
- c) Enhanced awareness of emerging trends in sports development and demonstrated best practice.
- d) Strengthened maintenance, management or improvement of physical and mental health and wellbeing by improving opportunities for physical activity.

7.8.2 Available funding

Grants of up to \$5,000 per sporting club are available. Clubs may submit applications for more than one project. Within the funding pool, \$5,000 is reserved to fund applications that support participants with a disability. Where eligible applications that support participants with a disability are less than \$5,000 the remaining funds are returned to the main pool of funding for distribution.

7.8.3 Program timeframe

This program accepts applications once per year. Grants must be spent within 12 months of receiving them.

7.8.4 Program eligibility and exclusions

To be eligible for the Sporting Grants Program applicants must:

- a) Be incorporated or auspiced, a non-profit recreation or sporting organisation/club, providing programs/services to the residents of Liverpool.
- b) Have public liability insurance of up to \$10 million.
- c) Supply a copy of most recent annual report and/or financial statements.
- d) Have not received funds from the Sporting Grants program in the previous year.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**7.9 SPORTING DONATIONS | UP TO \$500 | OPEN ALL YEAR**

This program enables Council to provide small amounts of funding to assist community members in their efforts to achieve excellence in sport at a regional, state or national representative level. Individuals and teams based in the Liverpool LGA are eligible to apply for donations towards the cost of participating in representative sporting events for which they have qualified. Donations are based on the level of representation achieved and where events will be held. Participation at school sport events is also eligible for consideration.

7.9.1 Expected program outcomes

Donations from this program can contribute to one or more of the following outcomes:

- a) Increased participation of individuals/teams in representative sporting events.
- b) Improved accessibility to participation in representative sporting events.
- c) Improved confidence and capacity of local individuals and teams by acknowledging and supporting participation at a representative level.
- d) Enhanced positive social outcomes and opportunities for local communities.

7.9.2 Available funding

Donations are available for the following amounts:

- a) \$100 for regional representation (competitor only), or for coach/referee/umpire/official representation at a regional, state or national event more than 100km from Liverpool.
- b) \$200 for state representation (competitor only).
- c) \$300 for Australian national representation at an event within New South Wales, Australian Capital Territory, Queensland and Victoria (competitor only).
- d) \$400 for Australian national representation at an event within Tasmania, South Australia, Northern Territory and Western Australia (competitor only).
- e) \$500 for Australian national representation at an overseas event (competitor only).
- f) \$500 for team representation.

7.9.3 Program timeframe

This program accepts applications all year and applicants are required to submit their application prior to the event taking place. Activities must take place within 12 months from when the application was submitted. Information must be provided on the costs associated with participating in the representative events.

7.9.4 Program eligibility and exclusions

To be eligible for funding through the Sporting Donations Program the following criteria applies:

- a) Individual applicants must be a resident of the Liverpool LGA.
- b) Applicants must provide proof of selection for the event.
- c) Applications from students at state, private or independent schools or for participation at school sport events, are eligible for consideration.
- d) Team applications – must have a minimum of 75% of the team residing in the Liverpool LGA, club must be based in the Liverpool LGA, and a maximum of three teams per club can be funded in a financial year.

For more information on eligibility and exclusions refer to Section 5: General Eligibility and Exclusions.

GRANTS, DONATIONS, AND CORPORATE SPONSORSHIP POLICY**AUTHORISED BY**

Council Resolution

EFFECTIVE FROM

29 May 2019

DEPARTMENT RESPONSIBLE

City Community and Culture (Community Development and Planning)

REVIEW DATE

The policy will be reviewed every two years.

VERSION	AMENDED BY	DATE	TRIM NUMBER
1	Council Resolution	18 October 2010	158320.2014
2	Council Resolution	29 May 2013	097264.2013
3	Council Resolution	31 July 2013	150967.2014
4	Council Resolution	25 February 2014	026269.2014
5	Council Resolution	28 May 2014	126057.2014
6	Council Resolution	30 September 2015	227843.2015
7	Minor changes approved by CEO	12 July 2016	185151.2016
8	Council Resolution	26 April 2017	026648.2017
9	Council Resolution	29 May 2019	022779.2019

THIS POLICY WAS DEVELOPED AFTER CONSULTATION WITH

City Community and Culture, Governance, Legal and Procurement, and Infrastructure and Environment.

REFERENCES

Australian Institute of Grants Management: Grant making Manifesto (2011)

Liverpool City Council: Council's Community Strategic Plan

Liverpool City Council: Code of Conduct Procedures

Liverpool City Council: Social Justice Policy and Ethical Governance, Conflicts of Interest Policy



Aquatic and Leisure Centres Strategy

2019



19/07/19

About this document

This document is the Liverpool Aquatic and Leisure Centres Strategy.

Acknowledgements

@leisure Planners acknowledge and appreciate the contributions made by the project team from Liverpool City Council, Councillors, centre managers, user groups and residents who were interviewed or filled in a survey.

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1. Summary

Council's role

Aquatic and leisure centres are a crucially important contributor to resident's wellbeing and the liveability of Liverpool. They provide people with an escape from the pressures and tensions of daily life, lead to improved levels of physical and mental health and build up strong social networks and relationships. Aquatic facilities also provide benefits for residents in Liverpool, as they are a long way from the coast and experience extreme heat.

"Community health, recreation, education and information services" are specified functions required of Council, as outlined in the Local Government Act 2003.

Council's role in swimming, gym, fitness, indoor sports and aquatic facilities, compared to other providers are to:

- Service the population not serviced by the market, where community benefits can be derived
- **Educate and promote**
Provide opportunities to learn a range of physical and social activities as well as water safety
- **Targeted specific populations** with a low propensity to participate, to increase their participation
- **Encourage greater and ongoing participation** in indoor sports and leisure activities for the personal and community benefits they deliver
- **Create a pathway to other services** such as allied health and benefits such as employment, higher levels of competition etc.

• Cross-subsidise

Generate income from services such as learn to swim, fitness or gymnastics that encourage participation and meet community needs and offset the costs of other swimming, gym, fitness, indoor sports and aquatic service delivery.

Under the Local Government Act 2003 Councils are required to "carry out functions in a way that provides the best possible value for residents and ratepayers". In terms of aquatic, fitness and sports, it can do this through economies of scale, through multiple centres under one management, including activities that meet community needs but also are more able to generate income to offset other costs and entering into partnerships with entities where there are mutual benefits.

Supply

Liverpool Council currently provides four aquatic and indoor leisure centres: Whitlam Leisure Centre (Whitlam), Michael Wenden Aquatic Leisure Centre (Wenden), Michael Clarke Recreation Centre (Clarke), and Holsworthy Aquatic Centre (Holsworthy). Each facility has a distinct market and catchment, (see Chapter 4, Table 5 below and Chapter 6 Maps 1, 2, 3 and 4) even though Whitlam and Wenden centres are close together. There is also a separate splash park at Bigge Park in Liverpool and smaller water play features in Macquarie Mall and Carnes Hill.

@leisure assessed the nature of facilities and services provided by private, adjacent LGAs, schools and other not for profit providers. In most instances, the private sector offers very little competition for Council centres, except for gym and fitness opportunities.



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The lack of competition in aquatic services, especially in the learn to swim market was notable and in part driven by the lack of affordable properties available to small businesses and space for parking. The demographic profile of the Liverpool Council area, and low willingness to pay, is also a contributing factor to the lack of private competition.

School water safety programs, swimming lessons and swimming carnivals are not well serviced. Due to the demographic profile and the larger number of schools in the Liverpool LGA, Council should work with the state education department to provide better water safety programs, swimming lessons and carnivals.

Council's existing centres are generally at capacity and expanded facilities in each area, as well as one additional centre in the outer west will be required to meet the demands of an increasing population, for the next ten years.

Whitlam, Wenden and Holsworthy centres need redevelopment, as the facilities are approaching functional obsolescence. (Refer to Chapter 4) and are increasingly expensive to maintain. Desirably Whitlam should be relocated to a more suitable and prominent site within the same park. Locational options for Holsworthy need to be assessed.

A new centre could service the population growth in the outer west (Austral/Rossmore) where sufficient suitable land is available, or as a joint venture with a school or shopping centre is possible.

Redevelopment of existing facilities will enable a more contemporary service focus and code compliant facilities, additional facilities to meet significant gaps in the market including aquatic facilities for people with a disability, leisure water and water play opportunities as well as indoor sports club competition.

Demand

More capacity for a greater diversity of aquatic activities, educational, social, inclusive and physical activities as well activities such as learn to swim, warm water programs, indoor competition sports and gymnastics are needed now.

Some of these activities are highly relevant to local demographic profile and may cross subsidise other less profitable ones.

The supply of competition indoor sports is limited in Liverpool and the region and existing courts are not an acceptable quality or available for the required fixture time slots. Additional compliant courts for club use are required at most centres as well as pathways to regional competitions.

Additional opportunities for social table tennis, futsal, basketball, badminton, volleyball and dance are likely to be in demand.

There are also opportunities to integrate allied health services with aquatic and leisure centres. However more commercially focused wellness options are not likely to be feasible or part of the Council's role.

The strategy promotes more physically accessible and programmable water space, the importance of water safety education to the community and gender-specific and culturally relevant opportunities, including non-immersion and free options, for cooling off (splash parks).

Splash parks will provide additional capacity at aquatic centres that are at capacity on hot days (lockouts) and address the need for cooling off in Liverpool's extreme heat.

Outdoor leisure water, water slide, aquatic play or splash parks should not replicate facilities provided in adjacent municipalities.



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These could include custom designed water features, fountains, beaches and natural cooling environments.

Management

Belgravia Leisure operates the Whitlam, Wenden and Clarke centres under a management contract. A private swim school operator leases Holsworthy.

Considering social and financial benefits, skills and resourcing, there are benefits of continuing to manage a suite of facilities together under one management contract. The one management entity should manage the centres with a regional or district catchment (Whitlam, Wenden, Clarke and the proposed Austral /Rossmore centre).

There may be an opportunity to partner with the PCYC in the redevelopment of Wenden, under a joint-use arrangement or other negotiated management arrangement. Similarly, the renewal of Holsworthy could be in partnership with another entity, to enable a more extensive service offer for the local catchment.

There will be service and financial benefits if Whitlam, Wenden, Clarke and the proposed outer west, Austral / Rossmore centre are managed under the one contract. An extended contract term of 10 years or more may encourage a capital contribution from the management entity.

Management contracts should include requirements about pricing, services and programs for specific populations.

The Michael Wenden Aquatics Centre Community Needs Study (2017) suggests joint management and a capital contribution from a sports club. Alternatively, it would be preferable for a volunteer sports club to become an anchor tenant of competition compliant sports courts for fixtured competition and training times.

Such an arrangement will allow basketball and other popular sports to expand and provide a pathways for Liverpool children to other levels of competition.

The diagram in Chapter 11 illustrates the key requirements for aquatic and leisure centres in Liverpool to address the issues associated with policy, planning, facility and demand issues and the directions related to the development of the centres in the next decade.

Key actions

The key actions arising from this plan are:

- Undertake an assessment of landownership and acquisition options to secure a site for a new centre in the outer west.
- Redevelop the existing aquatic and indoor sports and leisure centres to provide a suite of contemporary centres serving the east, central CBD, inner west and west, and address the unmet demand for aquatic, gym, fitness and indoor sports.
- Design future centres in response to the key market requirements: Social Relevance, Accessible and Inclusive, Responsive to Climate, Responsive to Safety, Design Response and Catchment Hierarchy and Management Models recommended.
- Provide a greater depth of social and club competition sports across the centres (for example basketball, gymnastics, table tennis, badminton, futsal, volleyball, as well as dance).
- Work with the state education department to provide better water safety programs, swimming lessons and carnivals.
- Provide a range of free and affordable outdoor leisure water options including water play and splash parks across Liverpool to increase capacity during hot weather.



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- Differentiate those from available areas and offer a range of settings and may include custom designed features and more natural settings.
- Seek capital and recurrent funding opportunities through federal and state government funding sources, philanthropic organisations and partnerships with schools and not for profit organisations where there is an alignment of objectives. Consider the potential for a management entity to contribute capital funding in return for a longer tenure arrangements.
- Set out management requirements for the centres to include operating hours, pricing, community access, and intervention programs for specific populations, service levels and building maintenance.
- Offer contract management of Whitlam, Wenden, Clarke centres and any future centre in the outer west, as a package to a single management entity, to maximise economies of scale and program differentiation and increase effectiveness of communication and information provision. Investigate the options for partners in the redevelopment and management of the Holsworthy centre.



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2. Introduction

2.1 The project

Liverpool City Council has a range of aquatic, leisure and sporting facilities. They include the E.G. Whitlam Leisure Centre (Whitlam), Michael Wenden Aquatic Leisure Centre (Wenden), Michael Clarke Recreation Centre (Clarke) and Holsworthy Aquatic Centre (Holsworthy). There are also splash parks at Bigge Park and Macquarie Mall, Liverpool and in Carnes Hill.

Belgravia Leisure has operated Whitlam, Wenden and Clarke centres under a management contract since 2016. Holsworthy is leased to a private swim school operator under a 20-year lease due to end in December 2024.

The project was required to deliver an Aquatic and Leisure Centres Strategy that identifies and directs the provision of aquatic and leisure services within the Liverpool Local Government Area (LGA).

The Aquatic and Leisure Centres Strategy is based on detailed research, consultation and supporting processes to provide direction to Council for the planning and provision of aquatic and leisure centres within the Liverpool LGA over the next 10 years.

The project objectives are to:

- To provide direction to Council for the planning and provision of aquatic and leisure centres over the next 10 years
- Provide a strategic basis for collaborative planning, partnership and investment in aquatic and leisure facilities
- Provide recommendations on the provision and management of future aquatic and leisure opportunities across the LGA particularly within new growth areas.

2.2 Council's role in aquatic and indoor leisure centre provision

Council's primary mandate for providing aquatic and indoor leisure centres is underpinned by Council's legislated responsibilities under the Local Government Act (1993).

Its role and responsibilities are underpinned by National, State policies, codes and plans, as well as its own strategic directions set by Council and the role of others.

Local Government Act 1993

"Community health, recreation, education and information services" are specified functions required of Council outlined in the Local Government Act 1993.

The principles under the Act indicate Councils "should manage lands and other assets so that current and future local community needs can be met in an affordable way; work with others to secure appropriate services for local community needs; and act fairly, ethically and without bias in the interests of the local community".

Under the Local Government Act 1993 Councils are required to "carry out functions in a way that provides the best possible value for residents and ratepayers". In terms of aquatic, fitness and sports, it can do this through economies of scale, through multiple centres under one management, including activities that meet community needs but also are more able to generate income to offset other costs and entering into partnerships with entities where there are mutual benefits.



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Council has a role because of the benefits to the community

Council has an important role to play in providing swimming, gym, fitness and indoor sports and leisure opportunities because:

- Compared to other activities, these have high participation rates in the population and suit people of all ages, abilities and cultural backgrounds
- Swimming, gym, fitness and indoor sports provide life skills and influence human development potential in a population with relatively high social disadvantage, limited water safety education, housing stress and subject to extreme heat
- Sports, aquatic and fitness activities also provide potential pathways to careers and social and higher level competition opportunities
- The market on its own cannot provide many of these activities at the same scale and for some specific population due to cost.

Aquatic and leisure centres are a crucially important contributor to the wellbeing of Australians. They provide people with an escape from the pressures and tensions of daily life, lead to improved levels of physical and mental health and build up strong social networks and relationships.¹

Aquatic facilities also provide benefit residents in Liverpool seeking to cool off, as they are a long way from the coast and Liverpool experiences extreme heat in summer.

Swimming is comparatively a very inexpensive form of exercise. It is arguable the highest participation activity of Australian children and in the top ten sports.

Swimming can be enjoyed by a wider range of people of all ages and abilities than most physical activities. In fact, it is the sport participated in by more people with disability than any other. For very young people, older people and people with a disability, swimming or water exercise is a major and sometimes the only form of exercise possible.

Swimming pools are also important educational facilities. They provide an important venue for physical education, school sports, water safety instruction and lifesaving skill development and training. Pools can also be important to sports clubs for training and rehabilitation.

Aquatic and leisure centres activities are important contributors to the local community. Users value their visit to the centre at almost \$48 per visit; the centres provide an average \$38 million of benefits, and \$7.60 of value for every dollar of expenditure.²

Leisure centres also provide a very important point of social outlet and connection for like-minded individuals, through programs and social interaction with staff and other users.

For the Liverpool population, which has relatively low health status, a relatively high level of disenfranchised young people and high risks of drowning, the cost of not having aquatic and leisure centres is very high.

¹ Howat, Aikaris, March, & Howat, 2012; SGS Economics and Planning, 2010.

² Community Benefits of Victorian Aquatic and Recreation Centres. 2014



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What distinguishes Council's role from others?

Council's role in swimming, gym, fitness, indoor sports and aquatic facilities, compared to other providers is to:

- Service the population not serviced by the market, where community benefits can be derived
- Educate and promote the benefits of participation. Provide opportunities to learn a range of physical and social activities, as well as water safety skills.
- Encourage higher and ongoing participation in physical and social activities for the personal and community benefits they deliver
- Target specific populations with a low propensity to participate, to increase their engagement
- Create pathways to other services (such as allied health) participation, and benefits such as employment and higher levels of sports competition etc.
- Cross subsidise some swimming, gym, fitness, indoor sports and aquatic service delivery that cannot generate a surplus, with activities that meet a community need and be delivered cost-effectively.

Future roles

- Future provision and management of aquatic and leisure centres can ensure these benefits are realised by:
- Including specific actions related to the identified benefits, in future facility management specification
- Maintaining or introducing particular programs and sports targeting distinct cultural and target groups who are least likely to participate.

- These programs will need to evolve over time and with demographic change and therefore a staff person dedicated to engaging within and initiate new activities likely to attract different cultural groups, people with a disability and other groups with low participation rates
- Future management contracts should formalise the reporting on programs that provide social benefits with the measurable program and attendance targets, along with a minimum number of staff hours set to support the programs.

Belgravia Leisure has recently commenced a partnership with ActiveXchange to measure community value that will include a social inclusion measure.

In future they will be able to measure the social value of being a centre member, in dollar terms. This data may provide the form of measurement that is required by Councils.



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2.3 Policy and planning context

Alignment with National and State Policies and Plans

A number of national, state and local policies and plans guide Council's role and directions in Leisure and Aquatic Centre provision, and this strategy.

At the national level, Sport 2030 provides a vision and the plan for sport and physical activity in Australia over the next 12 years to be delivered in partnership with Australia's sporting, physical activity, technology, education and corporate community.

At the State level, The Premiers Priorities include 'protecting our kids', improving education results, creating jobs and tackling childhood obesity. All can be achieved through leisure and aquatic services.

The NSW State Infrastructure Strategy 2018-2038 supports infrastructure investment in sports and cultural activities as the state keeps pace with a growing population.

The Australian Water Safety Strategy 2016-2020 and competency framework that provides a target age group approach to addressing the high number of drowning's in Australia, especially through an education setting.

Active Living is a partnership between the National Heart Foundation - NSW Division and the NSW Ministry of Health to support active living and healthy built environments across NSW.

Regional and Council Plans

- Western City Plan
- Western City District Sport Facility Plan

Key Council plans

Our Home, Liverpool 2027

- Community Facilities Strategy 2017
- Recreation, Open Space and Sports Strategy 2018
- Liverpool City Activation Strategy 2018

The Community Facilities Strategy 2017

The Community Facilities Strategy 2017 recommends consolidating ageing assets to provide new, modern facilities that benefit the broader community and improving facility planning for new release areas and explores opportunities for income generating activities.

Liverpool City Council Delivery Program 2017-21

The Delivery Program describes actions for leisure centre renewal projects and encouraging visitors to the four centres.

The Recreation Open Space and Sports Strategy 2018

The Recreation Open Space and Sports Strategy 2018 assesses the shortfall of aquatic facilities in 2015 as 2 aquatic centres, and the shortfall of 4 aquatic centres by 2031. The plan recommends four centres:

- Relocate Holsworthy Pool to Hammondville Sporting Reserve
- Upgrade Whitlam Centre or investigate relocation of centre in Woodward Park
- Provide a centre in Miller
- Explore options to provide a new facility within McGirr Park ensuring the centre differentiates activities from Whitlam
- Provide one centre in a new release area, in Austral.

The Miller Town Centre Master Plan suggested creating a new community and youth precinct encompassing the Wenden Centre, St Therese Primary School and the PCYC.



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The table below summarises the documents that influence the provision of aquatic and leisure facilities in Liverpool.

Table 1. Key plans that influence the provision of aquatics and leisure facilities in Liverpool

National	Sport 2030 - Play Sport Australia - The Future of Australian Sports - Australian Sports – the pathway to success		Active Living National Water Safety Plan 2016-2020	State of Australian Cities Report
State	NSW Government Architect's Office Greener Places Policy 2018 NSW Government Architect's Office Sydney Green Grid 3 South West District 2017	Office of Sport Strategic Plan 2018 Western City District Sport Facility Plan 2018	NSW Disability Inclusion Plan 2017 State Environmental Planning Policies (SEPPs) NSW State Infrastructure Plan 2018	NSW Ageing Strategy 2016-2020
Metro	A Metropolis of Three Cities – The Greater Sydney Region Plan Towards Our Greater Sydney 2056			
Regional	A Plan for Growing Sydney – Western City District Plan 2018 Western Sydney Parklands' Southern Parklands Vision 2036 South West Growth Area Plans 2018			
Liverpool City Corporate, Strategies and Planning Controls	Community Strategic Plan, Our Home, Liverpool 2027 Delivery Program 2017 – 2021 Operational Plan 2018 – 2019 Resourcing Strategy 2017-2027			
	Aboriginal Reconciliation Action Plan 2016-2020	Draft Community Engagement Strategy 2018	Local Environmental Plan (LEP) 2008	Property Acquisition Strategy 2018
	Disability Inclusion Action Plan 2017-2017	Cultural Strategy 2017	Development Control Plans 2008	Recreation, Open Space and Sports Strategy 2018
	Community Facilities Strategy 2017	Draft Social Justice Policy 2018	Section 94 Contributions Plan 2018	Liverpool Activation Strategy 2018
Liverpool City Implementation Plans	Plans of Management for Community and Crown Lands	Capital Works Programs Asset Renewal Plans	10-year Asset Management Plans	Voluntary Planning Agreements Precinct Master Plans

A summary of key documents related to this Strategy can be found in Appendix 1.



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3. Demand for Aquatic and Leisure Centres in Liverpool

There are multiple factors that are likely to influence the demand for particular aquatic and leisure facilities in the Liverpool LGA and their use including:

- Population growth and housing profile – this affects capacity, available services and the ability to conduct outdoor leisure activities at home
- Demographic profile – this affects ability to pay, ability to access facilities and travel, the likelihood of participation in sport and physical activity generally, demand for specific activities and likely cultural affinity, constraints and experience associated with swimming and specific indoor sports
- Health, education status and vulnerability to personal safety issues and social determinants of health
- Geographic location in western Sydney – a long away from the beach and very high summer temperatures³ that suggest the need for outdoor leisure water, beach like facilities and water where immersion is not required to cool off.
- Other potential competitors in the market, private operators and proximity to other similar council facilities.

These factors are discussed in the following pages.

³ According to the HeatWatch – Western Sydney report from The Australia Institute, which uses CSIRO-BoM modelling, by the turn of the century this situation will look drastically worse – there could be 52 days over 35 degrees by 2090.

3.1 Population and market size

The 2016 Census revealed that there were 204,333 people living in Liverpool City Council. By 2026 it is estimated this will grow to 241,900. Growth is expected to the west in the Liverpool LGA (with land to be released for development) and in the city centre and surrounds (with an increase in apartment living).

The age profile of the population is much younger than the rest of New South Wales, with 29.9% of the population aged 19 or younger, compared to 24.5% for New South Wales. In particular Liverpool has a high proportion of children younger than 5 years of age compared to the NSW population.

An overview of each suburb is provided in Appendix 2.

Residents in Liverpool are likely to have lower propensity to swim and participate in sport and fitness based on a number of demographic indicators (except age) such as income, employment, education, place of birth and religious affiliation.

Given the main cultural backgrounds of residents there may be low levels of competency in aquatic sports and interest in sports such as futsal, wrestling, indoor cricket, dancing and indoor hockey for example, which may not be offered.

Projected population growth

Overall an increase of 47.4% in the population from 2016 to 2036 is forecast and 18% growth over the next ten years. This has significant implications for the capacity of the current aquatic and leisure centres, as well as the need to provide additional facilities in areas yet to be redeveloped for medium or higher density residential land use.

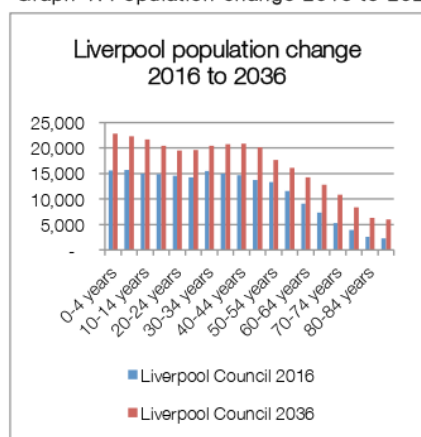


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Table 2. Population forecast by age group, for Liverpool City Council 2016 to 2036

Age	Liverpool 2016	Liverpool 2026	Liverpool 2036
0-4 years	15,611	19,350	22,850
5-9 years	15,658	18,400	22,350
10-14 years	15,028	16,600	21,650
15-19 years	14,886	16,200	20,500
20-24 years	14,554	16,550	19,500
25-29 years	14,241	17,400	19,600
30-34 years	15,519	18,300	20,450
35-39 years	14,980	18,150	20,800
40-44 years	14,712	16,350	20,900
45-49 years	13,783	15,800	20,100
50-54 years	13,352	14,700	17,650
55-59 years	11,584	13,600	16,150
60-64 years	9,099	11,650	14,300
65-69 years	7,361	9,200	12,850
70-74 years	5,251	7,450	10,850
75-79 years	3,881	5,250	8,400
80-84 years	2,550	3,550	6,250
85+ years	2,283	3,400	5,950
Total	204,333	241,900	301,100

Graph 1. Population change 2016 to 2026



3.2 Demographic influences

The key demographic influences on demand for swimming, leisure and participation in sport and physical fitness are age, gender, income, education, and cultural background.

Generally speaking, people that are least likely to participate in swimming and sport or physical activity generally are those:

- Over 65 years of age
- Born overseas in non-English speaking countries
- Living remotely
- Having low incomes and levels of education and who are unemployed or have a disability.

Age

Western Sydney as a region has the youngest age structure in Australia and it is one of the most diverse places. The complexities associated with fast growth, lots of young people without established local support networks, has led to what demographers such as Id describe as "Concentrations of disengaged youth (not in labour force and not studying)."⁴

In NSW, the highest participation rate in swimming is for 5-8 year olds (39%), after which it declines to approximately 30% by 11 years of age, 14% by age 11 years. Participation then peaks at 18% for 34-40 years olds, before it declines with age.

In different age categories swimming may be important for different reasons. In the younger age groups play and water safety education are key priorities, for teenagers, swimming may be more important as an affordable social opportunity and for competition. For older age groups swimming becomes more important for fitness.

⁴ Profile.id.com.au



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Liverpool City Council has a higher proportion of people under 15 years of age (22.7%) than for New South Wales (18.5%) and a smaller percentage of people over 65 years (10.4% compared to NSW's 16.3%).

Liverpool has a higher proportion of young children (under 9 years) than NSW, for whom there will be high demand for water familiarisation, safety programs, lessons and water play. There will also be high demand for childcare, before and after school care and vacation care.

Based on Council centre attendance figures approximately 7% of children under 14 years attend lessons in Council centres. This appears to be considerably lower than average, even considering that there are two private swim centres also offering lessons.

Liverpool has a higher percentage of residents in the most active categories of young adults aged 15 to 24 years (14.4% compared to NSW's 12.5%) and a similar proportion of 25 to 60 year olds (48.0% to NSW's 47.0%). Liverpool has a similar proportion of middle-aged adults when compared to New South Wales as shown in the following Table.

Overall young people between the ages of 10 and 24 represent a higher proportion of the population compared to NSW. This is a core market for indoor sports and recreation and swimming.

Table 3. Liverpool age structure; comparison with New South Wales

Age (years)	NSW 2016	Liverpool 2016
0-4 years	6.2%	7.6%
5-9 years	6.4%	7.7%
10-14 years	5.9%	7.4%
15-19 years	6.0%	7.3%
20-24 years	6.5%	7.1%
25-29 years	7.0%	7.0%
30-34 years	7.2%	7.6%
35-39 years	6.7%	7.3%
40-44 years	6.7%	7.2%
45-49 years	6.6%	6.7%
50-54 years	6.5%	6.5%
55-59 years	6.3%	5.7%
60-64 years	5.6%	4.5%
65-69 years	5.1%	3.6%
70-74 years	3.9%	2.6%
75-79 years	2.9%	1.9%
80-84 years	2.1%	1.2%
Over 85 years	2.2%	1.1%

Gender

Gender has a strong bearing on participation in sport and physical activity, the demand for specific activities and participation patterns.

Liverpool City Council has a slightly higher proportion of females (50.4%) than males (49.6%).

Australian men are more likely to exercise daily (40%) compared to women (34%).

Among males, fitness/gym has the highest participation rate of all sports and physical activities (15.9%).



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Users of fitness facilities are typically younger and female.

More females participate in fitness /gym (18.9%), swimming (7.6%) and running (6.7%)⁵ than all other activities, except walking. These participation rates of females are higher than for males.

Over 1 in 5 men and nearly 1 in 3 women aged between the ages 18 and 34 years make use of fitness industry services.⁶ However, more women than men have low exercise levels (35% and 28% respectively).

The time for women to participate in sport and physical activity is typically fragmented, so scheduling opportunities and facility opening times can unreasonably impact on women. Lack of crèche facilities also impacts on whether women can use a community swimming and leisure facility.

As typically swimming and fitness activities can be undertaken in short duration episodes with flexible time slots, participation in physical activity by females has increased significantly in the last 10 years.

Cultural background and religious affiliation

The participation rate in sport and physical activity of people born overseas in a non-English speaking country (52%)⁷ is considerably less than those born in an English speaking country or in Australia (67%). In Australia, participation in swimming is higher for people born in English-speaking countries (12%), compared to participants born in non-English speaking countries (8%).

⁵ Participation in Sport and Physical Recreation 2013-14 (4177.0)', Australian Bureau of Statistics, 2015

⁶ Australian Fitness Industry Report 2012

⁷ Year Book Australia 2009-10 (1301.0), Australian Bureau of Statistics, 2010

For residents born in cultures not centred around water, safety and water familiarisation programs are extremely important.

The makeup of the local community would suggest a lower acceptance and participation in swimming and other sport and leisure activities. In particular:

- Liverpool has a lower percentage of residents born in Australia (51.7%) compared to the NSW state average (65.5%)
- English as the only language spoken at home for 41.4% of households compared to a state average of 68.5%
- The majority of residents born overseas come from Iraq (4.8%), Vietnam (3.3%), Fiji (3.2%), India (2.6%) and Lebanon (2.0%).

Some 14% of Liverpool residents have a religious affiliation with Islam, compared to 3.6% for NSW. This has important implications for swimming, given the demand for segregated swimming by Moslem women as well as clothing and supervision considerations.

The 2016 census also identifies that involvement as a volunteer is very low in Liverpool (11% compared to 18% for NSW as whole). This will affect the propensity of children to play and stay involved in sport.

Education, employment and income

Statistics show that access to financial resources increases a person's ability to participate in sport or physical recreation.

Individuals whose weekly household income was in the highest quintile reported a participation rate of 80% in sport and physical activity, whereas the participation



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rates for persons in the lowest quintile was 45%.⁸

Families with lower disposable incomes are less likely to spend money on travel, pay for sporting and recreation services and have the means to pay for sporting subscriptions and equipment.

As a high proportion of people in the lowest income percentile are likely to be public housing residents and from non-English speaking countries, participation rates in swimming and fitness are likely to be low in these areas. These are important target groups and considerable interventions are likely to be required to increase participation from this diverse demographic.

In Liverpool, the lower median income per person is more than \$200 less per week than for NSW as a whole.

Education is an important influence on participation. Typically, people who have attained a bachelor's degree or above are much more likely to participate in sport or physical recreation (77%) than those whose highest education attained was Year 10 or below (49%).⁹

In Liverpool City Council, only 15.7% of the population have attained a bachelor's degree or above. This is significantly lower than the New South Wales average of 21.8%.

Higher education can also lead to higher income and thereby indirectly increase a person's ability to meet the financial costs involved in participating in some sport or physical recreation. It may also provide people with a better understanding of the many benefits that such activities may offer,

thereby increasing their willingness to participate.

ABS indicates that participation rates for full-time and part-time employed people are 70% and 71% respectively, while the sports participation rate for unemployed people sits at 64%.

Liverpool City Council has a slightly higher unemployment rate (5.05%) than the rest of New South Wales (4.29%).¹⁰ This suggests that residents of Liverpool City Council are less likely to participate in sport and physical activity than the rest of New South Wales.

In Liverpool City Council the level of disadvantage is higher than New South Wales as a whole. There is a significantly higher percentage of households in Liverpool earning income of \$800 per week or less (31.4%) than NSW (17.8%). Consistent with this, the percentage of households in Liverpool earning \$2,500 per week or more is less than the rest of NSW (24.0% versus 29.2%).

SEIFA index

The SEIFA index, which measures the relative level of socio-economic disadvantage shows that the level of disadvantage in Liverpool City Council (952) is greater than the New South Wales average (1001.0).

The following table shows the level of disadvantage for each suburb in Liverpool. Percentile shows where the suburb sits within Australia. A higher percentile indicates a higher socio-economic status.

Liverpool City Council has a significant number of suburbs with a high level of disadvantage.

⁸ 'Sports and Physical Recreation: A Statistical Overview 2011-2012 (4156.0)', Australian Bureau of Statistics, 2012

⁹ ABS statistical overview

¹⁰ economy.id.com.au/Liverpool/unemployment – December quarter 2018



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Nine suburbs in Liverpool City Council are in the 5th percentile of lowest disadvantage in Australia, whilst over half of all suburbs are in the 50th percentile of lowest disadvantage.

Health status

Australia's Health Trackers Atlas (Nov 2017) provides data on chronic diseases, conditions and their risk factors by each LGA in Australia.

Indicators in Health Trackers Atlas (Nov 2017) show Liverpool residents, compared to the NSW average, are more likely to be overweight (Liverpool 27/100 persons) (NSW 24/100 persons), and undertake no or low exercise on a weekly basis (Liverpool 72/100 persons) (NSW 67/100 persons).

Smoking levels and high cholesterol for those 18 and over are at similar levels to the state average.

Access to free and low cost activities/facilities are particularly important in low-income and disadvantaged areas, for social reasons. The findings suggest that there will be some groups in Liverpool Council area who will have a lower propensity to use leisure centres than others and this deserves some consideration in pricing and suitable facilities for programming.

Additional strategies and interventions may be required to increase the awareness of the benefits of health and fitness and to encourage use.

Table 4. SEIFA Index by suburb

Suburb	SEIFA Index 2016	Percentile
Miller	699.3	2
Cartwright	731.2	2
Sadleir	732.2	2
Heckenberg	767.7	2
Ashcroft -Mount Pritchard	777.3	3
Busby	779.3	3
Warwick Farm	818.5	3
Lumea	838.6	4
Liverpool	844.7	5
Green Valley	930.6	16
Austral	960.2	25
Hinchinbrook	967.1	28
Casula	976.6	32
Bringelly	986.0	37
Hammondville	999.5	45
Hoxton Park-Carnes Hill	1,005.8	49
Prestons	1,029.0	63
Elizabeth Hills	1,029.0	63
West Hoxton	1,032.3	66
Cecil Hills	1,036.0	67
Chipping Norton	1,036.4	68
Moorebank	1,039.8	70
Middleton Grange	1,042.5	72
Horningsea Park	1,043.0	73
Leppington-Denham Court	1,053.4	78
Edmondson Park	1,069.9	87
Holsworthy	1,077.1	90
Wattle Grove	1,088.4	94
Voyager Point-Pleasure Point	1,125.5	100



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4. Existing facilities and services

Liverpool Council currently provides four aquatic and indoor leisure centres: Whitlam Leisure Centre (Whitlam), Michael Wenden Aquatic Leisure Centre (Wenden), Michael Clarke Recreation Centre (Clarke), and Holsworthy Aquatic Centre (Holsworthy).

Each facility has a distinct market and catchment, even though Whitlam and Wenden are close together. There is also a separate splash park at Bigge Park in Liverpool and smaller water play features in Macquarie Mall and at Carnes Hill.

E. G. Whitlam Leisure Centre

The E.G. Whitlam Centre is located in 90 Memorial Avenue, Liverpool.

The centre features include:

- A 10-lane, 50 metre outdoor heated seasonal swimming pool
- An 8-lane, 25 metre indoor heated swimming pool
- Leisure pool with whirlpool, water jets, water features and a slide
- A toddlers pool
- Spa and sauna
- Health club with cardiovascular room, weights room and fitness room
- Indoor sports centre, capable of hosting a range of sporting and community events supported by audio visual equipment, kiosk and kitchen facilities and spectator seating
- Gymnastics centre
- Café
- Crèche.

The Centre is thirty years old and has an annual turnover of more than \$3.5 million.

The centre services the surrounding suburbs of Moorebank, Chipping Norton, Warwick Farm, Casula, Ashcroft and Cartwright.

The Michael Wenden Aquatic Leisure Centre

The Michael Wenden Aquatic Leisure Centre is located at 62 Cabramatta Avenue, Miller.

The centre features include:

- A seasonal heated 6-lane 50 metre outdoor swimming
- A newly refurbished gym
- Grassed shaded picnic areas
- A toddlers' splash park (installed in place of toddler pool in 2018)
- 12 metre indoor heated program/hydrotherapy pool
- Multipurpose rooms suitable for small events/parties
- Two court multi-purpose sports stadium with grandstand spectator seating for 1000 people
- Crèche
- Café.

The Centre is over 30 years old and has an annual turnover exceeding \$1.25 million.

The centres hosts access and inclusion programs, competitive squad programs, local swim clubs and school swimming carnivals.

Michael Clarke Recreation Centre

The Michael Clarke Recreation Centre (also known as Carnes Hill Recreation Centre) is located at 2 Margaret Dawson Drive, Carnes Hill.

The centre features include:

- Multi-purpose indoor courts
- Tennis courts
- Kiosk
- Creche
- Health club with weights and cardio areas
- Group fitness rooms.



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The Centre is Liverpool City's newest sports and leisure centre, which opened in July 2016.

The centre has an annual turnover greater than \$1 million. The Centre is co-located with a library, community centre, outdoor skate park, trails and play space.

Holsworthy Aquatic Centre

Holsworthy - Wattle Grove Aquatic Education Centre is located at 26 Huon Crescent, Holsworthy. The centre is leased to a private learn to swim operator.

The facility includes a 25 metre indoor pool and a program pool.

Bigge Park – Splash Park

Bigge Park in Liverpool has a splash park, which opened in 2016.

The facility is free to use and features a tipping bucket, overhead showers, water guns and ground jets.

Macquarie Mall – Water Play

The water play is part of the upgraded mall that opened in 2016. Other activities include children's playground, outdoor seating, table tennis tables and chess tables. The activities are free.

Carnes Hill – Splash Park

A small splash park is located in the recreation precinct near the Michael Clarke Recreation Centre.

Current management

Belgravia Leisure has operated Whitlam, Wenden and Clarke centres under a management contract with Council since 2016. Wenden and Whitlam were previously managed by the YMCA, who had taken over from Belgravia Leisure under a previous contract. Liverpool Council have not had direct management of their centres in recent history.

Holsworthy is leased to a private swim school operator under a 20-year lease due to end in December 2024.

Liverpool Council manages Bigge Park splash park, the Macquarie Mall water play and Carnes Hill splash park.

4.1 Who each centre serves

The total population of the immediate catchment around a centre, projected growth and likely density of the surrounding area have a considerable bearing on the use of aquatic facilities. These factors will also affect the viability of certain types of additional services and offerings.

- Whitlam draws 41% of members from within 3km and just over 70% with 6km. The current 3km catchment has 72,308 people and is estimated to grow to 80,024 by 2026
- Clarke draws 71% of members from within 3km and 94% within 6km. The current 3k catchment has 32,982 people and is estimated to grow to 34,433 by 2026
- Wenden draws at least 58% of members from within 3km and at least 77% from within 6km. The current 3km catchment has 69,279 people and will grow to 72,087 by 2026
- Holsworthy has a 3km catchment of 24,627 people and catchment will grow to 25,097 by 2026.



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The following table shows the suburbs surrounding each leisure centre and where the main users of Council centres in Liverpool live.

Appendix 3 provides member profiles by age and suburb for Whitlam, Clarke and Wenden.

Projections for potential participation have been based on the population profiles of these suburbs.

Table 5. Catchment suburbs surrounding each leisure centre

Whitlam	Clarke	Holsworthy	Wenden	Austral
Liverpool	Hoxton Park –	Holsworthy	Miller	Austral
Lurnea	Carnes Hill	Wattle Grove	Prestons	West Hoxton
Casula	West Hoxton	Voyager Point –	Hinchinbrook	Leppington -
Prestons	Horningsea Park	Pleasure Point	Cartwright	Denham Court
Moorebank	Hinchinbrook	Moorebank	Lurnea	Horningsea Park
Chipping Norton	Leppington –	Hammondville	Sadlier	Leppington North
Warwick Farm	Denham Court	Milperra	Ashcroft - Mount	Catherine Field
Cartwright	Edmondson Park		Pritchard	Catherine Field
Ashcroft - Mount	Prestons		Heckenberg	North
Pritchard	Middleton Grange		Busby	Rossmore
Sadlier	Elizabeth Hills		Green Valley	
Heckenberg			Liverpool	
Cabramatta			Bonnyrig	

Projections assume 15% of potential visitors to each centre are from outside the immediate 3km catchment.

The centres should primarily serve the immediate catchment – as convenience is the major driver of participation. For some activities such as gym and fitness, most gyms only draw from 2km.

The offering of each centre may be slightly different to respond to the immediate demographics and some features such as a major water slide for example will only be provided in one centre to draw from a larger area. Some indoor sports such as handball or volleyball because of their small size may also draw people from the whole city.

The scale of the centre, quality and use by visitors as well as the degree of accessibility to specific populations should reflect the social and physical nature of the catchment and the hierarchy of a centre.

The catchment hierarchy of each centre as proposed as follows:

- Whitlam: Regional
- Wenden and Clarke: District
- Holsworthy: Local
- Proposed Austral /Rossmore centre: Regional

Chapter 6 includes Maps showing the distribution of current centres, catchments and competitors.



4.2 Program and attendance data

The table below shows the annual attendance of the four existing centres in key program areas for 2018.

Table 6. Annual attendances 2018 – key facilities

	Whitlam	Wenden	Clarke	Holsworthy
Lap swimming	124,885	14,970	Not applicable	Not available
Learn to swim attendance	112,344	0	Not applicable	Not available
School learn to swim attendance	22,525	6,577	Not applicable	120
Squad	13,547	0	Not applicable	Not available
Aqua aerobics	0	4,061	Not applicable	Not available
Gym visits	84,538	1,656	51,959	Not applicable
Group fitness visits	29,600	1,418	20,910	Not applicable
Gymnastics attendance	23,484	Not applicable	Not applicable	Not applicable
Creche/childcare	2,145	5,460	1,707	Not applicable
Stadium sports attendance	15,436	9,423	31,589	Not applicable
Stadium event attendance	68,953	650	3,860	Not applicable
Other	0	0	7,855	0
Total Attendances 2018	497,457	44,215	117,880	47,849
CERM Benchmark ¹¹	338,230	41,370	249,645	90,462

¹¹ CERM performance indicators are based on an annual operational management survey for Australian aquatic and leisure centres, with over 150 aquatic and leisure centres providing data each year.

CERM Benchmark. Whitlam Group 6 – Indoor/Outdoor Pools, Wenden Group 5 – Outdoor Pools. Clarke Recreation Centres > 3,000m², Holsworthy Group 6 – Indoor Pools > 3,000m².



4.3 Socially responsive programs

The following table outlines the current socially responsive programs and staff support provided by Belgravia Leisure the management of the Whitlam, Wenden and Clarke centres.

Holsworthy, as a leased facility, does not offer specific programs or services that are aimed at returning social or similar community benefits.

Management support for socially responsive programs

- Belgravia Leisure National Disability and Diversity Manager. Full time. Supports centre staff, initiates programs
- Belgravia Leisure Community Development Coordinator. Full time, across the three Liverpool centres
- Belgravia Foundation. Registered charity that fundraises to support local initiatives providing access to swimming lessons and fitness programs for those who typically participate less
- Belgravia Leisure is a Registered NDIS provider at three centres.

The following table outlines the nature of socially responsive programs and attendance at each where available.

Table 7. Liverpool social responsive programs and attendance

Socially responsive program	Attendance
Swimming lessons for new arrivals referred by Western Sydney Migrant Resources Centre funded by Liverpool Council	Not noted
Young women's group aqua class also educates them about centre use	Not noted
Mental health program. 60 day free centre access for those referred by doctors and agencies. Includes access to Personal Training 2 days per week. Free centre use	160 referrals in 12 months
National Disability Insurance Program (NDIS) programs	157 swim lessons and personal training
Swim Champ – targets people with special needs with a lower entry cost	30 participants
Teen Active allows 11 -16 year olds access 3 days a week with personal training (Whitlam and Clarke)	80
School holiday program x 3 centres	20 per day
Seniors Active at Clarke	25 regulars
Seniors Active at Wenden x 3 aqua classes per week	30 per class
Open Days	300-400 people
Partnership with the Macarthur Disability, Afford Disability, Respite service, Mission Australia	Not noted
Woman only aqua at Wenden.	15-30 1 per week
Liverpool women's resource centre use gym and pool at Whitlam	Not noted



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4.4 Capacity of each centre

Most large multipurpose aquatics and leisure centres have attendance peaks at varying times of the day, week and year. For example, fitness classes and gym attendance are at their peak in the early mornings (pre work) and between 5.30pm and 7.00pm - post work. These times are also popular with lap swimmers,

Typically centre attendances are at their highest on Mondays and decline as the working week progresses, with a further peak on Saturday mornings.

Spring and early summer tend to see a peak in gym and fitness class attendance and swimming lessons are most popular in the warmer months. Term 3 of the school year is the least popular with parents and Schools to attend lessons. The peak swimming carnival season for schools is February and early March prior to regional and state carnivals. In 2017, Whitlam held 25 school carnivals in that period in the 50 metre outdoor pool.

Casual and recreational swimming peaks on hot days in summer, particularly on weekends.

Courts sports have more consistent participation across the year with basketball, badminton, and gymnastics played year round with typically a 3-4 week break over the Christmas period. Netball is likely to be played more in the winter months than summer, therefore increasing demand on indoor court space March to September.

When considering 'capacity' at large multipurpose aquatic and leisure centres the daily, weekly and seasonal peaks and troughs should be considered.

A centre can be seen as 'at capacity' when people are been turned away e.g. Whitlam on hot days in summer, or when membership numbers peak but cannot be maintained due to members frustration with lack of space/equipment.

Whitlam

The population in the Whitlam catchment (3km) is expected to increase from 72,308 to 80,024 by 2026.

Unmet demand for swimming shows a potential of 550,745 annual visits increasing to some 604,205 in 2026.

Interestingly, based on data provided by the current operator and estimations of competitor attendances, there is low unmet demand for swimming lessons. This finding is supported by current modelling.

Interviews with management noted the following issues with regard to capacity at Whitlam:

- The gymnastics program cannot be expanded due to other bookings in their current program room and cannot be held on weekends due to event bookings
- No further school swimming carnivals can be accommodated in the small timeframe that schools require
- People are turned away from the centre on hot days e.g. 35 plus, for safety reasons due to the high number of attendees
- Complaints regarding lack of lane space for lap swimmers



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Feedback from community consultation suggested the following in relation to capacity:

- It is only a 25-metre pool with no room for leisure and limited opportunity for lap swimming.
- Becomes over crowded in the evenings
- Often there are no rooms available for their classes.
- The dance room they were using has now been taken over by the gym
- Bigger gym
- Whitlam centre has one heated kids indoor pool which is always packed, no matter what time you go. Half of it is roped off for learn to swim
- Function space is very limited. Hiring a facility for a regular program is becoming more difficult
- Whitlam centre is currently at full capacity with learn to swim
- Frequently overbooked and crowded. It has insufficient lane space due to overbooking from squad training programs and learn to swim programs
- There needs to be a designated venue for sport if we are serious about the growth of participation in sports
- The sports courts are not available to club on the weekend as the courts are being used for events.

Clarke

The population in the Clarke catchment (3km) is expected to increase from 32,982 to 34,433 by 2026.

Modelling for the Clarke catchment shows that there is currently potential unmet demand for 447,000 annual gym workouts decreasing to 364,600 by 2026 with at least 2 proposed facilities opening in the short term.

Unmet demand for swimming shows potential of 371,000 annual visits increasing to some 380,000 in 2026.

Interviews with management noted Clarke is not yet to experience capacity issues, as most programs are still in a growth phase.

Feedback from community consultation suggested in relation to capacity, there is not enough parking at Carnes Hill at peak times.

Wenden

The population in the Wenden catchment (3km) is expected to increase from 69,279 to 72,087 by 2026.

Unmet demand for swimming shows a potential of 530,500 annual visits increasing to some 537,400 in 2026.

Unmet demand for gym workouts is currently estimated at 249,000 decreasing to 207,900 by 2026

Interviews with management noted that the small 12 metre x 8 metre indoor pool cannot meet the requirements of disability groups due lack of water space, nor can it be fully programmed with swimming lessons. As the outdoor pool operates seasonally, there are limited pool options in winter.

The Wenden outdoor pool has capacity for more school swimming carnivals.

Feedback from community consultation suggested the following in relation to capacity:

- The Wenden Centre is lacking the ability to run a year-round squad
- Function space is very limited. Hiring a facility for a regular program is becoming more difficult
- I personally think that Michael Wenden has a lot of unused space
- There is insufficient space available for swimming in peak hours
- The program pool is too small for the demand of Rainbow Club members.



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Holsworthy

The population in the Holsworthy catchment (3km) is expected to increase from 19,020 to 19,740 by 2026.

Unmet demand for swimming shows a potential of 267,000 annual visits decreasing slightly to some 266,000 in 2026.

Unmet demand for swimming lessons shows a potential of 41,000 annual visits decreasing slightly to some 38,000 in 2026 due to a slight decrease in the numbers of children in the catchment that are likely to participate in swimming lessons.

Interviews with management did not note any current capacity concerns other than that terms 1 and 4 were 'busy' for swim lessons. Saturday morning was also popular for lessons as it suits families where both parents work. Aquatic play was not promoted and lanes for lap swimming are available.

Feedback from community consultation suggested the following in relation to capacity:

- The pool at Holsworthy is never available due to swim classes
- Very little to no space available for non-swimming lesson swimmers
- Lack of pool space at Holsworthy for social swimming
- The public generally get one lane to swim recreationally.

4.5 Condition of existing Infrastructure

Etch Architects completed a visual site condition investigation at the four venues on Wednesday 17 October 2018. (See Appendix 4). Facility components were given a rating.

Items that were rated as 'poor' or needing attention within 12 months included:

- Outdoor aquatic change rooms (Whitlam)
- Upstairs office and meeting room (Whitlam)
- Indoor learn to swim pool (Wenden)

The ratings included the following:

- Poor
An item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx. 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements AS1428)
- Fair
An item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- Reasonable
An item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- Good
An item that is in a reasonable condition, which does not require any remedial work, over the next 3 years.

A summary assessment for each facility by room/area and key areas to address from the investigation report follows.



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Whitlam Leisure Centre Condition

The following table shows a summary of the general visual condition of the facility by room/area.

Table 8. General visual condition of the facility by room/area

Item	Poor	Fair	Reasonable	Good
Main entry and exterior			*	
Exterior – basketball / event entry		*		
Reception / control			*	
Indoor aquatic hall			*	
Outdoor aquatic area			*	
Outdoor aquatic spectator area				*
Outdoor aquatic - outdoor change	*			
Cafe		*		
Fitness centre / gym				*
Fitness centre change room		*		
Spin room			*	
Multi-purpose room			*	
Indoor stadium change rooms			*	
Indoor stadium				*
Indoor stadium - amenity			*	
Indoor stadium – upstairs access and balcony		*		
Indoor stadium – upstairs office and meeting rooms	*			
Indoor stadium – gymnastics area			*	

Notes from the architect's assessment follow.

Main entry exterior

- The main entry appears (has that sensation) that it is at the rear of the centre. The two entries actually don't have street presence
- The main entry visually is restrictive due to excessive signage / advertising
- Entry would be well suited to have a café area or breakout area joining the outdoor aquatic component.

Exterior - basketball / event entry

- Potential area for expansion to western side of the indoor stadium / event centre
- The perimeter of the building has several 'hidden' areas which may cause CPTED issues.

Reception / control

- Entry to aquatic area is restrictive via single entry door only. No airlock
- The kiosk is located behind the reception and hidden from view from the pool entry/ exit.

Indoor aquatic hall

- At the time of assessment several building contractors were inspecting the site for a pending tender to re-tile the indoor and outdoor pools. The reason for this was that the state of the pool concourse and floor treatment of the main 50m and 25m pools was poor
- Several areas where / are in the need of repair. Please refer to images in Appendix 5.

Outdoor aquatic area

- Starting blocks need to be removed to make way for removable ones.
- Depth of pool to be confirmed if acceptable for competition diving.
- Physical step greater than standard BCA code compliance
- Potential WH+S issue. Lane ropes for 50m pool and located away from the pool and is also located on a concrete platform – which would be very difficult to move when fully loaded with lane ropes
- The actual 50.0m pool requires its base colour (paint system) to be re-coated as the base of the pool colour is wearing.



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Outdoor aquatic – outdoor change

- Male toilets appear in a fair condition.
- It appears to be need of a renovation as fixtures and fittings are tired (old) and masonry requires a thorough cleaning from vandalism.
- Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators.

Café

- Flooring to pool side is uneven and has pooling of water. Sections of the rubber flooring is delaminating off the original tiled floor (under)
- Pool side and internal ramp to café level not to DDA / BCA code compliance and ground tactile indicators.

Fitness centre / gym

- Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators.

Fitness centre – change rooms

- Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators.

Spin room

- Size is restrictive for the number of spin bikes utilising the space.

Indoor stadium change rooms

- Practically both the male and female toilets require a complete refurbishment – fixtures and fittings appear tired due to wear and tear and tiling is in need of repair
- Not accessible (unisex) facilities and no ambulant facilities located within rooms
- Change rooms not practical to be utilised as unisex facilities
- Open showers not practical if amenities were deemed unisex for all gender competition

- Cleaners cupboard located within the male Change – is not big enough
- Signage to be replaced with new BCA/ DDA tactile (braille) signage.

Indoor stadium

- Trip hazards evident at junction of doorways to sports hall. In particular the entry to amenities (pictured) and store room.

Indoor stadium typical amenities

- Not accessible (unisex) facilities and no ambulant facilities located within rooms
- Signage to be replaced with new BCA/ DDA tactile (braille) signage.
- Trip hazards evident at the junction of doorways to sports hall. In particular, the entry to amenities.

Indoor stadium – upstairs access and balcony

- The general access via stairs to the balcony and first floor level are in a reasonable condition; however the handrails and general appearance of the stairs is now not compliant to current BCA/DDA regulations
- Handrails are not complaint as they don't extend 300mm past the top and bottom riser.
- There are no ground tactile indicators at the bottom or top of the stairs. Including no stair nosing indicators at each step
- Fire hose reel appears to be not in the correct location – within 4.5m of the stairway. This will need to be confirmed by an authorised fire engineer
- The mechanical systems need to be confirmed by an authorised mechanical engineer as air condensers appear to be installed not to code. All air condensers are required 'fresh air intake' and not makeup air (within a sports stadium.) Internal installation is not compliant.



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Indoor stadium – upstairs office and meeting rooms

- Overall the meeting rooms and first floor offices are in poor condition. This area is in need of refurbishment
- No compliant egress signage or door hardware to all egress doors. (no D pull lever door – all door knobs) – Not DDA compliant
- Access doors too narrow – under 850mm wide
- Roof plant access door – door hardware is not compliant for egress (can be locked via pad lock internally) and no safety signage is evident for restricted access
- Ceilings and walls show signs / appearance of wear and tear – damaged ceiling tiles
- Mechanical system to condition these rooms needs to be upgraded. The use of wall mounted chiller units is not practical or energy efficient
- Indoor stadium – gymnastics area:
- The gymnastic area is in a reasonable condition as a temporary operation. This area as advised by Centre Management has to be removed and stored to allow for main events to operate within the main sports hall, as this is the main entry foyer into the stadium
- Centre management ideally would like this space or gymnastics to have a dedicated (compliant) area to operate in
- Ceiling is not to the minimum requirements as set out by Gymnastics Australia. Need to be min. of 8m (vaulting) or 12.0m for trampoline
- Circulation around equipment is tight – as the operator is trying to maximise amount of equipment to space and user
- Gym office is not practical and ceiling height is at the minimum of 2.2m

Michael Wenden Aquatic Leisure Centre Condition

The following table shows a summary of the general visual condition of the facility by room/area.

Table 9. General visual condition of the facility by room/area

Item	Poor	Fair	Reasonable	Good
Main entry and exterior			*	
Main entry reception and foyer			*	
Canteen / kiosk			*	
Gymnasium				*
Indoor sports courts			*	
Aquatic poolside exterior		*		
Aquatic – outdoor pools and water play			*	
Aquatic – indoor learn to swim pool	*			
Aquatic - pool plant filtration		*		
Fitness room / circuit		*		
Change room male and female		*		

Notes from the architect's assessment follow.

Main Entry and Exterior

- The building doesn't appear to have street presence – no main street signage
- The car park is too small with insufficient drop off zones. Way finding is poor to direct the patron to the larger car park (behind the main sports hall)
- Stair access to main entry not compliant due to no handrails, including no tactile ground indicators to both stair landings and ramp
- Accessible ramp to frontage of building is not compliant, due to handrail and kerb rail do not meet current AS 1428 and DDA requirements



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- Accessible car space to main entry car park is not to BCA + AS1428 code.

Main entry reception and foyer

- All activity areas are 'hidden away' and not in direct view of the reception / control area and only accessible via doorways
- All glazed areas to main entry are obstructed with advertising and signage. No clear visual connection to the car park. May trigger CPTED implications.

Canteen / kiosk

- Could it be better connected to the foyer, gymnasium & indoor amenities.

Gymnasium

- Directly accessible from main foyer and passage. Signage to activity area is poor
- Store room is too small
- Room may not cater for the membership and appears to only occupy at least 50 people at one time.

Indoor Sports Court

- Flooring appears to be a Gerflor /Tarket or similar synthetic sprung floor. Type of floor will reduced type / level of competition played at venue
- Access to canteen is hidden via an egress passage.

Indoor sports centre amenities (Including Accessible)

- Provide new BCA compliant amenity signage at doorway (needs to include tactile / braille signage)
- It would be 'our' assumption that due to the aged of this facility that no ambulant fixture and fittings would be provided (installed).

Aquatic - Poolside exterior

- Large open space between entry from indoor sports hall, change rooms and

outdoor pool. Adequate space to build in 'new indoor 'aquatic facilities.

- Main entry to indoor 'learn to swim' is very restrictive with poor way finding / signage
- There is no visual connection to indoor pool, as the glazing has been painted out.

Aquatic - Outdoor pools and water play

- Several areas such as the pool concourse require remedial work (maintenance)
- Areas of the pool tiling require remedial works – maintenance works appear to be have been undertaken but works could match tiles?
- Drainage issues to pool concourses
- Pool signage / depth indicators don't appear to meet Royal Life Saving Society pool design guidelines and Australian standards.
- Adequate space between outdoor pool and sports hall to cater any indoor aquatic facility proposal.

Aquatic indoor learn to swim pool

- This indoor 'learn to swim' pool and its facilities are in a poor condition and show signs of wear and tear, including corrosion. Recommendation for activity space to be demolished.
- The area is screen off to the rest of the leisure centre – may be undertaken to cater for the Muslim community – however this is very uninviting. The screening should be temporary fixture and not permanent.
- No change room access internally
- Major structural corrosion concerns to all steel to walls and roof
- Columns cast into floor are corroding
- All pool concourses don't meet minimum Life Saving Design Guidelines. Minimum is 2.0m. Some areas cannot fit a pram or wheelchair around



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- No pool ramp
- A disability hoist – in wrong location
- No depth markers evident in pool
- Pool and area needs to be demolished – to build a larger program pool
- Amenities all poor. Single pans for male/female, accessible poor condition and not to code, signage incorrect and not to code, no ambulant facilities
- Pool store is too small
- All change room access is external.

Aquatic plant/pool filtration

- First aid room and pool office should not be a combined room, especially with the entry to the pool filtration room adjoining
- Toilet / shower facilities with pool store / office are in a poor condition and should be removed
- Pool heaters appear in a fair condition and may require maintenance.

Fitness room / circuit

- Door handle and door lock is not complaint to BCA. Door can be locked externally and not allow direct egress from room
- Large gap to door that could allow vermin to enter room. Door width is greater than 850mm – compliant to AS1428 / DDA.

Change room male and female

- No family change facilities catered within the male change room
- Provide new compliant amenity signage at doorway (needs to include tactile / braille signage)
- No accessible or ambulant fixture and fittings provided within this room
- Tiled floor in a reasonable condition
- Two pans may not be adequate for occupancy numbers of the leisure centre

- Door landing / airlock not wide enough for DDA / AS 1428 access – needs to be min 1540 wide
- Potential trip hazard at door threshold to both male and female door openings.

Michael Clarke Recreation Centre Condition

The following table shows a summary of the general visual condition of the facility by room/area

Table 10. General visual condition of the facility by room/area

Item	Poor	Fair	Reasonable	Good
Exterior				*
Main entry reception foyer			*	
Circulation / passages			*	
Sports hall – 2 courts				*
Activity – fitness rooms				*
Amenities/ change rooms				*
Accessible amenity and first aid room				*

Notes from the architect's assessment follow.

Exterior

- Carparking is limited – not enough allocated for the high demand to the fitness areas
- External stairs are not DDA compliant as ground tactile indicators are not installed.

Main entry reception foyer

- Main entry is very open and comprises of main control and kiosk (wouldn't consider this a café due to the facilities provided)
- No access control – potentially during peak hours people could enter without swiping or paying.



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Circulation / passages

- Lockers restrict two- way access along corridor.

Sports Hall - 2 courts

- Sports flooring is sprung synthetic – not timber. This restricts the level of competition held there
- Basketball backboards – very hard to 'line up net' due to glass back board and glass backing
- Centre management has had issues with telescopic seating and maintenance
- There is a poor join across the courts that clubs say is very dangerous.

Activity -fitness rooms

- Centre Management advised that membership has already peaked and has requested from Council additional funds to extend the group fitness areas and gym.

Accessible amenity and first aid room

- First aid room should have a hands-free basin installed
- No curtain installed for patron privacy to first aid room.



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Holsworthy Aquatic Centre Condition

Table 11. Summary of the general visual condition of the facility by room/area

Item	Poor	Fair	Reasonable	Good
Main entry and exterior		*		
Main entry reception and foyer		*		
Link building (pool hall to reception)		*		
Change rooms		*		
Aquatic – indoor learn to swim pool		*		

Notes from the architect's assessment follow.

Main entry exterior

- Light weight 'basic' wall construction. Not practical for energy efficiency – heat loss b/w interior and exterior.

Main entry reception foyer

- Main entry is very restrictive, especially when school groups enter and parents with prams
- All change room, accessible toilet and first aid room's access is directly from the reception foyer and this is very restrictive when groups arrive and access this area
- Handrails at entry are not AS 1428 / BCA compliant (however may not be required for access)
- A lot of condensation evident on glazing and doorways . Appears there is either no or minimal air extraction or pressure balance with pool hall, link building and reception area
- Main door hardware within reception area is not BCA compliant. Requires a 'D' pull handle and not door knobs.

Link building (pool to reception)

- A lot of condensation evident on glazing and doorways. Appears there is either no or minimal air extraction or pressure balance with pool hall, link building and reception area
- Area utilised for baby/ toddler changing as this 'family change' is not provided / allocated in other areas of this facility.
- Exposed concrete pavement is worn to concourse.

Change rooms

- Provide new compliant amenity signage at doorway (needs to include tactile / braille signage)
- No accessible or ambulant fixture and fittings provided within this room
- Rubber flooring in need of general maintenance – requires floor repairs
- Step to shower area not accessible and may be considered not compliant to AS 1428/ DDA
- Aquatic indoor learn to swim pool
- Pool signage and depth indicators require general maintenance (painting)
- The raw concrete pool base is very dark and appears worn in areas
- The pool shell should be painted or tiled to reduce the dark appearance of the actual pool and to also highlight lane markers (these require re-painting).



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5. Community preferences and views

The following engagement processes were undertaken to gauge community views about aquatic and leisure centres in Liverpool:

- Interviews with centre management
- Interviews with existing user groups
- Interviews with schools in Liverpool
- Interviews with adjacent Councils
- A Councillor workshop
- Council staff workshops
- A community on-line survey
- Facebook comments

The numbers of people participating in each type of engagement is shown in the following table.

Table 12. Numbers of people participating in by methods of engagement

Group/ Method of Engagement	Attempts	Number completed
User groups	30	11
Schools	58	37
Councillors		1 w/shop
Council officers		2 w/shop
Adjacent Councils	19	8
On-line survey		223
Facebook comments		35
Email comments	3	3
Other providers		20

5.1 Common themes arising – city wide

Key themes arising from the community engagement can be summarised below.

General

Cleanliness was a recurring theme for all centres. The condition and type of floors for stadiums; the change rooms by the users; the need to accommodate different cultural requirements for children and change rooms were raised by multiple groups consulted.

Clubs noted that access to centres was difficult having to compete with Centre-run programs, which limit the ability to expand existing or introducing new activities.

Conflict with management was often cited as an issue, with changes to availability or pricing without negotiation or consultation.

Clubs had identified new sports such as handball as a possible use, but unless it was able to be offer at a reasonable price, have confidence that bookings can be honoured and that there is a pathway, it will be difficult to offer.

Views, centre by centre

The following key themes were raised about each centre.

Whitlam

The recurring themes raised were:

- The stadium floor needs upgrading, plus leaking roof and poor quality lighting.
- Problems with bookings and lack of certainty about access to the stadium.
- Conflict as to what the centre is – A regional event centre or community facility?
- Long term, tenants feel they are being pressured to leave by having times and access for centre's facilities reduced and costs increased.



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Wenden

The recurring themes raised were:

- Lack of car parking and poor stadium lighting.
- Condition of the stadium floor – it requires upgrading.
- The centre provides a range of indoor sports from basketball to handball and futsal. However, it does not provide the pathway for players to higher levels of competition.

Clarke

The recurring themes raised were:

- Uncertainty for permanent tenants as to access, with cancellations to bookings without notice. This has major impact on operations.
- Few sports or community groups are users as predominantly the centre operates programs.
- No access to aquatic opportunities

Holsworthy

The recurring themes raised were:

- The centre lacks access for lap swimmers
- The centre lacks lane access for recreational swimmers
- Poor physical accessibility.

On-line survey findings summary

Some 223 people responded to an online survey via the "Liverpool Listens" website between October 30 and December 5, 2018.

The centres visited most by the survey participants were Clarke (31%), Whitlam (29%), Holsworthy (14%) and 8% visited Wenden. Some 18% do not visit any of the four Liverpool aquatic/leisure centres.

Lap swimming (54 responses), location (51) and splash pad/water play (29) were what people most liked about Liverpool Council centres.

Some 30 respondents of the 223 completed surveys use aquatic, indoor sports or fitness centres not operated by Liverpool Council.

The most common activities that people participated in for the last 12 months included learn to swim (56), lap swimming (44), indoor sports (36), group fitness classes (36) and gym training (33).

The most common reason people use non Liverpool Council centres is to use a splash pad/water play area (10), location (7) and cleanliness (7).

Macquarie Fields Aquatic Leisure Centre and Prairiewood Leisure Centre were the most common other centres used, with 6 respondents attending each.

Swimming (43) was the main activity or program people most commonly would like offered with 12 respondents stating they would like swimming facilities at Clarke.

When asked to choose from 11 options for what Liverpool Council could do to encourage people to use centres more often, the most common options were 'make programs more affordable' (79) and 'improve the quality of facilities' (77).

Some 85% of users to existing centres travel by car, with 78% saying that travelling up to 15 minutes to an aquatic, indoor sports or fitness centre is reasonable.

When asked, 'What additional facilities or services do you think should be included if Liverpool Council built a new centre or upgraded a current centre?' the most common responses were, swimming pool (42), swimming facilities at Michael Clarke/Carnes Hill (31), water play (25) and Facilities rated as 'Extremely Important' to those completing the survey included, car parking, well designed change rooms, warm water/program pool and leisure pool/water play.



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Facilities considered not important were those that allow separate swimming/activities for women or other groups, childcare and sauna/steam room.

Facilities considered to be very well provided for at Liverpool Council facilities included gym/weight training, café, car parking and indoor swimming lap/competition pool.

Facilities rated 'extremely poor' were "well designed change rooms", "indoor swimming lap/competition pool" and "outdoor swimming lap/competition pool".

Some 73% of those who completed the surveys were women.

The majority of those completing the survey came from the following suburbs - Liverpool 12%, Middleton Grange 11%, Cannes Hill 10%, and West Hoxton 10%.

The detailed findings of the survey are provided in Appendix 11.

Interviews with management

Interviews were held with senior management from Belgravia Leisure who manage Whitlam, Wenden, and Clarke and the management of Holsworthy.

Key points raised were as follows:

Belgravia Leisure

- Key competitors include Anytime Fitness, Crunch, Planet Fitness, Aquatopia, Fairfield and Mounties Club
- Are working with Karen community, indigenous, youth and disability services. They are a NDIS provider and employ a Community Development Officer
- Offer a Teen Active program for those 11 – 16 years
- Offer a 'Liverpool Active' membership that provides access to all 3 centres
- Only two public pools (Whitlam/Wenden) to meet demand on hot days in Liverpool
- View of BOOT schemes and PPP that lease term may lead to an aggressive business aiming for return on investment and if that model suits a community recreation centre
- Family change rooms are required at all sites
- Offer the model of establishing gymnastics and learn to swim facilities where they will either contribute to fit out of a Council /school facility and/or contribute capital if the lease term is 10 plus years.



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Whitlam

- Gymnastics is at capacity. It cannot be held on weekends due to events using the facility. Additional staff time is required to set up/pack up equipment – some 20 additional hours per week
- Gymnastics requires space the equivalent of 1/1.5 court size to meet demand
- Additional change space is required to accommodate school swimming programs and carnivals
- Whitlam aquatics is often at capacity on days over 35 degrees. Management let one in one out on such days.
- Security is employed for approximately 20 days summer (2017/18) in peaks
- Additional features that would help meet demand on hot days include splash park features
- Plunge pools and chilled water would be a good addition
- Air conditioning does not work in all areas.

Wenden

- Women only swimming program moved to Wenden Aquatic Centre due to the demand for an enclosed hydro program
- Need for gender neutral amenities
- Has capacity to accommodate more school swimming carnivals in the outdoor pool
- 12 x 8m warm water pool does not meet demand, especially for swimming lessons
- No disability access to outdoor pool.

Clarke

- Fitness facilities busy between 5-7am and 5-7pm
- Request from customers for aquatic facilities but space is limited for any further development.

Holsworthy

- Key competitors include Whitlam Leisure Centre, Blue Water Swim School and Condell Park
- There are no specific programs for cultural groups
- Strengths include off street car parking, large site that can be expanded. Centre provides a financial return to council unlike other Council owned centres. Provides swimming lessons to Holsworthy and Wattle Grove area
- A key disadvantage is that site location is not prominent
- A warm water pool would assist with physiotherapy programs and mums and bubs classes
- Maintenance costs are increasing as the facility ages. There are no outstanding maintenance issues. Council makes capital contributions e.g. painting and change room roof replacement
- The current lessee would contribute to facility development if the lease were extended. Facilities may include solar heating, children's playground, hydrotherapy pool and another swim teaching pool
- The car park is at capacity on Saturday mornings and weeknights after school
- The swimming club compete on Tuesday evenings and operate independently of centre
- Lap swimming lanes are available however aquatic play is not generally promoted
- Schools swim programs offered during term.



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Facebook comment summary

Some 35 comments were posted on the Liverpool Council Facebook page in relation to the Aquatic and Leisure Centres Strategy.

The following is a summary of those comments.

What they would like

- Something like Macquarie Fields, Aquatic facilities at Fairfield Prairiewood
- Outdoor water play
- A pool at Carnes Hill – Michael Clarke Recreation Centre
- Something in Austral for young families
- Willowvale Park a good example of what to have
- Pools with steps or easy access
- Better disability equipment in change rooms
- Rebuild Whitlam like Macquarie Fields or Marion in South Australia
- Retime pools
- Cover Wenden outdoor pool
- Management by Belgravia Leisure
- Make Whitlam bigger or better
- Request for pool in Edmondson Park.

What they don't like

- Holsworthy pool is too small. It needs a baby pool and be more family friendly
- Revamp Holsworthy with more recreational swimming options
- The water is too cold at Whitlam and there is a wait for showers.

All Facebook comments received are listed in Appendix 5.

Summary of interviews with local schools

Some 58 schools were contacted via telephone in Term 3, 2018, with 37 of those providing a response to questions.

Many schools spoke of the high number of non-swimmers within their school community. For many their school swimming was often the first time students had been to a pool.

Also common was the perceived high cost of bus hire for a predominantly low socio-economic area.

School suggested that any help with provision of buses would ensure greater number of students being able to afford water safety classes.

School swimming booking and lesson format

- DET book teachers and advise schools of dates / times of sessions
- Under this system; each session has max of 60 students with 4 teachers
- All teachers to have Austswim certification
- Option of 10 days x 45 min class or 5 day x 90 min class
- If more than 60 students, then operate 2 sessions and additional sessions for every additional 60 students.

Issues and concerns raised by schools that use Whitlam and Wenden for their swimming lessons and carnivals

- Schools have to book buses. This is not done by DET or the centre and therefore is time consuming for a school
- High number of non-swimmers in their area and few have opportunities to develop water safety skills outside the school, as not part of the culture for many groups



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- Many changing school procedure regarding attendance at carnivals due to low competency levels of students, so only serious students participate
- Cost of hiring the centre for carnivals was a concern – schools are charged for use of the centre plus each lane plus each student plus spectators. This is prohibitive for many parents
- Issue of amenities – primary schools have concerns that children are sharing change rooms with public (adults) this is major concern especially if only same sex teachers
- If a school wishes to use alternative change rooms, it means children are walking through the centre which means additional staff needed to supervise
- Islamic students prefer swimming teachers of the same gender as the students; the girls swim in Muslim approved attire
- When asked about the standard of the amenities a common response was – dirty toilets; change facilities; looks tired and needs upgrading
- Staff were considered generally good and helpful
- Few schools appear to use Wenden, but those that do for carnivals, were impressed with the staff support
- Preston Primary School (Wenden) spoke very highly of the staff helping in developing programs and activities during swimming carnivals for non-swimmers. The school has 95% non-swimmers.
- Schools providing for children with a disability have major issues related to inaccessible facility design and the cost of the swimming programs funded by parents.

Staff workshop

A workshop with Council officers was held on September 20, 2019.

The workshop was attended by:

- Recreation and Open Space Planner
- Coordinator Building Construction
- Recreation Officer
- Strategic Planner
- Community Development Worker (community safety)
- Senior Project Manager
- Property Services, Sports Development and Leisure Officer
- Assistant Manager Infrastructure Delivery
- Project Manager

Following is a summary of their views.

Whitlam - Strengths

- High profile
- Large spaces, has dry space – regional
- Sporting and cultural events
- Multipurpose sports - 3 courts
- Retractable seating 3k seats+
- Good separation of space, entries
- Big catchment area
- Outdoor 50 – major strength + Grandstand. Roof covers over 2 lanes. Filters out UV
- Spa and sauna very popular
- Has car parking adjacent - good for events
- Stall and rides in same space outside for community events
- Point of difference is full service - interaction with staff
- Large number of bus stops 13-15 mins.
- Walkable demand will grow. Based on town centre growth
- High proportion of families with children
- Evening community programs - religious events. Large events up to 9k of people over 2 days



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- Have a lane priority policy
- Has space on weekends when sport not in use.

Whitlam - Weaknesses

- Competition between sport and events
- How it sits in the park is poor
- Parking poorly laid out i.e. wayfinding. Entry at back- prone to vandalism
- Not enough small rooms – multipurpose
- Not big enough to meet all demand e.g. hydro, squad, lap etc., etc
- Access
- Spa and sauna small (at capacity)
- Probably 10-15 years life. Plant and Equipment very old. Dry facilities 34 years old and wet facilities 24 years old
- Very dim not a lot of natural light. Décor dated. Lack of clean lines
- Gym spaces limited
- Awkward spaces, adhoc add-ons
- Couldn't operate 24 hours
- Can't meet the demand for gymnastics
- Time taken pack up and pull down gymnastics - safety issues
- Hume Highway restricts access
- Don't know what the cultural groups want in these centres
- State Sports Centre- is a major competitor
- Few interactive features
- No leisure attractions/ water play

Clarke - Weaknesses

- Traffic issues turning into the centre
- Connection with the shopping centre could be better. Kids crossing etc.

Wenden - Strengths

- 50m but only 6 lanes
- Lots of space within the footprint
- Green space-can walk outside for gym fitness in winter
- Small area can be enclosed i.e. women only
- Has new a water play feature
- Childcare centre -review partner opportunities
- Opportunity with PCYC and school next door.

Wenden - Weaknesses

- Issues with outdoor pool shell due to subsidence
- Doesn't drain evenly on return gutter
- Ducks
- Only summer. So 12m program pool all year
- Learn to swim limited
- Vulnerable to intrusion at night
- Very tired/ old
- Buildings are disconnected
- Needs work – concourse, rust, ventilation.
- Toilet/ change facilities are inadequate
- Miller public housing since 40's – stigma. Old image etc.
- Transport network difficult. 600m to walk from T way. Less frequent buses
- Lower quality allows for lower pricing
- Cheaper than others, therefore differentiation from competitors
- PCYC has sprung floor some competition
- Explore different price points
- No shading of the pool
- Car parking area is very small. Not consolidated. Rarely used at the back
- Lots of social housing in area - violence drugs and alcohol
- Proximity to Whitlam – it is only 5 mins away.



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Holsworthy - Strengths

- Nothing else in this area and there is growth
- Future third party? Joint venture with sports club?

Holsworthy - Weaknesses

- Poor quality grounds
- Limited car parking
- Poor traffic management. No on-street parking
- Mostly LTS and programs. Doesn't have the feel of nice swim centres
- Long-term value for the community? Not in a hub
- Past useful life
- Uninviting and poorly located.

Options for development of existing facilities**Whitlam**

- Gymnastics
- Hydrotherapy pool
- Sports Courts
- Expanded spa
- Small multipurpose
- More space for 500-600 people for cultural activities / family activities.
- Function centre
- No community space in Whitlam. Don't know demand for smaller rooms?
- Current management operator good for casual use but not necessarily for serving cultural groups and community services – can't pay much. Different ethos.
- Don't have birthday party rooms etc.
- Indoor and outdoor are poorly integrated.

Wenden

- Redesign for an expanded indoor pool and year-round use
- Better integration between spaces
- Relationship with school, town centre and PCYC.

Holsworthy

- Knock down and move to another location to serve the area
- Possible partnership with a local sports club that offers fitness etc.,?

Have you seen something somewhere else Liverpool should have?**Aquatopia – Fairfield**

- Off peak concessions
- Ice in winter
- Managed better than Wet and Wild
- Liverpool has large family population - want affordable activities.

Capacity of existing facilities?**Whitlam**

- Hot days major problem.

Wenden

- Can handle hot days etc. Splash park opened in 2018.

How can social return on investment be maximised? How do we measure?

- Participation
- Types of programs
- Cultural diversity of participants
- Promotion.



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How do we encourage more participation?

- Language options
- Outreach worker
- Integrated hubs - scope for multiple uses
- Experience – service based e.g. Wyndham Council (Vic) – library, children services etc.,
- Life stages focus
- Disability. Accessibility of water spaces - Pool pods
- More and more flexible spaces- to be more multipurpose.
- Better accounting for participation – i.e. capturing of groups
- Promotion of centres - social media etc., word of mouth. Promote Councils customer service information at centres
- Agile – ability to respond to change
- Small community groups - access to community groups
- Council grants to small groups – compilation of outcomes in acquittals – check
- License agreement info
- Belgravia can waive fees

New facilities and locations

- Have a part owned site through subdivision process: Edmonton Ave, in Austral a (1/3 of land has been purchased)
- A 4.5-hectare site
- Planned regional centre
- Joint funding between Liverpool and Camden?
- Catchment of 120,000 people
- Consider that the airport may change residential mix of area

Liverpool councillors workshop

20 September 2018

Councillors at the workshop made the following comments.

What are your thoughts about the current aquatic centres?

- Dirty ugly and unwelcoming
- Repairs take too long
- Old and run down
- For most the existing pools provide us with great memories, but they are now ready to knock down
- Very poor toilets and change facilities
- Maintenance issues
- Facilities overarching collection of legacy facilities
- Physical access a problem
- Go elsewhere for learn to swim- quite threatening spaces
- Don't reflect needs for people on Autism spectrum.

Future?

- Facilitate events that can't be held elsewhere
- Holsworthy major residential subdivision: - Sporties properties planning a development
- Don't replicate the existing facilities
- Think about schools -liaise with them on facility development
- There're 70 schools in Liverpool - how can they possibly have carnivals in the time to feed into a district carnival?
- Band-aids have been applied for a long time.
- There are no facilities to encourage diving. Provide a diving facility in a few pools?
- Fairfield Fun facilities?
- Accessibility is poor
- Holsworthy - consider DA with housing



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- Memo of understanding with schools
- Don't build what private operators can do
- Important to keep kids cool
- Liverpool is very hot. We need a beach and waves
- Bigger, well thought out centres
- Splash parks better in parks, rather than at aquatic centres. People go there for a long length of time e.g. 10 -4.00pm
- Significant need for LTS facilities
- Measure how many people learn to swim each year
- Want hubs: sports, library, community centre etc.,
- New facilities next priority Came Hill Aquatic Centre - Carnes Hill 2 on other side of the creek
- Social benefits important for learn to swim
- Need a balance between big and accessible
- Future centres must be easy to get to - locate facilities near transport
- We need to know many learn to swim who and why are they coming and why not
- Encourage people with a disability - especially those on autism spectrum, consider in facility design
- Need facilities to account for different people. People from other non-swimming cultures. Need to teach them to swim and provide opportunities for their needs to be met.
- Opportunities for single gender sessions
- Non-threatening places where children won't be distracted whilst learning to swim.
- Must be affordable for all our residents and we must teach people how to swim.
- New centres need lots of parking with parking for parents with prams and people with a disabilities
- There should be a pool with a beach
- There is a need for different spaces for different people - or events - from a design sense for example- LTS
- LTS need small separate space not intimidating
- Need centres with good integrated indoor / outdoor space for all seasons
- Open plan spaces
- Not our role offering premium service for a few – in the space of - service for all
- Not for Council to be in competition with private gyms, but we should enable women own space not the case of locking off.

User Groups

The following user groups were interviewed:

- Sloosh Kids Car Incorporated
- Jade Wellness Centre
- Camden Valley Basketball
- Hoopsters Basketball
- Rainbow Club
- KARI Foundation Liverpool
- Yotala Gymnastics
- Kinetix Health and Performance
- Holsworthy Hammerheads Swim Club
- Liverpool Basketball Association
- Millers – MWC
- Prime Physiotherapy
- Sandra Fleeton Dance

Basketball

Basketball is conducted at Clarke, Wenden and Whitlam. Wenden and Whitlam has one club, however both have similar issues with their respective centres.

Issues raised by club representatives for basketball include:

- Clarke floor cannot be used for recognised competitions, due to a join through the floor that makes it dangerous to use



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- Issue of maintenance and quality of floors / cleaning. Wenden has a non-timber floor
- Access to centres for Friday evenings; having to compete with events at Whitlam and therefore not able to offer higher level of competitions or attract regular NBL games
- Consistency with pricing; impact when changes made without consultation and minimal notice during the season leaving clubs in financial difficulty
- Inability of offering Friday evenings and weekends means young people participate in neighbouring centres resulting in loss of basketball membership in Liverpool.
- No pathway for participants from 'learn to play sport' through to club or representative competition at various levels
- Social and community benefit is impacted by limiting weekend use for young people
- Unable to expand programs such as women's basketball or new games such as Handball for community as unable to access courts
- There is a problem for the growth for sports in Liverpool, with those wanting a pathway to competition going to Bankstown or Fairfield, because of the lack of suitable facilities and available times to play competition, resulting in loss of identity with Liverpool.

Childcare

Childcare is currently offered at Whitlam, and Clarke with Wenden having a community-based service offering before and after school care.

The services provided at the centres by Sloosh, Rainbow and Jade Wellness are aimed at those children with a range of abilities and have attracted NDIS funding.

There is a belief that these programs could be expanded if space / time was available, as all have a waiting list.

Martial Arts

Although martial arts activities are available at the Whitlam, Liverpool has several private martial arts studios operating for a broad range of community users.

The operator at Whitlam could not be contacted for an interview.

Other Users

The three centres under contract management have a number of tenants who use the facilities for a range of activities and services.

Health professionals operating at the Clarke and Whitlam centres, provide specialist services focussed on rehabilitation, pain management and improved mobility for NDIS clients and referred patients.

Issues raised by related by these service providers include:

- Inadequate parking for people with a disability and access to the centre (Whitlam)
- Carers have trouble with their clients in change rooms, resulting in having to use the open change space which is not always appropriate for clients
- Hydrotherapy programs were important activities that attracted a broad range of users. However, a common issue was the unreliability of the water temperature, resulting in many cancellations of classes at short notice and causing problems for clients
- The gyms were used by the health professionals as part of their programs. However it was noted that centres did not allow additional (cardio) equipment or were too small to provide better exercise activities (Clarke)



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The other tenants interviewed discussed the problem of being relocated to smaller spaces for their programs or losing a Saturday to operate, both actions resulted in loss of members and viability of operations for the respective groups.

The general feeling was that management did not necessarily understand the operations of their activities.

For all groups, cultural matters were an issue, ensuring privacy for certain groups – such as for young girls not being viewed during activities.

Installing curtains were an option, but at the expense of the club. These groups were also providing programs for ages from 5 years up to late teens.

Not having Saturday programs limits the ability of groups to develop. (Gymnastics and dance).

All the above groups were long-term tenants and were concerned about their organisation future in these centres.

Past experiences with management resulted in a reduction of services and a sense that they were being “pushed out”. They can provide the same activity, but without the ability to provide appropriate pathways for development or growth.



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6. Private centres that compete with Council's centres

Sydney's west has a range of outdoor and indoor aquatic facilities. Outdoor locations range from the West Sydney Parklands to the Georges and Hawkesbury-Nepean Rivers, Chipping Norton Lake and Lake Moore where activities such as water-skiing and sailing are held.

Private facilities such as Wet'n'Wild (Raging Waters) in Prospect and Council owned facilities offer a range of indoor and outdoor aquatic experiences.

@leisure assessed the nature of facilities and services provided by private, adjacent LGAs, schools and other not profit providers, that were likely to be within the catchment for Council centres. In most instances, the private sector offers very little competition for Council centres except for gym and fitness opportunities. The lack of competition in aquatic services, especially in the learn to swim market was notable and in part driven by the lack of affordable properties available to small businesses and space for parking. The demographic profile of the Liverpool Council area, and low willingness to pay, is also a contributing factor to the lack of private competition.

Snap shot of other facilities

Gym and swim facilities

All Council centres have potential competing facilities within less than twenty minutes drive.

There are 33 facilities in the City of Liverpool offering gym, fitness, court, gymnastics or swimming facilities including the four Council

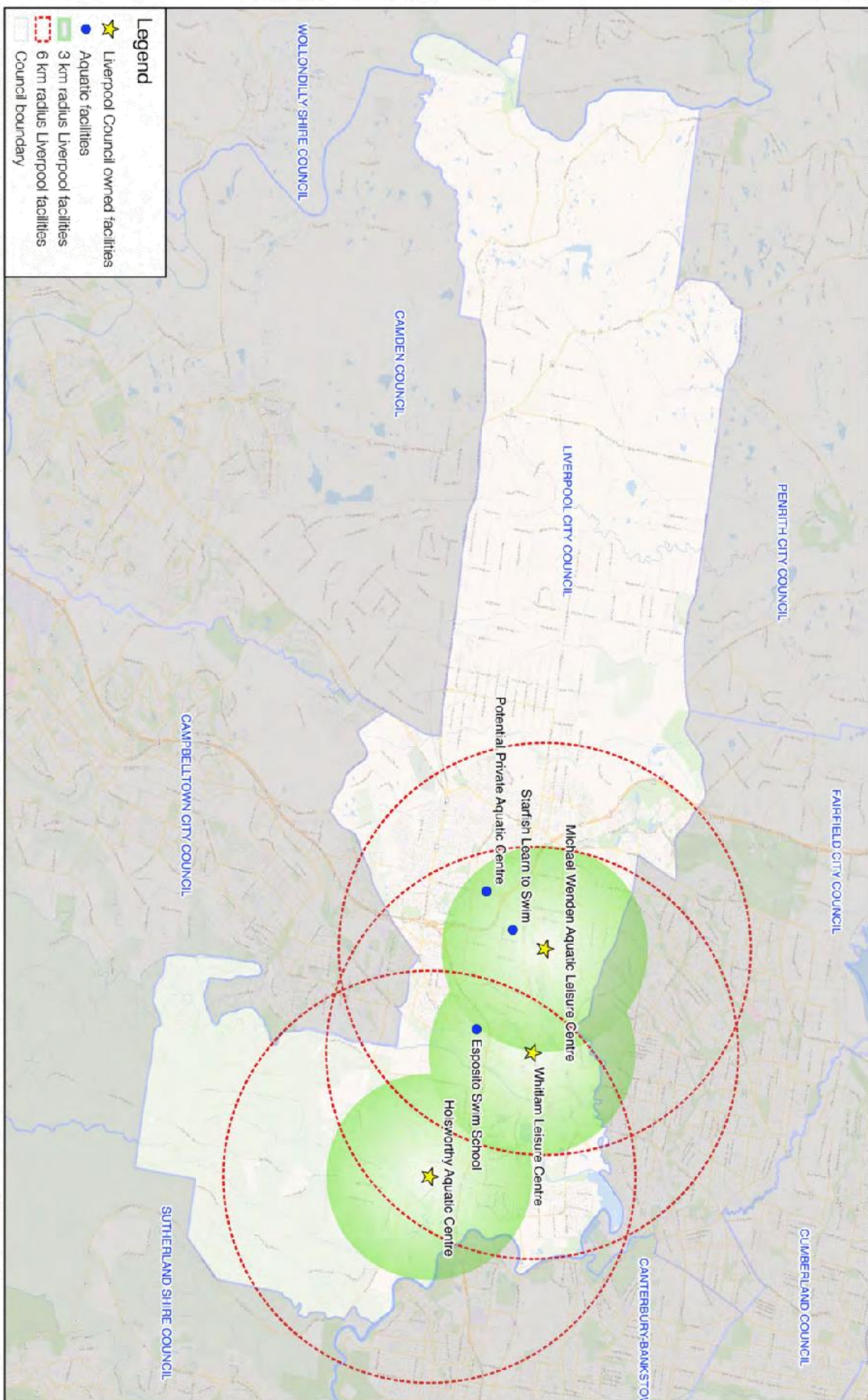
owned venues. A further four venues have DA applications approved for the operation of recreation facilities.

- Of the non-Council owned facilities, only two offer swimming lessons
- Twenty two facilities offer general fitness activities including gym equipment and/or fitness classes
- Only two facilities offer courts sports, none of these are netball or futsal competition compliant courts and most are not sprung timber floors
- All non-Council facilities within the City of Liverpool are within a 16-minute drive of an existing Council owned facility. The majority are within a 10-minute drive of either Whitlam or Wenden
- There is very little competition for swimming pools, events spaces, gymnastics and sports courts, but considerable competition for gym and fitness opportunities
- Liverpool Council facilities may provide more of a full service offering than other centres close by, except for extended gym and fitness hours.

Total population of the immediate catchment around a centre, projected growth and likely density of the surrounding area have a considerable bearing on the use of aquatic facilities. These factors will also affect the viability of certain types of additional services and offerings.

A full inventory of competitor facilities, including the municipality, closest Liverpool Council facility, distance, management, landowner and facility type is provided in Appendix 6.

Map 1, 2, 3 and 4 following; show all the known centres that may compete with Liverpool Council Centres.



Aquatic and Leisure Centres Strategy

Map 1. Private Providers of Aquatic Facilities in City of Liverpool



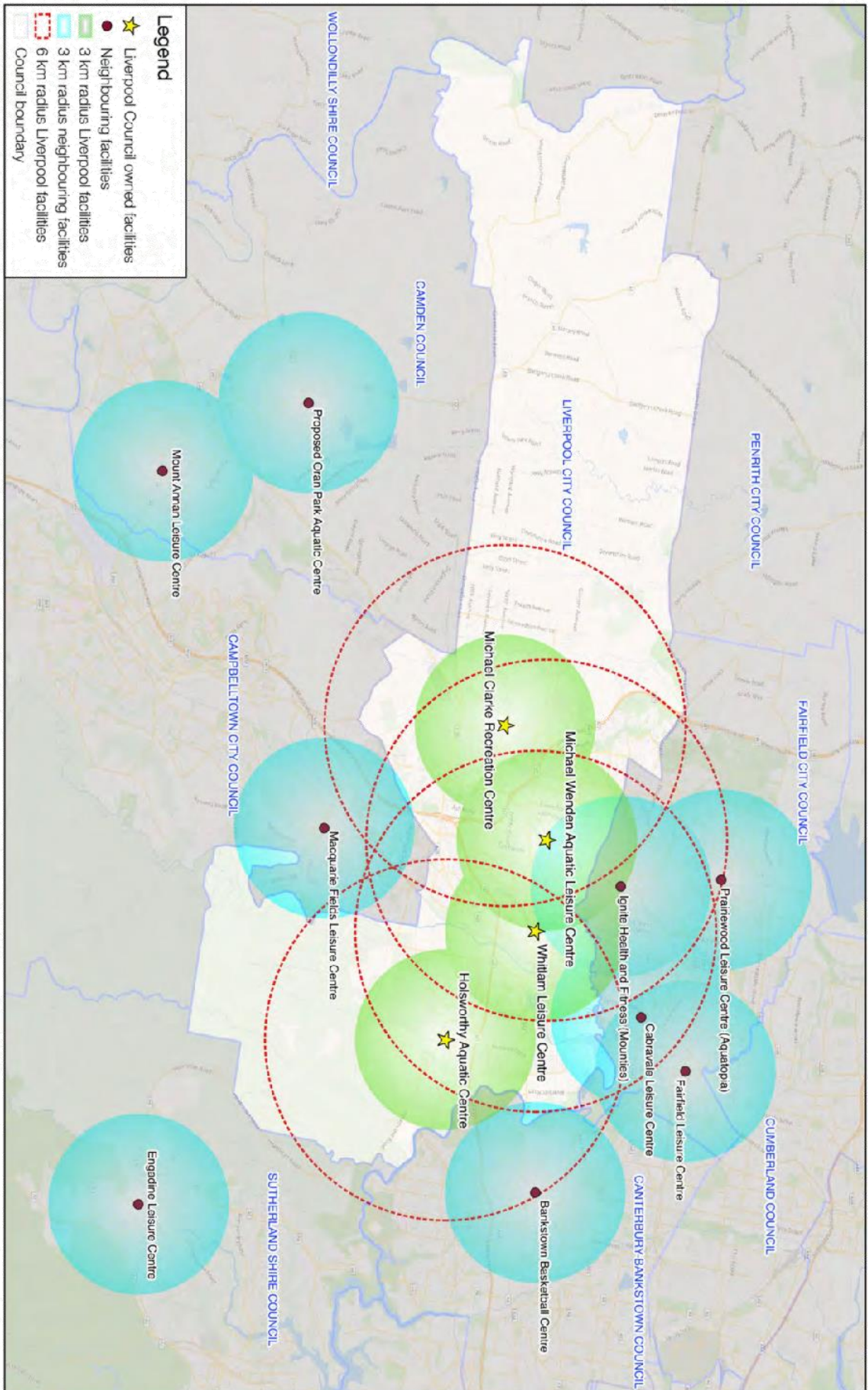
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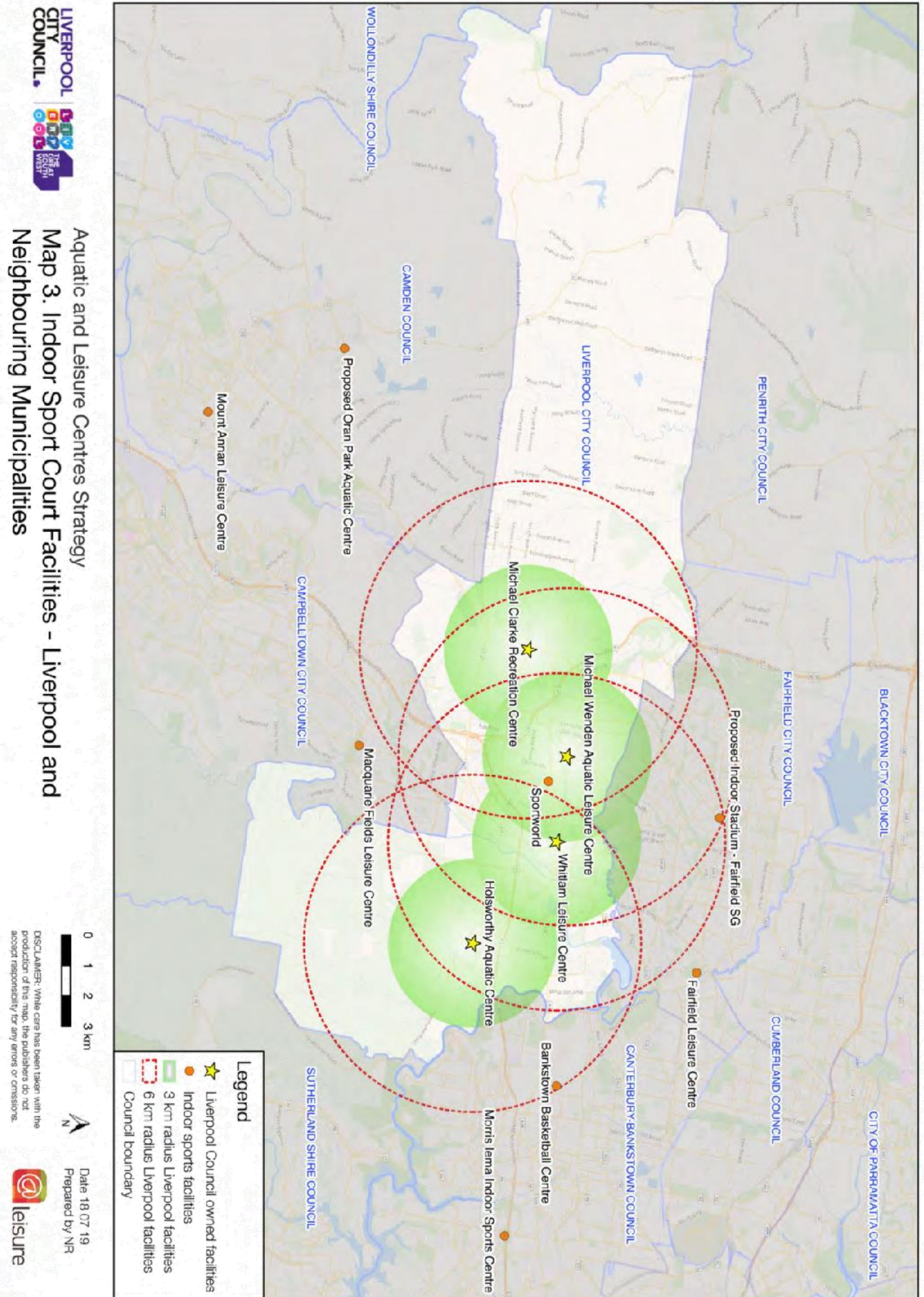


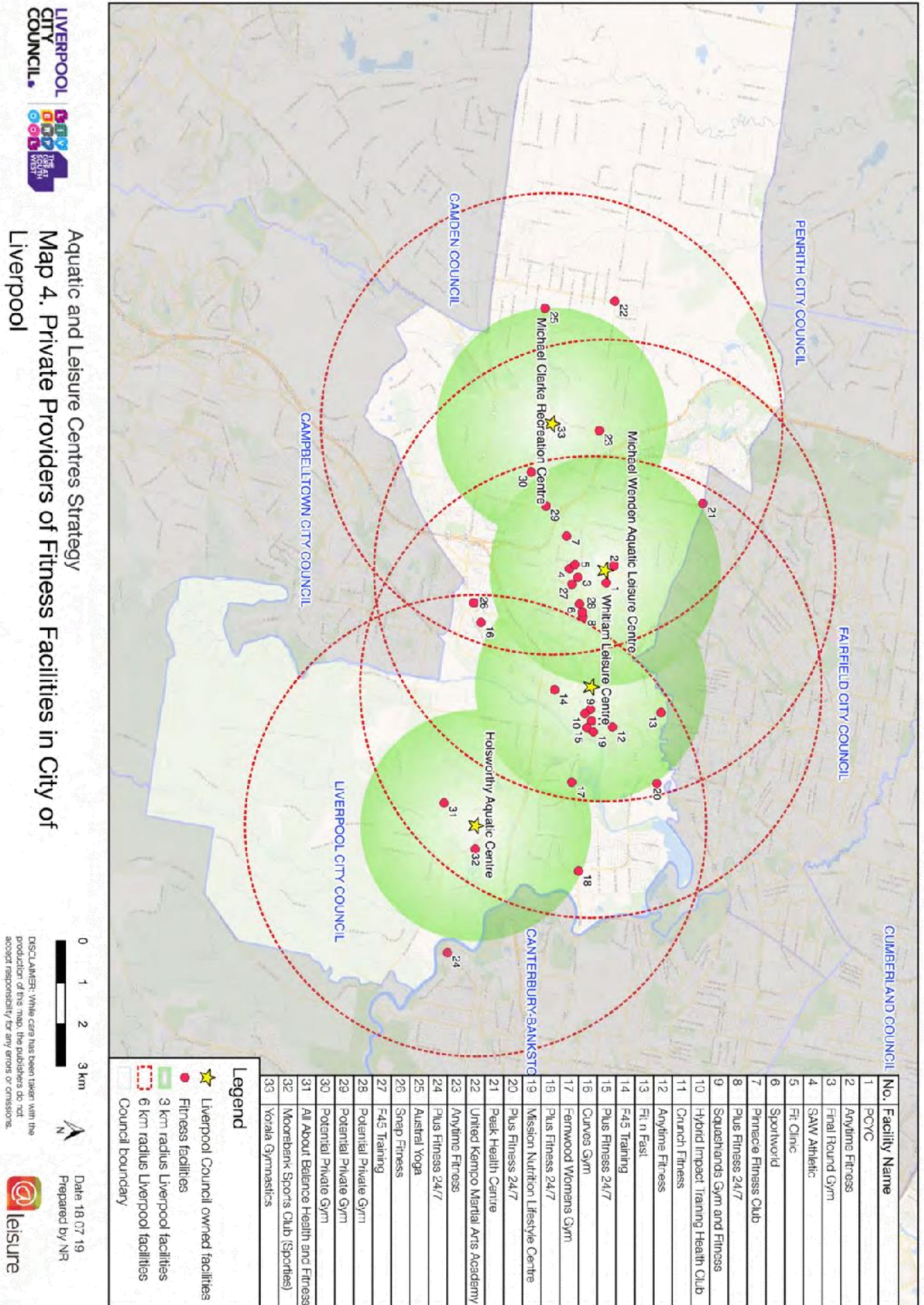
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Prepared by NR

DISCLAIMER: While care has been taken with the production of this map, the publishers do not accept responsibility for any errors or omissions.











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6.1 Centres in neighbouring Councils

A review of neighbouring Council facilities shows that there are no major Council owned facilities within the immediate catchment of existing Liverpool centres (see Map 2 above).

Only Ignite Health and Fitness is within a 7-minute drive of Wenden and is likely to draw gym and fitness customers from the same catchment as both Wenden and Whitlam.

The seven neighbouring facilities were contacted in relation to the current management, demand and future development. The table below outlines details provided by Council officers.

Table 13. Summary of information about centres in adjoining LGAs from interviews with Council officers

Municipality	Venues	Management	Meeting Demand	Future Developments
Campbelltown	Macquarie Fields Fitness & Indoor Sports Centre, Macquarie Fields Leisure Centre, The Gordon Fetterplace Aquatic Centre, Eagle Vale Central	Council	Not known	Not known
Camden	Camden War Memorial Swimming Pool, Mount Annan Leisure Centre	YMCA	Yes	Recently upgraded Gym facilities at Mt Annan. Oran Park Town centre project will have aquatic and gym/fitness facilities. Details to be confirmed. Nth Leppington to be considered as a potential joint development with Liverpool.
Wollondilly	Wollondilly Leisure Centre, Picton. Warragamba Swimming Pool - 25 outdoor	Leisure Management Services	Yes	No plans
Fairfield	Fairfield Leisure Centre, Prairiewood Leisure Centre. (Aquatopia), Cabravale Leisure Centre.	Council	All sites at capacity especially swim lessons. Lock outs on hot days at Aquatopia. Lap swimmers, squads and aquarobics all want more space.	A 5 lane slide opened in January 2019. A wave pool to be considered for future stage. Planning for future indoor courts at Fairfield Showground. Health and wellness facilities to be included at Cabravale Leisure Centre.
Canterbury Bankstown	6 Outdoor pools	Council	Birrong Leisure Centre regularly reaches capacity during the summer months.	Planning on major investment into some of their centres. Greenacre requires investment of approx. \$2.3m to fix issues.
Penrith	St Clair Leisure Centre, Ripples and St Marys swimming centres	Council Company Limited by Guarantee	Have identified a shortage of 14 indoor courts.	Location of courts to be confirmed. St Clair may get small community gym in future.
Sutherland	Sutherland Leisure Centre, Engadine Leisure Centre, Caringbah Leisure Centre	Council	Water Fun Park Opened Sept 2018	Not known



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6.2 Key competitors to each centre

Whitlam

Fairfield and Prairiewood Leisure Centres (Aquatopia) offer extensive outdoor water play, along with a range of aquatic programs. There can be lockouts on hot days at Aquatopia due to centre capacity and there is demand for more space for lap swimming, squads and aquarobics.

The development of water play facilities at Aquatopia over the last 3 years has seen attendances increase from 39,000 in 2016 to over 60,000 in the 2018/19 summer season. This has exceeded expectations from the original business plan. A wave pool will be considered as a future stage in Fairfield.

A private swim school is located within 6 minutes of Whitlam, but it is the only swim school in the immediate catchment other than Wenden.

The gym and fitness market is competitive around Whitlam with some 12 competing gym and fitness facilities. (Refer Appendix 6).

Fairfield Leisure Centre and adjacent Fairfield Youth and Community centre has one and two Gerflor type surfaced courts and offer a range of social indoor sports options and hire for badminton, volleyball, futsal and basketball. These courts don't appear to cater for club competition or netball.

Fairfield Council has developed plans to DA stage for 4 indoor courts at the Fairfield Showgrounds as part of its redevelopment.

Council also have plans for the redevelopment of Cabravale Leisure Centre to include a hydrotherapy pool, spa, sauna and steam rooms, rehabilitation gym as well as doctors and counsellors' rooms.

Wenden

A private swim school is located within less than 10 minutes drive of Wenden and is the only swim school in the immediate catchment other than Whitlam.

There are nine health and fitness centres within a 10-minute drive of Wenden, one proposed and a private swim school.

Pinnacle Fitness Club (Liverpool Catholic Club) is within a 7-minute drive and has one indoor court used for fitness classes along with health club facilities and a women's only gym area. The club has no plans for future development of indoor courts or aquatic facilities.

There is one indoor sports centre within 5 minutes of the centre. The focus of this is social programs, parties etc. It offers indoor cricket, social netball and futsal and has Inflatable World on the weekends. This centre is unlikely to compete with timber floor courts for sports competitions, if these were to be provided in Wenden.

Clarke

Clarke has several indoor sports facilities within half an hour: Mount Annan Leisure Centre and Macquarie Fields Fitness and Indoor Sports Centre. These appear to offer mostly social sports opportunities. Mount Annan Leisure Centre is approximately half an hour from Clarke.

The centre provides a two-court basketball sized stadium, low level gymnastic programs, netball, indoor soccer and volleyball.

Macquarie Fields Fitness and Indoor Sports Centre has 2 timber floor sports courts for basketball, badminton, gymnastics, volleyball and netball.

Clarke has limited competition for gym facilities with just 2 venues within 3km.



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A further two gym/fitness facilities are expected to be developed in the catchment in the coming months.

A small outdoor splash park is located within the Clarke precinct.

Holsworthy

The centre does not have any competing swim schools in the catchment, with Whitlam the closest aquatic facility.

Holsworthy has Morris Iemma Indoor Sports Centre and Bankstown Basketball Stadium with about 25 minutes. The centre offers two netball-sized courts. Morris Iemma Indoor Sports Centre does not have sprung timber floors. Courts are available for casual hire for basketball, basketball competitions, martial arts, netball, holiday programs and walking football. There are social league netball and futsal competitions that run from the centre. Bankstown Basketball Stadium has 7 courts and is managed by the Bankstown Basketball Association. Bankstown Basketball Association, or the 'Bruins' is one of the largest Associations in New South Wales, with almost 3,000 registered members.

Challenges and opportunities other centres present to Council

At present private centres offer limited challenges to Council centres except in the low fee/ low service market and 24hrs gym and fitness market. This market may not be fully saturated.

A major challenge that the City faces is the inability of aging aquatic centres to meet public expectations and contemporary accessibility requirements.

In addition to the aging infrastructure, the limited capacity of the existing centres is a major threat to be able to meet the demand for fitness, aquatic services and indoor sport

competitions and provide social and health benefits to the community.

Council's centres have the strength of providing a niche in the full service gym and fitness market and offering a diversity of social and physical activity options at prices that allow access for people who are less likely to participate due to cost.

A major opportunity for Council is to target the learn to swim market that is not well serviced by the private sector and provide a suite of activities that will address the relatively low health and physical activity status of residents.

A major threat to the delivery of future aquatic and indoor sport sports facilities is if a suitable site in the outer west is not able to be acquired, or the site is not large enough for an integrated regional facility, which will leave a major gap in distribution and the Clarke catchment underserved.

If the facilities at Clarke can't be further developed due to the lack of space, or site constraints, alternative sites will need to be found (in the west) and if the outer west facility (proposed for Austral/ Rossmore) cannot be built at the scale required.

With only two small gymnastics programs in Liverpool (Whitlam and Wenden) there is an opportunity to develop one dedicated venue to a scale that provides a pathway for gymnastics beyond the basic program offered now in temporary facilities.

The public consultation was clear about the need for more informal leisure water to meet resident needs in hot weather. A 'beach in the west' with a large number of shallow water play options would be enormously popular. Residents are currently travelling out of Liverpool in search of places to cool off on hot days, with these venues turning people away due to high demand.



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7. Trends in aquatic and leisure centres

7.1 Large aquatic centres targeting visitors

An increasing number of large tourist villages/ caravan parks or resorts now include swimming and play facilities to attract visitors and offer some access to the community.

Many Councils are being encouraged to build very large aquatic centres that feature key points of difference and target visitors.

These types of centres include the following.

Major water parks

These include parks at tourism destinations like Cairns and in Fairfield in western Sydney. See images following.



Aquatopia, Fairfield. Photo - Fairfield City Council



Sugarworld water park, Cairns. Photo - <http://sugarworldwaterpark.com.au>

Aquatic lagoons and splash park developments on foreshores

Foreshore aquatic development targeting visitors include those at Darwin, Townsville, Cairns and Brisbane Southbank.



Southbank, Brisbane. Photo-@leisure

Major centres with multiple components and indoor water play and slides

There has been a general increase in the proportion of indoor swimming pools due the desire to provide all year, more comfortable, warm water and services for an ageing and less able population. This includes components such as water slides and splash parks typically provided outdoors. Examples include: LeisureLink, (Warrnambool, Victoria), Watermarc (Geelong, Victoria), PARC (Frankston, Victoria), and AquaPulse (Hoppers Crossing, Victoria).

Internal water slides are a major attractor for older children. They are however very seasonal in patronage, require additional supervision and can infringe on circulation space. Generally speaking, they are not a major revenue earner.



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7.2 Urban renewal projects; beaches and river pools

Several urban renewal projects where urban spaces are in short supply have included urban beaches and pools in reclaimed areas and rivers. Beach examples include Saint-Quentin in France, Paris, along the river Seine between Pont Neuf and Pont de Sully, Brooklyn Bridge Park's Pier 4 Beach, and HTO Park in Toronto. See the following images.



Urban Saint-Quentin, France



Sugar Beach; HTO Park, Toronto. Photos- Nicola Betts

River pools include Islands Brygge Harbour Bath in Copenhagen.



Islands Brygge Harbour Bath, Copenhagen. Photo-Mycityhighlight.com

There are a large number of proposals to provide floating or pop up pools in urban rivers, such as in the Parramatta River in Sydney, West Beach in Canberra, the Hudson River in New York and Moscow. See following images.



Proposed pool for NTC Hudson River. Renderings by family New York, courtesy of friends of +POOL.



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Floating pool proposed for Moscow 2019:
100architects conceptualizes floating
'Suprematist Pool', Moscow.
Dresignboom.com

7.3 Warm water pools

An increasing proportion of the population are seeking access to warm water for programs, therapy, lessons and gentle exercise. A growing number of aged care facilities incorporate a pool that may have public access. These often include fully accessible facilities and spa.

A review of over aged care facilities in Liverpool showed no warm water or hydrotherapy pools provided.

Warm water pools need to be designed to meet the current Disability Discrimination Act and the Building Code of Australia. Beach entries, pool lifts systems such as "pool pods" and "changing places" change rooms with seamless access from change facility to pool, are requirements of aquatics centres, to enable all the population to use these facilities. With the introduction of the NDIS, more people with a disability will require access to facilities and programs.

Comparative figures from ABS estimates that people with disability are 15% less likely to participate in sport and active recreation than the general population.

It is reasonable to assume that this under-representation in sport participation among persons with a disability exists and is due to disadvantages or barriers encountered.

There is consistency in participation trends for those who reported being mobility impaired. They were most likely to participate in walking (60.2%, aerobics/fitness (28.2%) and swimming (15.7%). Females were more likely than males to engage in aqua aerobics and yoga.

ABS data estimates that one-fifth of Australians have a disability, this suggests that there could be more 40,000 people with a disability in Liverpool and that figure may increase to over 48,000 by 2026.

Based on available participation rates, the potential market for swimming for people with a disability is likely to grow from 6,474 now to 7,740 in 2029 in the City of Liverpool. Providing more purpose built facilities in Liverpool will be important to encourage participation.



One care Wellness Centre, Glenorchy.
Photo-@leisure



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7.4 Water safety education

Drowning was the cause for 249 deaths in Australia in 2017/18. New South Wales recorded the most significant number of drowning deaths in Australia with 87, followed by Queensland with 60 drowning deaths.

A person of Indigenous descent is more than four* times¹² more likely to drown than a non-indigenous person. Royal Life Saving Australia suggests this is due to the fewer Indigenous children participating in swimming lessons.

In 2016, 1.5% of Liverpool and Greater Sydney residents were of Indigenous descent, compared with 2.9% for NSW.¹³

Facility design and management practices are increasingly important in facilitating supervision and responsiveness to potential drowning.

An increasing proportion of people born overseas without a culture of swimming or water safety intelligence have prompted increased vigilance in aquatic centres and new strategies in supervision and information. This is highly relevant in Liverpool given that 40.7% of residents were born overseas. This compares with 36.7% for Greater Sydney and 27% for NSW.

Royal Life Saving Australia indicates that all Australian children have the right to a comprehensive swimming and water safety education. The skills of swimming, survival swimming and necessary rescue all contribute to saving a life. However, there are many barriers; including cost, distance, awareness, and access in communities most at risk of drowning.

¹² www.royallifesaving.com.au/facts-and-figures/resources/indigenous-resources

¹³ abs.gov.au

Several anti-drowning systems are now in use in swimming pools. Some check individual swimmers via their wristband – monitoring their depth, motion, heart rate and time. Others use computer vision and alert Lifeguards when a swimmer may be in difficulty.

Centres need to be fitted with information technology that can provide frequent and regular customer communication, to swim school and gym members.

7.5 Splash parks and water play areas

Both in Australia and overseas, more water is being included in public space design due to:

- The need to manage stormwater
- The need to combat the heat island effect
- The increasing costs of outdoor swimming pool provision, coupled with the desire to replace costly ageing assets and expenses of operating outdoor seasonal pools due to ageing infrastructure and changes in customer expectations.

Splash park developments are often seen as a way to replace older style pools that are costly to operate and poorly patronised. Splash parks generally include zero depth-wet areas; sprays and interactive water play equipment. Splash parks can't replace swimming experiences but may be more affordable and accessible, allow people to cool off without the effort of going to a swimming pool and encourage people who don't want to be immersed or have to change clothes. They may also support families to play together.

The capital cost of splash parks vary depending on the size, number of features and the support facilities built with the splash park, such as toilets, shade and BBQ facilities.



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A district size splash park built in conjunction with existing facilities can be built for around \$500,000.

Splash parks located with existing aquatic facilities and maintained mainly by on-site aquatic staff can cost as little as \$1,500 per month to manage. Assuming that items such as insurance, marketing, security, and rubbish removal are absorbed as part of the overall operations of the aquatic site.

A stand-alone splash park could cost around \$8,000 a month to maintain with external contractors completing tasks such as 4 hourly water testing, backwashing, cleaning and rubbish removal.

Many outdoor pools or destination playgrounds now include splash parks.

Splash parks are not a substitute for a pool, and they are not cost-free. Splash parks require water, may not be cost effective to run in some weather conditions, or drought and require regular water quality and condition monitoring and cleaning. In many instances splash parks do not attract any revenue unless within an aquatic centre and if provided in parkland provide additional hard surfaces in what was previously green space.

Water play facilities are significant attractors for families with young children. How equipment is placed (i.e. in zero depth water or on softfall) and the relationship with dry equipment in outdoor parks is an issue because of the temperature differential.

Internal water play facilities need specific supervision and the maintenance on equipment can be very high - especially on equipment with moving parts; hence these features may have high recurrent costs.

Examples of outdoor water play and splash parks in Australia include:

- Bigge Park, Liverpool, NSW
- Leanyer Recreation Park, Darwin, Northern Territory
- Vera's Water Garden, The Entrance, NSW
- Aquamoves, Shepparton, Victoria
- Noble Park Aquatic Centre, Noble Park, Victoria

In conjunction with the splash park trend is the trend to provide water in nature play spaces such as in The Potter Garden in Centennial Park and in Royal Park in Melbourne.



Ian Potter Wild Play Park; Photo. Tim Lumsdaine



Royal Park Play Space, Melbourne. Photo City of Melbourne



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7.6 Inflatables

A number of commercial entities provide inflatables as pop up facilities in parks e.g., Splash 'n Bounce, located in Ballarat, Victoria. See image following.



Splash 'n Bounce, Ballarat

Similar inflatables have been provided in rivers (Mulwala, NSW) and open water such as off Broadbeach Parklands in QLD, AquaSplash in Redcliffe, QLD and in the Brisbane Water adjacent to the Gosford Olympic Pool. See image following.

Aquazone@LakeMulwala is the seventh Wibit sports park operating in Australia.



AquaSplash.com.au

Many municipal pools now provide scheduled times with inflatables to facilitate play. These come with additional management responsibilities, staffing and the need for storage.

There is now a confirmed Australian standard for water borne inflatables following industry consultation.

The standard provides guidance to manufacturers and operators of constant airflow waterborne inflatable equipment and facilities on how to design and operate this type of device.

Inflatables in indoor leisure centres

In an indoor court setting inflatables are commonly used to attract additional users in holiday periods, for example. However, inflatables may also displace important court uses that don't have the same some likely income but rely on court space.

This trend of indoor centres needing to choose uses based on income over participation benefits, has affected sports such as indoor cricket and particularly squash which were largely provided by the private sector and have been replaced by residential developments, or other internal components such as child care and gym space for example, that may draw higher returns.

7.7 Group fitness

More aquatic and leisure centres are offering more group fitness classes: e.g. aqua moves, gentle exercise, high intensity fitness classes, bikes, personal training and Pilates style programs in the water and on the pool deck.

More centres now have multiple rooms that can be used for different types of group fitness, yoga and meditation, and seek flexible water spaces to be able to program a range of water based classes traditionally only undertaken on land (i.e. Pilates).

There is a trend for centres to offer more virtual classes outside scheduled staffed programs. These virtual offers assist with providing opportunities outside the most viable and popular time slots.

Whitlam currently offers virtual cycle classes. It does not offer other group exercise classes.



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The complete 'Top 20 Worldwide Fitness Trends for 2018'¹⁴ are:

1. High Intensity Interval Training (HIIT)
2. Group Training
3. Wearable Technology
4. Body Weight Training
5. Strength Training
6. More Educated, Certified and Experience Fitness Professionals
7. Yoga
8. Personal Training
9. Fitness Programs for Older Adults
10. Functional Fitness
11. Exercise and Weight Loss
12. Exercise Is Medicine
13. Group Personal Training
14. Outdoor Activities
15. Flexibility and Mobility Rollers
16. Licensure for Fitness Professionals
17. Circuit Training
18. Wellness Coaching
19. Core Training
20. Sport Specific Training

One implication of the trends in group fitness for Liverpool centres is the need for space for group fitness and adequate storage space poolside for the increasing range of classes that are likely to be offered especially water based programs when more pool space is provided for programs.

7.8 Swimming participation trends¹⁵

Almost 16.7% of people over 15 years of age swim in NSW. Slightly more females swim, than males. Of the people who swim, 52.4% swim in an organised setting such as a leisure centre. Some 6% of organised swimming participation is club based. Slightly more people swim in an organised setting than in previous years.

The participation rate for swimming among children, as an organised activity is 33% (0-14 years), outside school hours.

The median annual spend on swimming is \$400 per child. This spend is 27% of the total spent on sports and physical activities outside of school hours.

About 50% of people swim once a week and the average is 45 minutes.

The direct motivation to swim for people over the age of 15 years is physical health and fitness 51%. Social reasons are the second main motivator (but the highest for playing most sports). Some 34% of people swim for more social reasons. The AusPlay data 2019 suggests some 26% of the population would consider swimming.

There has been a decrease in school based swimming programs due to bus costs, as well as policies about taking children off-site and a crowded curriculum.

There is an increasing demand for learn to swim classes, for babies, young and middle years' children and stroke improvement classes for adults and even grandparents (who are the largest providers of child care in Australia). Swim Teaching qualifications are no longer strictly AUSTSWIM provided.

¹⁴ ACSMs Health and Fitness journal, November/December 2017

¹⁵ AusPlay 2019.



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There are more options using technology tracking students' progress in swim schools providing parent feedback – such as Swim Desk.

There are an increasing number of private swimming school facilities and providers offering swimming lessons e.g. JUMP, King Swim, Paul Sadler Swimland, Shapland Swim Schools, Carlisle Swimming, Rackley Swimming, State Swim and school PPP developments. There are few providers however in Liverpool, due to the lack of affordable sites or buildings to lease according to a Jump Swim School representative.

Participation in swimming peaks in the age group 5 to 8 years at approximately 43% he declines gradually to 18 to 24 years and then rises about 5% to approximately 11% of the population between 35 and 44 years and then declines again to around about 6% in people 65 years and over. Participation in club swimming has a similar age profile as swimming as a whole.

There has been a decline in the number of registered swim club members in Australia since 2000. This is consistent with the trend toward participation in small groups and event based rather than club based activities.

The implications of the current profile of swimmers is the increasing demand for larger, shallow warm water pools to accommodate swim lessons, programs and classes.

7.9 Increasing energy and water costs

Of all public facilities, swimming pools are the most energy-intensive (to heat the water and air and to ventilate the premises). Space heating, more warm water in pools, water heating, showers and the electricity requirements of mechanical systems, lighting and pool technology as well as other electricity consumption from other devices, all contribute to increasing energy demands of public aquatic centres and puts at risk their financial viability.

The increasing energy demand and cost of energy and water are driving new technologies such as the "Pooled Energy's cloud-based control system" that collects data from sensors that monitor the multiple pool's water chemistry and temperature is an example of new technologies used in conjunction with information on the local weather, the state of the national electricity grid and the current cost of power to implement an optimal pool management regime.

Elsewhere there are good examples where heat from servers and sewers are being recovered and recycled and solar farms are being used to heat public pools.

Trigeneration and cogeneration, use of geothermal heat pumps and variable speed drives that allow pumps to run at a lower frequency have been used in pools across the country to reduce reliance on gas and carbon emissions.

A number of technologies around solar and storage of solar energy are changing rapidly and should be monitored. The replacement of fittings and fixtures may also make a considerable difference to energy costs.



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Installation of water tanks and harvesting of water reduce the use and cost of potable water.

7.10 Indoor sports

There has been growth in indoor sports in recent years as additional offerings are available for traditional outdoor sports, such as archery and lacrosse. More modified or social sports are now being offered to a diversity of age groups and market segments, by non-traditional sports organisation including cultural groups and small businesses. Activities such as walking basketball, soft tennis and table tennis are examples of those now offered for older adults. There are more sports available to people with a disability – including parasports and sports such as wheelchair Australian rules football, floorball and power hockey.

Indoor sports courts are also being used more for training for outdoor sports such as cricket.

More centres are being dedicated to sports such as futsal, badminton, table tennis and gymnastics and skate facilities, as population increases and the size of the market increases. Indoor mountain bike centres are also likely to open where affordable properties present.

The indoor sports industry's revenue has grown slightly over the past five years, despite strong competition from alternative forms of exercise like gyms, fitness centres, running and cycling. Government grants and contributions have helped support growth in industry revenue. These grants generally go towards constructing or redeveloping stadiums.

One concern for volunteer sports such as netball in using more indoor courts is the costs to players, as typically the price of outdoor courts is less than half that of an indoor court.



Dedicated Badminton Centre, Melbourne Badminton Centre.

Source: www.melbournebadminton.com

Design of future centres

The implications for Liverpool related to accessibility, demand for water play and the design to co-locate aquatics with other services that may include events, courts space and group fitness or allied health is that new centres will require a larger footprints and with more zero depth play space than previously.



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8. Potential participation

8.1 Implications of demographic influences

The key demographic influences on demand for swimming, leisure and participation in sport and physical fitness are age, gender, income, education and cultural background.

Generally speaking, people that are least likely to participate in swimming and sport or physical activity generally are those that:

- Are over 65 years of age
- Are born overseas in a non-English speaking country
- Live remotely
- Have low incomes and levels of education and
- Are unemployed or have a disability.

The additional 37,000¹⁶ people arriving in the LGA over the next 10 years will have an impact on the capacity of centres. The young population profile alone will increase the demand for aquatic, sports and leisure opportunities, however the high proportion of people born overseas will require additional effort to address the lower propensity to participate, lack of water safety knowledge and affinity with sport and swimming and increased challenges associated with cultural diversity, in addition to low incomes and higher unemployment.

In response to these demographic factors it is suggested there will be a need to:

- Extend opportunities for children's swimming lessons with facilities with expanded shallow program pools at Whitlam, Wenden, the proposed centre in Austral/ Rossmore and Hammondville Park (potential relocation of Holsworthy Aquatic Centre)

¹⁶ planning.nsw.gov.au

- Include a change room and pool design that encourages use by women and those from Muslim cultures
- Control pricing of programs that encourage access to all residents. This is likely to require subsidised centre operations
- Provide shallow water space at all venues to safely accommodate those with low or no swimming ability
- Provide child care and before/after school options as part of, or within close proximity to venues
- Provide opportunities to cool off without having to be fully immersed or needing to change clothes
- Continue to provide interventions and expertise that can reach out to specific populations less like to participate on their own account.

8.2 Potential numbers of people likely to swim or use aquatic leisure centres

Interviews with staff and a review of annual attendance data from 2018 for the four centres highlights that the current facilities are at capacity and the demand for a number of activities such as warm water swimming and aquatic programs, school swimming carnivals, gymnastics and basketball are not being met.

This is reinforced by existing benchmarks. The two of the three centres managed under contract (Whitlam, and Wenden) exceeded the CERM¹⁷ benchmark for centres in their category.

The reported annual attendance for Holsworthy for 2018 was well short of the

¹⁷ CERM performance indicators are based on an annual operational management survey for Australian aquatic and leisure centres with over 150 aquatic and leisure centres providing data each year



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average benchmark for the indoor pool category, however this may be due to the limited offering of the facility.

The review of potential participation by activity and centre based catchment population and typical visitation rates for the various activities; the annual visitation rate could be much higher for each centre than currently. These figures exclude the use of the centres by schools and other additional non-residential markets.

The assessment suggests that in the catchment around Clarke, some 4,800 potential swimmers will either not swim, or they will need to travel to Wenden for example, as the site at Clarke is not large enough to accommodate aquatic facilities, other than a splash park.

The figures suggest that there will be demand for a splash park in association with all centres.

Early childhood swimming lessons (out of school) show a greater potential demand than evident, even considering participation likely in the two private centres. A large number of potential users of lessons around Clarke (some 1,400) may have to use Wenden for example or go elsewhere.

Potential participation in diving is very low and hence is not likely to be viable for Council to provide, unless Council wishes to provide for a regional catchment.

Factors affecting participation are likely to include demographic influences as described above, the age and condition of the facilities, presence of other facilities, their location and prominence and marketing.

A large number of activities participated in Council's centres are likely to include:

- Swimming
- Spa
- Sauna
- Splash park
- Water slide
- Early childhood swimming lessons private out of school
- Clinical hydrotherapy
- Underwater sports
- Lifesaving
- Aqua aerobics
- Triathlon
- Water polo
- Diving
- Gym /weight training
- Fitness

In addition to indoor sports and events, there is likely to be a small demand for activities not currently provided for including underwater sports, waterslide, water polo and diving.



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8.3 Demand from schools and learn to swim programs

There are presently some 70 schools in Liverpool City Council, providing a large potential demand for swimming lessons. Attendance figures currently don't capture the details about school's usage.

There will be an increase in the number of school and students in Liverpool in the next ten years. Currently the existing centres do not cater well for the existing demand especially carnivals (because of the short duration when these are held) due to capacity and the design of current centres.

Current and new leisure facilities should attract significant demand from schools and learn to swim programs. Schools are a very important market for swimming pools, for water safety and lessons (especially for children who may not otherwise have access to lessons), for sport, carnivals etc, and for school holiday programs.

Research from an Australian wide survey of swim school managers and using ABS population estimates, it is thought that swim schools currently only reach between approximately 17% (741,000) and 24% (1 million) of all Australian children under 14 years per annum.¹⁸

8.4 Demand for Indoor fitness

The fitness industry survey 2015 indicated that the main drivers of activities going into 2017 and beyond:

- Small group training will continue to be popular, as many people want a fitness experience mixed with a social or community experience.
- Strength training will continue to grow in popularity, especially amongst women who are starting to become more aware of the health benefits of this type of activity.
- Training that equips people to improve their everyday functional ability will also be attractive, especially for those who are new to exercise or have been relatively inactive for a period of time.

According to AusPlay¹⁹ fitness or gym activities were participated in by some (17%) of the population, second only to walking. Participation by females was 20%.

Gym workouts is the largest potential market within Liverpool City Council with some 34,121 adults likely to participate in this activity.

Non-organised participation in fitness or gym activities is significantly higher (64.5%) than organised participation (27.7%). The majority of participants participate twice a week (39.9%).

The total participation rate for group exercise /fitness in Australia has grown between 2001 and 2010 by 110%.²⁰

¹⁸ Royal Life Saving Society Australia and AUSTSWIM, *Survey of Swim School Managers – Benchmarking 2010*

¹⁹ Australian Social Trends (4120.0), Australian Bureau of Statistics, 2011

²⁰ IBID



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The highest participation rate in group exercise /fitness is by people born in the main English-speaking countries (15%), compared to people born in non-English speaking countries (11%).²¹

Frequency of participation

Fitness and gym activities are typically participated in on a more frequent basis than swimming. Some 40% of participants participate more than twice a week.²²

Industry data suggests that assisted exercise has greater participation rates than un-assisted (50% vs. 36%), whilst group exercise users attend more regularly and remain members longer.²³

Les Mills suggest that many group fitness users participate up to 3 times per week, which is more than other gym users (1.9 times per week).

Females tend to participate more frequently than males.

The latest fitness industry survey suggests that the majority of members and clients (90%) visited their fitness centre once or twice per week with 8% visiting three times per week.

The table following shows the potential participation in key activities for each leisure centre in Liverpool City Council based on the catchment suburbs identified above. These exclude indoor sports that are provided separately.

Participation figures for a potential leisure centre in Austral/ Rossmore have also been included in the table.

²¹ 'Participation in Sports and Physical Recreation, 2005-06 (4177.0)', Australian Bureau of Statistics, 2010

²² Available ABS data

²³ Bryce Hasting LES MILLS Fitness Research 2015



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Table 14. Potential number of participants by activity for each centre based on AusPlay participation averages for NSW²⁴

Activity	Facility				
	Whitlam	Clarke	Holsworthy	Wenden	Austral/ Rossmore
Gym workouts	11,534	5,051	3,854	10,895	2,786
Swimming	10,046	4,835	3,511	9,813	2,456
Early childhood swimming lessons -private out of school	2,836	1,407	1,027	2,740	679
Spa	992	434	332	937	240
Splash park	769	403	280	776	190
Water Slide	769	403	280	776	190
Aqua aerobics	640	280	214	604	155
Sauna	496	217	166	469	120
Hydrotherapy	379	192	136	378	93
Underwater sports	323	143	109	306	78
Water polo	278	123	94	264	67
Triathlon	145	68	50	140	35
Diving	19	9	7	18	5
Synchronised swimming	5	2	2	5	1

²⁴ The potential number of participants (all things being equal) have been derived by applying the state wide participation rates from AusPlay 2018 for New South Wales and applying these to the current and forecast population for each of the Centres catchments and factoring in some likely demographic influences such as SEIFA index and cultural background.



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8.5 Potential gym, swim and fitness visits by activity and centre – should space be available

The following tables illustrate the 2018 attendance; potential demand now by annual visitation, based on 2016 data and by 2026 for different activities at each centre based on state “organised” participation rates in each activity and the projected population of the suburbs within the catchment of each centre. The tables show unmet demand for activities for 2019 and 2026 that takes into account, estimated attendances at competitor facilities within each catchment.

Note: Several sources of attendance data were available. These were not consistent or broken down to individual activities. The potential visitations forecast below are not adjusted to take into account the demographic differences described above in Chapter 3. The differences are likely to reduce the potential participation in 2016 and 2026. Council would need to provide specific ongoing-targeted marketing campaigns and provide additional intervention programs to improve visitation rates.

Potential visitation per year for each centre based on AusPlay participation averages for NSW.

The grey denotes activities/facilities not currently provided.

Table 15. Whitlam potential annual visits and unmet demand 2019 and 2026

Activity	Potential Visits		Unmet Demand	
	2019	2026	2019	2026
Gym workouts	1,199,573	1,333,163	263,835	293,217
Swimming	777,461	856,169	550,745	604,205
Swimming lessons - private out of school	113,448	122,288	12,648	12,472
Aqua aerobics	87,700	97,467	61,239	68,059
Spa	16,866	18,744	7,422	8,249
Underwater sports	14,095	15,662	14,095	15,662
Hydrotherapy	13,350	14,830	13,350	14,830
Water polo	10,584	11,761	10,584	11,761
Triathlon	8,338	9,187	8,338	9,187
Sauna	3,969	4,410	0	0
Splash park	3,078	3,353	3,078	3,353
Water slide	3,078	3,353	3,078	3,353

Potential Visits calculated by participation rates (AusPlay 2018 NSW) x catchment population x visit frequency

Unmet Demand = Potential visits less estimated current visitations from centres within catchment.



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Table 16. Clarke potential visits and unmet demand 2019 and 2026

The grey denotes activities/facilities not currently provided.

Activity	Potential Visits		Unmet Demand	
	2019	2026	2019	2026
Gym Workouts	525,267	558,072	447,198	364,632
Swimming	371,228	380,208	371,228	380,208
Spa	7,385	7,847	7,385	7,847
Sauna	1,738	1,846	1,738	1,846
Swimming lessons - private out of school	56,270	54,860	56,270	54,860
Underwater sports	6,185	6,565	6,185	6,565
Hydrotherapy	5,872	6,227	5,872	6,227
Splash park	1,612	1,590	1,612	1,590
Water slide	1,612	1,590	1,612	1,590
Triathlon	3,962	4,066	3,962	4,066
Aqua aerobics	38,402	40,800	38,402	40,800
Water polo	4,643	4,929	4,643	4,929

Potential Visits calculated by participation rates (AusPlay 2018 NSW) x catchment population x visit frequency

Unmet Demand = Potential visits less estimated current visitations from centres within catchment.

Table 17. Wenden potential visits and unmet demand 2019 and 2026

The grey denotes activities/facilities not currently provided.

Activity	Potential Visits		Unmet Demand	
	2019	2026	2019	2026
Gym Workouts	1,133,045	1,194,197	249,263	207,909
Swimming	757,239	776,375	530,523	537,422
Swimming lessons - private out of school	109,594	108,635	20,394	19,973
Aqua aerobics	82,836	87,307	56,375	59,418
Splash park	3,103	3,085	3,103	3,085
Spa	15,931	16,791	15,931	16,791
Underwater sports	13,323	14,033	13,323	14,033
Hydrotherapy	12,629	13,292	12,629	13,292
Water polo	10,004	10,538	10,004	10,538
Triathlon	8,107	8,325	8,107	8,325
Sauna	3,748	3,951	3,748	3,951
Water slide	3,103	3,085	3,103	3,085

Potential Visits calculated by participation rates (AusPlay 2018 NSW) x catchment population x visit frequency

Unmet Demand = Potential visits less estimated current visitations from centres within catchment



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Table 18. Holsworthy potential visits and unmet demand 2019 and 2026

Activity	Potential Visits		Unmet Demand	
	2019	2026	2019	2026
Gym Workouts	400,834	416,017	114,834	119,184
Swimming	270,649	270,094	266,999	266,306
Swimming lessons -private out of school	41,095	37,901	41,095	37,901
Spa	5,636	5,849	5,636	5,849
Sauna	1,326	1,376	1,326	1,376
Hydrotherapy	4,470	4,630	4,470	4,630
Underwater sports	4,714	4,888	4,714	4,888
Splash park	1,122	1,071	1,122	1,071
Water slide	1,122	1,071	1,122	1,071
Aqua aerobics	29,305	30,415	29,305	30,415
Triathlon	2,896	2,896	2,896	2,896
Water polo	3,540	3,671	3,540	3,671

Potential Visits calculated by participation rates (AusPlay 2018 NSW) x catchment population x visit frequency

Unmet Demand = Potential visits less estimated current visitations from centres within catchment.



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8.6 Demand for indoor sports

Potential participation in indoor sports can be projected based on state participation rates and based on the nature and quality of opportunities available in other centres and having considered likely influences of demographic profile.

Participation in the key indoor sports of badminton, table tennis, basketball, indoor football, indoor netball, indoor cricket, squash and volleyball has been projected for Liverpool City Council.

Potential participation for 2016, and 2026 factoring in demographic profile the increase in the total population is displayed in the table following.

The table shows that there is a potential increase of 345 participants in badminton, 3,095 participants in basketball, 1,432 participants in indoor football, 3,033 participants in netball and 538 participants in volleyball from 2016 to 2026.

Table 19. Projected demand for indoor sports and recreation activities within Liverpool City Council

Activity	2016	2026
	Total	Total
Basketball	6,587	7,739
Martial arts	4,400	4,676
Football (indoor)	3171	3,793
Gymnastics	2,861	3,290
Indoor netball	1,938	2,276
Squash	1505	1782
Volleyball	1,132	1,335
Badminton	797	941
Indoor cricket	763	902
Table Tennis	695	825

Note: the dance has a very high number of potential participants; Dance hasn't been included as much of what is recorded as participation (some 6,500 people) may be nightclub and other social dancing which is not likely to be conducted in a leisure centre. Cultural dancing however may well be occur in the centres during festivals and programs etc. and presents an opportunity to encourage people to be active.

An assessment of non-Council facilities in the vicinity and the likely demand suggests the following:

Table 20. Number of courts required to meet projected demand (includes existing Courts)

Sport	Assessment of current demand
Basketball	Access to 6 courts – at least 4 with sprung timber floors
Martial arts	none given no of private centres
Football (indoor)	Access to 3 courts
Gymnastics	One dedicated centre
Indoor netball	Access to 2 courts
Squash	None give access to 5 courts in private centre
Volleyball	Access to 2 courts
Badminton	Access to 2 courts
Indoor cricket	None, given existing centre
Table Tennis	Access to equivalent to 2 courts.



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To meet an increasing demand in these sports, Council will need to provide an increased number of indoor sports courts with suitable floors and ceiling heights in an additional centre in Austral/ Rossmore and make these available at time when local teams can play against outside teams when these sports are typically played.

Some sports such as gymnastics will need a dedicated space to accommodate the range of disciplines in the sport and reduce down-time from setting and packing up.

Data from Gymnastics NSW show that there were 3,307 gymnastic members residing in the Liverpool LGA in 2018 with only 691 participating in clubs that operate within the LGA. Therefore 77% of Liverpool residents seeking gymnastic services do so outside their local area.

To meet participation demand by 2036, an additional 10,700 square metres of facility space will be required for an additional 9,738 participants.

8.7 Demand for events

There is a very wide range of cultures represented in Liverpool and this is likely to continue to grow as migration continues. In line with this growth there is a high demand for affordable facilities to celebrate local cultural traditions and religious events. These activities provide multiple benefits including development of social connections and cohesion, as well as spiritual fulfilment and a sense of identity and belonging.

Studies²⁵ have indicated that three of the top four venues where people attend cultural programs and events are community venues.

Almost all people who attend arts and cultural events do so in community venues at least some of the time, but a substantial group of arts and cultural participants attend only in community venues.

Based on the main non-English cultures present in Liverpool there are number of festivals and annual events that are likely to be celebrated. See Appendix 7.

There are major implications of the demand for events for other activities using Council Leisure Centres, especially Whitlam.

Sports competitions, which have fixtured competition times, compete with events and seek more specialised sports surfaces.

²⁵ Participation in Arts and Culture: The importance of community venues. Chris Walker with Kay Sherwood 2003.



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8.8 Gaps in distribution of aquatic and leisure centres

The previous maps show the distribution of the four existing facilities within Liverpool. The venues are relatively spread across the municipality with each site sharing a portion of their catchment with the neighbouring facility, assuming a 3-kilometre radius for the majority of each centre's catchment.

Map 1 shows the concentration of private facilities around Wenden and Whitlam centres. These are predominately private gym and fitness facilities.

Council is the only provider of lap swimming, aquatic exercise and splash parks; facilities that are not typically provided by private operators.

Only Whitlam offers indoor sport court space with a timber floor suitable for competitive basketball, however these are not available at times when the sport plays. As events use them on weekends.

Whitlam, Wenden, Bigge Park, Macquarie Mall and Carnes Hill offer outdoor splash parks but not on a large scale.

The following gaps in the distribution of aquatic and indoor sports facilities can be noted:

- There are no indoor courts and aquatics facilities servicing the rural areas in the west of Liverpool Council area, where most of the future residential growth will occur
- There are no indoor sports facilities serving the south of Liverpool
- There is a lack of Indoor courts space serving the central and east LGA
- There is a lack of competition standard indoor sports courts and availability in peaks times generally





- There is a limited distribution of outdoor 50m pools (suitable for school carnivals for example)
- There are no diving facilities in Liverpool
- There is no provision for outdoor leisure water in the LGA, except the limited provision in Whitlam
- There are no public hydrotherapy pools in Liverpool
- Both Whitlam and Clarke centres offer gymnastics. They focus on different disciplines. Both share with other community groups
- There are no water slides in pools in Liverpool
- There is a notable lack of private swim school facilities. There are only three other operators offering lessons outside Council facilities. Given the expected population growth, there is a significant market for swimming lessons and water safety classes in Liverpool
- There are no aquatic facilities easily accessible to people with a physical disability
- The Clarke catchment is poorly serviced by any aquatic facilities
- The development of a facility in the outer west (Austral/ Rossmore) will service residents in the west of the LGA in the future. Should a full array of aquatic service and indoor courts sports be provided at Austral, this will largely service the catchment of Clarke.

This overview of distribution however does not take into account the lack of capacity, which could be exacerbated by the population growth projected in the CBD.



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Table 21. The following graphic summarises the main gaps in distribution

Gaps in distribution of aquatic and leisure centres	
	Indoor sports courts, gym and aquatic facilities servicing the outer west of the LGA
	Indoor sports/fitness facilities servicing the east of the LGA
	24hr access to gym and fitness facilities
	Club competition-standard indoor sports courts and availability in peak times across the LGA
	Suitable swimming pools for school carnivals
	Diving facilities
	Scale of outdoor leisure water in the LGA
	Public hydrotherapy pools in Liverpool
	Dedicated and purpose built gymnastics facilities
	Water slides at pools in Liverpool
	Substantial splash parks in the west or outer west
	Swim school facilities with only two operators present in the LGA
	Aquatic facilities easily accessible to people with a physical disability
	Aquatic facilities in the west



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8.9 Strengths, weaknesses opportunities and threats of existing centres

The following tables provide a snapshot of the strengths, weaknesses and opportunities for the four venues from the consultation process. Overall the limitation and opportunities of the current aquatic and leisure service can be summarised as follows:

Limitations

- Aged facilities, not fit for purpose or code compliant and have limited access for people of all abilities
- Little or no capacity for additional indoor sports, swimming lessons, gymnastics, hydrotherapy or aquatic play
- Existing venues in close proximity
- If a site in Austral / Rossmore cannot be developed at a sufficient scale, there will be a major gap in distribution, especially if the site at Clarke cannot be further developed.

Opportunities

- Integrate Wenden if future Miller Town Centre Master Plan proceeds
- Resite Whitlam in Woodward Park Master Plan
- Develop an aquatic sports and fitness centre to serve the outer west at a greenfield site in the vicinity of Austral/ Rossmore
- High demand for gymnastics, basketball and swimming lessons and leisure water for hot weather
- Redevelop Holsworthy and provide a wider range of fitness, aquatic and sports services
- Partner with other organisations to redevelop the existing facilities and deliver new services at Wenden, Holsworthy and potentially Clarke.
- Target the learn to swim market that is not well serviced by the private sector and provide a suite of activities that will address the relatively low health and physical activity status of residents.

The following tables provide a SWOT by centre.

SWOT ANALYSIS - Whitlam Leisure Centre

S Strengths

- High profile in community
- Close to Liverpool town centre
- Large attendances with strong financial viability
- Large gym and weight training facilities
- Availability of parking
- Community outreach programs
- Outdoor 50m 10 lane pool
- Ability to accommodate community events indoor and outdoor

Which means that

- The scale of the centre and range of services (sports, aquatics and events) means it has a high profile
- The population served by this centre is large due to its centre and higher density context. This context includes visitors and potential employees
- As the major and most central facility in Liverpool, it has good market share, strong attendance and mix of opportunities, supporting strong financial viability
- The large gym and weight training facilities provide an important income stream
- The centre is convenient to people who wish to drive
- Community outreach programs reflect social equity and inclusion objectives and demographic profile of the Liverpool community
- The outdoor pool can provide for school activities and carnivals, lap swimming and free play on hot days.
- Events promote the centre to a wide range of people and generate income.

Action needed

- A large scale aquatic and sports facility is warranted as the Liverpool centre grows
- Maintain this centre in this general location
- Maintain a large gym and weight training as a point of difference
- Ensure future development continues to provide for parking whilst minimising with other green space or sports facilities
- Continue to provide these programs that address "social focused outcomes"
- The outdoor 50m pool warrants retention as this centre as is more able to ensure high usage of an outdoor 50m pool than others.
- Provide a more suitable balance between demand for events and sports that are dependant on the same space.

W Weaknesses

- Not visible to the main road
- Inability to meet pool demand on hot days
- Lack of school-only changerooms
- Basketballs access to courts limited by weekend events
- Lack of warm water and indoor lane space at peak times.
- Gymnastics is at capacity and has to share space with other users
- The facilities is aging, presentation is tired, dim light and no longer meets current access and building codes. Plant is old

Which means that

- People may not be motivated to use the centre as they don't see it, and unappealing
- The centre experiences a number of lock out days in summer
- Schools find student supervision difficult. Change rooms carry a high bather load increasing noise and the need for cleaning
- Sports must travel further for weekend competition which is limiting opportunities and growth
- Residents may have a negative experience or can't swim due to lack of space
- Growth in gymnastics is limited and costs higher due to staff required for set up and pack up
- Facility condition increases maintenance costs and attendances are likely to decline, affecting financial performance.

Action needed

- Redevelop facilities on a more prominent site in the park and/or provide strong visible street signage
- Provide additional aquatic facilities to allow residents to cool off
- Provide school change rooms near the bus zone in the future redesign
- Improve access to courts and provide additional indoor courts for basketball
- Provide additional aquatic facilities
- Include a new dedicated gymnastic facility in the design
- Redevelop the centre as more inclusive fit for purpose and to current standards.

SWOT ANALYSIS - Whitleyham Leisure Centre

O

Opportunities

- Available land to expand facilities and develop women's only areas, accessible water spaces, warm water pool and aquatic play space
- Woodward Park Master Plan could allow centre to be re-sited to a more prominent location and remain open during the rebuild
- Are to serve the high demand for court sports and gymnastics not currently met
- Childcare: review partner opportunities.

Which means that

- The needs of lap swimmers, learn to swim students, recreational swimmers and those with rehabilitation needs or supports are better met
- The Centre can be located in a more prominent location within park, increase participation and offer facilities that better meet current demand
- Growth in participation in sports and associated benefits.

Action needed

- Develop specific aquatic components that meeting existing and future demand
- Integrate actions from Aquatic and Leisure Centre Strategy with Woodward Park Master Plan and develop a new facility
- Provide additional sports courts and a dedicated gymnastics facility in a redesign
- Review the nature of child care in conjunction with competitors and partners.

T

Threats

- The number of private gym competitors offering 24/7 access
- Current design cannot provide 24/7 access
- The Woodward Park Master Plan provides a very commercial development focus to the site
- Most issues can not be resolved unless the facility is redeveloped
- Inability to fund a new development.

Which means that

- It may be difficult for the operator to grow the gym business without better facilities and strong service offer - which will affect overall centre performance
- The master plan may constrain the resiting and expansion of the aquatic and leisure centre and limits needs being met
- Without significant funds the centre may not be able to be relocated and remain open in staged development.

Action needed

- Provide modern facilities, quality equipment and strong service offer to maintain market position
- Offer 24/7 access in new design
- Ensure the master plan accommodate space for an expanded centre in a suitable location
- Commence the process of securing funds for the redevelopment of this centre.

SWOT ANALYSIS - Michael Wenden

S

Strengths

- Proximity to the Miller town centre
- Provides women's only access to a warm water pool
- Large site that can be expanded
- Addition of a new splash park.

Which means that

- The Centre should be integrated into any future town centre master plan
- The Centre has ability to cross promote to local businesses
- It is the only public pool in Liverpool that is designed to allow women only bathing, that is required to meet cultural norms
- Development costs at this site will be less than one where land is required to be purchased
- The centre will be able to offer more to attract families and young children.

Action needed

- Include Wenden inside the boundary of any future town centre master plan
- Include cross promotion with local businesses in an annual marketing plan
- The future centre design should include an ability to isolate pools for segregated swimming
- Consider available land as a key criteria when selecting an alternative site for development
- Consider retention of a splash park in any future development.

W

Weaknesses

- The indoor pool is too small (only 12m) for the required programs and the demographic profile
- Court surface is not a suitable playing surface for competition especially basketball
- No compliant disability access to pools
- Lack of and poor layout of car parking
- Old facility, tired appearance not code compliant and outdoor pool shell subsidence and draining issues
- Buildings are not well connected
- The centre is not very visible from the road
- Disjointed centre components.

Which means that

- Basketballers, people with a disability and those seeking indoor and accessible water space have to travel to access indoor facilities, competition courts, or they may have a negative experience. These things impact on health and well being
- Maintenance costs continue to increase, attendances are likely to decline affecting financial performance
- Supervision is difficult due to layout, increasing staff costs and decreases customer experience
- Negative affect on centre attendances
- Configuration of centre makes it hard and costly to supervise.

Action needed

- Develop a larger indoor pool that meets local and future demand
- Provide sports courts that meet current standards for multiple sports
- Upgrade the facility to meet contemporary standards for access
- Provide more parking in future design
- Undertake a major redevelopment or rebuild to improve functionality and layout
- Improve signage in short term and consider resiting if redeveloped in future.

SWOT ANALYSIS - Michael Wenden

O

Opportunities

- Space to expand facilities on site
- Proximity to PCYC, (that services a similar market) and potential to integrate recreation facilities such as courts, fitness facilities
- Miller town centre redevelopment and Master Plan
- Focus on services to meet local (rather than regional) needs – especially people with a disability
- Retain price differentiation with other centres to promote participation.

Which means that

- Development costs at this site will be less than one where land is required for purchase
- Development costs could be shared and facility usage maximised with a partnership
- If the master plan is to proceed, Wenden should be included as part of the town centre. Impacts on traffic flow, pedestrian access, parking etc should be considered
- People with lower propensity to participate can be well served.

Action needed

- Consider available land as a key criteria when selecting a site for development
- Consider the future needs of PCYC and future management structure if facilities were integrated
- Include Wenden in Miller town centre master plan if it proceeds
- Include a high degree of accessibility in the redesign and potential allied health services.

T

Threats

- Close proximity to Whitlam as a regional centre, and other private gyms offering 24/7 access
- Current design cannot provide 24/7 access
- PCYC is redeveloped separately and provides some duplication in services
- Most issues can no to be resolved unless the facility is redeveloped.

Which means that

- Services will need to have a specific market focus and not duplicate those available in the catchment
- It may be difficult for the operator to grow the gym business unless targeted, which could affect the overall centre performance.

Action needed

- Provide facilities and services to target the local demographic profile
- Design option for 24/ 7 access in redevelopment
- Upgrade the with quality equipment to maintain market position.

SWOT ANALYSIS - Michael Clarke

S

Strengths

- Relatively new centre and recently replaced equipment
- Located in a growth area
- Corner location on busy road in community hub
- Provides outdoor courts.

Which means that

- New equipment helps attract and retain new members
- Increasing demand and limited other facilities. New arrivals may not be aware of existing facilities
- Ability to use hub and street frontage to promote centre and programs.

Action needed

- Adequate budget to maintain facility and replace equipment at regular intervals
- Regular marketing to new residents
- Planning permit required for external signage.

W

Weaknesses

- Lack of parking at peak times and traffic issues turning into centre
- Centre shuts earlier on weekends
- No women's only fitness areas
- No aquatic facilities
- Fault in floor and court surface is not a sprung floor
- Constrained site and relatively poor position of facilities on the site with limited space for expansion.

Which means that

- Member and customer retention is more difficult
- Potential members may choose other venues with more convenient access
- Residents aquatic needs are not met and they are required to either travel to other pools, or they do not participate
- Basketball players travel elsewhere to play or they do not participate- which has negative health and wellness implications
- Additional health and fitness cannot be provided without major redevelopment on this site – for example removal of outdoor courts and alternatives need to be found to meet future growth.

Action needed

- Review alternative parking and promote public transport options
- Review potential weekend usage and extend if feasible and explore 24/7 gym access
- Plan for aquatic facilities within the Clarke catchment
- Provide sports courts that meet current standards for multiple sports including basketball
- Plan future sites for health and fitness activities.

SWOT ANALYSIS - Michael Clarke

O

Opportunities

- Demand for additional stadium court space
- Accommodate small aquatic and/or outdoor water play area potentially including a water slide
- Could expand to offer other commercial services e.g. allied health.
- Develop additional sports programs and participation.

Which means that

- Management are required to make decisions that prioritise one group ahead of others
- Some of the local demand for aquatics can be met on this site
- Users and potential users have a broader offer of programs and services improving centres financial viability
- Participation in sport can be increased.

Action needed

- Policy and plans to be developed to help meet demand for court space
- Consider relocation of tennis outdoor courts
- Provide a splash park, learn to swim/programmable and potentially a water slide.

T

Threats

- Inability to meet increasing demand for indoor sports and aquatic activity
- Congestion at the site if overdeveloped.

Which means that

- High cost to the community if opportunities for physical activity and social connection and water safety are not provided.

Action needed

- Prepare concept options to provide two additional basketball/netball courts with a sprung floor as well as small scale aquatic components.

SWOT ANALYSIS - Holsworthy

S Strengths

- The only aquatic facility in the area
- Established learn to swim program
- Off-street car parking
- Adjacent to two schools
- Centre provides a financial return to Council unlike other Council owned centres.

Which means that

- There is no competition for services
- Provides important service to local residents and adjacent schools
- Opportunities are available for children to learn to swim.
- Activities provided for are those which generate revenue and therefore may not include ones necessary for social benefits.

Action needed

- Retain an aquatic centre in the area
- Provide ongoing aquatic and learn to swim programs.

W Weaknesses

- Restricted operating hours
- Limited range of facilities and access for lap or recreational swimmers
- No access for people with a disability
- Poor siting and not visible from a main road or close to a town centre
- Small catchment due to physical context
- There are no specific programs for cultural groups
- Age and condition of facility.

Which means that

- People cannot easily access pools on weekends
- Lap and recreational swimmers are required to travel further to swim
- People with a disability are not included
- The venue may not attract the patronage that it could if in higher profile location
- The needs of a large number of people in the catchment may not be met by the existing facility
- Poor presentation and higher operating and maintenance costs.

Action needed

- Consider changing the contract conditions for next lease period to address hours of opening and range of offerings
- Provide more accessible and an expanded range of facilities
- Redevelop the centre to provide a great range of components
- Consider relocating the centre to a larger and more high traffic area
- Complete asset review and comprehensive asset upgrade.

SWOT ANALYSIS - Holsworthy

O

Opportunities

- To relocate to another site to expand the range of facilities including fitness and indoor sport
- Possibility of relocating to a larger site that fits additional components
- Offer of partnership with a sports club to provide aquatic services as part of their existing fitness facilities.
- To provide specific programs and services that are aimed at returning social or community benefit.

Which means that

- A redevelopment would provide a wider range of benefits to a wider range of the community, including lap, recreation swimming and people with a disability
- The site has space to develop expanded aquatic facilities and fitness and indoor sports
- Both aquatic and health and fitness facilities could be provided more economically
- The management model would need to be more focused on community benefits.

Action needed

- Complete feasibility study and assess site options to redevelop the facility and provide a greater range of services and facilities to meet supply gap for the long term
- Address local residents, school and sports users and provide a more inclusive facility
- Consider developing a partnership with a third party, including current operator, to contribute to funding a combined aquatic fitness facility in area
- Management to provide programs and services that are aimed at returning social or community benefit.

T

Threats

- Increasing maintenance costs of existing facilities
- Increasing financial and environmental cost as no renewal energy source
- Many community needs go unmet if facilities and service does not change
- Catchment constrained by physical geography.

Which means that

- Lower financial returns for operator
- Lower attendances and financial performance and limited benefits accrued
- Any facility would have a relatively small catchment population
- The carbon footprint for the centre is unnecessarily high.

Action needed

- Complete feasibility study and assess site options to redevelop the facility
- Consider developing a partnership with a third party, including current operator, to maximise usage and contribute to funding the expansion of services and facilities
- Ensure new facility has solar heating and recycled water.



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9. Future provision models

9.1 Integrated service provision

Some new Council owned leisure centres have recently expanded their range of services from swimming lessons and gym memberships to a broader range of health and wellness services. These include allied health services such as physiotherapy, dietetics and general practice to relaxation massage and beauty treatments. Typically the services are offered through a lease arrangement from the centre operator (e.g. Glen Eira Sports and Aquatic Centre (GESAC), Victoria – My Physio and Gurri Wanyarra Wellbeing Centre, Bendigo, Victoria – Tristar Medical Group or managed in house by the centre operator (e.g. SPLASH, Craigieburn, Victoria – Bunjil Wellness Centre and GESAC –Transcend Spa and Wellness).

Generally 180 – 220 square metres is the average space requirement for a wellness facility. It is expected that the current return on leased space in Liverpool would be approximately \$400 per square metre per year for 100 to 200 square metres of space at ground floor level.

From the centres reviewed, the provision of allied health services appeared to be providing better financial returns than the 'wellness' and beauty treatment services.

Based on our investigations and if space permits, allied health services including physiotherapy and rehabilitation services would be the most suitable addition to existing facilities at Whitlam and Wenden when redeveloped and a new in the outer west.

Some examples of centres with wellness components or associated allied health services are listed below.

Appendix 8 provides more information about these examples.

- Glen Eira Sports and Aquatic Centre, East Bentleigh, Victoria offers Sports and Musculoskeletal Physiotherapy, Hydrotherapy, Clinical Pilates, Remedial, Sports and Relaxation Massage, Exercise Physiology, and a Dietician. It also offers, facials, body treatments and beauty services. Note this centre is located in a very affluent area and it is able to cross subsidise other Council aquatic and leisure centres in the City.
- Gurri Wanyarra Wellbeing Centre, Kangaroo Flat, Victoria. This centre offers a full-time physiotherapist and general practitioner.
- SPLASH Aqua Park and Leisure Centre, Craigieburn, Victoria. This centre offers Wellness Suites with massage, facials, manicure, pedicure, waxing, spray tanning, and eye treatments.
- Mildura Waves, Mildura Victoria. This centre offers Callahan Physiotherapy.
- Rosebud Aquatic Centre. This centre will open in 2020 will include wellness, massage and physiotherapy.
- PARC Frankston, Victoria – this centre is run as a combined business entity with Council. The wellness centre at PARC offers beauty therapy, facials, waxing and tinting, tanning and massage.
- Sandringham Family Leisure Centre in Bayside, Victoria provides a range of co-located facilities leased to private operators. This centre includes a Goodlife Gym, SwimRight swimming centre and a Sports Physio, as well as café and basketball courts.



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9.2 Management models

Current management

Belgravia Leisure has operated Whitlam, Wenden and Clarke centres under a management contract with Council since 2016. Wenden and Whitlam were previously managed by the YMCA, who had taken over from Belgravia Leisure under a previous contract. Liverpool Council have not had direct management of their centres in recent history.

Holsworthy is leased to a private swim school operator under a 20-year lease due to end in December 2024.

Management Options

There are a number of management considerations and options for leisure facilities. These are outlined below:

- The type of entity who manages the facilities
- The degree of control by community, Council or user groups
- The social or financial objectives
- Exclusivity of occupancy of the premises
- Single or multiple elements managed together in the facility, and
- Whether the facility is managed as a single facility or as a suite of other facilities.

Contracted to a Management Entity

Generally, the two most common options for **management entity** are the management of Council facilities is internal Council management or contract management.

Liverpool have typically chosen the contract management option (Whitlam, Wenden, Clarke) and lease options (Holsworthy which a smaller scale and does not include indoor sport or multiple aquatic services.

The contract options gives Council the flexibility of a high degree of control and opportunities to address social and financial objectives, as they can specify the nature of the service and they can include or exclude more or less profitable components, as they see fit.

The contract management option has also become more competitive in recent years with new players in the market. Belgravia and the YMCA now compete with companies such as Aligned Leisure, Blue Fit, and Clublinks to provide management services to Councils.

Company / Combined Business Entity

Some Victorian Councils have recently chosen to form companies (combined business entities) to manage their venue at arm's length, reduce costs by not having to pay LGA staff rates, and be able to respond quicker to market forces.

There can be some duplication as local government and commercial reporting is required and considerable cost is incurred in setting up independent functions already available in Council. These tend to be preferred when the focus is on financial performance and how well they can address social objectives is yet to be assessed.

PPP and other partnerships

Other options identified in the brief for this project include: Public Private Partnerships (PPPs) and Build, Own, Operate, Transfer (BOOT schemes).

A PPP (public private partnership) is an arrangement whereby construction, operation and private financing are bundled in one long-term contract awarded through a tender.



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PPPs are common in very large education, transport and health projects and some stadiums (such as the stadium in the Docklands in Melbourne). PPPs are not normally an option pursued by local government for aquatic and leisure centres.

Recently in Victoria, a number of indoor netball stadiums, outdoor synthetic sports fields/courts, an indoor swimming and a hydrotherapy pool and before and after school care facilities have been delivered as part of new primary school PPP developments.

PPPs offer little flexibility in service offer for aquatic and leisure centres, as the nature of the service and maintenance need to be specified and costed for the life of the building and hence the developer bears a considerable risk.

Build–Own–Operate–Transfer (BOOT) is a form of project financing, wherein a private entity receives a concession from the private or public sector to finance, design, construct, own and operate a facility stated in the concession contract. This enables the project proponent to recover its investment, operating and maintenance expenses in the project. This type of scheme is not common in aquatic centres due to the considerable cost of managing water and as they typically would offer very low if any, return.

Joint use agreements

In sports courts, it is common to have a joint-use agreement between a Council, school and sports club to finance a development on school land that Council or a club manages. These are common in Victoria. The agreements typically cover all use after school hours for community or a single club use.

Joint Use Agreements are now being progressed in NSW.

For centres with indoor sports courts it is common for management options to include anchor tenants such as basketball clubs, who licence the facility (from Council or a management entity), for peak times and over terms such as 1-3 years. Over and above these peak times, the centre management programs or hires the remaining court time.

No example of a sports club managing an aquatic and sports facility is known, as they typically do not have the management expertise or financial resources to operate larger multipurpose aquatic venues.

Other partnerships

Recently a number of Councils have entered into partnerships with social and other entities to deliver major facilities. These include a church and PCYCs, such the Northern Beaches PCYC. The details of which are not known.

Councils have provided capital funding for facilities that are operated by licensed clubs. For example; Central Coast Athletics, Wyong Shire Council, Gosford City Council, the NSW Government and Mingara Recreation Club jointly funded the Mingara Regional Athletics Centre.

Leasing

Leasing of major Council aquatic and leisure facilities (unless stand-alone indoor sports facilities) is less common. Leasing means exclusive use, so Councils have little control over services and the asset under the common terms of a lease. The most common type of facilities to be leased are small facilities single service aquatic centre such as a learn to swim pool (Holsworthy), or a large (5+ court stand-alone indoor sports centres where the scale of operations allow an association to generate a regular income and pay staff.



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In NSW, Bankstown, Auburn and North Sydney are examples of where large stadiums are leased to a Basketball Association. It is unusual that an indoor sport association can generate substantial income (over several hundred thousand dollars) to be able contribute to the capital expense. However, they may well be able to contribute to the provision of quality fittings and fixtures and the upkeep of floors for example, if they have a 4-5 court facility and are able to a) retain the income and b) provide café and merchandise to service recurrent costs.

Future

Under the Local Government Act Council 2003 is required "carry out functions in a way that provides the best possible value for residents and ratepayers". In terms of aquatic, fitness and sports, it can do this through economies of scale, through multiple centres under one management, including activities that meet community needs but also are more able to generate income to offset other costs and entering into partnerships with entities where there are mutual benefits.

Having assessed the advantage and disadvantages of different management models for Liverpool, the current model of contract management is the preferred management model, with a minimum 5-year term. This type of management and entity provides the expertise Council doesn't have internally.

Contract management provides a good level of control and the ability to address social and financial objectives as well as provide economies of scale over multiple large centres.

Longer-term contracts of 10 plus years can allow potential capital contributions.

Given current resources, lack of history in direct management and the nature of service provided, the preferred model of Management Entity Under Contract is preferred in future. There will be service and financial benefits if Whitlam, Wenden, Clarke and a future centre in the outer west, are managed under the one contract, If the contract can be extended to 10 years some capital contribution from the management entity may be possible.

Relocating Holsworthy Aquatic Centre to another site could allow the development of a management arrangement with another entity such as a sports club or a lease to a specialist swimming school provider.

Role of sports clubs

Michael Wenden Aquatics Centre Community Needs Study (2017) suggests that Council continue discussions with the Camden Valley Basketball Association about their options for joint management. This is not a recommended option (unless just for sports courts), as small volunteer clubs do not have the financial resources or management expertise to operate large multipurpose aquatic and leisure centres. However future management agreements should ensure this or a similar Club, can be an anchor tenant for the additional sports compliant courts required to expand participation in basketball and other sports, at affordable rates.

Additional sports courts for competition should be licenced to sports.

Sports clubs should be given anchor tenancies of competition compliant courts, which can be programmed by the management entity outside peak fixtured sports games and training.

Appendix 9 provides a list of typical management models and their advantages and disadvantages.



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10. The strategy

10.1 Future locations of facilities

It is recommended that Whitlam, Wenden and Clarke remain in their current locations and a dilapidation report and probable costs be undertaken for the Holsworthy site. A feasibility study should be conducted to consider existing and alternate sites in the East to include gym fitness and indoor sport.

Although Wenden and Whitlam are relatively close together, they have their own market and future design and joint management can ensure they continue to differentiate their offer. Population growth and increasing housing density provides a growing market for all existing centres.

The preferred site in the outer west would be at a community hub, in a prominent location with high vehicle and foot traffic, close to public transport and schools.

Advantages of the identified locations are listed below.

Whitlam

- Available land to meet expanded footprint
- Close to the CBD
- An iconic venue with a high profile
- A high traffic area
- Increasing population density.

Wenden

- Available land that can meet an expanded footprint
- Serves an important demographic in most disadvantaged area of Liverpool LGA
- Close to town centre and serves the inner west
- An upgrade will assist objectives of town centre master plan

- Potential for redevelopment to incorporate nearby PCYC with funding contribution
- Walking distance for nearby school.

Clarke

- A significant financial investment has been made in new facility and additional components will make this more sustainable.
- Some growth in the area
- A corner location on a busy road
- Co located with other new community facilities.

Holsworthy

- Opportunities to resite to serve the east and expand the offer, including to colocate with another fitness and sport facility
- Currently located close to schools
- Greater prominence and availability of parking.

Austral/Rossmore

- A future site would serve a major gap identified in the outer west.
- The Austral/Rossmore area is a growth area with potential to serve a large catchment with no competing facilities.
- Opportunities to colocate in a town centre, and or adjacent to a school, in a prominent location, with major road access.

10.2 Key requirements for future facilities

The following table outlines the key requirements for aquatic and leisure centres in Liverpool to address the issues associated with policy, planning, facility and demand issues and the directions related to the development of the centres in the next decade.

Key requirements for Liverpool's future aquatic and leisure centre provision

Social Relevance	Accessible and Inclusive	Responsive to Climate	Responsive to Safety	Design Response	Management Model	Financial Sustainability
<ul style="list-style-type: none"> Facilities reflect profile of local neighbourhood and distinct markets so they don't compete Convenient access - given limited transport and adequate parking Importance of events Meets capacity given growth area Affordability for volunteer groups 	<ul style="list-style-type: none"> Facilities and programs encourage all ages and abilities Meets NDIS demand Encourages access by people less likely to participate Increase options and grow market Address locational gaps Addresses specific cultural requirements (i.e. water safety awareness, separate swimming for females, appropriate clothing), for emerging communities 	<ul style="list-style-type: none"> Very hot summers and becoming increasingly hot. Will require more aquatic opportunities Indoor and outdoor options to address changes in weather Provision of beach type facilities e.g. sand, shallow water, waves Shade - including retractable shade over outdoor pool for summer Plant mature trees to offer more shade Retain existing green space 	<ul style="list-style-type: none"> Need for provision of and shallow water options for people without swimming proficiency Education and communication for people not born in Australia in relation to water safety More available and affordable swimming lessons Interventions for health - i.e. exercise/fitness (Active School program implemented by general practitioners) 	<ul style="list-style-type: none"> Scale reflects hierarchy: Whitham (Regional), Wenden, and Charlie (District), Holsworthy (Local) Austral centre to be of a Regional scale Mix ensures local relevance. Sustainability and program / products to offset costs Can't close any centre during redevelopment: Redeclare Whitham within Woodward Park and consider relocating Holsworthy to Hammondville Park Increase carrying capacity year round 	<ul style="list-style-type: none"> Continue with current management entities in the short term In long term, seek management partners who can make capital contributions e.g. PCYC, Belgrave Leisure, Moorbank Sports Club for 10+ year contracts. Future management contracts should require intervention programs for cultural groups / people with a disability and have social equity focus as well as financial focus Provide better access for club competition sports. 	<ul style="list-style-type: none"> Cross subsidise less profitable services with those that can generate revenue and meet community need. In long term, seek partners who can make capital contributions e.g. PCYC, Belgrave Leisure, Moorbank Sports Club. Provide greater capacity at centres, more prominent siting and improve functionality at all centres to increase market appeal and cost effectiveness.

10.3 Centre strategies

The following tables show the proposed short-term development and location strategy, the long development and location strategy, the market focus for each centre, proposed facility components, size and the priority.

Whitlam Leisure Centre Strategy (Central/CBD)	
Short Term Development and Location Strategy	<ul style="list-style-type: none"> The current catchment has 72,308 people and is estimated to grow to 80,024 by 2026 Unmet demand for swimming could be as high as 550,745 visits annually growing to 604,205 in 2026 Unmet demand for indoor sports could be as high as 174,000 visits annually growing to 191,000 in 2026 Current annual visitations exceeds CERM benchmarks for like facilities
	<ul style="list-style-type: none"> Complete Woodward Park Master Plan to determine best location and facilities for Whitlam in the central CBD zone
	<ul style="list-style-type: none"> Relocate to a more prominent site in Woodward Park and then demolish the existing centre Ensure adequate space for proposed components as a regional centre
Long Term Development and Location Strategy	
Market Focus to Distinguish From Other Centres	<ul style="list-style-type: none"> Indoor club competition sports courts 10 lane, 50 metre outdoor competition pool Events, school carnivals 24 hour gym access Home of gymnastics Associated child care and café Outdoor leisure water and beach Spa and sauna
Facility Components	<ul style="list-style-type: none"> Gymnastics centre (1200 sq m) Event space retained Two indoor timber sprung floor sport courts (1760 sq m) Indoor 8 lane 25 metre pool (961 sq m) Large separable warm water/program pool (180 sq m) Spa and sauna (40 sq m) Indoor splash park (180 sq m) Outdoor beach and leisure water (900 sq m) and 10 lane 50m pool inc. retractable shade (1000 sq m) Birthday party room/function space (80 sq m) Childcare (120 sq m) Fully accessible wet/dry change rooms (180sq m) School only change facilities (150 sq m) Café / commercial kitchen (70 sq m) Gym with women's only area (800 sq m) Cycle studio (60 sq m) Multi-purpose program rooms (100 sq m)
Priority	<ul style="list-style-type: none"> Priority 1a. Master plan and design in conjunction with Wenden Master Plan Priority 1b. Rebuild at the same time as courts at Wenden

Michael Clarke Recreation Centre Strategy (West)

- The current catchment has 32,982 people and is estimated to grow to 34,433 by 2026.
- Unmet demand for gym workouts at Clarke could be as high as 276,000 visits annually growing to 293,500 by 2026.
- Unmet demand for swimming at Clarke could be as high as 371,000 visits annually growing to 380,000 by 2026.

Short Term Development and Location Strategy	<ul style="list-style-type: none"> • Master plan in conjunction with the other two centres, to include additional indoor sports courts, programmable warm water, as well as a splash park, to serve the western zone
Long Term Development and Location Strategy	<ul style="list-style-type: none"> • Provide additional indoor sport with 2 additional compliant sports courts • Develop to a district standard • Consider potential water slide options
Market Focus to Distinguish From other Centres	<ul style="list-style-type: none"> • Gym and fitness • Junior/social indoor sports and club sports • Aquatic outdoor play and small learn to swim
Facility Components and Required Size	<ul style="list-style-type: none"> • Two additional indoor netball/basketball sports courts with sprung timber floor (760 sq m) • Splash park (220 sq m) and dry play space (220 sq m), Learn to swim / Programmable pool (300 sq m) • Car parking
Priority	<ul style="list-style-type: none"> • Priority 3. Cost benefit analysis of options and master plan

Michael Wenden Aquatic and Leisure Centre Strategy (Inner west)

- The current catchment has 69,279 people and is estimated to grow to 72,087 by 2026
- Unmet demand for swimming could be as high as 530,525 visits annually growing to 537,400 by 2026
- Unmet demand for sports courts at Wenden could be as high as 168,600 visits annually growing to 173,400 by 2026.
- Current annual visitations exceeds CEFM benchmarks for like facilities

Short Term Development and Location Strategy	<ul style="list-style-type: none"> • Consider the centre as part of Miller Town Centre Master Plan • Master plan centre for the long term and consider design that incorporates a PCYC • Add 2-3 basketball/ netball compliant courts in the short term, to cater for club competition sports
Long Term Development and Location Strategy	<ul style="list-style-type: none"> • Demolish centre, except existing courts and splash park • Rebuild on the same site as a district level centre
Market Focus to Distinguish From Other Centres	<ul style="list-style-type: none"> • Indoor sports clubs including office space • Volunteer groups, services for people with a disability and allied health • No school carnivals • Larger outdoor splash and leisure water • Review childcare offer
Facility Components	<ul style="list-style-type: none"> • Add 2-3 timber sprung netball/basketball courts (2640 sq m) • Indoor 8 lane 25 metre pool (961 sq m) • Warm water pool with potential to segregate (150 sq m) • Expand splash park and aquatic play (150 sq m) • Program pool (150 sq m) • Don't replace the 50m outdoor pool • Group fitness/gym (existing) • Café and referee facilities (150 sq m) • Fully accessible • Allied health facilities (80 sq m) • Additional car parking
Priority	<ul style="list-style-type: none"> • Priority 1a. Master Plan • Priority 1b. Build courts, accessible facilities and allied health

Holsworthy Aquatic Centre Strategy (East)

- The population in the Holsworthy catchment is expected to grow marginally from 24,627 in 2019 to 25,097 by 2026
- Unmet demand in the Holsworthy catchment for swimming lessons is estimated to be 41,000 visits annually and estimated to decline to 37,900 by 2026 (due to the decline in the 0-9 yr. population)
- Unmet demand for swimming at Holsworthy could be as high as 267,000 visits annually declining slightly to 266,300 by 2026
- Unmet demand for indoor courts at Holsworthy could be as high as 60,200 visits annually increasing slightly to 60,300 by 2026

Short Term Development and Location Strategy

- Prepare a dilapidation report and probable costs to upgrade
- Undertake minor accessibility works
- Conduct a feasibility study of alternate sites in East, to consider gym and fitness and indoor sport
- Investigate funding options and potential development partners. Include dialogue with current operators

Long Term Development and Location Strategy

- Prepare a design and management plan for an alternative site
- Negotiate with potential partners to provide a capital contribution to a redevelopment of the existing facility with potential health and fitness and/or indoor sports facilities

Market Focus to Distinguish from Other Centres

- Service the local residential catchment and schools, with day to day needs
- Provide higher level of accessibility

Facility Components and Required Size

- Indoor 25m pool (961 sq m)
- Warm water program pool (150 sq m)
- Spa (25 sq m)
- Splash park (150 sq m)
- Community rooms (80 sq m)
- Gym and group fitness (400 sq m)

Priority

- Priority 3

Austral /Rossmore Strategy (Outer west)

- The population in the Austral /Rossmore catchment is expected to grow from 19,556 to 62,635 by 2026
- Unmet demand for swimming could be as high as 672,000 visits annually in 2026 *
- Unmet demand for indoor sports could be as high as 148,000 visits annually in 2026 *
- Unmet demand for gym workouts could be as high as 881,000 visits annually in 2026*

Short Term Development and Location Strategy

- Investigate land ownership and acquisition options
- Investigate potential partners including commercial or management entities and education

Long Term Development and Location Strategy

- Master plan and analyse spatial options. Required space estimated at 7,000 sq m (plus car parking)
- Package management with Whitlam, Wenden and Clarke centres
- Construction following an investigation into space availability and colocation options

Market Focus to Distinguish From Other Centres

- Develop in line with plans for adjacent residential, commercial and educational facilities
- Centre be of a regional scale, comparable to Whitlam

Facility Components and required size

- 25 metre heated indoor pool (961 sq m)
- Warm water program pool (300 sq m)
- Gym / group fitness (500 sq m)
- Splash park (200 sq m)
- Three indoor sport courts if not provided in conjunction with an adjacent school (3,160 sq m)
- Multi-purpose program room / parties etc. (80 sq m)

Priority

- Priority 2. Master plan
- * no competitors have been identified in this catchment to date



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10.4 Funding

Funding for aquatic and leisure centre projects is likely to come from a range of sources, most importantly, grants from the State and Federal government, and development contributions.

Other options include smaller contributions from management contractors and lessees.

The size of the contribution will depend on the length of term provided to the contract manager/lessee, degree of control and exclusive use for example.

Typically, a 10-20 year term would be required to recoup any return on investment.

Contributions by Association users

Some large basketball associations can provide /contribute money for fit out items such as shot clocks and backboards and rings and contribute to floor maintenance, but do not generally have the ability to contribute to major capital projects, unless they have had exclusive use of a large centre where they can generate funds over a long period of time.

Liverpool does not have a large association or clubs with a member base that could offer such contributions. Association/clubs need more than 3 courts to establish a large base and Liverpool do not have these facilities.

Where capital contributions are being considered it would be highly advantageous for Council to scope out a policy that for example includes: the asset being retained in Council ownership after a term equivalent to the value of the contribution as rent, and the ability for Council to reassign the asset to other users if use by the contributor declines to be unsustainable over time.

Typical funding sources for leisure and aquatics facilities

1. Government grants
 - a. Federal Government
 - b. State Government
 - c. Local Government Funds
 - ii) Community Grants / Sport Programs
 - iii) Special rates levies
2. Developer or open space contributions following subdivision
3. Philanthropic Trusts / Foundation Grants etc.
4. Naming rights or sponsorship funds
5. Management entities contributing capital into
6. Sports or service club contributions
7. Other

Appendix 10 provides details of the types of funding sources and examples



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11. Recommended Actions

11.1 Overall recommendations

Number	Action
1.1	Endorse Council's role compared to the private sector's as: Service community needs; Educate and promote awareness; Target specific populations; Encourage greater participation; Create pathways; and Cross subsidise. (See Council Role 2.2) Incorporate these roles into future management agreements and performance criteria.
1.2	Undertake master planning of the long-term development of five leisure and aquatics centres in Liverpool Council. Commence master planning of the three sites: Whitlam, Wenden and Clarke as one project, in the short term, as per the individual facility strategies in Chapter 10.2
1.3	Design future centres in response to the key market requirements: Social Relevance, Accessible and Inclusive, Responsive to Climate, Responsive to Safety, Design Response and Catchment Hierarchy and Management Model as per the diagram in Chapter 10.
1.4	Ensure all centres are relevant to local physical, demographic, cultural, education and climate context. Provide a balance between social equity, access and inclusion, physical activity and competition sports needs and include market-driven elements that allow cross-subsidisation.
1.5	Provide a greater depth of social and club competition sports across the centres (for example basketball, gymnastics, table tennis, badminton, futsal, volleyball, as well as dance).
1.6	Specifically provide a dedicated gymnastics facility in conjunction with Whitlam and introduce indoor sports courts that are primarily for use by sports clubs and associations and that enable pathways to higher levels of competition.
1.7	Work with the state education department to provide better water safety programs, swimming lessons and carnivals
1.9	Provide a range of free and affordable outdoor leisure water options including water play and splash parks across Liverpool to increase capacity during hot weather. Differentiate those from available areas and offer a range of settings and may include custom designed features and more natural settings
1.10	Seek capital and recurrent funding opportunities through federal and state government funding sources, philanthropic organisations and partnerships with schools and not for profit organisations where there is an alignment of objectives. Consider the potential for a management entity to contribute capital funding in return for a longer tenure arrangement per Chapter 10.2
1.11	Set out management requirements for the centres to include operating hours, pricing, community access, and intervention programs for specific populations, service levels and building maintenance
1.12	Offer contract management of Whitlam, Wenden, Clarke and any future centre in the outer west, as a package to a single management entity, to maximise economies of scale and program differentiation and increase effectiveness of communication and information provision.



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11.2 Whitlam

Number	Action
Planning	
2.1	Relocate the centre to a more prominent site within Woodward Park, ensuring adequate space for required components.
2.2	Include additional facility components including accessible facilities aquatic play, gymnastics and dedicated sports competition courts, as per The Strategy in Chapter 10 .
2.3	Ensure a differentiated pricing and market focus between Whitlam and Wenden. Whitlam to retain events, include Gymnastics, outdoor 50 metre pool and school's market and providing dedicated club competition sports.
2.4	Commence a master plan for the redevelopment of Whitlam to determine the footprint and cost planning.
2.5	Accommodate a reconfigured and expanded footprint for Whitlam in the Woodward Park Master Plan.
2.6	Demolish the existing facilities once construction of a new facility is complete.
Funding	
2.7	Monitor additional funding opportunities through federal and state government funding sources as per Appendix 10.
Management/Partners	
2.8	Prepare an expression of interest document for the long term management rights of the centre, requesting capital funding in return for a 10 plus year management option.
2.9	Offer contract management of Whitlam, Wenden, Clarke and any new centre in the outer west, as a package to a single management entity, to maximise economies of scale and program differentiation.
2.10	If space permits, following the master plan, seek an allied health provider for centre to provide physiotherapy and rehabilitation services considering a contribution to the fit out of the facility.

11.3 Wenden

Number	Action
Planning	
3.1	Include the existing Wenden Centre and PCYC as part of Miller Town Centre Master Plan.
3.2	Prepare a master plan for the redevelopment of Wenden on the existing site, integrating PCYC services and facilities.
3.3	Ensure a differentiated pricing and market focus between Whitlam and Wenden. Wenden should be more leisure and social equity focused.
3.4	Retain the existing sports courts and splash park, while demolishing and redeveloping other components. Include additional indoor 8 lane and warm water pools, outdoor leisure and aquatic play facilities and 2 additional sports courts. Consider the addition of a small allied health area and facility components as per The Strategy in Chapter 10.
Funding	
3.5	Partner with PCYC in the redevelopment of facility, on the basis of some capital contribution 2019/20.
3.6	Monitor additional funding opportunities through federal and state government funding sources as per Appendix 10.
Management/Partners	



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Number	Action
3.7	Offer contract management of this centre in conjunction with Whitlam, Clarke and any new centre in the outer west as a package, to a single management entity to maximise economies of scale and program differentiation.
3.8	Develop a draft agreement for long term management of the centre in conjunction with PCYC and Council's contract management group.
3.9	If space permits and following master plan, seek allied health provider for centre to provide physiotherapy and rehabilitation services with contribution to facility fit out.

11.4 Clarke

Number	Action
Planning	
4.1	Investigate available space in the precinct for additional competition compliant indoor sports courts, aquatic play and where possible, learn to swim and prepare a master plan for the centre.
4.2	Construct an outdoor splash park in conjunction with existing play space to help meet demand for aquatic play if space allows
4.3	Expand courts space with 2 additional indoor multi lined courts if space allows
4.4	Allow gymnastics to continue on one existing court permanently
4.5	Provide additional car parking
Funding	
4.6	Monitor funding opportunities through federal and state government funding sources as per Appendix 10
Management/Partners	
4.7	Offer contract management of Whitlam, Wenden, Clarke and any future centre in the outer west as a package to a single management entity, to maximise economies of scale and program differentiation.

11.5 Holsworthy

Number	Action
Planning	
5.1	Prepare a dilapidation report with probable costs to assist future planning or redevelopment.
5.2	Conduct a feasibility study of alternate sites in east to accommodate gym, fitness and potentially indoor sport.
5.3	Include facility components as per The Strategy in Chapter 10 (25 metre and warm water pools, spa, community rooms and splash park, gym and group fitness).
Funding	
5.4	Negotiate a contribution from a third party operator in return for long term lease of aquatic/sports facility.
5.5	Monitor funding opportunities through federal and state government funding sources as per Appendix 10.
Management/Partners	
5.6	Negotiate a management agreement with a capital contribution from a third party operator in return for long term tenure.



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11.6 Austral /Rossmore

Number	Action
Planning	
5.1	Investigate land ownership and acquisition options for a new regional centre to serve the outer west.
5.2	Include facility components as per Strategic Directions: 25 metre and warm water pools, 3 indoor sports courts, splash park or outdoor leisure water, gym and group fitness and multipurpose and meeting rooms.
Funding	
5.3	Investigate the options of partnering with a third party including commercial or management entities, and or the education department to deliver indoor sports and or aquatic facilities.
5.4	Monitor funding opportunities through federal and state government funding sources as per Appendix 10.
Management/Partners	
5.5	Offer contract management of the centre in conjunction with Whitlam, Wenden and Clarke as a package to a single management entity, to maximise economies of scale and program differentiation, with a potential joint use agreement to include an education partner.
5.6	Negotiate a joint use agreement with the education department for use of school indoor courts if space does not permit indoor sports courts with the proposed aquatic fitness centre.
5.7	If space permits, following master plan, seek an allied health provider for centre to provide physiotherapy and rehabilitation services with contribution to facility fit out.



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12. Appendices

Appendix 1. Details of relevant National, State and Council plans

Sport 2030 - National Sport Plan

The Australian Government has a clear and bold vision for sport in Australia — to ensure we are the world's most active and healthy nation, known for our integrity and sporting success. Sport 2030 has four key priority areas which will, when fully implemented, create a platform for sporting success through to 2030 and beyond. The priorities are:

- Build a more active Australia — More Australians, more active, more often
- Achieving sporting excellence — National pride, inspiration and motivation through international sporting success
- Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption; and
- Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.

Sport 2030 brings together the knowledge and insight of many people from across the sporting sector and the general public who provided submissions, attended consultation sessions and contributed ideas.

Active Living

The Heart Foundation is working with federal, state and local governments to directly influence the urban planning decisions that affect our communities. Across Australia, the program work on projects that support the adoption of health design principles in the planning for new and existing neighbourhoods.

Most Australians aren't getting the physical activity they need. This can shorten life expectancy and increase the risk of heart disease and other non-communicable diseases.

State of Australian Cities Report

These reports provide insight into the vital role that Australian cities play in the growth of our economy and track the overall progress made in Australia's major centres. The reports looks at the drivers behind some of the public policy issues facing the country today and into the future.

NSW Greener Places Policy

Greener Places is a draft policy to guide the design, planning, design and delivery of Green Infrastructure in urban areas across NSW. Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support good quality of life in the urban environment.

The aim of the policy is to create a healthier, more liveable, more resilient and sustainable urban environment by improving community access to recreation and exercise, walking and cycling connections.

Sydney Green Grid

The Sydney Green Grid is delivering an interconnecting network of open space that will keep the city cool, encourage healthy living, enhance biodiversity and ensure ecological resilience. Linkages between open spaces are fostered within the wider public realm through enhancing creek corridors, transport routes, suburban streets, footpaths and cycle ways.



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Office of Sport (NSW) Strategic Plan

The plan identifies the value of sport and recreation as

Sport and active recreation is important, contributing significantly to our health, economy, social wellbeing and the liveability of our cities and communities.

The plan's agenda links to the NSW Government's:

Priorities	Outcomes
<ul style="list-style-type: none"> Delivering infrastructure Creating jobs Tackling childhood obesity Improving education results Protecting our kids 	<ul style="list-style-type: none"> Improved health Productive people Strong economy Strong communities Liveable and culturally vibrant cities and towns

The Plan's vision is "A vibrant and valued sport and active recreation sector that enhances the lives of the people of NSW"

Priorities

Places and spaces

Well managed facilities that meet the needs of users and investors

Sector performance

A strategically focused and empowered NSW sport and active recreation sector

Participation

More people in NSW participating in sport and active recreation

Thigh performance pathways

More NSW sporting success and NSW being a valued partner in Australia's international success

Our capability

The Office of Sport has the capability to make a valued contribution to the sector.

NSW Disability Inclusion Plan

The plan is the NSW Government's commitment to identifying and breaking down the barriers which prevent those with disability from enjoying the same opportunities and choices as everyone else.

It aligns with the Australian National Disability Strategy and our obligations under the United National Convention on the Rights of Persons with Disabilities.

The plan has 4 focus areas that are aimed at creating long term change and require consistent efforts from government and the wider community. The focus areas are:

1. Developing positive community attitudes and behaviours
2. Creating liveable communities
3. Supporting access to meaningful employment
4. Improving access to mainstream services through better systems and processes.

State Environmental Planning Policies

The NSW Government has been working towards developing a new State Environment Planning Policy (SEPP) for the protection and management of our natural environment. These areas are important to communities in delivering opportunities for physical health, economic security and cultural identity.



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National Water Safety Education Competency Framework

The framework allows for the definition of minimum competencies and for achievement to be benchmarked against those competencies to ensure all children have a basic level of swimming and water safety skill and knowledge prior to leaving primary school. These skills are important throughout the life span to reduce the risk of drowning.

Table 22. National Water Safety Education Competency Framework

School level	Competency framework	Minimum competencies
(I) Infant And Pre-School	<ul style="list-style-type: none"> Experience in skill competencies for safe water entries & exits, floating & sculling, breathing, movement & swimming strokes, survival & underwater skills, water safety education & parent education 	<ul style="list-style-type: none"> Participation in the program
(II) Primary School	<ul style="list-style-type: none"> Personal Aquatic Survival section of the National Swimming and Water Safety Framework Competencies to be achieved by the completion of Primary School education 	<ul style="list-style-type: none"> Equivalent to Swim and Survive Level 4 (and Surf Ed where available) Level 5 Swim and Survive (and Surf Ed where available) Level 6 Swim and Survive (and Surf Ed where available)
(III) Secondary School	<ul style="list-style-type: none"> Life Saving section of the National Water Safety Framework – including exposure to Basic First Aid & Resuscitation Training Competencies to be achieved by the completion of Year 10 	<ul style="list-style-type: none"> Equivalent to RLSSA Dry Rescue, including Resuscitation (and SLSSA Surf Survival where available) RLSSA Bronze Star (and SLSSA Surf Survival where available) RLSSA/SLSSA Bronze Medallion



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NSW Premier's Priorities

The NSW Premier's Priorities reflect the commitment to whole-of-government approaches to tackling important issues for the people of NSW, from helping vulnerable children and raising the performance of school students, to improving housing affordability and building local infrastructure.

The 12 priorities are;

- Creating jobs
- Delivering Infrastructure
- Driving public sector diversity
- Improving education results
- Improving government services
- Improving service levels in hospitals
- Keeping our environment clean
- Making housing more affordable
- Protecting our kids
- Reducing domestic violence reoffending
- Reducing youth homelessness
- Tackling childhood obesity

NSW Government – The NSW State Infrastructure Strategy 2018-2038

The strategy sets out the government's priorities for the next 20 years, and combined with the *Future Transport Strategy 2056*, the *Greater Sydney Region Plan* and the *Regional Development Framework*, brings together infrastructure investment and land use planning for NSW cities and regions.

The NSW Government is developing a Sport Infrastructure Strategy and whole-of-sector investment framework. The strategy will help ensure NSW has modern facilities that offer a great experience for artists, sportspeople and fans. This will help create great local communities by promoting arts, culture, sport and visitation in Western Sydney and across regional NSW.

Western City District Sport Facility Plan

The Office of Sport is working in collaboration with the Greater Sydney Commission to develop District Sport Facility Plans for the Greater Sydney Region. This initiative will provide a strong foundation for future facility provision and participation in sport and active recreation.

Participation in sport and active recreation contributes to the development of health, cohesive, resilient, liveable and strong communities. To maintain and grow the current levels of participation in Greater Sydney, a plan is needed for great places where people of all ages and abilities can participate in a wide range of sports and active recreation.

The Recreation and Open Space Sports Strategy 2018

The Recreation and Open Space Sports Strategy 2018 identifies a benchmark provision standard for aquatic centres as one centre per 50,000 population that the "current provision of aquatic centres is inadequate to service growth in western areas. In addition, existing centres are ageing requiring significant investment".

The gaps in provision were assessed as follows:

Gap based on 200,000 population: In 2015 the shortfall of aquatic facilities was assessed as 2 aquatic centres

Gap based on 300,000 population: a shortfall of 4 aquatic centres by 2031.

The plans recommendations were to provide four centres:

- Relocate Holsworthy Pool to Hammondville Sporting Reserve
- Upgrade Whitlam Centre/ investigate relocation of centre in Woodward Park
- A centre in Miller



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- Explore options to provide new facility within McGirr Park
- Ensuring the centre differentiates activities from Whitlam Centre
- One centre in a new release area, in Austral

South West Growth Area Plans

Releasing more land for housing will mean Sydneysiders have access to a range of homes that suit different needs, budgets and lifestyle choices. It also helps to place downward pressure on housing prices.

NSW Ageing Strategy

The strategy is the NSW Government's commitment to respond to the opportunities and challenges of our ageing population.

The vision is that people in NSW experience the benefits of living longer and enjoy opportunities to participate in, contribute to and be included in their communities.

The strategy focuses on five priorities that older people across NSW have said are important to them:

1. Health and wellbeing
2. Working and retiring
3. Housing choices
4. Getting around
5. Inclusive communities

Southern Parklands Vision 2036

This document provides a 20 year vision for the Southern Parklands, guiding the development, land uses and facilities, and informing the relationship with adjoining infrastructure and development. The Southern Parklands is 1,500 ha of the Western Sydney Parklands corridor bordered by Elizabeth Drive in the north and Bringelly Road in the south. This area is

currently underdeveloped for recreational and leisure uses. This vision has been recognised with a state and national AILA award for best landscape master plan.

A Metropolis of Three Cities

A Metropolis of Three Cities – the Greater Sydney Region Plan will rebalance growth and deliver its benefits more equally and equitably to residents across Greater Sydney. The plan is the first to be prepared concurrently with Future Transport 2056 and the State Infrastructure Strategy aligning land use, transport an infrastructure planning to reshape Greater Sydney as three unique but connected cities.

The plan is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

Western District City Plan

The vision for Greater Sydney as a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city – means residents in the Western City District will have quicker and easier access to a wider range of jobs, housing types and activities. This vision will improve the District's lifestyle and environmental assets. Aquatic and leisure centres would achieved this by:

- Transform the Western City District over the next 20 to 40 years by building on natural and community assets and developing a more contained Western City District with a greater choice of jobs, transport and services aligned with growth .
- Mitigating the heat island effect and providing cooler places by extending urban tree



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canopy and retaining water in the landscape

Planning Priority W1

- Planning for a city supported by infrastructure

Planning Priority W2

- Working through collaboration
- *Indicators will be developed in consultation with State and local Government to optimise regional, district and local monitoring programs.

Planning Priority W3

- Providing services and social infrastructure to meet people's changing needs

Planning Priority W4

- Fostering healthy, creative, culturally rich and socially connected communities

Planning Priority W5

- Providing housing supply, choice and affordability with access to jobs, services and public transport

Planning Priority W6

- Creating and renewing great places and local centres and respecting the District's heritage.

Our Home, Liverpool 2027

Our home, Liverpool 2027 is Liverpool's long-term vision for the future. It is a plan to develop Liverpool as a high quality, attractive regional city for South Western Sydney. It sets key strategic directions and promotes Council as an organisation that embraces innovation, excellence, sustainability and equity in delivering the most efficient and effective services for our community.

Directions relevant to this plan include:

- 3.a Foster social inclusion, strengthen the local community and increase opportunities for people who may experience barriers
- 3.b Celebrate and respect Liverpool's rich cultural and social diversity and embrace the opportunities it provides
- 3.c Improve health and wellbeing and encourage a happy active community
- 3.c Improve health and wellbeing and encourage a happy active community
- 3.d Plan, support and deliver high quality and accessible services, program and facilities
- 4.d Provide first class and iconic facilities and places
- 5.c Reduce adverse environmental impacts for present and future generations
- 7.a Position Council as an industry leader, delivering best practice and innovation



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Appendix 2. Liverpool population and birthplace by suburb

Suburb	Population 2016	Population 0-14 yrs. %	Birthplace Australia %	Birthplace elsewhere %	Top 3 overseas countries of birth and %
Liverpool City	204,333	22.7%	51.7%	40.7%	1. Iraq - 4.8%, 2. Vietnam - 3.3% 3. Fiji - 3.2%
Ashcroft/ Mount Pritchard	4,111	24.2	53.3%	34.8%	1. Vietnam - 7.1, 2. Lebanon - 5.2% 3. Iraq - 3.4%
Austral	3,032	16.9%	60.0%	27.1 %	1. Italy - 9.8%, 2. Lebanon - 2.3% 3. Malta - 2.3%
Bringelly	6,647	19.7%	67.8%	24.3%	1. Italy - 4.3%, 2. China - 2.6% 3. Lebanon - 2.3%
Busby	4,321	25.1%	56.4%	32.4%	1. Vietnam - 6.0%, 2. Lebanon - 5.0% 3. Fiji - 2.5%
Cartwright	2,345	21.6%	51.1%	37.2%	1. Vietnam - 6.2%, 2. Iraq - 4.9% 3. New Zealand - 3.0%
Casula	15,769	21.5%	51.0%	41.7%	1. Iraq - 3.6%, 2. Fiji - 3.3% 3. Lebanon - 2.7%
Cecil Hills	6,549	20.9%	54.1%	41.9%	1. Iraq - 6.7%, 2. Vietnam - 5.0% 3. Philippines - 2.7%
Chipping Norton	9,004	19.4%	62.9%	32.1 %	1. Vietnam - 4.4%, 2. Lebanon - 2.5% 3. Italy - 2.1%
Edmondson Park	2,254	26.8%	46.5%	47.5%	1. Fiji - 7.3%, 2. India - 6.7% 3. Philippines - 2.6%
Elizabeth Hills	2,534	29.8%	51.1%	44.0%	1. Iraq - 17.3%, 2. Vietnam - 2.4% 3. Fiji - 1.7 %
Green Valley	12,488	20.8%	45.2%	49.8%	1. Vietnam - 8.9%, 2. Iraq - 6.5% 3. Fiji - 4.6%
Hammondville	3,497	20.3%	68.7%	25.5%	1. United Kingdom - 4.1%, 2. New Zealand - 2.0%, 3. Fiji - 1.5%
Heckenberg	3,126	23.4%	50.7%	37.3%	1. Vietnam - 9.9%, 2. Lebanon - 4.9% 3. Iraq - 2.9%
Hinchinbrook	11,207	21.2%	49.2%	46.7%	1. Iraq - 7.1%, 2. Fiji - 5.6% 3. Vietnam - 4.6%
Holsworthy	5,523	22.4%	59.6%	33.5%	1. India - 7.4%, 2. Philippines - 3.0% 3. Indonesia - 2.3%
Horningsea Park	3,678	26.4%	57.1%	39.5%	1. Fiji - 4.4%, 2. Iraq - 3.3% 3. Philippines - 3.0%
Hoxton Park - Cames Hill	6,399	25.7%	51.6%	44.3%	1. Fiji - 7.1%, 2. Iraq - 6.8% 3. Vietnam - 2.8%
Leppington - Denham Court	1,353	9.3%	59.4%	25.8%	1. United Kingdom - 3.5% 2. New Zealand - 2.9 %, 3. Italy - 2.7%
Liverpool	26,998	21.2%	31.2%	55.5%	1. Iraq - 11.1%, 2. India - 6.5% 3. Serbia/Montenegro - 3.0%



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Suburb	Population 2016	Population 0-14 yrs. %	Birthplace Australia %	Birthplace elsewhere %	Top 3 overseas countries of birth and %
Lumea	9,225	24.3%	49.4%	40.4%	1. Iraq – 8.0%, 2. Lebanon – 5.9% 3. Vietnam – 2.9%
Middleton Grange	5,157	30.1%	55.4%	27.0%	1. Iraq - 9.7%, 2. Fiji – 3.1% 3. Philippines – 2.4%
Miller	3,142	21.6%	55.5%	31.5%	1. Lebanon – 5.4%, 2. Vietnam – 5.4% 3. Iraq – 2.5%
Moorebank	10,548	24.0%	63.6%	31.7%	1. Vietnam – 2.7%, 2. India – 2.4% 3. Fiji – 2.1%
Prestons	15,268	25.7%	52.5%	43.3%	1. Fiji – 6.6%, 2. India – 3.4% 3. Philippines – 3.3%
Sadlier	3,102	24.6%	56.2%	35.7%	1. Vietnam – 7.0%, 2. Lebanon – 6.1% 3. Iraq – 4.1%
Voyager Point – Pleasure Point	2,181	23.3%	67.4%	29.7%	1. India - 6.4%, 2. United Kingdom – 2.7%, 3. Egypt – 1.7%
Warwick Farm	5,893	18.3%	33.5%	50.5%	1. India – 6.5%, 2. Vietnam – 4.6% 3. Iraq – 4.1%
Wattle Grove	8,242	24.2%	66.9%	29.4%	1. India – 4.2%, 2. Egypt – 2.8% 3. Philippines – 2.3%
West Hoxton	9,947	25.1%	58.2%	38.2%	1. Iraq – 5.1%, 2. Fiji – 4.7% 3. Philippines – 2.5%

* Please note, birthplace percentages does not include persons where place of birth is not stated.



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Appendix 3. Member profile by centre

Member profile recorded by suburb and centre²⁶

Whitlam

Suburb	
Liverpool	31%
Lurnea	10%
Casula	9%
Prestons	6%
Moorebank	6%
Mount Prichard	5%
Hinchinbrook	4%
Cabramatta	4%
Wattle Grove	4%
Other	21%

Clarke

Suburb	
West Hoxton	27%
Carnes Hill	21%
Horningsea Park	18%
Prestons	18%
Hinchinbrook	5%
Middleton Grange	5%
Other	6%

Wenden

Suburb	
Miller	43%
Prestons	11%
No suburb provided	9%
Hinchinbrook	9%
West Hoxton	8%
Sadler	6%
Other	14%

Member age profile (Aug 2018)

Whitlam

Breakdown by Age	
0-14 years	15%
15 - 19 years	5%
20 - 24 years	6%
25-29 years	7%
30-34 years	8%
35-49 years	22%
50-59 years	16%
60+ years	21%

Clarke

Breakdown by Age	
0-14 years	5%
15 - 19 years	16%
20 - 24 years	11%
25-29 years	11%
30-34 years	14%
35-49 years	34%
50-59 years	6%
60+ years	3%

Wenden

Breakdown by Age	
0-14 years	18%
15 - 19 years	9%
20 - 24 years	8%
25-29 years	8%
30-34 years	9%
35-49 years	19%
50-59 years	14%
60+ years	15%

²⁶ (Aug 2018)



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Appendix 4. Site investigation reports

Whitlam Leisure Centre

Michael Wenden Aquatic Leisure Centre

Michael Clarke Recreation Centre

Holsworthy Aquatic Centre



Site Investigation Report

E-01

Site:	Whitlam Leisure Centre	Date visited:	Wednesday the 17 th October 2018
Project:	Liverpool Council – Aquatic Review	Project No:	171026
Client:	Scott Hawkins – Belgravia Leisure	Representative:	Centre Manager
Investigation undertaken by:	Sean Stone, Etch Architects	Email:	seanstone@etcharch.com.au
Copies to:	Sally Jeavons / Michael Graham @leisure Planners	Email:	
Weather Conditions:	Overcast and showers	Version:	First Issue

Pages (including this page)

This Site Investigation Report is based on the Reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the Aged of the Facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. National Construction Code Series – Volume 1. Building Code of Australia 2014- Class 2 to Class 9 buildings
2. Australian Standard 1428.1-2009: Design for access and mobility - General requirements for access - New building work
3. Disability (Access to Premises – Buildings) Standards 2010;
4. Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities

Site Investigation:



image source : Google Maps

Definitions:

- ☐ Poor – Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements As1428)
- ☐ Fair – Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- ☐ Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- ☐ Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

Distribution: ☐ Principal ☐ Contractor ☐ File

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Site Investigation Report:

E-01

Project: Whitlam Leisure Centre – P2

Area: EXTERIOR – MAIN ENTRY						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good
					X	
Comments: <ul style="list-style-type: none"> Overall the main building and surrounds are in a reasonable to good condition. The main leisure centre entry is well sign posted – way finding The main entry appears (has that sensation) that it is at the rear of the centre. The two entries actually don't have street presence. The main entry visually is restrictive due to excessive signage / advertising. Entry would be well suited to have a café area or breakout area joining the outdoor aquatic component. 						
Photos						
<p>Image 1: The main leisure centre entry is well sign posted – way finding</p>		<p>Image 2: main entry visually is restrictive due to excessive signage / advertising.</p>		<p>Image 3: Entry would be well suited to have a café area</p>		
<p>Image 4: Crèche / occasional care – outdoor play adjoins the main entry to the south</p>		<p>Image 5: Main outdoor pool is to the north of the main entry.</p>		<p>Image 6: blank</p>		

Area: EXTERIOR – BASKETBALL / EVENT CENTRE						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good
				X		
Comments: <ul style="list-style-type: none"> Building is in a fair to reason condition – appearance shows evidence of wear and tear Main entry is in close proximity to the aquatic centre main entry however this entry is very secure with fencing. The Sun shade structure over the main entry is in need of a clean and not aesthetically pleasing. As an event centre – it contains separate entry areas, ticket booths etc. Centre external cladding is made up of precast concrete panels and masonry (brickwork) The perimeter of the building has several 'hidden' areas which may cause CPTED issues Southern (after hours) membership entry and group entry. Direct access from larger car park. Potential area for expansion to western side of the indoor stadium / event centre 						
Photos						



Site Investigation Report:

E-01

Project: Whitlam Leisure Centre – P2



Image 1: Main entry is in close proximity to the aquatic centre main entry



Image 2: The Sun shade structure over the main entry is in need of a clean and not aesthetically pleasing.



Image 3: Security fencing quite evident.



Image 4: As an event centre – it contains separate entry areas, ticket booths etc.



Image 5: The perimeter of the building has several 'hidden' areas which may cause CPTED issues



Image 6: similar issues to image 5



Image 7: Building is in a fair to reasonable condition – appearance shows evidence of wear and tear



Image 8: Southern (after hours) membership entry and group entry. Direct access from larger car park.



Image 9: Potential area for expansion to western side of the indoor stadium / event centre

Area: RECEPTION / CONTROL

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Main entry / control area including foyer to the leisure centre is in a reasonable to good condition.
- The reception is clear from the main entry with good visual connection to the main entry to the aquatic area (entry doors only) and restrictive to other areas (as they are physically behind)
- Merchandise (aquatic mainly) is directly opposite to the control desk and visually accessible if occupied.
- Entry to aquatic area is restrictive via single entry door only. No airlock.
- The kiosk is located behind the reception and hidden from view from the pool entry/ exit.
- All other areas of the leisure centre are connected via lengthy hallways.
- Gym/ fitness area is directly accessible from main foyer.

Photos

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Site Investigation Report:

E-01

Project: Whitlam Leisure Centre – P2



Image 1: Main entry / control area including foyer to the leisure centre is in a reasonable to good condition.



Image 2: The reception is clear from the main entry with good visual connection to the main entry to the aquatic area (entry doors only) and restrictive to other areas (as they are physically behind)



Image 3: Merchandise (aquatic mainly) is directly opposite to the control desk and visually accessible if occupied.



Image 4: Gym/ fitness area is directly accessible from main foyer.



Image 5: Entry to aquatic area is restrictive via single entry door only. No airlock.



Image 6: All other areas of the leisure centre are connected via lengthy hallways.

Area: INDOOR AQUATIC HALL

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Overall the building – the indoor aquatic component appears in a fair to reasonable condition.
- At the time of inspection several building contractors were inspecting the site for a pending tender to re-tile the indoor and outdoor pools. Reason for this is that the state of the pool concourse and floor treatment of the main 50m and 25m pools was poor.
- The indoor aquatic centre appeared to have a good mixture of active and passive recreation with the indoor 25m lap pool, larger leisure pool, small toddler pool and spa/ sauna area.
- Several areas where / are in the need of repair. Please refer to images.

Photos



Image 1: the indoor aquatic component appears in a fair to reasonable condition.



Image 2: life guard station in reasonable condition and has direct line of sight to all main pool bodies



Image 3: enclosed toddler pool – area rather isolated from other aquatic areas



Site Investigation Report: E-01
Project: Whitlam Leisure Centre – P2



Image 4: The indoor aquatic centre appeared to have a good mixture of active and passive recreation with the indoor 25m lap pool, larger leisure pool, small toddler pool and spa/sauna area.



Image 5: Pool concourse in need of repair



Image 6: Pool concourse in need of repair. Evidence of water pooling and poor surface drainage.



Image 7: starting blocks to be removed to make way for removable ones. Depth of pool to be confirmed if acceptable for competition diving.



Image 8: Pool concourse in need of repair along 25m pool and tiered concrete seating



Image 9: portable climb out steps installed to 25.0m pool – this limits use of lane for lap swimming.



Image 10: No accessible ramp to 25.0m pool – disabled hoist available.



Image 11: Exposed Spa bubbler pump – treated pine timber feature rotten and should be removed. Deemed a trip hazard.



Image 12: Pool concourse in need of repair. Evidence of water pooling and poor surface drainage.

Area: **OUTDOOR AQUATIC AREA**

General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X	Good	
Comments:								
<ul style="list-style-type: none"> Overall 50.0m pool and concourse appear to be in a reasonable condition. Interface with indoor pool and outdoor pool areas are good. Good visual connection. Starting blocks to be removed to make way for removable ones. Depth of pool to be confirmed if acceptable for competition diving. Physical step greater than standard BCA code compliance. 								



Site Investigation Report:

E-01

Project: Whitlam Leisure Centre – P2

- Potential WH+S issue. Lane ropes for 50m pool and located away from the pool and is also located on a concrete platform – which would be very difficult to move when fully loaded with lane ropes.
- The actual 50.0m pool requires its base colour (paint system) to be re-coated as the base of the pool colour is wearing.
- Indoor aquatic change rooms were not inspected or images taken due to current centre privacy policies and as these rooms were occupied. The Male change rooms appeared in a reasonable condition and were missing ambulant facilities.
- Spa and sauna were occupied at time of inspection and no images were taken.

Photos



Image 1: Interface with indoor pool and outdoor pool areas are good. Good visual connection.



Image 2: Several of the door thresholds require a ramp, so to mitigate the existing step and potential trip hazard.



Image 3: Northern door way – step too high to current BCA requirements.



Image 4: Access to outdoor amenities is only accessed via one entry. This could have CPTED issued with security and well-being.



Image 5: Leisure pool and step access higher than pool concourse. Not really fit for purpose and may be considered a trip hazard for children.



Image 6: potential WH+S issue. Lane ropes for 50m pool and located away from the pool and is also located on a concrete platform – which would be very difficult to move when fully loaded with lane ropes.



Image 7: Overall 50.0m pool and concourse is in a reasonable condition.



Image 8: Pool climb outs acceptable and step from pool concourse to pool edge is acceptable – however height to starting blocks is not.



Image 9: Starting blocks to be removed to make way for removable ones. Depth of pool to be confirmed if acceptable for competition diving.

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Project: Whitlam Leisure Centre – P2



Image 10: Climb outs in good condition



Image 11: The actual 50.0m pool requires its base colour (paint system) to be re-coated as the base of the pool colour is wearing.



Image 12: The actual 50.0m pool requires its base colour (paint system) to be re-coated as the base of the pool colour is wearing.



Image 13: signage is acceptable – however should be larger in size and more prominent.



Image 14: Pool climb outs acceptable and step from pool concourse to pool edge is acceptable – however height to starting blocks is not.



Image 15: existing metal floor wastes are corroding.

Area: **OUTDOOR AQUATIC – SPECTATOR SHELTER**

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

Good

X

Comments:

- Outdoor pool shelter is in good to excellent condition.
- Shelter has adequate seating (temporary) alum seating – it appears additional seating can be installed during swimming carnivals.
- Galvanised steel in good condition.

Photos



Image 1: Galvanised steel in good condition.






Image 2: Shelter has adequate seating (temporary) alum seating – it appears additional seating can be installed during swimming carnivals.






Image 3: view from other side of the pool.



Site Investigation Report: E-01
Project: Whitlam Leisure Centre – P2

Area: OUTDOOR AQUATIC – OUTDOOR CHANGE							
General visual condition (see definitions on cover page)	Poor	X	Fair		Reasonable		Good
Comments: <ul style="list-style-type: none"> Male toilets appear in a fair condition. It appears to be need of a renovation as fixtures and fittings are tired (old) and masonry requires a thorough cleaning from vandalism. Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators. Female change / amenities not inspected at time of inspection as they were occupied. Floor tiling in a reasonable condition. 							
Photos <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Image 1: Floor tiling in a reasonable condition.</p> </div> <div style="text-align: center;">  <p>Image 2: fitting and fixtures are tired and require renovating.</p> </div> <div style="text-align: center;">  <p>Image 3: Masonry vandalised – require removing painting off brickwork.</p> </div> </div>							

Area: CAFÉ (INDOOR TO AQUATIC HALL + WITHIN FOYER)							
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable		Good
Comments: <ul style="list-style-type: none"> The café area is located behind the main entry and reception area. It has direct access into pool hall and restricted access into the main foyer. There is no direct access from aquatic side to dry side of seating areas (door is locked) Flooring to pool side is uneven and has pooling of water. Sections of the rubber flooring is delaminating off the original tiled floor (under) Pool side and internal ramp to café level not to DDA / BCA code compliance and ground tactile indicators 							
Photos <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Image 1: There is no direct access from aquatic side to dry side of seating areas (door is locked)</p> </div> <div style="text-align: center;">  <p>Image 2: Flooring to pool side is uneven and has pooling of water</p> </div> <div style="text-align: center;">  <p>Image 3: blank</p> </div> </div>							



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Image 4: Pool side ramp to café level not to DDA / BCA code compliance and ground tactile indicators



Image 5: Internal ramp to café level not to DDA / BCA code compliance and ground tactile indicators



Image 6: blank

Area: **FITNESS CENTRE / GYM**

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

Good

X

Comments:

- Fitness Centre recently (currently) being renovated. New Flooring and painting.
- All fitness equipment appears in excellent condition and recently installed.
- Hazard signage apparent at changes to floor level (due to free weight area and heavy duty mats)
- Lockers located within space for members instead of traditionally being located within amenity areas.
- Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators.

Photos



Image 1: Fitness Centre recently (currently) being renovated



Image 2: All fitness equipment appears in excellent condition and recently installed.



Image 3: Lockers located within space for members instead of traditionally being located within amenity areas.

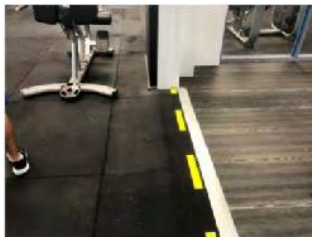


Image 4: Hazard signage apparent at changes to floor level (due to free weight area and heavy duty mats)



Image 5: Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators.

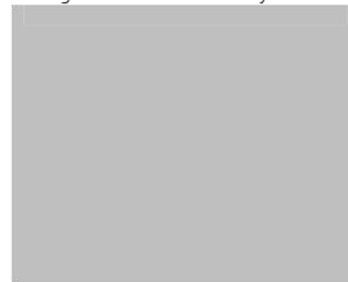


Image 6: Blank




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Project: Whitlam Leisure Centre – P2

Area: FITNESS CENTRE – CHANGE ROOMS						
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable	Good
Comments: <ul style="list-style-type: none"> • Appear in a reasonable condition. It appears to be need of a renovation as fixtures and fittings are tired (old) • Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators. • Female change / amenities not inspected at time of inspection as they were occupied. • Advantage of centre having dedicated amenities – fitness centre can operate afterhours while the rest of the centre can be closed. 						
Photos						
						
Image 1: Signage to change rooms / amenities is not BCA/ DDA compliant with tactile (braille) indicators.		Image 2: Male Amenities – typical condition of fixtures.		Image 3: Typical view of the fittings and flooring (tiles)		

Area: SPIN ROOM (OLD SQUASH COURT 1)						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	X
Comments: <ul style="list-style-type: none"> • Overall the renovated squash court (now spin room) appears in a reasonable condition. • Size is restrictive for the number of spin bikes utilising the space. • Floor surfaces in a good condition and fit for purpose. • All fitness equipment appears in excellent condition and recently installed. 						
Photos						
						
Image 1: Size is restrictive for the number of spin bikes utilising the space.		Image 2: Floor surfaces in a good condition and fir for purpose.		Image 3: Blank		



Site Investigation Report: E-01
Project: Whitlam Leisure Centre – P2

Area: MULTI-PURPOSE ROOM (OLD SQUASH COURT 2+3)						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable X	Good
Comments:						
<ul style="list-style-type: none"> Overall the renovated squash court (now multi-purpose room) appears in a reasonable condition. Two squash courts have been renovated to form one room. Floor surfaces in a good condition and fit for purpose. Circulation outside of squash courts is excessive, however well suited to cater large pedestrian traffic. 						
Photos						







Area: REMAINING SQUASH COURT (4)						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good X
Comments:						
<ul style="list-style-type: none"> Overall building in good condition Floor surfaces in a good condition and fit for purpose. 						
Photos						



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Project: Whitlam Leisure Centre – P2

Area: INDOOR STADIUM - TYPICAL CHANGE ROOMS (MALE)						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good
<div style="text-align: center;">X</div>						
Comments: <ul style="list-style-type: none"> • Overall change rooms inspected (male only) were in a fair to reasonable condition • Practically both the male and female toilets require a complete refurbishment – fixtures and fittings appear tired due to wear and tear and tiling is in need of repair. • Not accessible (unisex) facilities and no ambulant facilities located within rooms • Change rooms not practical to be utilised as unisex facilities. • Open showers not practical if amenities were deemed unisex for all gender competition. • Cleaners cup board located within Male Change – not big enough • Signage to be replaced with new BCA/ DDA tactile (braille) signage. 						
Photos <div style="display: grid; grid-template-columns: 1fr 1fr 1fr; gap: 10px;"> <div>  <p>Image 1: Male competition change – shower area.</p> </div> <div>  <p>Image 2: Treatment area directly associated with open showers. Open showers not practical if amenities were deemed unisex for all gender competition.</p> </div> <div>  <p>Image 3: Male Amenities – typical condition of fixtures. Damaged tiles and areas require general refurbishment</p> </div> <div>  <p>Image 4: Evidence of general wear and tear to the change rooms.</p> </div> <div>  <p>Image 5: Change rooms not practical to be utilised as unisex facilities.</p> </div> <div>  <p>Image 6: Cleaners cup board located within Male Change – not big enough</p> </div> </div>						

Area: INDOOR STADIUM						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good
<div style="text-align: center;">X</div>						
Comments: <ul style="list-style-type: none"> • Indoors sports hall in a reasonable to good condition. Sports floor in particular appears in a good condition. • Sports hall is also utilised as an event space – not just elite sport, for community events and religious groups as well. • Number of egress doors applicable for the occupancy in event mode. • Trip hazards evident at junction of doorways to sports hall. In particular the entry to amenities (pictured) and store room. • All courts are multi-lined for different sports (netball, basketball, volleyball and badminton). 						



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Project: Whitlam Leisure Centre – P2

- Telescopic seating – wall mounted in good condition. Seating (2 banks / rows located adjacent to the third court – accesses/ moves over to form a show court in the centre (court 2)
- Roof structure is very extensive and robust in appearance.

Photos



Image 1: Indoors sports hall in a reasonable to good condition. Sports floor in particular appears in a good condition.



Image 2: Sports hall is also utilised as an event space – not just elite sport, but utilised for community events and religious groups.



Image 3: Number of egress doors applicable for the occupancy in event mode.



Image 4: All courts are multi-lined for different sports (netball, basketball, volleyball and badminton). Telescopic seating – wall mounted in good condition.



Image 5: Trip hazards evident at junction of doorways to sports hall. In particular the entry to amenities (pictured) and store room.



Image 6: Trip hazards evident at junction of doorways to sports hall. In particular the entry to amenities and store room (pictured).

Area: **INDOOR STADIUM – TYPICAL AMENITIES (MALE)**

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Overall change rooms inspected (male only) were in a fair to reasonable condition
- Not accessible (unisex) facilities and no ambulant facilities located within rooms
- The amenities are very basic in appearance and finish. Catering for number populations, for example trough basins.
- Signage to be replaced with new BCA/ DDA tactile (braille) signage.
- Trip hazards evident at junction of doorways to sports hall. In particular the entry to amenities (pictured).

Photos



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Project: Whitlam Leisure Centre – P2

Image 1: Trip hazards evident at junction of doorways to sports hall. In particular the entry to amenities (pictured).



Image 4: Toilet cubicles appear in a reasonable condition.

Image 2: Signage to be replaced with new BCA/ DDA tactile (braille) signage.



Image 5: Change rooms and amenities designed for "fit for purpose" only.

Image 3: The amenities are very basic in appearance and finish. Catering for number populations, for example trough basins.



Image 6: blank

Area: **INDOOR STADIUM – UPSTAIRS ACCESS + BALCONY**

General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- The general access via stairs to the balcony and first floor level are in a reasonable condition; however the handrails and general appearance of the stairs is now not compliant to current BCA/ DDA regulations.
- Handrails are not compliant as they don't extend 300mm past the top and bottom riser.
- There are no ground tactile indicators at the bottom or top of the stairs. Including no stair nosing indicators at each step.
- Fire Hose reel appears to be not in the correct location – within 4.5m of the stairway. This will need to be confirmed by an authorised fire engineer.
- The Mechanical systems need to be confirmed by an authorised mechanical engineer as air condensers appear to be installed not to code. All air condensers are required 'fresh air intake' and not makeup air (within a sports stadium.) Internal installation is not compliant.

Photos



Image 1: Reasonable view to the sports courts from the balcony.



Image 2: No stair nosing indicators at each step.



Image 3: Handrails are not compliant as they don't extend 300mm past the top and bottom riser.



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Project: Whitlam Leisure Centre – P2



Image 4: Handrails are not compliant as they don't extend 300mm past the top and bottom riser.



Image 5: Internal installation is not compliant.



Image 6: blank

Area: **INDOOR STADIUM – UPSTAIRS OFFICES + MEETING ROOMS**

General visual condition
(see definitions on cover page)

Poor

X

Fair

Reasonable

Good

Comments:

- Overall the meeting rooms and first floor offices are in poor condition. This area is in need of refurbishment.
- No compliant egress signage or door hardware to all egress doors. (no D pull lever door – all door knobs) – Not DDA compliant.
- Access doors too narrow – under 850mm wide
- Roof plant access door – door hardware not compliant for egress (can be locked via pad lock internally) and no safety signage evident for restricted access.
- Ceilings and walls show signs / appearance of wear and tear – damaged ceiling tiles.
- Mechanical system to condition these rooms needs to be upgraded. The use of wall mounted chiller units (pictured) is not practical or energy efficient.

Photos



Image 1: Overall the meeting rooms and first floor offices are in need of refurbishment.

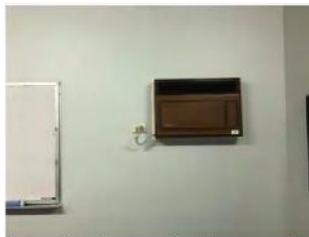


Image 2: The use of wall mounted chiller units (pictured) is not practical or energy efficient.



Image 3: Ceilings and walls show signs / appearance of wear and tear.



Image 4: Roof plant access door – door hardware not compliant for egress (can be locked via pad lock internally).








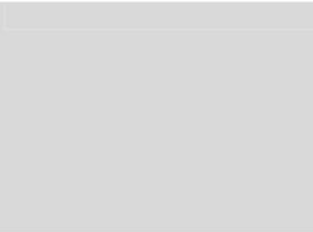
Image 5: No emergency egress signage and all door hardware not BCA compliant – can't escape from room



Image 6: Ceilings and walls show signs / appearance of wear and tear – damaged ceiling tiles.



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Project: Whitlam Leisure Centre – P2

Area: INDOOR STADIUM – GYMNASTICS AREA					
General visual condition (see definitions on cover page)	Poor	Fair	Reasonable	X	Good
<p>Comments:</p> <ul style="list-style-type: none"> The gymnastic area is in a reasonable condition as a temporary operation. This area as advised by Centre Management has to be removed and stored to allow for main events to operate within the main sports hall. As this is the main entry foyer into the stadium. Centre management ideally would like this space or gymnastics to have a dedicated (compliant) area to operate in. Ceiling is not to the minimum requirements as set out by Gymnastics Australia. Need to be min of 8m (vaulting) or 12.0m for trampoline Circulation around equipment is tight – as the operator is trying to maximise amount of equipment to space and user. Gym office is not practical and ceiling height is at the minimum of 2.2m 					
<p>Photos</p> <div style="display: flex; flex-wrap: wrap;"> <div style="width: 33%;">  <p>Image 1: The gymnastic area is in a reasonable condition as a temporary operation. This area as advised by Centre Management has to be removed and stored to allow for main events to operate within the main sports hall.</p> </div> <div style="width: 33%;">  <p>Image 2: Ceiling is not to the minimum requirements as set out by Gymnastics Australia. Need to be min of 8m (vaulting) or 12.0m for trampoline</p> </div> <div style="width: 33%;">  <p>Image 3: This is the main entry foyer into the stadium.</p> </div> <div style="width: 33%;">  <p>Image 4: Circulation around equipment is tight – as the operator is trying to maximise amount of equipment to space and user.</p> </div> <div style="width: 33%;">  <p>Image 5: Gym office is not practical and ceiling height is at the minimum of 2.2m</p> </div> <div style="width: 33%;">  <p>Image 6: blank</p> </div> </div>					

Document History:

Version – P1

First Draft – P1 25th November 2018

Second Issue – P2 – 3rd December 2018



Site Investigation Report

E-01

Site:	Michael Wendon Aquatic Leisure Centre	Date visited:	Wednesday the 17 th October 2018
Project:	Liverpool Council – Aquatic Review	Project No:	171026
Client:		Representative:	
Investigation undertaken by:	Sean Stone, Etch Architects	Email:	seanstone@etcharch.com.au
Copies to:	Sally Jeavons / Michael Graham @leisure Planners	Email:	
Weather Conditions:	Overcast and showers	Version:	First Issue
Pages	(including this page)		

This Site Investigation Report is based on the Reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the Aged of the Facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. National Construction Code Series – Volume 1. Building Code of Australia 2014- Class 2 to Class 9 buildings
2. Australian Standard 1428.1-2009: Design for access and mobility - General requirements for access - New building work
3. Disability (Access to Premises – Buildings) Standards 2010;
4. Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities

Site Investigation:



image source : Google Map

Definitions:

- ☐ Poor – Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements As1428)
- ☐ Fair – Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- ☐ Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- ☐ Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

Distribution: ☐ Principal ☐ Contractor ☐ File

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Page 1



Site Investigation Report:

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Project: Michael Wendon Aquatic Leisure Centre – P1

Area: MAIN ENTRY + EXTERIOR						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good
					X	
Comments: <ul style="list-style-type: none"> Overall building in reasonable to good condition. The building doesn't appear to have street presence – no main street signage. The car park is too small with insufficient drop off zones. Way finding is poor to direct the patron to the larger car park (behind the main sports hall). Stair access to main entry not compliant due to no handrails, including no tactile ground indicators to both stair landings and ramp. Accessible ramp to frontage of building not compliant, due to handrail and kerb rail do not meet current AS 1428 and DDA requirements. Accessible car space to main entry car park is not to BCA + AS1428 code. 						
Photos						
						
Image 1: The building doesn't appear to have street presence. Stair access to main entry not compliant due to no handrails.		Image 2: Way finding is poor to direct the patron to the larger car park (behind the main sports hall).		Image 3: No main street signage		
						
Image 4: The car park is too small with insufficient drop off zones.		Image 5: Accessible ramp to frontage of building not compliant, due to handrail and kerb rail do not meet current AS 1428 and DDA requirements.		Image 6: Accessible ramp to frontage of building not compliant, due to handrail and kerb rail do not meet current AS 1428 and DDA requirements		

Area: MAIN ENTRY RECEPTION + FOYER						
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good
					X	
Comments: <ul style="list-style-type: none"> Main entry door to this area is BCA / AS 1428 compliant with minimum opening greater than 850mm. Way finding (signage) could be improved to direct the patron to the activity areas, including change rooms. All activity areas are 'hidden away' and not in direct view of the reception / control area, and only accessible via doorways. All glazed areas to main entry are obstructed with advertising and signage. No clear visual connection to the car park. May trigger CPTED implications. 						



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Project: Michael Wendon Aquatic Leisure Centre – P1

- Overall space and fixtures are good and in a reasonable condition. Well managed.
- Reception / control area rather crowded as it's also consisting as a kiosk for 'dry' operation and merchandise / aquatic shop.
- After School Care room adjoining the reception area – not inspection as it was occupied during the time of the site inspection.

Photos



Image 1: Reception / control area rather crowded as it's also consisting as a kiosk for 'dry' operation and merchandise / aquatic shop.



Image 2: Breakout space to main reception area used as a furniture store.



Image 3: All activity areas are 'hidden away' and not in direct view of the reception / control area, and only accessible via doorways.



Image 4: All activity areas are 'hidden away' and not in direct view of the reception / control area, and only accessible via doorways.



Image 5: Ceiling could be considered a fire hazard due to its material structure (compressed straw)



Image 6: All glazed areas to main entry are obstructed with advertising and signage. No clear visual connection to the car park.

Area: **CANTEEN / KIOSK**

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Overall the kiosk/ canteen area serving the outdoor aquatic area and indoor sports centre is well maintained and kept in a reasonable to good condition
- The kitchen and cool room area appear to meet current health regulations. Clear separation between prep areas and cooking areas.
- Vinyl flooring is in a good condition
- Good storage
- Could it be better connected to the foyer, gymnasium & indoor amenities?
- Wash area in good condition. Dishwasher should connect to a mechanical exhaust system so to collect the steam.

Photos



Site Investigation Report:

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Project: Michael Wendon Aquatic Leisure Centre – P1



Image 1: Clear separation between prep areas and cooking areas.



Image 2: The kitchen and cool room area appear to meet current health regulations.



Image 3: Wash area in good condition. Dishwasher should connect to a mechanical exhaust system so to collect the steam.



Image 4: Connects to outdoor pool area and indoor basketball court (shown here)



Image 5: Vinyl flooring is in a good condition



Image 6: Circulation is adequate with main external access to outdoor pool area. No direct access to indoor activity areas.

Area: **GYMNASIUM**

General visual condition

Poor

Fair

Reasonable

Good

X

(see definitions on cover page)

Comments:

- Gymnasium is in a good condition. All equipment appears to be in a reasonable condition and well-spaced to provide suitable circulation for both patron and instructor.
- Directly accessible from main foyer and passage. Signage to activity area is poor.
- Floor is in a good condition – rubber flooring (thick) – fit for purpose.
- Store room is too small
- Room may not cater for the membership and appears to only occupy at least 50 people at one time.
- No separation between the free weight areas and cardio.

Photos



Image 1: Directly accessible from main foyer and passage. Signage to activity area is poor.



Image 2: Gymnasium is in a good condition.



Image 3: No separation between the free weight areas and cardio.



Site Investigation Report:

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Project: Michael Wendon Aquatic Leisure Centre – P1



Image 4: All equipment appears to be in a reasonable condition and well-spaced to provide suitable circulation for both patron and instructor.



Image 5: Room may not cater for the membership and appears to only occupy at least 50 people at one time



Image 6: Store room is too small

Area: **INDOOR SPORTS CENTRE**General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Overall the indoor sports hall is in a reasonable to good condition. The sports flooring and sports 'back boards' appear to be well managed and in a reasonable condition.
- Sports Hall suitable to cater local level sports completion. Can cater for futsal, volleyball, badminton netball and basketball.
- Flooring appears to be a Gerflor /Tarket or similar synthetic sprung floor. Type of floor will reduced type / level of competition played at venue.
- 2 courts for multi-sports and Futsal
- Net divider curtain separating both courts appears in a fair condition.
- Access to canteen hidden via egress passage.
- Tiered (TMB) seating – fair condition
- Circulation around courts is good
- No access to change rooms and toilets – most likely to be in a fair condition with general wear and tear. (if similar to accessible room)
- No access to ambulant facilities evident within leisure centre
- Clear height above the sports hall appears to be at 'its' minimum under 7.0m in height.

Photos



Image 1: Sufficient safety off (approx. 3.0m) for netball and basketball



Image 2: Can cater for futsal, volleyball, badminton netball and basketball.



Image 3: Clear height above the sports hall appears to be at 'its' minimum under 7.0m in height.





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Project: Michael Wendon Aquatic Leisure Centre – P1

Image 4: Timber tiered seating appears in a reasonable condition

Image 5: Mechanical system may need to be inspected for its condition and energy efficiency.

Image 6: blank

Area: **INDOOR SPORTS CENTRE - AMENITIES (INCLUDING ACCESSIBLE)**

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

Good

X

Comments:

- Accessible Amenities are in a reasonable to good condition due to its age and construction
- Male and Female Amenities were locked and not accessible at time of inspection.
- Provide new BCA compliant amenity signage at doorway (needs to include tactile / braille signage)
- It would be 'our' assumption that due to the aged of this facility that no ambulant fixture and fittings would be provided (installed).
- Tiled floor in reasonable condition.

Photos



Image 1: Provide new BCA compliant amenity signage at doorway (needs to include tactile / braille signage)



Image 2: Tiled floor in good condition. Accessible pan should be installed with a back rest.



Image 3: Accessible Amenities are in a reasonable to good condition due to its age and construction

Area: **AQUATIC – POOL SIDE EXTERIOR (ACCESS TO ALL AREAS)**

General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- Large open space between entry from indoor sports hall, change rooms and outdoor pool. Adequate space to build in 'new indoor' aquatic facilities.
- Main entry to indoor 'learn to swim' is very restrictive with poor way finding / signage.
- There is no visual connection to indoor pool, as the glazing has been painted out.
- Large under cover area to cater 'seating' area for pool access side to canteen
- Pool plant room and main pedestrian path from change rooms to outdoor pool.
- Access to fitness rooms appears to meet BCA / AS 1428 requirements with a ramp door threshold. Door opening appears to be greater than 850 min clearance.

Photos



Image 1: large open space between



Image 2: Large under cover area to



Image 3: All glazed areas to main



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entry from indoor sports hall, change rooms and outdoor pool. Adequate space to build in 'new indoor' aquatic facilities.



Image 4: Main entry to indoor 'learn to swim' is very restrictive with poor wayfinding / signage.

cater 'seating' area for pool access side to canteen



Image 5: There is no visual connection to indoor pool.

entries are obstructed with advertising and signage.



Image 6: No visual connection to fitness room.



Image 7: Entry to fitness room not appealing.



Image 8: Pool plant room and main pedestrian path from change rooms to outdoor pool.

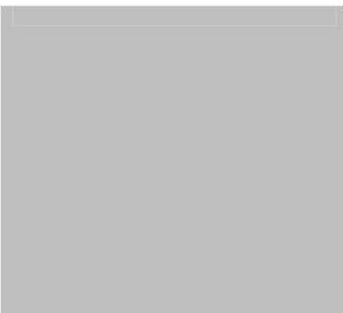


Image 9: BLANK

Area: **AQUATIC – OUTDOOR POOLS + WATERPLAY**

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Overall the outdoor pool areas are in fair to reasonable condition. Several areas such as the pool concourse require remedial work (maintenance)
- The outdoor pool consists of a mixture of a freeform shape + 6 lanes @ 50m.
- Areas of the pool tiling require remedial works – maintenance works appear to be have been undertaken but works could match tiles?
- Drainage issues to pool concourses
- Area to expand
- Splash pad appears in a reasonable condition. No mixture of water play – all appear to be the same (sprays)
- Pool signage / depth indicators don't appear to meet Royal Life Saving Society pool design guidelines and Australian standards.
- Adequate space between outdoor pool and sports hall to cater any indoor aquatic facility proposal.

Photos



Site Investigation Report:

E-01

Project: Michael Wendon Aquatic Leisure Centre – P1



Image 1: Outdoor pool consists of a mixture of a freeform shape + 6 lanes @ 50m.



Image 2: Starting blocks recommend to be removable.



Image 3: Drainage issues to pool concourses



Image 4: Pool concourse require remedial work (maintenance)



Image 5: Pool tiling in areas appears in a reasonable condition.



Image 6: Areas of the pool tiling require remedial works – maintenance works appear to be having been undertaken but works could match tiles?



Image 7: Pool concourse require remedial work (maintenance)



Image 8: Splashpad appears in a reasonable condition. No mixture of water play – all appear to be the same (sprays)



Image 9: raised concrete platform – not sure its use.

Area: **AQUATIC – INDOOR ‘LEARN TO SWIM’ POOL**

General visual condition
(see definitions on cover page)

Poor

X

Fair

Reasonable

Good

Comments:

- This indoor ‘learn to swim’ pool and its facilities are in a poor condition and show signs of wear and tear, including corrosion. Recommendation for activity space to be demolished.
- The area is screen off to the rest of the leisure centre – may be undertaken to cater for the Muslim community – however this is very uninviting. The screening should be temporary fixture and not permanent.
- Direct Entry is off the outside zone
- No change room access internally
- Major structural corrosion concerns to all steel to walls and roof
- Columns cast into floor are corroding
- All pool concourses don’t meet minimum Life Saving Design Guidelines
 - Minimum is 2.0m



Site Investigation Report:

E-01

Project: Michael Wendon Aquatic Leisure Centre – P1

- o Some areas cannot fit a pram or wheelchair around
- No pool ramp
- A disability hoist – in wrong location
- No depth markers evident in pool
- Pool and area needs to be demolished – build a larger program pool!
- Amenities all poor
 - o Single pans for male/female
 - o Accessible poor condition and not to code.
 - o Signage incorrect, and not to code.
 - o No ambulant
- Pool store too small
- All change room access is external

Photos



Image 1: This indoor 'learn to swim' pool and its facilities are in a poor condition



Image 2: Major structural corrosion concerns to all steel to walls and roof



Image 3: All pool concourses don't meet minimum Life Saving Design Guidelines



Image 4: Columns cast into floor are corroding



Image 5: A disability hoist – in wrong location



Image 6: Pool concourse 'pinch point' at corner too narrow.



Image 7: Signage incorrect, and not to code.



Image 8: Accessible facilities not code compliant to AS 1428 / BCA.









Image 9: Toilet facilities are poor



Site Investigation Report:

E-01

Project: Michael Wendon Aquatic Leisure Centre – P1

Area: AQUATIC – PLANT / POOL FILTRATION					
General visual condition (see definitions on cover page)	Poor	Fair	X	Reasonable	Good
Comments: <ul style="list-style-type: none"> First aid room and pool office should not be a combined room, especially with the entry to the pool filtration room adjoining Toilet / shower facilities with pool store / office are in a poor condition and should be removed. Pool filtration room has ample space to expand (allow for more pools) Pool filtration plant appears in a reasonable to good condition. It appears to be refurbished in the past 5- 10 years. Chemical (hypo chloride) stored in a reasonable bund. Pool heaters appear in a fair condition and may require maintenance. 					
Photos <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>Image 1: First aid room and pool office should not be a combined room, especially with the entry to the pool filtration room adjoining.</p> </div> <div style="width: 50%;">  <p>Image 2: First aid room and pool office should not be a combined room</p> </div> <div style="width: 50%;">  <p>Image 3: Toilet / shower facilities with pool store / office are in a poor condition and should be removed.</p> </div> <div style="width: 50%;">  <p>Image 4: Pool filtration room has ample space to expand (allow for more pools)</p> </div> <div style="width: 50%;">  <p>Image 5: Pool filtration plant appears in a reasonable to good condition. It appears to be refurbished in the past 5- 10 years.</p> </div> <div style="width: 50%;">  <p>Image 6: Chemical (hypo chloride) stored in a reasonable bund.</p> </div> </div>					

Area: FITNESS ROOM / CIRCUIT					
General visual condition (see definitions on cover page)	Poor	Fair	X	Reasonable	Good
Comments: <ul style="list-style-type: none"> Overall fitness room appears to be of an adequate size that may cater for at least 50 to 100 patrons. Room has been furnished – fit for purpose. Flooring to fitness room consists of thick (heavy duty) rubber matting – fit for purpose. Air conditioner appears in a fair condition. Needs to be cleaned. Entry to fitness room not appealing, and door threshold (ramp) may be DDA compliant Door handle and door lock not complaint to BCA. Door can be locked externally and not allow direct egress from room. Large gap to door that could allow vermin to enter room. Door width is greater than 850mm – compliant to AS1428 / DDA. 					



Site Investigation Report:

E-01

Project: Michael Wendon Aquatic Leisure Centre – P1

Photos

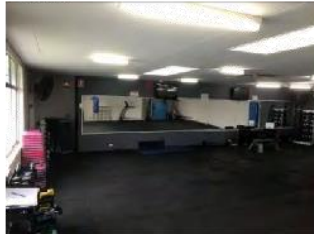


Image 1: Overall fitness room appears to be of an adequate size that may cater for at least 50 to 100 patrons.



Image 2: Room has been furnished – fit for purpose.



Image 3: No storage required within room.



Image 4: Air conditioner appears in a fair condition. Needs to be cleaned.



Image 5: flooring to fitness room consists of thick (heavy duty) rubber matting – fit for purpose.



Image 6: floor matting to be repaired at edges. Requires general maintenance.



Image 7: Door handle and door lock not complaint to BCA. Door can be locked externally and not allow direct egress from room.



Image 8: Large gap to door that could allow vermin to enter room. Door width is greater than 850mm – compliant to AS1428 / DDA.



Image 9: Entry to fitness room not appealing, and door threshold (ramp) may be DDA compliant

Area: **CHANGE ROOM (MALE + FEMALE)**General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- Male (inspected) and Female (not inspected and deemed to be) amenities appear in a fair to reasonable condition.
- There are areas within the Male change rooms of general wear and tear to flooring and skirting (rust).
- No family change facilities catered within the Male change room.
- Provide new compliant amenity signage at doorway (needs to include tactile / braille signage)
- No accessible or ambulant fixture and fittings provided within this room.
- Tiled floor in a reasonable condition.
- 2x pans may not be adequate for occupancy numbers of the leisure centre



Site Investigation Report:

E-01

Project: Michael Wendon Aquatic Leisure Centre – P1

- Door landing / airlock not wide enough for DDA / AS 1428 access – needs to be min 1540 wide.
- Potential trip hazard at door threshold to both male and female door openings
- Bench seating appears in a good condition.

Photos



Image 1: Male (inspected) and Female (not inspected and deemed to be) amenities appear in a fair to reasonable condition.



Image 2: Potential trip hazard at door threshold to both male and female door openings



Image 3: Door landing / airlock not wide enough for DDA / AS 1428 access – needs to be min 1540 wide.



Image 4: Tiled floor in a reasonable condition.

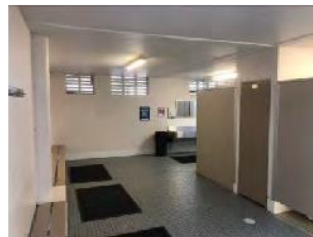


Image 5: Bench seating appears in a good condition.



Image 6: amenities appear in a fair to reasonable condition.

Document History:

Version – P1

First Draft – P1 13th November 2018



Site Investigation Report

E-01

Site: **Michael Clarke Recreation Centre** Date visited: Wednesday the 17th October 2018

Project: **Liverpool Council – Aquatic Review** Project No: 171026

Client: **Centre Manager** Representative: **Laura**

Investigation undertaken by: **Sean Stone, Etch Architects** Email: seanstone@etcharch.com.au

Copies to: **Sally Jeavons / Michael Graham @leisure Planners** Email:

Weather Conditions: **Overcast** Version: **First Issue**

Pages (including this page)

This Site Investigation Report is based on the Reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the Aged of the Facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

Reference documents supplied by the Client

(Which can be read in conjunction to this report)

1. National Construction Code Series – Volume 1. Building Code of Australia 2014- Class 2 to Class 9 buildings
2. Australian Standard 1428.1-2009: Design for access and mobility - General requirements for access - New building work
3. Disability (Access to Premises – Buildings) Standards 2010;
4. Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities

Site Investigation:

No Image

Area: EXTERIOR							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable		Good
							X
Comments: <ul style="list-style-type: none"> • The facility has recently being constructed (in the past two years). • This is a 'dry' facility with 2 indoor hardcourts (synthetic sports surface) and multipurpose rooms for fitness and gym. No aquatics available. • Centre also has 2 outdoor tennis courts. • Carparking is limited – not enough allocated for the high demand to the fitness areas. • Majority of path ways are accessible for all – well graded on a sloped topography. • External stairs not DDA compliant as ground tactile indicators are not installed. 							
Photos							

Definitions:

- ☐ Poor – Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements As1428)
- Fair – Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

Distribution: ☐ Principal ☐ Contractor ☐ File

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Site Investigation Report:

E-01

Project: Michael Clarke Recreation Centre – P1



Image 1: Roof and steel structure in a good condition. Recently constructed.



Image 2: recreation centre combined with a community hub (library, community centre and café)



Image 3: Majority of path ways are accessible for all – well graded on a sloped topography.



Image 4: External tennis courts



Image 5: Majority of path ways are accessible for all – well graded on a sloped topography.



Image 6: External stairs not DDA compliant as ground tactile indicators are not installed.

Area: MAIN ENTRY RECEPTION + FOYER

General visual condition

(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- Main entry is very open and comprises of main control and kiosk (wouldn't consider this a café due to the facilities provided)
- Main entry to all activity areas via double doors or stair case.
- Visual connection from entry only to main 2 indoor courts.
- Reception / Control has adequate space (in width) to cater for peak loads (after school drop off and business hours)
- No access control – potentially during peak hours people could enter without swiping or paying.
- Way-finding – excellent and compliant to DDA / Access to premise requirements.

Photos



Image 1: Main entry is very open and comprises of main control and kiosk (wouldn't consider this a café due to the facilities provided)



Image 2: Reception / Control has adequate space (in width) to cater for peak loads (after school drop off and business hours)



Image 3: Main entry to all activity areas via double doors or stair case.

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Page 2



Site Investigation Report:

E-01

Project: Michael Clarke Recreation Centre – P1



Image 4: kiosk at 'end' of counter provides 'minimal' condiments



Image 5: kiosk - ok



Image 6: blank

Area: CIRCULATION / PASSAGES TO ACTIVITY ROOMS

General visual condition

(see definitions on cover page)

Poor

Fair

Reasonable

X

Good

Comments:

- All stair ways are fully DDA/ AS 1428 compliant.
- All rooms are accessible by long corridors – width normally under 1800mm (not designed for 2 way accessible traffic) majority of width greater than 1500mm.
- Lockers restrict 2 way access along corridor.
- No means to limit visual connection from corridor to main indoor sports hall if event is on.

Photos

Image 1: All rooms are accessible by long corridors



Image 2: Lockers restrict 2 way access along corridor.



Image 3: No means to limit visual connection from corridor to main indoor sports hall if event is on.



Image 4: All stair ways are fully DDA/ AS 1428 compliant.



Image 5: All stair ways are fully DDA/ AS 1428 compliant.



Image 6: All rooms are accessible by long corridors

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Page 3



Site Investigation Report:

E-01

Project: Michael Clarke Recreation Centre – P1

Area: SPORTS HALL (2 COURT BASKETBALL / NETBALL + FUTSAL)							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good	X
Comments: <ul style="list-style-type: none"> • All glazing is protected by sports netting • Sports flooring is sprung synthetic – not timber. May restrict level of competition held there. • Basketball backboards – very hard to 'line up net' due to glass back board and glass backing. • Courts are multi-lined to cater – basketball, netball, badminton, volleyball and futsal • Overall indoor courts in an excellent condition • Centre management has had issues with telescopic seating and maintenance. • Acoustic control to space – reasonable. • Space is ventilated by natural means via louvers both internally and externally. 							
Photos							
Image 1: All glazing is protected by sports netting		Image 2: Overall indoor courts in an excellent condition		Image 3: Sports flooring is sprung synthetic – not timber. May restrict level of competition held there.			
Image 4: Basketball backboards – very hard to 'line up net' due to glass back board and glass backing.		Image 5: Courts are multi-lined to cater – basketball, netball, badminton, volleyball and futsal		Image 6: Centre management has had issues with telescopic seating and maintenance.			
Area: ACTIVITY – FITNESS ROOMS							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable	Good	X
Comments: <ul style="list-style-type: none"> • Majority of fitness rooms – circuit, cardio and gymnasium are in a good condition. These rooms were all occupied at time of inspection and with respect to Centre Management and Patrons no photographs were taken. • Images below show the typical condition of the fitness rooms – all equipment relatively new and flooring fit for purpose. • Centre Management advised that membership has already peaked and has requested from Council additional funds to extend the group fitness areas and gym. 							
Photos							



Site Investigation Report:

E-01

Project: Michael Clarke Recreation Centre – P1



Image 1: typical condition of the fitness rooms – all equipment relatively new and flooring fit for purpose.



Image 2: all equipment relatively new and flooring fit for purpose.



Image 3: blank

Area: AMENITIES INCLUDING CHANGE ROOMS

General visual condition
(see definitions on cover page)

Poor

Fair

Reasonable

Good

X
Comments:

- All amenities including change rooms are all in a good condition.
- All current 'Access to premise and AS 1428 requirements have been designed and provided for.
- All signage is DDA compliant including tactile braille indicators and clearly defined symbols and contrast for visual impaired patrons.
- Ambulant facilities are provided for.
- All fixture and fittings are 'Fit for purpose' – well maintained.

Photos


Image 1: All signage is DDA compliant including tactile braille indicators and clearly defined symbols and contrast for visual impaired patrons.



Image 2: All fixture and fittings are 'Fit for purpose' – well maintained.



Image 3: All fixture and fittings are 'Fit for purpose' – well maintained



Image 4: Door hardware is not BCA compliant. Door handle is required to be a 'D' pull handle



Image 5: no coat hook rails.



Image 6: Ambulant facilities are provided for.

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Site Investigation Report:

E-01

Project: Michael Clarke Recreation Centre – P1

Area: ACCESSIBLE AMENITIES + FIRST AID ROOM							
General visual condition (see definitions on cover page)	Poor		Fair		Reasonable		Good
							X
Comments: <ul style="list-style-type: none"> All accessible amenities including first aid room are all in a good condition. All current 'Access to premise and AS 1428 requirements have been designed and provided for. All signage is DDA compliant including tactile braille indicators and clearly defined symbols and contrast for visual impaired patrons. Ambulant facilities are provided for. All fixture and fittings are 'Fit for purpose'– well maintained. First aid room should have a hands free basin installed. No curtain installed for patron privacy to first aid room 							
Photos <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;">  <p>Image 1: All signage is DDA complaint including tactile braille indicators and clearly defined symbols and contrast for visual impaired patrons.</p> </div> <div style="width: 50%;">  <p>Image 2: All fixture and fittings are 'Fit for purpose'– well maintained.</p> </div> <div style="width: 50%;">  <p>Image 3: blank</p> </div> <div style="width: 50%;">  <p>Image 4: All signage is DDA complaint including tactile braille indicators and clearly defined symbols and contrast for visual impaired patrons.</p> </div> <div style="width: 50%;">  <p>Image 5: No curtain installed for patron privacy</p> </div> <div style="width: 50%;">  <p>Image 6: First aid room should have a hands free basin installed.</p> </div> </div>							

Document History:

Version – P1

First Draft – P1 30th October 2018

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Page 6



Site Investigation Report

E-01

Site:	Holsworthy Aquatic Centre	Date visited:	Wednesday the 17 th October 2018
Project:	Liverpool Council – Aquatic Review	Project No:	171026
Client:		Representative:	
Investigation undertaken by:	Sean Stone, Etch Architects	Email:	seanstone@etcharch.com.au
Copies to:	Sally Jeavons / Michael Graham @leisure Planners	Email:	
Weather Conditions:	Overcast and showers	Version:	First Issue

Pages (including this page)

This Site Investigation Report is based on the Reference material provided from the Client (listed below), and a physical 'visual' inspection only of the nominated site. Any assumptions noted within this report are based on evidence of similar projects – in reference to the Aged of the Facility, its condition, site conditions and nature of its construction. Etch Architectural Solutions Pty Ltd will not make any assumptions to any elements relating to the nominated site which can't be observed (i.e. underground) or relating to any building service which the company is not specialised to undertake (such as any electrical review).

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3. Disability (Access to Premises – Buildings) Standards 2010;
4. Australian Standard AS1428.2 (1992) - 'Design for Access and mobility Part 2: Enhanced and additional requirements—Buildings and facilities

Site Investigation:



image source : Google Map

Definitions:

- ☐ Poor – Item which is damaged, beyond repair and requires replacing. Conditions due to rust, rot, settlement, cracking etc. (requires immediate replacing – approx 1 month to 1 year). Or is not compliant to current Building Code Regulations and / or current Australian standards (such as disability access requirements AS1428)
- ☐ Fair – Item which is damaged, and possibly requires replacing / refurbishment within 2- 3 years (at a minimum)
- ☐ Reasonable – Item which can remain and possibly requires remedial 'spot' repairing / conditioning, over the next 2 to 5 years.
- ☐ Good – Item which is in a reasonable condition which does not require any remedial work, over the next 3 years.

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Page 1



Site Investigation Report:

E-01

Project: Holsworthy Aquatic Centre – P1

Area: MAIN ENTRY + EXTERIOR						
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable	Good
Comments:						
<ul style="list-style-type: none"> Overall building in fair to reasonable condition. The Aquatic Centre consists of the original ('outdoor pool' entry building with change rooms) and with the 'outdoor pool' now enclosed. Good street access and visual connection. Adjoining the local high school and within close proximity to primary schools (learn to swim programs) The indoor pool building consists of precast concrete construction and galvanised steel frame. Overall appears to be in a reasonable condition. Plant room / filtration system is externally located Aquatic centre car park is located on the site and at the rear of the aquatic centre. No dedicated pedestrian path from the car park to the main entry (otherwise already entering the 'pool' grounds and 'easy' access into the pool hall and not via the main entry. Light weight 'basic' wall construction. Not practical for energy efficiency – heat loss b/w interior and exterior. 						
Photos						
 <p>Image 1: Traditional 'outdoor' pool entry and change room building.</p>		 <p>Image 2: Good street access and visual connection. Adjoining the local high school.</p>		 <p>Image 3: Aquatic centre car park is located on the site and at the rear of the aquatic centre. No dedicated pedestrian path from the car park to the main entry</p>		
 <p>Image 4: Plant room / filtration system is externally located</p>		 <p>Image 5: Path access from rear car park can allow patrons to enter the pool away from the main entry.</p>		 <p>Image 6: Light weight 'basic' wall construction. Not practical for energy efficiency.</p>		

Area: MAIN ENTRY RECEPTION + FOYER						
General visual condition (see definitions on cover page)	Poor		Fair	X	Reasonable	Good
Comments:						
<ul style="list-style-type: none"> Main entry is very restrictive, especially when school groups enter and parents with prams. All change room, accessible toilet and first aid room's access is directly from the reception foyer and this is very restrictive when groups arrive and access this area. Overall this area including the reception / kiosk area is in a fair condition. 						



Site Investigation Report:

E-01

Project: Holsworthy Aquatic Centre – P1

- Handrails at entry are not AS 1428 / BCA compliant (however may not be required for access)
- A lot of condensation evident on glazing and doorways . Appears there is either no or minimal air extraction or pressure balance with pool hall, link building and reception area.
- Main door hardware within reception area is not BCA compliant. Requires a 'D' pull handle and not door knobs.
- Reception foyer also utilised as a toddlers (supervised by parents) play area.
- Way finding signage is clear and visible.

Photos



Image 1: Handrails at entry are not AS 1428 / BCA compliant (however may not be required for access)



Image 2: Main entry is very restrictive, especially when school groups enter and parents with prams.



Image 3: A lot of condensation evident on glazing and doorways. Appears there is either no or minimal air extraction or pressure balance with pool hall, link building and reception area.



Image 4: All door handles are not compliant to current BCA / AS 1428 requirements.



Image 5: Overall this area including the reception / kiosk area is in a fair condition.



Image 6: Fit for purpose reception area and kiosk. Suitable to cater a recreation centre such as this facility.



Image 7: Way finding signage is clear and visible.



Image 8: Reception foyer also utilised as a toddlers (supervised by parents) play area.



Image 9: blank

Area: **LINK BUILDING (TO POOL FROM RECEPTION + CHANGE ROOMS)**

General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- A lot of condensation evident on glazing and doorways . Appears there is either no or minimal air extraction or pressure balance with pool hall, link building and reception area.



Site Investigation Report:

E-01

Project: Holsworthy Aquatic Centre – P1

- A link structure joining the 'old' main entry and change rooms to the enclosed 'outdoor' pool.
- Area utilised for baby/ toddler changing as this 'family change' is not provided / allocated in other areas of this facility.
- Exposed concrete pavement is worn to concourse.

Photos



Image 1: Link building to main entry / reception. No air handling system evident. This may be causing the 'thermal - cold bridging effect' and condensation to glazed surfaces.



Image 2: Area utilised for baby/ toddler changing as this 'family change' is not provided / allocated in other areas of this facility.



Image 3: Exposed concrete pavement is worn to concourse.



Image 4: A link structure joining the 'old' main entry and change rooms to the enclosed 'outdoor' pool.



Image 5: blank



Image 6: blank

Area: **CHANGE ROOMS**

General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- Male (inspected) and Female (not inspected and deemed to be) amenities appear in a fair to reasonable condition. There are areas within the Male change rooms of general wear and tear to flooring and skirting (rust).
- Provide new compliant amenity signage at doorway (needs to include tactile / braille signage)
- No accessible or ambulant fixture and fittings provided within this room.
- Rubber flooring in need of general maintenance – requires floor repairs.
- Tiled floor and walls are in reasonable condition.
- Step to shower area not accessible and may be considered not compliant to AS 1428/ DDA.
- Bench seating appears in a good condition.

Photos



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Page 4



Site Investigation Report:

E-01

Project: Holsworthy Aquatic Centre – P1

Image 1: Male amenities appear in a fair to reasonable condition.



Image 4: Male amenities appear in a fair to reasonable condition.

Image 2: Rubber flooring in need of general maintenance – requires floor repairs.



Image 5: Male amenities appear in a fair to reasonable condition.

Image 3: Tiled floor and walls are in reasonable condition. Step to shower area not accessible and may be considered not compliant to AS 1428/DDA.



Image 6: There are areas within the Male change rooms of general wear and tear to flooring and skirting (rust).

Area: **AQUATIC – INDOOR ‘LEARN TO SWIM’ POOL**

General visual condition
(see definitions on cover page)

Poor

Fair

X

Reasonable

Good

Comments:

- Overall construction of the enclosed structure for the pool hall is in a reasonable condition.
- The galvanised steel doesn't appear to have evidence of rust.
- Pool concourse appears to be at the minimum requirement of 2.0m in width.
- Pool signage and depth indicators require general maintenance (painting).
- The raw concrete pool base is very dark and appears worn in areas.
- The pool shell should be painted or tiled to reduce the dark appearance of the actual pool and to also highlight lane markers (these require re-painting).

Photos



Image 1: Overall construction of the enclosed structure for the pool hall is in a reasonable condition.



Image 2: The galvanised steel doesn't appear to have evidence of rust.



Image 3: Pool signage and depth indicators require general maintenance (painting).



Image 4: Pool signage and depth indicators require general maintenance (painting).



Image 5: The pool shell should be painted or tiled to reduce the dark appearance of the actual pool and to also highlight lane markers (these require re-painting).



Image 6: The raw concrete pool base is very dark and appears worn in areas.

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Site Investigation Report:

E-01

Project: Holsworthy Aquatic Centre – P1



Image 7: external access from pool hall to rear car park – easily accessible



Image 8: mixture of tilt up / roller doors to façade of pool hall.



Image 9: Adequate external space adjoining the pool hall to provide for leisure water / pool or aqua play.

RECOMMENDATIONS:

Document History:

Version – P1

First Draft – P1 22ND October 2018



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Appendix 5. Submissions register

Sub No.	Submitter	Content	Source
1	Resident	<ul style="list-style-type: none"> Something like the Macquarie Fields Leisure Centre would be good. An outdoor water playground, regular playground, BBQ facilities and a fenced off Olympic Pool. We choose to go there during summer over any swimming centre Liverpool Council offers, even though we currently live in Wattle Grove 	Facebook
2	Resident	<ul style="list-style-type: none"> I agree with you. (Sub no. 1). We like to go there too. We like all the facilities there. And we come from Liverpool 	Facebook
3	Resident	<ul style="list-style-type: none"> Have to agree, it's pretty impressive that pool 	Facebook
4	Resident	<ul style="list-style-type: none"> We go over to Fairfield or Prairiewood, even travel to Olympic Aquatic centre as well 	Facebook
5	Resident	<ul style="list-style-type: none"> We like it at Prairiewood and Fairfield too. Often go to those pools. 	Facebook
6	Resident	<ul style="list-style-type: none"> I love swimming for fitness and have always had my kids in lessons we live in Hoxton park however our closest pool is Michael Wenden and it is very run down I was so disappointed when our new library and rec centre opened at Carnes hill and there was no pool, we need one out here. 	Facebook
7	Resident	<ul style="list-style-type: none"> YMCA ruined Michael Wenden pools, the original management team is backing again Belgravia, and they were good. Let's hope they bring it back to where it previously was 	Facebook
8	Resident	<ul style="list-style-type: none"> A forward-thinking approach is needed. Given the massive growth already in the western areas of Liverpool council and future growth to come there is strong case to develop something in Carnes Hill/Austral area. Council are already aware of this population growth and should be planning according 	Facebook
9	Resident	<ul style="list-style-type: none"> I totally agree with Louise there is so much opportunity at the moment for the council to open a new centre around Austral especially, so much growth and not enough leisure centres, our family don't go, as it's just so inconvenient. So much growth and infer structure within west of Liverpool and it's time the council starts thinking about these young families provide them with access to facilities their rates pay for. 	Facebook
10	Resident	<ul style="list-style-type: none"> Holsworthy pool is too small. Needs the baby pool reopened and a family friendly area. Needs lot of maintenance done 	Facebook
11	Resident	<ul style="list-style-type: none"> There's a baby pool? I didn't even know! Is it outside? 	Facebook
12	Resident	<ul style="list-style-type: none"> Yes, under the wooden deck outside the building (referring to above comment about baby pool) 	Facebook
13	Resident	<ul style="list-style-type: none"> Needs to actually be available to the community 	Facebook
14	Resident	<ul style="list-style-type: none"> Thomas Warren Yes when I have tried to exercise there, they are always filling with swimming lessons. They give the public one lane sometimes 	Facebook
14	Resident	<ul style="list-style-type: none"> I second this, Holsworthy pools need a revamp with more pool areas for recreational swimming as well as waddling pools for the little ones. 	Facebook
15	Resident	<ul style="list-style-type: none"> I have attended Whitlam centre for many years. Mainly for health reasons. Hydrotherapy. Unfortunately, water is often too cold, how the tiny tots don't freeze is a mystery. A certain type of people monopolizes the "bubble" jets. And are not letting others uses these facilities. Take far too long in shower area. Shampoo their hair etcetera. Whilst patrons shiver waiting for a quick shower. Need a supervisor on duty. 	Facebook
16	Resident	<ul style="list-style-type: none"> Willowdale Park should be the new standard for parks, such a great setup and already preparing for outdoor movies open to the community 	Facebook



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Sub No.	Submitter	Content	Source
17	Resident	<ul style="list-style-type: none"> We can't even get roads, footpaths, or parks in Middleton Grange. What chance have we got getting a leisure centre? Maybe the stupid high-rise development with 912 units can have a pool in it HAHA 	Facebook
18	Resident	<ul style="list-style-type: none"> Please make pools with steps for older folk and those with physical disabilities who cannot manage a ladder. 	Facebook
19	Resident	<ul style="list-style-type: none"> It would be nice if you could look after people with disabilities better and better disability equipment and changing room areas 	Facebook
20	Resident	<ul style="list-style-type: none"> Not just disabilities but older people need steps and a rail to get in and out of pools 	Facebook
21	Resident	<ul style="list-style-type: none"> I'll fill it in but start by demolishing the Whitlam Centre which is an utter disgrace. Yes, they should close it and build a centre like Macquarie fields pools. 	Facebook
22	Resident	<ul style="list-style-type: none"> I was thinking more like the proposed one for Parramatta. Take Marion in SA as a model to emulate. Liverpool is supposed to be one of the biggest cities in the country, yet it has facilities worse than tiny country towns 	Facebook
23	Resident	<ul style="list-style-type: none"> The old Liverpool pools was better than this crap 	Facebook
24	Resident	<ul style="list-style-type: none"> Don't know how many times I have cut my toe open on the broken and damaged tiles in the bottom of the pool. Plus, I'm not really good in a pool. Need to be able to hold on to walk around. 	Facebook
25	Resident	<ul style="list-style-type: none"> Totally agree (With above comment) 	Facebook
26	Resident	<ul style="list-style-type: none"> The pool at the Michael Wenden centre should have a cover over it too hot in the summertime 	Facebook
27	Resident	<ul style="list-style-type: none"> Yes definitely (Agreeing with above comment) 	Facebook
28	Resident	<ul style="list-style-type: none"> Liverpool is such a fast-growing area; you need to expand and have a fun park attached like Macquarie fields pool 	Facebook
29	Resident	<ul style="list-style-type: none"> Minto Council?? No such organisation exists 	Facebook
30	Resident	<ul style="list-style-type: none"> Minto is Campbelltown council 	Facebook
31	Resident	<ul style="list-style-type: none"> Do you mean the Macquarie Fields pools? They are awesome. 	Facebook
32	Resident	<ul style="list-style-type: none"> Do something about Edmondson park. It's the only new development I've been in Sydney without decent bloody parks. 	Facebook
33	Resident	<ul style="list-style-type: none"> Cleanly ness of pool is a problem at times 	Facebook
34	Resident	<ul style="list-style-type: none"> Something better than Whitlam in Liverpool or please do something about that pool make it bigger and better for families 	Facebook
35	Resident	<ul style="list-style-type: none"> We need one in Edmondson Park 	Facebook



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Appendix 6. Competitor facilities and distance

Table 23. Gym, Fitness, Court and aquatic facilities within 30 minutes drive of the four Liverpool Council facilities

Municipality	Facility	Closest Council Venue	Travel Time from Closest Venue in Minutes	Distance from Closest Venue	Suburb	Land owner	Management	Type/Facility	Sports courts basketball
Camden	Camden War Memorial Swimming Pool	Michael Clarke Recreation Centre	30 min	21 km	Camden	Council	YMCA	Outdoor aquatic	No
Camden	Mount Aman Leisure Centre	Michael Clarke Recreation Centre	25 min	18 km	Mount Aman	Council	YMCA	Indoor and outdoor aquatic and gym	Yes
Camden	Harrington Park Tennis Courts	Michael Clarke Recreation Centre	22 min	16 km	Harrington Park	Council	Council	Tennis Courts	No
Camden	Narellan Tennis Courts	Michael Clarke Recreation Centre	25 min	17 km	Narellan	Council	Council	Tennis Courts	No
Camden	Narellan Vale Tennis Courts	Michael Clarke Recreation Centre	27 min	19 km	Narellan Vale	Council	Council	Tennis Courts	No
Camden	Curran Hill Tennis Courts	Michael Clarke Recreation Centre	27 min	18 km	Curran Hill	Council	Council	Tennis Courts	No
Camden	Leppington Tennis Courts	Michael Clarke Recreation Centre	12 min	7 km	Leppington	Council	Council	Tennis Courts	No
Camden	Orslov Park Tennis Courts	Michael Clarke Recreation Centre	32 min	21 km	Camden	Council	Tennis Association	Tennis Courts	No
Camden	South Camden Tennis Courts	Michael Clarke Recreation Centre	32 min	24 km	Camden South	Council	Tennis Association	Tennis Courts	No
Camden	Proposed Oran Park Aquatic Centre	Michael Clarke Recreation Centre	22 min	17 km	Oran Park	Council	TBC	Indoor and outdoor aquatic	Yes
Campbelltown	Macquarie Fields Fitness and Indoor Sports Centre	Michael Clarke Recreation Centre	14 min	11 km	Macquarie Fields	Council	Council	Indoor Sports Centre	Yes

Municipality	Facility	Closest Council Venue	Travel Time from Closest Venue in Minutes	Distance from Closest Venue	Suburb	Land owner	Management	Type/Facility	Sports courts basketball
Campbelltown	Macquarie Fields Leisure Centre	Michael Clarke Recreation Centre	14 min	11km	Macquarie Fields	Council	Council	Aquatic and Leisure Centre	No
Campbelltown	The Gordon Fetterplace Aquatic Centre	Holsworthy Aquatic Centre	18 min	12km	Bradbury	Council	Council	Aquatic and Leisure Centre	No
Campbelltown	Eagle Vale Central Aquatic Centre	Michael Clarke Recreation Centre	17 min	15km	Eagle Vale	Council	Council	Aquatic and Leisure Centre	No
Canterbury Bankstown	Birrong Aquatic and Leisure Centre	Holsworthy Aquatic Centre	25 min	14km	Birrong	Council	Council	Indoor and outdoor aquatic and gym	No
Canterbury Bankstown	Canterbury Leisure and Aquatic Centre	Holsworthy Aquatic Centre	25 min	21km	Canterbury	Council	Council	Indoor and outdoor aquatic and gym	No
Canterbury Bankstown	Max Parker Aquatic and Leisure Centre	Holsworthy Aquatic Centre	14 min	10km	Revesby	Council	Council	Indoor and outdoor aquatic	No
Canterbury Bankstown	Roselands Leisure and Aquatic Centre	Holsworthy Aquatic Centre	21 min	15km	Roselands	Council	Council	Indoor and outdoor aquatic	No
Canterbury Bankstown	Wran Leisure Centre (Closed indefinitely)	Holsworthy Aquatic Centre	23 min	13km	Villawood	Council	Council	Indoor and outdoor aquatic	No
Canterbury Bankstown	Morris Iemma Indoor Sports Centre	Holsworthy Aquatic Centre	14 min	13km	Riverwood	Council	Council	Indoor sports	Yes
Canterbury Bankstown	Bankstown Basketball Stadium	Holsworthy Aquatic Centre	20 min	13km	Condell Park	Council	Bankstown Basketball Association	Indoor sports	Yes
Canterbury Bankstown	Blue Water Swim School	Holsworthy Aquatic Centre	25 min	11km	Condell Park	Private	Private	Learn to swim pool	
Canterbury Bankstown	My swim	Holsworthy Aquatic Centre	22 min	11km	Bass Hill	Education	Private	Learn to swim pool	
Fairfield	Capravale Leisure Centre	Whitlam Leisure Centre	13 min	6km	Capravale	Council	Council	Indoor aquatic and gym	No

Municipality	Facility	Closest Council Venue	Travel Time from Closest Venue in Minutes	Distance from Closest Venue	Suburb	Land owner	Management	Type/Facility	Sports courts basketball
Fairfield	Fairfield Leisure Centre	Whitlam Leisure Centre	20 min	9km	Fairfield	Council	Council	Indoor and outdoor aquatic and gym	Yes
Fairfield	Prairewood Leisure Centre (Aquatopia)	Michael Wenden Aquatic Leisure Centre	18 min	9km	Prairewood	Council	Council	Indoor and outdoor aquatic and gym	No
Fairfield	Youth and Community Centre	Whitlam Leisure Centre	19 min	9km	Fairfield	Council	Council	Multipurpose indoor not sprung timber floor	Yes
Fairfield	Ignite Health & Fitness (Mounties)	Michael Wenden Aquatic Leisure Centre	7 min	3km	Mount Pritchard	Private	Member based organisation	Indoor aquatic and gym	No
Fairfield	Jump Swim School	Whitlam Leisure Centre	17 min	8.2km	Greenfield Park	Private	Private	Learn to swim pool	
Fairfield	Jump Swim School	Whitlam Leisure Centre	20 min	8.6km	Villawood	Private	Private	Learn to swim pool	
Liverpool	Final Round Gym	Michael Wenden Aquatic Leisure Centre	4 min	2km	Prestons	Private	Private	Boxing gym	No
Liverpool	SAW Athletic	Michael Wenden Aquatic Leisure Centre	4 min	2km	Prestons	Private	Private	Strength and conditioning gym	No
Liverpool	Fit Clinic	Michael Wenden Aquatic Leisure Centre	4 min	2km	Prestons	Private	Private	General fitness	No
Liverpool	Sportworld Liverpool	Michael Wenden Aquatic Leisure Centre	4 min	2km	Lurnea	Private	Private	Indoor sports	No
Liverpool	Pinnacle Fitness Club	Michael Wenden Aquatic Leisure Centre	7 min	3km	Prestons	Private	Private	General fitness	No

Municipality	Facility	Closest Council Venue	Travel Time from Closest Venue in Minutes	Distance from Closest Venue	Suburb	Land owner	Management	Type/Facility	Sports courts basketball
Liverpool	Starfish Learn to Swim	Michael Wenden Aquatic Leisure Centre	7 min	3km	Prestons	Private	Private	Learn to swim pool	No
Liverpool	Plus Fitness 24/7 Hoxton Park	Michael Wenden Aquatic Leisure Centre	7 min	3kms	Lurnear	Private	Franchise	General Fitness	No
Liverpool	Squashlands Gym and Fitness	Michael Wenden Aquatic Leisure Centre	4 min	2kms	Liverpool	Private	Private	General Fitness	No
Liverpool	Hybrid Impact Training Health Club	Whitlam Leisure Centre	4 min	1km	Liverpool	Private	Private	General Fitness	No
Liverpool	Crunch Fitness Liverpool	Whitlam Leisure Centre	4 min	800m	Liverpool	Private	Franchise	General fitness	No
Liverpool	Anytime Fitness	Whitlam Leisure Centre	5 min	2km	Liverpool	Private	Franchise	General fitness	No
Liverpool	Fit n Fast	Whitlam Leisure Centre	7 min	2km	Liverpool	Private	Franchise	General fitness	No
Liverpool	F45 Training Liverpool	Whitlam Leisure Centre	7 min	3km	Liverpool	Private	Franchise	General fitness	No
Liverpool	Plus Fitness 24/7 Liverpool	Whitlam Leisure Centre	5 min	2km	Liverpool	Private	Franchise	General fitness	No
Liverpool	Curves Gym Liverpool	Whitlam Leisure Centre	5 min	3km	Liverpool	Private	Franchise	General fitness	No
Liverpool	Fernwood Womens Gym	Whitlam Leisure Centre	8 min	3km	Moorebank	Private	Franchise	Female fitness	No
Liverpool	Yotida Gymnastics	Michael Clarke Recreation Centre	1 min	5m	Carnes Hill	Council	Club	Gymnastics	No
Liverpool	Esposito Swim School	Whitlam Leisure Centre	6 min	3km	Casula	Private	Private	Learn to swim pool	No
Liverpool	Plus Fitness 24/7	Whitlam Leisure	9 min	5km	Moorebank	Private	Franchise	General fitness	No

Municipality	Facility	Closest Council Venue	Travel Time from Closest Venue in Minutes	Distance from Closest Venue	Suburb	Land owner	Management	Type/Facility	Sports courts basketball
	Moorebank	Centre							
Liverpool	Mission Nutrition Lifestyle Centre	Whitlam Leisure centre	6 min	1km	Liverpool	Private	Private	Group fitness	No
Liverpool	Plus Fitness 24/7 East Hills	Holsworthy Aquatic Centre	12 min	8km	East Hills	Private	Private	Group fitness	No
Liverpool	Plus Fitness 24/7 Warwick Farm	Whitlam Leisure Centre	11 min	3km	Warwick Farm	Private	Private	Group fitness	No
Liverpool	Peak Health Centre	Michael Wenden Aquatic Leisure Centre	7 min	4.1km	Green Valley	Private	Franchise	General fitness	No
Liverpool	United Kempo Martial Arts Academy	Michael Clarke Recreation Centre	8 min	5.1 km	Austral	Private	Private	Martial Arts	No
Liverpool	Austral Yoga	Michael Clarke Recreation Centre	10 min	7.1 km	Austral	Private	Private	Yoga studio	No
Liverpool	All About Balance Health and Fitness	Michael Clarke Recreation Centre	4 min	1.9 km	Wattle Grove	Public	Private	School and Open Space	No
Liverpool	Anytime Fitness	Michael Clarke Recreation Centre	4 min	2km	Hoxton Park	Private	Private	General fitness	No
Liverpool	Snap Fitness	Whitlam Leisure Centre	10 min	5km	Casula	Private	Private	General fitness	No
Liverpool	F45 Training	Whitlam Leisure Centre	8 min	3.3km	Prestons	Private	Private	General fitness	No
Liverpool	Moorebank Sports Club (Sporties)	Holsworthy Aquatic Centre	3 min	0.8km	Hammondville	Private	Private	General fitness	
Liverpool	PCVC	Michael Wenden Aquatic Leisure Centre	1 min	0.4km	Miller	Council	Community	General fitness	



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Municipality	Facility	Closest Council Venue	Travel Time from Closest Venue in Minutes	Distance from Closest Venue	Suburb	Land owner	Management	Type/Facility	Sports courts basketball
Liverpool	Potential Gym	Michael Wenden Aquatic Leisure Centre	3 min	1.7km	Prestons	Private	Private	TBC	
Liverpool	Potential Gym	Michael Clarke Recreation Centre	3 min	2.4km	Prestons	Private	Private	TBC	
Liverpool	Potential Gym	Michael Clarke Recreation Centre	2 min	1.4km	Prestons	Private	Private	TBC	
Liverpool	Potential Aquatic Centre	Michael Clarke Recreation Centre	4 min	2.9km	Carnes Hill	Private	Private	TBC	
Penrith	St Clair Leisure Centre	Michael Clarke Recreation Centre	22 min	24 km	St Clair	Council	Council	Multipurpose indoor	Yes
Penrith	Emu Plains Tennis Courts	Michael Clarke Recreation Centre	32 min	39 km	Emu Plains	Council	Council	Tennis Courts	No
Penrith	Werrington Tennis Courts	Michael Clarke Recreation Centre	30 min	28 km	Werrington	Council	Council	Tennis Courts	No
Sutherland	Sutherland Leisure Centre	Holsworthy Aquatic Centre	30 min	28km	Sutherland	Council	Council	Indoor and outdoor aquatic and gym	No
Sutherland	Engadine Leisure Centre	Holsworthy Aquatic Centre	23 min	23km	Engadine	Council	Council	Indoor and outdoor aquatic and gym	No
Sutherland	Caringbah Leisure Centre	Holsworthy Aquatic Centre	40 min	33km	Caringbah	Council	Council	Outdoor aquatic	No
Sutherland	Menai Indoor Sports Centre	Holsworthy Aquatic Centre	23 min	22km	Menai	Council	Council	Multipurpose indoor	Yes
Sutherland	Como Swimming Complex	Holsworthy Aquatic Centre	31 min	30km	Como	Council	Council	Outdoor aquatic	No
Wollondilly	Wollondilly Leisure Centre	Michael Clarke Recreation Centre	40 min	43km	Picton	Council	Contractor	Indoor and outdoor aquatic and gym	Yes



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Appendix 7. Some likely festivals in 2019: based on some cultural groups present in Liverpool²⁷

January

- 5th Birth of Guru Gobindh Singh (Sikh)
- 6th Epiphany (Christian)
- 6th Armenian Christmas Day
- 19th Epiphany (Orthodox)
- 26th Australia Day
- 26th Republic Day (India)

February

- 5th Chinese New Year
- 5th Tet (Vietnamese Lunar New Year)
- 15th Parinirvana Day (Buddhist)
- 19th Magha Puja (Buddhist)

March

- 14th New Year (Sikh)
- 17th St Patrick's Day (Ireland)
- 20th Holi - Festival of Colours (India)
- 21st Norouz (various spellings) New Year/Spring (Iran, Kurd, Baha'i)

April

- 1st Kha b-Nisan – Assyrian New Year
- 14th Hindu, Sinhala and Tamil New Year
- 14th Palm Sunday (Christian)
- 15th Ramanavami (Hindu)
- 19th Hanuman Jayanti (Hindu)
- 19th Theravada New Year (Buddhist)
- 20th First Day of Ridvan – sunset 20th to 2nd May (12th day) (Baha'i)
- 21st Easter Sunday (Christian)
- 21st Palm Sunday (Orthodox)
- 25th Anzac Day
- 26th Holy Friday (Orthodox)
- 28th Pascha - Easter Sunday (Orthodox)

²⁷ Excerpts from Origins (www.originsinfo.com.au)



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May

- 5th Ramadan – sunset 5th to 4th June (Islamic)
- 19th Vesak Day - Buddha's birthday (Buddhist)
- 29th Ascension of Bahá'u'lláh (Baha'i)

June

- 5th Eid al Fitr – end of Ramadan (Islamic)
- 9th Pentecost (Christian)
- 16th Pentecost (Orthodox)

July

- 1st Coming of the Light Festival (TSI)
- 16th Asalha Puja (Dhamma) Day (Buddhist)

August

- 11th Eid al Adha to 15th (Islamic)
- 24th Krishna Janmashtami (Hindu)
- 31st Al Hijra/Muharram – Islamic New Year to 28th September

September

- 2nd Ganesh Chaturthi (Hindi)
- 9th Ashura – 9th to 10th (Islamic)
- 13th Mid-Autumn (Moon) Festival (China, Vietnam)
- 21st Oktoberfest to 6th October (Germany)
- 29th Navaratri to 8th October (Hindu)

October

- 8th Vijaydashami (Dussehra) (Hindu)
- 20th Inauguration (Gurgadi) of Guru Granth Sahib (Sikh)
- 27th Deepavali (Diwali): Festival of Lights (Hindu, Sikh, Jain)
- 27th Bandi Chhor Divas (Sikh)
- 29th Birth of Bahá'u'lláh – begins sunset 29th to 30th (Baha'i)
- 31st Halloween

November

- 12th Birth of Guru Nanak Dev Sahib (Sikh)
- 24th Martyrdom (Shahidi) of Guru Tegh Bahadur (Sikh)s

December

- 24th Christmas Eve
- 31st New Year's Eve



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Appendix 8. Centres with health and wellness components

The table below outlines five examples of Council owned centres that offer wellness and or allied health services.

Table 24. Five examples of Council owned centres that offer wellness and or allied health services

Centre	Service	Management arrangement	Service space	Rent /Income per sq. metre
<p>Glen Eira Sports and Aquatic Centre. Glen Eira Council. Opened May 2012</p> <p>Indoor 8 lane 25 metre pool, 8 lane wellness pool, spa, steam, sauna, learn to swim pool, two water slides and water park, gymnasium, cycle studio, 3 court stadium outdoor 50m pool, group fitness room, café, retail</p>	<p>Sports and Musculoskeletal Physiotherapy, Hydrotherapy, Clinical Pilates, Remedial, Sports and Relaxation massage, Exercise Physiology, Dietician</p>	<p>MyPhysio completed fit out at their cost. 3 x 5 year options.</p>	<p>180 square metres (Ground floor with street entry)</p>	<p>Slightly higher than current commercial rates. Increasing annually by a fixed percentage.</p>
	<p>Massage, facials, body treatments, beauty services</p>	<p>Transcend Spa and Wellness – In house management (Council). Operating for 12 months.</p>	<p>145 square metre. (Upstairs mezzanine area)</p>	<p>In-house management. Average 100 clients per month – 33% of capacity</p>
<p>Gurri Wanyarra Wellbeing Centre, Kangaroo Flat. City of Bendigo, Opened October 2018.</p> <p>Indoor 50 metre, eight-lane swimming pool, beach entry leisure pool, learn-to-swim pool, splash park, warm water exercise pool and spas, a steam room and sauna, gym and group fitness rooms, childcare and multipurpose room, health and wellness centre and cafe</p>	<p>Full-time physiotherapist and general practitioner</p>	<p>Lease to Tristar Medical Group</p>	<p>80 square metres</p>	<p>Commercial in confidence. Less than commercial rates</p>
<p>SPLASH Aqua Park and Leisure Centre, Craigieburn.</p> <p>City of Hume. Opened October 2017</p> <p>Leisure, toddler and learn to swim pools, warm water pool and spas, indoor 25m pool, two waterslides, children's aqua play zone, sauna and steam room, 24/7 gym, group fitness rooms and cafe</p>	<p>Wellness Suites - Massage, facials, manicure, pedicure, waxing, spray tanning, eye treatments</p>	<p>Bunjil - In house management (Council)</p>	<p>183 square metres (Ground floor. No direct street entry)</p>	<p>Average 220 treatments per month. Not currently financial viable due to staff costs. Considering leasing for \$70,000 pa. (\$382 per square metre per annum)</p>
<p>Mildura Waves.</p> <p>Mildura Rural City Council</p> <p>Indoor 25m pool, wave pool, and pool, spa, gym, group fitness room, café retail, outdoor 50m pool, outdoor diving tower</p>	<p>Callahan Physiotherapy</p>	<p>Lease agreement</p>	<p>10 square metres (No direct street entry)</p>	<p>Approximately \$600 per square metre per year</p>



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Centre	Service	Management arrangement	Service space	Rent /Income per sq. metre
<p>Rosebud Aquatic Centre. Morningside Peninsula Sire Council. Expected opening date 2020 Indoor 8 lane x 50m, Toddler Pool and Splash zone, learn to swim pool, Warm Water Pool, Sauna, Steam, Party Room, Kiosk, Gymnasium, Program Room x 2, Spin Room</p>	Plan for wellness and massage - physiotherapy	TBC	170 square metres approximately	TBC



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Appendix 9. Management models

Advantages and disadvantages by management model

A list of management models and their advantages and disadvantages are provided below.

Table 4 Management models: advantages and disadvantages

Management Model	Advantages	Disadvantages
Direct Supervision - Internal Council Managed	Council officers closer to business and ability to influence daily operations	Council may lack expertise in facility management and operations
	Ability to implement Council policy and directions through venue more easily	Large multipurpose venues can need 24/7 support and require quick decisions to meet customer expectations
	Allows flexibility in programming to meet local needs	
Contract Management	Organisations such as YMCA, Belgravia Leisure, Aligned Leisure, Blue fit have the ability to apply specialist knowledge gained from operating multiple centres	May prioritise financial benefits ahead of community need
	Generally lower staff costs	Perception that building asset may not be well maintained
	Pool of experienced staff and support structures	Centre direction not always aligned with council policy
	May contribute capital to venue in return for longer tenure	Requires structured and regular contract compliance monitoring
	Annual maintenance contribution can be written into contract	Short term (3 year contracts) allows little time for operator to have an impact on centre performance
Council Company (Combined business entity)	Ability to operate in a commercial and market responsive manner similar to Contract Management	Support overheads remain high as an entity won't have the geographic and business scale contract management groups have Establishment costs – of setting up the entity may be high and reporting to commercial and local government regulators may be challenging
	Provides community with sense of local management and control	Model still relatively new to local government facility management to adequately assess, although likely to be mostly cost driven and less flexible to address social objectives without additional subsidies
		Focus on financial bottom line may mean assets are not as well maintained as when under Council direct supervision. These entities are typically only used for large-scale new facilities
Public Private Partnerships	Transfer the high capital cost and risk of project to a private entity over a relatively long term	Overall these projects provide a low degree of flexibility over a term that is likely to be too long (35yrs) in aquatic centres where demand changes rapidly. May not be the most economical way to provide new facilities. As the cost will be higher over the full term, and in most cases the finance (at least in part) for such projects is available is at no cost from the government. This type of development is not like to be appealing to a developer as these types of facilities rarely provide a commercial return



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Management Model	Advantages	Disadvantages
	Access to broader capital funding	Loss of control over the design and building of an asset and the service provided
	Ability to operate in a commercial manner similar to Contract Management	
Build Own Operate Transfer (BOOT)	Transfer the high capital cost and risk of project to a private entity who can amortise their cost over the term	Not a model used for the construction and operation of sports facilities or aquatic centre largely due to the low level of return possible
Lease – Commercial or Not for Profit	Council remain at arm's length from operation	Inability to influence programming and respond to community needs
	Requires minimal council support	Option only available if 'not for profit' body is interested and capable of operating venue or that centre is commercially attractive
	Council may not be required to contribute to operating or daily maintenance costs	Council responsible for long term condition of asset and risks associated with it
	Lessee is responsible for financial performance	
Other partnerships with not for profit entities like schools, PCYC and Sports Clubs	Case by case advantages depending on mutual objectives and the possible colocation and capital contribution options	Negotiated agreements may be complex and time consuming to negotiated and manage in the long term.



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Appendix 10. Typical funding sources and examples

Types of funding sources and examples

Type of Funding Source	Example
1. Government grants	
a. Federal Government	<ul style="list-style-type: none"> Community Sport Infrastructure \$30m for 2018/19 Stronger Communities Program 2018/19 Move it AUS \$25,000 to \$250,000 (programs/events) closes Feb 2019 for Local Government
b. State Government	<ul style="list-style-type: none"> Local Sport Grant Program 2018/19 Office for Sport NSW Greater Sydney Sports Facility Fund \$33m/year for 3 years, Office of Sport NSW Infrastructure Grants. \$12.5m for 2018/19 Community Building Partnership Increasing Resilience to Climate Change \$1.1m; applications close 1 March 2019, Office Local Government Incubator Event Fund, Destination NSW next round March 2019; culture of region up to \$20,000 Arts and Cultural Development Program, Create NSW; Western Sydney Strategic Partnerships – Art and Cultural Development Celebration Grants to celebrate cultural diversity up to \$5,000 Multicultural NSW Compact Grants – sports for social cohesion up to \$150,000 Multicultural NSW (not for profit organisations)
c. Local Government Funds	<ul style="list-style-type: none"> Giving for Grassroots (G4G) help increase grassroots/diversity participation – Australian Sports Federation up to \$10,000
ii) Community Grants / Sport Programs	<ul style="list-style-type: none"> Club Grants Category 3 fund – Infrastructure, Office of Gambling
iii) Special rates levies	<ul style="list-style-type: none"> Traders Associations for shopping strip marketing and promotional activities
2. Developer or open space contributions following subdivision	<ul style="list-style-type: none"> Section 7.11 contributions or other negotiated contributions
3. Philanthropic Trusts / Foundation Grants etc.	<ul style="list-style-type: none"> Ian Potter Foundation (Arts; Community Well Being; Disability), Australian Sports Foundation Scanlon Foundation Holden home ground advantage grants for sports clubs (up to \$250,000) Vincent Fairfax Foundation – community programs



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Type of Funding Source	Example
4. Naming rights or sponsorship funds	<ul style="list-style-type: none"> Kyneton Toyota Aquatic Centre, Wallan Community Bank Adventure Park, Schweppes Stadium Bendigo
5. Management entities contributing capital	<ul style="list-style-type: none"> Belgravia Leisure and the Albany Creek Leisure Centre, Brisbane YMCA and Boroondara Council Leisure Centres
6. Sports or service club contributions	<ul style="list-style-type: none"> Mingara Recreation Club and the Mingara Regional Athletics Centre Collingwood Basketball Association and Collingwood College basketball Stadium
7. Other	<ul style="list-style-type: none"> Fees from other hosting major events, functions, filming and photography
	<ul style="list-style-type: none"> Leases to telecommunication towers
	<ul style="list-style-type: none"> Revenue from leases and hire agreements e.g. three years paid in advance
	<ul style="list-style-type: none"> NDIS – funding to include people with disability
	<ul style="list-style-type: none"> Renewable Energy grant and Solar Panel rebate scheme.

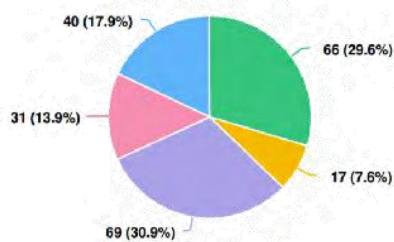


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Appendix 11. Online survey findings

Question 1: 'Which Council centre do you or your family visit most often?'

Choose an option	Frequency
Whitlam Leisure Centre, 90 A Memorial Ave, Liverpool	66
Michael Wenden Aquatic Centre, 62 Cabramatta Ave, Miller	17
Michael Clarke Recreation Centre, 2 Margaret Dawson Dr, Carnes Hill	69
Holsworthy Aquatic Centre, 26 Huon Cr, Holsworthy	31
None	40



Question options

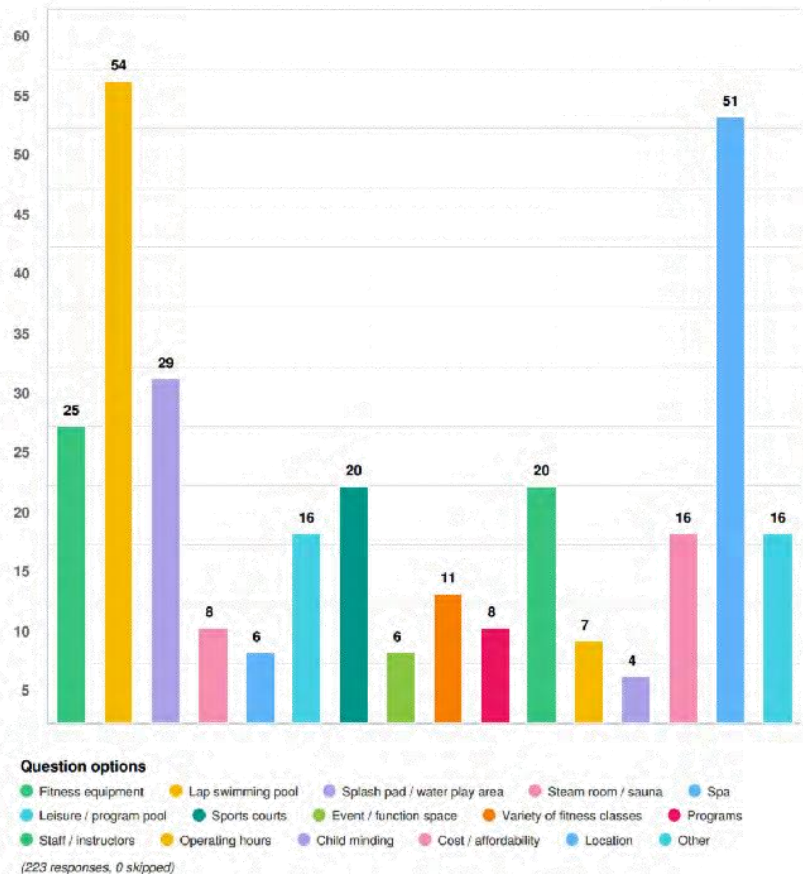
- Whitlam Leisure Centre, 90A Memorial Ave, Liverpool
- Michael Wenden Aquatic Centre, 62 Cabramatta Ave, Miller
- Michael Clarke Recreation Centre, 2 Margaret Dawson Dr, Carnes Hill
- Holsworthy Aquatic Centre, 26 Huon Cr, Holsworthy
- None

(223 responses, 0 skipped)



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Question 1a: 'What do you like most about Council's aquatic, indoor sports or fitness centre you attend?'



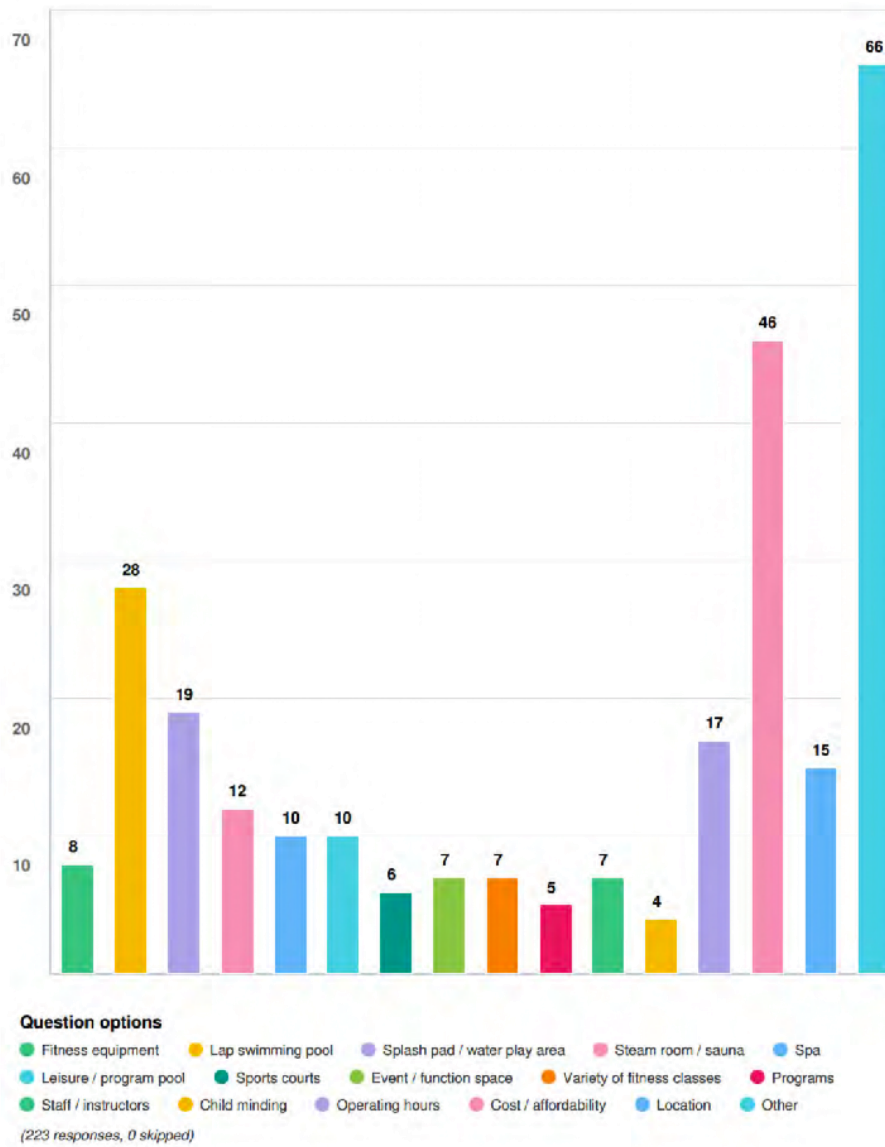
Other Activities:

- Swim School
- Café and park. We have no pool facilities at Michael Clarke Centre. Function space too expensive for community.
- This is our closest centre and the only one we visit, but there is no pool or aquatic services
- Would like a pool in Michael Clarke Centre, that would be idea for the adults, rehab and kids alike
- I'd like if a pool was at the facility



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Question 1b: 'What don't you like about Council's aquatic, indoors sports or fitness centres?'





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Other Comments

Theme	Comment
Hygiene (11)	<ul style="list-style-type: none"> Cleanliness- leisure centre needs to hire more cleaning staff. The floors are dusty and dirty, and no one vacuums them, and we exercise on the floor. Change rooms are always dirty. Whitlam centre is disgusting. The Whitlam centre is always so dirty. Cleanliness of change rooms. Limited ventilation, very steamy, moisture condensation on walls, ceiling etc. It is aging and feels dirty. Level of uncleanliness, and disrepair of the centre. The toilets and change rooms located outside are very dirty and smelly. For whatever reason, our kids seem to have increase of ear infections attending this pool as opposed to other pools prior to us moving here and using this one. The change rooms are the same, mouldy and the showers do not work properly. The walls and floors are very dirty. Possible hygiene of the pool as I know the local schools also use it for their swimming.
Facility upgrade (9)	<ul style="list-style-type: none"> The whole centre needs an upgrade. Falling apart. Amenities, and the basketball courts in Michael Wenden are slippery and not maintained. This facility needs to be updated. Whitlam centre is atrocious. Needs a complete makeover. We never go there and always go to Prairiewood Leisure centre even though it's further. The whole place needs a refurbishment. It would be great if council or the owner could refurbish. The centre is very run down. The walls and ceiling of the indoor pool is overly rusted and rotting and the pool surrounding is badly deteriorating. Not dirty due to not being cleaned but due to age and deterioration. We go to the Holsworthy because it's close to where we live. Our kids and all our neighbours' kids attend it too for swimming lessons. The pool is out-dated and old. The younger kids get scared of the brown pebbling of the big lap pool because they can't see the bottom properly, it's always dark in there, improve the lighting.
Shared use (4)	<ul style="list-style-type: none"> The pool is only used for swimming lessons, very little to no space available for non-swimming lesson swimmers. Closes early on weekends. That squad swims inside through winter; it is very difficult to get a lane. The pool at Holsworthy with steps is never available due to swim classes and physiotherapy. This allows no one else in. It is also too shallow. Take a look at Revesby indoor pool. Always being moved to another room.
Positive (4)	<ul style="list-style-type: none"> I like Holsworthy and have no problems with it. There is nothing. I think it is a great facility. None that I can think of that I don't like. Love the facilities.
Accessibility for people with disability and seniors (4)	<ul style="list-style-type: none"> No steps into the pool for older people and those with physical disabilities who cannot manage a ladder. Please allow for disabled children and disabled adults, as there are a few retirement places and old people's homes in the area as well. The way that seniors are treated and facilities provided for them to use for their fitness classes. Access for people with physical disabilities. Those that cannot get out of their wheelchair without a hoist to assist them. Also require a change table to enable them to get changed.



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Theme	Comment
Staff (4)	<ul style="list-style-type: none"> The Centre manager at the Whitlam Leisure Centre has no clue what she is doing when it comes to group fitness classes, she is not the right person for the job because she comes from a freestyle aerobics background and has no idea about Les Mills classes. The other thing I do not like is hypocritical staff that comes to the defence of a manager who is blatantly rude and talks down to people. I stopped going to aqua because it was cancelled whenever staff were sick or on holidays or taken by an inexperienced instructor from the gym. Staff is too few in numbers. Terrible staff, I would never take my family there. Your staff also needs an upgrade, they're very rude.
Opening hours (3)	<ul style="list-style-type: none"> The pool closes very early on the weekend. The outdoor pool closure over winter; it does not allow the Wenden Squad to train over winter. However, the squad is not given acceptable hours for training at Whitlam (7 - 8:30pm is too late for 7-year olds to be swimming) as the management at Whitlam Leisure Centre gives priority to the business. Rising Stars (this is outside council policy for as all other not for profit sporting organisations are given priority booking for their sports clubs for council sports fields and courts). This centre does not encourage public swimming of any kind even though it is a council pool. Often does not open during the peak holiday Christmas period.
Space (2)	<ul style="list-style-type: none"> Pool is overcrowded. It is only a 25mt pool with no room for leisure and limited opportunity for lap swimming. There is no morning squad and becomes over crowded in the evenings. There is lots of unused space. Maybe should take a page out of Fairfield City Councils book and add maybe an indoor 25m pool or big water park.
Parking (2)	<ul style="list-style-type: none"> Very limited parking spots. Car parking is terrible.
Change rooms (2)	<ul style="list-style-type: none"> Change rooms always have broken tap locks, too much condensation, wet and mould on walls. Music and speakers often broken and takes weeks to repair. Communication of management to clients is extremely poor. Change rooms are out-dated and very horrible.
Other (14)	<ul style="list-style-type: none"> Cannot use due to traffic issues. Lack of pool space at Holsworthy for social swimming. On an afternoon it is very hard to get a place to swim. No lanes are available. Michael Clarke is a great location but hardly any useful services. The problem there is the skate park, which brings about unsavoury characters. Get rid of that. Replace with water play, and have an indoor and outdoor pool similar to Prairiewood (which is where we go). No locks on ladies shower doors at Whitlam. Disgusting rap music in weights training/cardio rooms with constant swearing and the use of words such as "N" word over and over again. It's offensive and needs to be stopped. Too many Islamic people polluting the picnic area. The fact that it could have had a fully functional sports stadium make that two plus Water Park plus well thanks for nothing. I don't know how many times I have cut my toe open on the broken and damaged tiles in the bottom of the pool. Plus, I'm not really good in a pool. Need to be able to hold on to walk around. If my girls were not with me last time, I went I think I would have drowned cause staff just stand around and don't see danger. They are not pool ready either they would have to strip off just to get in. I feel I have been paying my taxes all these 20years and feel we need a pool at Edmondson Park either near the shops and highway. Buses already in place and go straight to train station. Other areas would benefit. Casula, Leppington, Prestons, Edmondson Park, Carnes Hill, Horningsea park, Hoxton Park, Bardia, Glenfield We have lots of schools in the area that would also benefit this with swimming lessons, as a lot of children don't know how to swim these days. Great form of sport and



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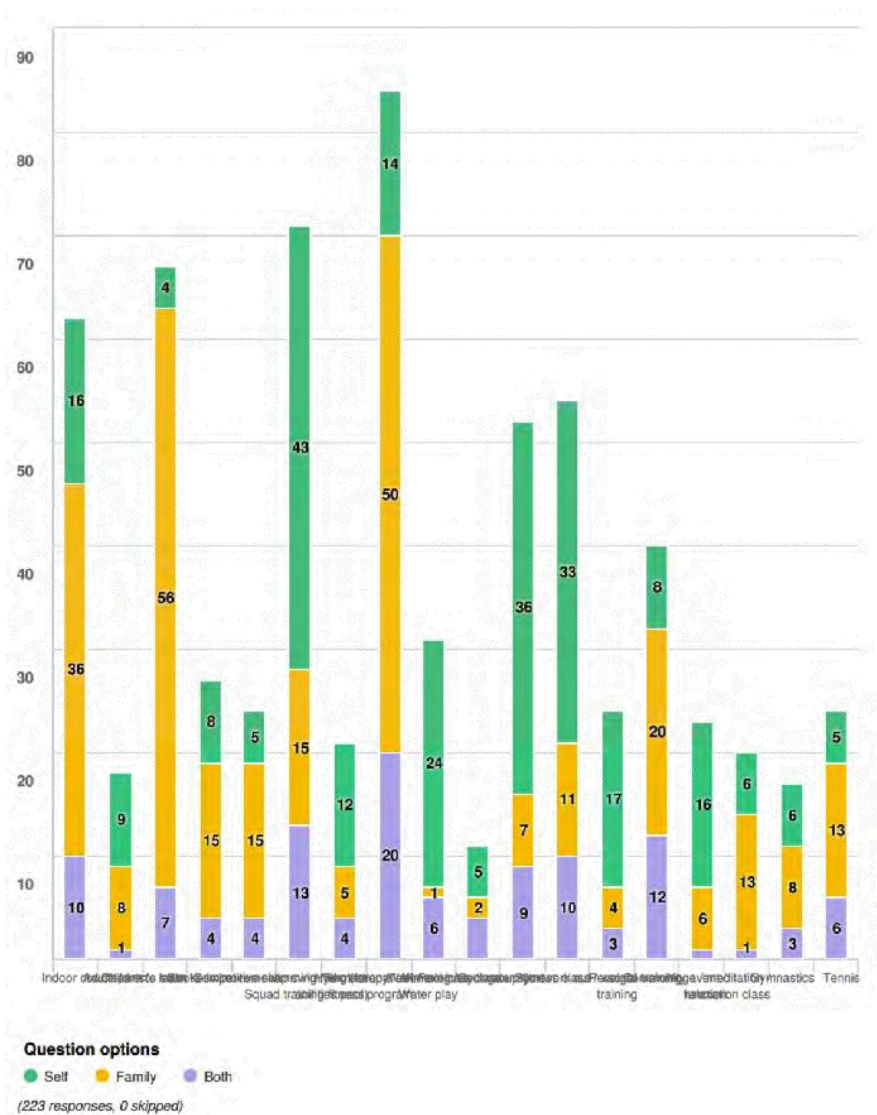
Theme	Comment
	<p>exercise, which is what the Government is, supposed to be promoting.</p> <ul style="list-style-type: none"> But also building a pool in an area that still has vacant land is better than trying to create a poky little pool centre. Hope I have given food for thought. It would be nice if the council could really do something in Prestons' as the residents have been waiting over 20 years. Great spot would also be last block of land in Prestons. That's on the bus route as well. Make sure there is ample parking space and bus depot for drop offs at the pool. Not enough Parking at Carnes Hill at peak times. Shaded area and bigger pool at Wenden for events. Turn now outdoor pool indoors with tent like shade. My daughter swims in the squad at Whitlam. Often she complains that the pool is not heated and too cold. They swim at 5 am so I feel that this is very important to get right. I'm a teacher and the school I work at use the outdoor pool area for our swimming carnivals and the "grassed" area for spectators it is all dirt and the kids have to sit in mud. I would never bring my family there. Lack of swimming facilities.

Question 1c: 'Have you or your family participated in any of the following activities at one of our centre's in the last 12 months?'

Activity	Self	Family	Both
Indoor court sports	16	36	10
Adult learn to swim	9	8	1
Children's learn to swim	4	56	7
Stroke improvement	8	15	4
Competitive swimming/squad training 5	5	15	4
Lap swimming (for fitness)	44	15	13
Hydrotherapy/all abilities pool program	12	5	4
Recreational swimming/water play	14	51	20
Water exercise class	14	1	6
Pool based water sport	5	2	4
Gym group fitness class	36	7	9
Gym work out/weight training	33	11	10
Personal training	17	4	3
Community event/function	8	20	20
Yoga/meditation/relaxation class	16	6	1
Gymnastics	6	13	3
Tennis	6	8	3
Other	5	13	6



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Please list any activities you, or your family participate in which are not listed above.

- Would like all of the above in the Michael Clarke Centre. (2)
- Karate tournament (2).



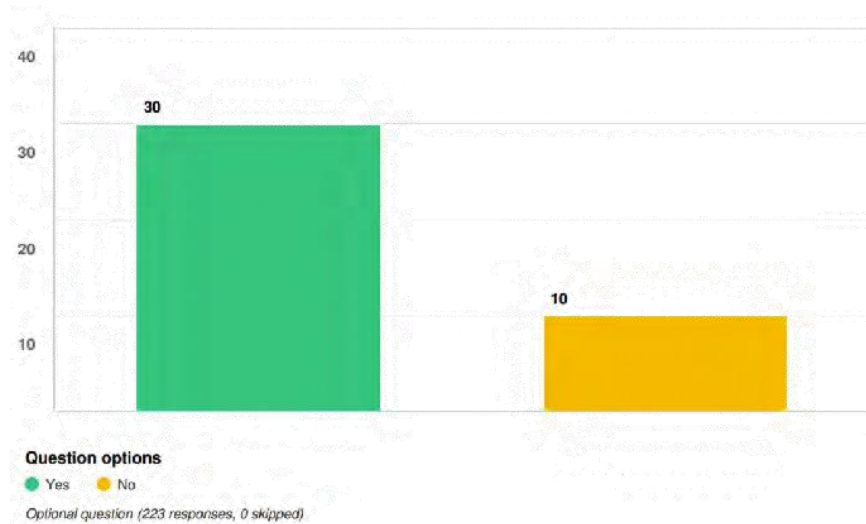
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- Social events.
- Physical culture.
- I go lap swimming at Prairiewood centre as it is too far to go to Liverpool
- I would much prefer to go to Michael Clarke centre.
- Great to have something closer to home with more activities.
- We would like all of the above in Michael Clark Centre.
- Water park for the kids, BBQ areas, look at Macquarie fields leisure centre.
- Tuition centre.
- Oztag, Netball and Rugby League.
- My daughter does physical culture ("physie") at the Whitlam Centre. Often there are no rooms available for their classes. The dance room they were using has now been taken over by the gym. I feel this is unfair as the Liverpool Physical Culture club have been loyal tenants of the Whitlam Centre for the last 25 years, and now due to bigger revenue raising, they are being pushed out by the gym program and also the kid's gymnastics program.
- Have to drive from Carnes hill all the way to Mount Annan for swimming lessons. Wish there was one at Carnes hill or surrounding areas.
Currently go to gym and indoor soccer at Michael Clarke centre.
- Club swimming.
- Zumba.
- I would do Hydrotherapy if there were a pool with steps.
- Physical culture at the Whitlam centre.
- BJP Physiotherapy.
- Just swimming but nearly drowned.
- Use of basketball courts and walking activities.
- Basketball.
- General fitness following stroke.
- Self-defence and meditation
- Please see above, plus the missing 19 million dollars and extra fees we had to pay and 10 years under administration and you guys still have not learnt your lessons.
- The park at the back and library



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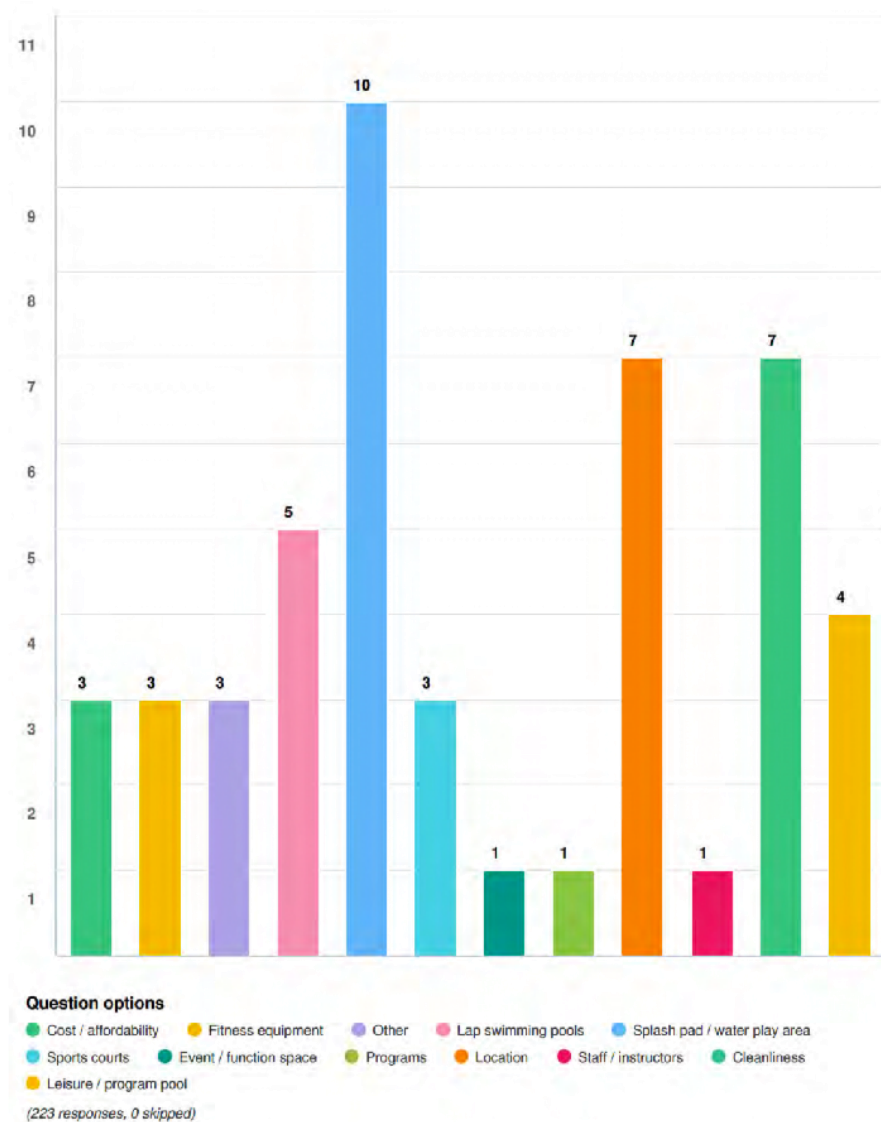
Question 1d "Do you use aquatic, indoor sports or fitness centres which are not operated by Liverpool Council?"





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Question 1f, "Why do you choose non-Liverpool council centres over Council Centres"



Please list any other reasons you choose other non-Liverpool Council Centres

- Accessibility-adult accessible change rooms, including adult sized change bed.
- There is none in Middleton Grange.

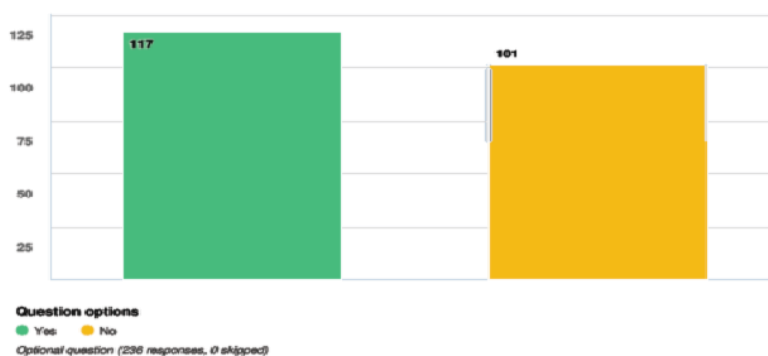


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Question 1g " Please list the aquatic, indoor sports or indoor fitness you use including the name and suburb of the centre"

Other centres	Frequency
Macquarie Fields Aquatic Leisure Centre	6
Prairiewood Leisure centre	6
Olympic Park	2
Fairfield Leisure Centre	2
Mount Annan Leisure Centre, Mount Annan	1
Ashcroft	1
Jump swim school, Greenfield park	1
Mounties Sports Club, Mount Pritchard	1
Padstow Pool, Padstow	1
Revesby	1
Ian Thorpe and all other City of Sydney centres	1
Marrickville	
Squashlands Liverpool	1
Fernwood Moorebank	1
Westfield's Sports Centre (Fairfield Heights)	1
Sydney Gymnastics and Aquatic (Rooty Hill)	1
Richmond swim centre	1
Sutherland Leisure Centre	1
Sydney University Gym Lidcombe	1

Question 2: 'Are there any new or different activities/programs you would like offered by Liverpool Council aquatic indoor sports or fitness centres?'





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Question 2a 'If you answered "Yes", what activities or programs would you like offered?'

	Other activities/programs
Swimming facilities (43)	<ul style="list-style-type: none"> • A pool, water activities and water park at the Michael Clarke Recreation centre. (12) • Swimming pool. (5) • Swimming pool Prestons (4) • Swimming. (2) • Squad swimming training at Wenden Centre. • A water play area similar to "Aquatopia" at Holsworthy. • Yes, this side of Liverpool needs an aquatic centre for the booming population growth. • A pool and wave pool, and saunas. • Aquatic fitness classes. • Swimming classes to accommodate for growing population. • Aquatic centre. • Water physiotherapy. • This area needs an Aquatic centre. • Lap/swimming pool. • Swim classes. • Better swimming pools. • 50-meter pool at Holsworthy. • The nearest swimming pool is 20 minutes away and at traffic times it's even worse. • Morning Squad and bigger pool. • Swimming pools that aren't overtaken by swimming classes. • Hydrotherapy in a heated pool with steps. • Pools that you can walk into if you are not good on your feet with a handrail. Handrail should go right round the pool. To help people who are wobbly. • More swimming pools for adults, preferably heated for the winter months.
Health and fitness classes (22)	<ul style="list-style-type: none"> • More aqua classes with variety at alternative times. (6) • Simple sport and exercise activities. (4) • Inclusive health and fitness activities. • Greater variety in the evening classes at Michael Clarke, including a cycle studio and Body Combat. More classes on weekends too. • More Body Balance classes offered in the evenings. • Thirty-minute Body Attack evening classes should be increased to at least forty-five minutes. Thirty minutes is not enough time and is not effective contrary to what the manager and instructors think. • More variety of gym classes and times. • Meditation, health, food and nutritional programs. • More water classes for the unfit and those with an injury. • More variety of group fitness classes, yoga and Pilates. • Water exercise prior to 7am. • I'd like Liverpool to have a park like Fairfield council did at Vine street with an outdoor obstacle course. • BJP Physiotherapy. • Recommend free fitness classes, more classes and instructions.
Sport facilities (13)	<ul style="list-style-type: none"> • Other indoor sports like hockey. • Kids basketball comp at Michael Clarke, this is only offered at Whitlam which is not convenient especially if we need to catch a bus there. • Squash courts. • Karate/Tae Kwon do/Self Defence classes at Michael Wenden. • Badminton, Martial Arts Classes. • An indoor soccer program for school aged kids.



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	Other activities/programs
	<ul style="list-style-type: none"> Indoor netball during the summer months (in an air-conditioned facility). UFC. Scuba diving. More outdoor basketball hoops / half courts. Karate and self-defence. Activities to include are skating, soccer fields, parks and activities for kids. Yoga.
Social/community facilities and activities (11)	<ul style="list-style-type: none"> Pools at Campbelltown Council and Fairfield Council have great facilities for families' e.g. great BBQ and outdoor shelters & water parks. Nothing for families to do in school holidays apart from splash in the pool. Still get charged for swimming lessons in Christmas holidays even though they don't run them at this time. Kids get free entry during the holidays to compensate but there's nothing really for them to do. For family fun in the summer we have to travel to Sutherland or Macquarie fields for water play. Parties throughout the year for the community. Movies at the pool. Holiday event days. Social events to promote aquatic centre. Better outdoor events or family facilities for birthdays etc. Featured pool parties with inflatable jumping castles and or inflatable toys. More availability for community areas to use facilities rather than all in house programs. Our community is really limited to places that can be hired. Something outdoors in winter. Large space in Miller on grass. Activities for adults with physical disabilities. Music.
Arabic dance (11)	<ul style="list-style-type: none"> Arabic dance (2) Arabic belly dancing (9)
Children swimming facilities (10)	<ul style="list-style-type: none"> Young children swimming classes. Children's swimming classes. Baby and toddler swimming facilities and classes. Swimming lessons for kids. Aquatic Centre with kid's water play activities. There is no swimming pool in Carnes Hill. Hence, we are struggling with travel with kids to a pool after work. It will be great if a pool can be added to Carnes Hill. Toddler swimming pool/splash park at Michael Clarke Recreation centre. Better learn to swim classes, very average what is currently offered. Also, nowhere in this area does learn to swim for kids. We have to drive to Miller or Liverpool, and they are overbooked.
Water play facilities (9)	<ul style="list-style-type: none"> An outdoor water park close to my area would be amazing. We don't have anything to go to around West Hoxton. I would like to see a children's water park play area. (3) Splash parks with slides. I would love an aquatic play area like Prairiewood pool has. Remove the skate park at Carnes hill and replace with water play. Outdoors splash pad/water play for the kids, as there is already kids participating in learn to swim. Swimming pools with water park option.
Arabic translator (5)	<ul style="list-style-type: none"> Arabic translator.
Separate programs (4)	<ul style="list-style-type: none"> Women's only swimming sessions. Fitness program for kids. Council run program for kids with risks of obesity so they can come along each week and do some exercise classes and learn about



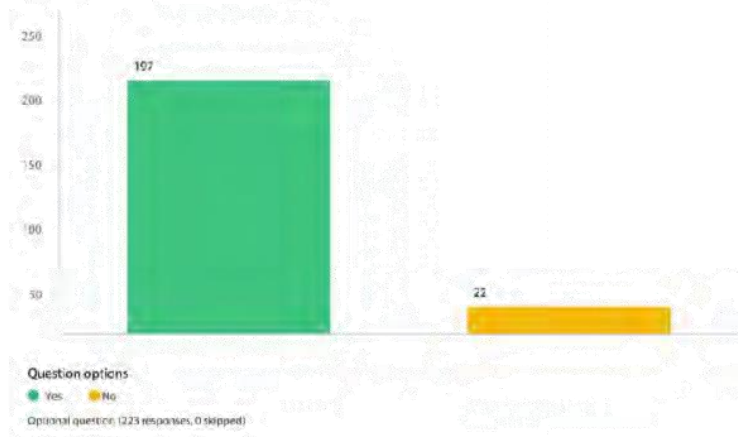
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	Other activities/programs
	<p>exercise. Most families can't afford sports especially when Whitlam centre charges nearly \$20 per child per week for swimming or gymnastics.</p> <ul style="list-style-type: none"> • More children and youth activities. • Family karate or family yoga.
Facility upgrade (3)	<ul style="list-style-type: none"> • This facility needs a complete update. • Needs an upgrade of water play area. • Whitlam Centre play area in the pool has been a mess for years. The facilities are never clean. It is old and run down.
Free activities (3)	<ul style="list-style-type: none"> • Free activities
Parent facilities (2)	<ul style="list-style-type: none"> • Pre and postnatal classes. • Mum and bubs classes.
Senior programs/amenities (2)	<ul style="list-style-type: none"> • More senior's classes. Fitness and water aerobics classes for seniors. Over 60 and trained instructors for that age group. • More classes to support seniors.
Other (8)	<ul style="list-style-type: none"> • Unsure, haven't used Liverpool council centres for approximately 3 to 4 yrs. It's not just the centre and staff but also the type of people whom use the centres. We go elsewhere because different things are on offer and it's something different, there is also more shaded areas and indoor pool areas don't smell like bleach or hot. • The skate park has brought the worst type of hangouts around what you intended to be family friendly. Not sure why anyone would think a skate park was a good idea. • A council provided fitness centre nearby Hammondville. • Lower charges for council provided leisure facilities, more centres to be available in more locations. • There is plenty of unused land available at Holsworthy, which is possible for many opportunities for expansion, but improvements in using what is currently available would result in more profit right now. Holsworthy only really caters for learn to swim, which is fantastic, but there needs to be more offered. I would purchase a yearly pass if this were offered. • There are also no gym facilities in the area, which is a huge opportunity. A crèche would be a benefit once adult fitness classes were offered. • A spa or sauna added. • Free. • More parking.

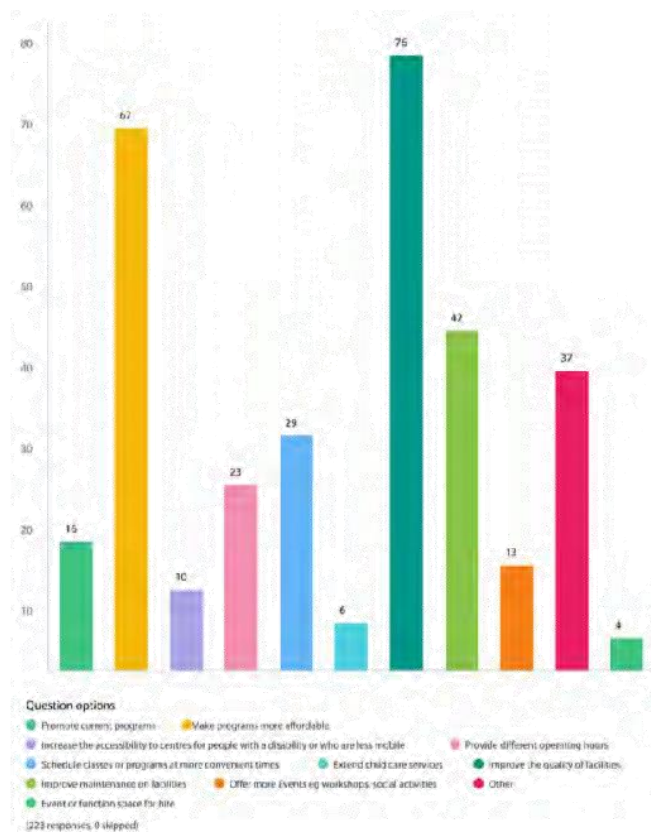


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Question 3: 'Would you like to visit an aquatic, indoor sports or fitness centre more often?



Question 3a "Of the options below, what could Liverpool Council do to encourage you to use centres more often?"





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Please expand your answers from above

	Other activities/programs
Upgrade facilities (24)	<ul style="list-style-type: none"> Basketball court at Carnes Hill rec centre needs to be changed to meet safety standards as recommended by Basketball NSW. As mentioned previously the showers in the women's change rooms need locks, but I understand they get stolen. The Whitlam centre is getting very old, equipment often broken, shower taps, and door locks always broken. Clocks never changed. Edges and wall of pools sometimes chipped or broken. Whitlam centre is in very poor condition. Whitlam centre and Michael Wenden are both very run down. The pools, change rooms, toilets, facilities for gymnastics and other group exercises. Not inviting at all. Considering how big Liverpool is, these pools are just not adequate. Holsworthy Aquatic Centre is my closest option however it is run as a swim school only not a community resource. Improve change rooms and showers. Poorly maintained, with broken equipment and overwhelming stench of chlorine that left my family members struggling to breathe The outdoor pool needs a refresh. Whitlam centre pool is awful and in desperate need of maintenance and upgrade. Your centres are run down and uninviting. Would not go to Whitlam centre unless forced. Needs to be closed down and a complete renovation. All facilities in the Liverpool and especially Miller centres need an upgrade. Apart from taking down a big water slide and building a new grandstand; I haven't really seen much money spent on any of these facilities over the years. Maintenance of equipment. The Centre splashes some paint here and there to try to give it a facelift, but it is way beyond this being effective. When it comes to huge rust, leaking ceilings and degrading toilet and bathroom facilities, it's overdue for a complete overhaul. Out dated. It looks very run down. Even though you guys have been fixing up Michael Wenden it still needs a lot of work, you want to become the next CBD then I think you should have your leisure centres reflect that. It needs to be upgraded. The facilities are very old and dated; the centre is dirty and unhygienic most of the time. Needs more attention and work to bring it up to standard. Bathrooms struggle too. Clean modern facilities are more attractive. The heated pool wasn't working when we last went and turned us off from coming back. Bigger gym.
Swimming facilities – other (17)	<ul style="list-style-type: none"> Offer more aquatic options. (2) Lap pool. More range of choice, definitely swimming and other aqua activities like water polo, diving etc. Make an aquatic centre closer to Edmondson Park. This area needs an Aquatic centre. Pool servicing Prestons. Have a pool closer to where I live. Swimming facilities. Baby splash pools are out-dated. There is nothing appealing to children to engage them in the water except for one water mushroom. Put in a pool. Have an aquatic centre near Edmondson Park. New swimming pools in Prestons.



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	Other activities/programs
	<ul style="list-style-type: none"> • Another pool. Currently the small pools are overcrowded with learn to swim. • Improved water temperature - a heated pool. • There is an influx of house construction and we need a pool to take our children. • Swimming lessons.
Upgrade facilities (combine with below – improve facilities (16)	<ul style="list-style-type: none"> • The outdoor pool needs a refresh. • Whitlam centre pool is awful and in desperate need of maintenance and upgrade. • Your centres are run down and uninviting. • Would not go to Whitlam centre unless forced. Needs to be closed down and a complete renovation. • All facilities in the Liverpool and especially Miller centres need an upgrade. Apart from taking down a big water slide and building a new grandstand; I haven't really seen much money spent on any of these facilities over the years. • Maintenance of equipment. • The Centre splashes some paint here and there to try to give it a facelift, but it is way beyond this being effective. When it comes to huge rust, leaking ceilings and degrading toilet and bathroom facilities, it's overdue for a complete overhaul. • Out dated. • It looks very run down. • Even though you guys have been fixing up Michael Wenden it still needs a lot of work, you want to become the next CBD then I think you should have your leisure centres reflect that. • It needs to be upgraded. • The facilities are very old and dated; the centre is dirty and unhygienic most of the time. Needs more attention and work to bring it up to standard. • Bathrooms struggle too. • Clean modern facilities are more attractive. • The heated pool wasn't working when we last went and turned us off from coming back. • Bigger gym.
Hygiene (14)	<ul style="list-style-type: none"> • Provide more cleaning shifts throughout the opening hours. • Cleaning of gym areas, sauna room and bathrooms, floors and so forth. • Both indoor and outdoor pools at the Whitlam Centre are old and disgusting. Tiles are coming off the indoor pools and the outdoor pool is filthy. • The centres are very dirty looking and as I said run down. • Very dirty and dated. • Pool deck has chewing gum on it. • Change rooms are too wet, mould on ceilings and walls. • It smells and the water is not clean. • Improve cleanliness, have hygienic water and the area around the swimming pool. Especially in summer time some people come as groups and use that area for picnics with food and drink close to water, which makes me feel very disgusting to put my kids inside the water. • We stopped going because of the cleanliness of the whole pool and facilities. Cracks and dirty tiles in family room, hot water supply not available during winter, showers and toilets in women's rooms dirty or not operational. • The Whitlam centre is always filthy. The facilities are not great. Showering and toileting with a toddler in tow is not a good experience. • The Whitlam Centre is an utter disgrace. It's falling apart at the seams and no significant investment has been made since it opened. The floors are scummy. The change rooms are gross. The floors are permanently wet and foster athletes' foot. The water quality is so poor that I've had ear infections. • Really dirty. • Floorboards are coming up and carpet is filthy which is a massive health and safety risk to the children.
Hours (12)	<ul style="list-style-type: none"> • Open Holsworthy pool on a weekend after swim classes and don't over book the pool do the public can always swim.



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	Other activities/programs
	<ul style="list-style-type: none"> Variety for people with commitments at different hours The Holsworthy Aquatic Centre currently operates for its Learn to Swim Classes, so when it does not have classes, it is usually not open. When it was council managed, it was a public pool that was open in the heat of summer for the locals to play and cool down. On the weekends, classes finish about midday, so the locals have to travel elsewhere on a 35-degree Saturday afternoon. The other problem is that because they are only open when they have classes, there is normally very little room for public swimming. They also claim to be a low patronage pool and do not employ lifeguards. Would attend classes at the Michael Clarke centre at Carnes Hill but there is not enough variety in class types and times. Be open on weekends outside of swimming lesson to become a family environment on weekend. The operation hours need to be longer later evenings to allow workers to get in a complete swimming. The hours aren't good enough compared to comparable council facilities in other part of Australia or even Sydney. The pool is not open early enough in the morning to swim and then head to the train station for work. Many gyms and fitness centres offer 24/7 access. But the Michael Clarke Recreation Centre gym shuts at 6:30pm on weekends and too early on weeknights. All the doorways and passageways are already there to allow for after hour access, but just need willingness of management to make it happen. They have no public lap swim lanes when swim school is on and the public swim hours especially on weekends are very limited. More classes on Saturday and Sunday. Longer operating hours in the summer to at least 9pm. Swimming centres closing at 5 or 6 in pool areas is crazy.
Exercise instructions (7)	<ul style="list-style-type: none"> Recruit professionals to give guidance on how to use sports equipment and the best ways to benefit from them.(4) Health advice on sport exercises especially swimming and how to use sport equipment. 4 Advice on training exercises. Health advice
Cost (7)	<ul style="list-style-type: none"> There should be special rates for people who live in the council area. Fairfield City council leisure centres offer great rates for their residents. Whitlam centre is overpriced and unaffordable. No special rates for pensioners or seniors to use the spa/sauna (for my father). Price is too high for a council swimming pool especially adult. Whitlam centre is fairly expensive considering how badly maintained the pools are. My child is learning to swim and is no good to us being sent to the deep cold pool. So, its cost me \$20+ each time to enter and then only stay for less than an hour. Everything is so expensive. The cost ends up driving people away and the centre ends up having to charge more to meet their costs. It's a rip off when you have 2 or more kids to have to pay \$20 each per week for swimming and the same for gymnastics. Families can't afford that much. Add the cost per adult for accessing the gym on top of that and you need a loan to afford any sort of recreational activities. The centre is very overpriced to just swim with the family. Other centres are cheaper with better facilities. There is no membership system that is affordable for residents.
Shared swimming lanes/space (6)	<ul style="list-style-type: none"> Segregate the lap swimming areas more so it is fair for all. Adults' only time. More lap swimming lanes. There is literally no lane space for general users at any time you want it and it's also never open. Our local pool is Holsworthy. The public generally get one lane to swim recreationally. Whitlam centre has one heated kid indoor pool which is always packed no matter what time you go. Half of it is roped off for learn to swim and the other half is full of all grown-ups who



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	Other activities/programs
	want a heated pool. My kids have nowhere to swim. Plus, there is pole which gushes water that some people hog as soon as a kid gets a go an adult tells them to move on.
Women areas (6)	<ul style="list-style-type: none"> Women only areas (5) I am interested in ladies only pool timings, which these centres, don't have.
Transport (5)	<ul style="list-style-type: none"> Have buses for groups (4) Have buses or trains close bus. The Whitlam centre bus stops up on the highway.
Child minding programs (4)	<ul style="list-style-type: none"> Baby and toddler friendly classes and playgroups offered on weekends to suit families who work full time during the week would be fantastic. Longer and more affordable childcare hours. I need crèche to do lap swimming but as a working parent it's inaccessible to me as I work over your crèche hours. Childcare facilities are very limited.
Swimming facilities - Hoxton Park (3)	<ul style="list-style-type: none"> Aquatic centre in the Hoxton park area.
Swimming classes (3)	<ul style="list-style-type: none"> Currently children's swimming lessons are at capacity and it's very difficult to get my kids into lessons actually on the same day Maintain current aqua size classes at Holsworthy throughout the year More children swimming classes in weekday evening and more classes on weekend.
Swimming squad (3)	<ul style="list-style-type: none"> The Wenden Centre is lacking the ability to run a year-round squad. The addition of either keeping the 50 Metre Wenden Swimming Pool open or building an indoor 25-metre pool at the centre would allow the squad to do this. Squad training unnecessarily take up lanes. Three lanes for six swimmers. Have the squad swim outside in winter.
Sports facilities (3)	<ul style="list-style-type: none"> Squash courts Squash courts Carnes Hill. We need a multi-purpose sporting facility in the Holsworthy/Wattle Grove area. This area includes many young families with school-aged children. We need access to better quality, multi-sport facilities, that encourage people to participate in sport and connect with community. This will allow aspiring talented athletes to compete at a representative level, instead of being left behind by councils/regions with better facilities. Like Sutherland.
Water play (3)	<ul style="list-style-type: none"> Water play parks. I would love if you had better water play facilities like water slides. The kids' pool/splash area is pretty poor compared to other pools. There are no slides or many water play spouts etc.
Accessibility for people with disability (3)	<ul style="list-style-type: none"> More programmes for the elderly and disabled and the overweight category. Having had a family member with a disability use the Liverpool pools, I would never recommended to others - the assistance provided was minimal and the supervision by pool staff poor. Much higher standard in other LGAs. Obvious start would be someone from council to take a look at poor standard of disabled toilets the rear exit of the Whitlam Centre. This identifies how little worth Liverpool Council places on the vulnerable members of our community.
Location (3)	<ul style="list-style-type: none"> Have a local centre. Having an aquatic centre closer to the area with suitable parking and decent road access. Location is another factor.
Staffing (2)	<ul style="list-style-type: none"> Full time employees who work in the CBD and or spend considerable time commuting are unable to capitalise on the schedules that work best for locally employed/unemployed people. Have better back up plans when instructors are unable to teach classes
Parking	<ul style="list-style-type: none"> More parking.



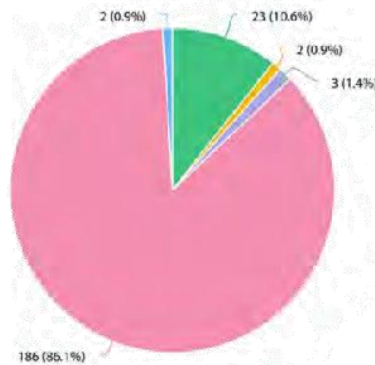
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	Other activities/programs
(2)	<ul style="list-style-type: none"> Again, provide more parking space for the growing community around the area of Carnes Hill, West Hoxton, Prestons and Edmondson Park and surrounding suburbs.
Macquarie Fields (2)	<ul style="list-style-type: none"> Copy Macquarie Fields Leisure centre, they have BBQ's, kids outdoor water park, a playground area, lap pool and indoor pools. It's much cheaper than Whitlam and they have make-up days if your children miss a swimming lesson and they have discounted food prices within the last 2 hours of closing. This place is amazing. Liverpool surrounding swim centre areas should learn a thing or two from Macquarie fields. We often go to Macquarie fields instead as they also have an outdoor splash park.
Family and social outdoor areas (2)	<ul style="list-style-type: none"> As above better facilities to encourage families like BBQ areas, picnic shelters. Outdoor equipment, BBQ, toddler pool would be nice.
Other (20)	<ul style="list-style-type: none"> Having trouble with making ends meet. The last time I was at the Whitlam centre there were large signs warning to watch your belongings but there were no lockers. There is too much chlorine used and the centre smells of it. I have been to other indoor pools where this does not occur. There are no council leisure centres in Middleton Grange in fact we don't have roads footpaths parks high schools or anything else. But we will be getting a ridiculous town centre with 912 low rent apartments to f*** up the suburb completely thanks for that. Ps but keep on charging me excessive rates anyway. Holsworthy pool is useless as a facility for the community. Have been twice a week for the past 4 weeks and have managed to stay there for an hour before being kicked out of the warm shallow pool for "cleaning". Holsworthy is awful. I would like to swim laps but again there is no security for my belongings. The Whitlam centre bus stops up on the highway I'm disabled I can't walk all the way around to the centre. I exercise then walk all the way back to the other side of the highway. That's just too much exercise I'd have a heart attack first day I did that. When I went, I went by car or taxi. I can't afford taxi and then high cost to swim and spa. Besides the spa would drain what energy I had left out of me. I would get home and crash. The Whitlam Centre pool is too far away, and Hoxton Park Rd is too busy with traffic when I might want to go. More locations Also, I found the computer system the reception staff used to resolve queries complicated (as I heard from staff) took long which made waiting in line longer to get in - on that we would sometimes wait long to get in as we waited for a staff member to finish to scan the card. No current adult classes. I am told Whitlam centre is only centre that closes outdoor pool. Also, no expiration on 10 visits cards. That is ridiculous, gift cards last longer than that. Closer to home, i.e. have one at Carnes Hill Rec Centre. Do not like going to Liverpool. Function space is very limited. Hiring a facility for a regular program is becoming more difficult - even long-term programs are being turned away as they are not "run" by the current company who oversee the provision of the centre's operations. Liverpool has minimal locations for any large events and the upkeep of the facilities is poor. Rooms available for Physio. Heated swimming pool. Offer better quality swim areas for kids. Accessibility - we live locally and can no longer access activities or shopping at Carnes Hill. Traffic congestion is horrific Whitlam centre needs a complete overhaul. It's still a lovely outdoor pool. Well done to council for having this great community resource.



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Question 4: 'What transport do you use most often to travel to aquatic and leisure centres?



Question options

Walk Cycle Bus Car Other

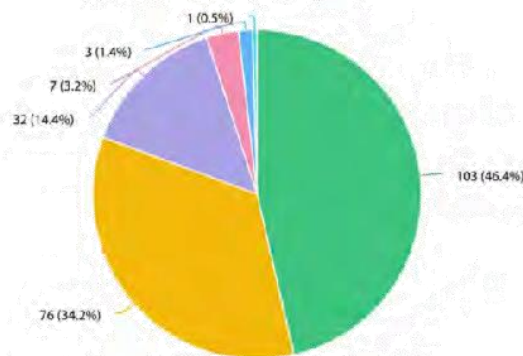
Optional question (216 responses, 7 skipped)

Please specify type of transport used to travel to aquatic and leisure centres

Other type of transport

- Minivan or private vehicle.
- Provide buses for groups. (4)
- Car or taxi. Not accessible by bus or train to Whitlam centre.

Question 5: 'What do you think is a reasonable travel time to an aquatic, indoor sports or fitness centre?



Question options

0-10 minutes 11-15 minutes 16-20 minutes 21-30 minutes 31-40 minutes Up to an hour

Optional question (222 responses, 1 skipped)



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Question 6: 'What additional facilities or services do you think should be included if Liverpool Council built a new centre, or upgraded a current centre?'

	Facilities / services
Swimming pool (42)	<ul style="list-style-type: none"> Swimming pool (7) 50 m pool (6) Lap pool (5) 25 m pool (3) I think the current centres are operating above their capacity for the population and more centres are needed with facilities for swimming, lessons and lap swimming. Would be great to see another 50m pool in the area. Make sure that a pool equivalent to the Holsworthy warm pool is provided for aqua size classes for people with arthritis. Indoors and outdoors pool. Cold and salt water pools. Pools area for aqua classes. An Olympic size pool, smaller purpose designed pools such as for diving and aqua aerobics. Learn to swim programs. Definitely an aquatic centre in the Hoxton park area. Heated pool, more pools. Hydrotherapy pool. Children's pool. 100-metre pool. Swimming / water facilities. Olympic size swimming pool at Holsworthy. New swimming pools in Prestons. Indoor heated pool. In this area it will be crowded so more than one pool would be amazing. An indoor pool would be perfect so it can be used all year round. Pool facilities. Increase size and number of pools at Holsworthy. Indoor heated pools with step access and not too shallow. 2 heated pools at least. One shallow for kids and one for older people and hydrotherapy. Competition pool so schools don't have to travel.
Water play (25)	<ul style="list-style-type: none"> Water park (17) More water play parks and water activities like Aquatopia and the one at Sutherland pool. Indoors water parks Water play park similar to Silverwater one. Mini water park like Prairiewood leisure centre. Waterslides similar to Prairiewood pool. Water park like the one in Sydney Olympic park or Macquarie fields leisure centre. Water play for teenagers too. A more comprehensive splash park. The one the Centre recently installed is very little and minimal and does not cater for the whole family.
Swimming facilities at Michael Clarke Centre/Carnes Hill	<ul style="list-style-type: none"> Swimming pool at Michael Clarke/Carnes Hill. (16) It would be great to have a 50 m pool at the Michael Clarke Recreational Centre. More kids' activities at Michael Clarke centre and also a swimming centre, this is the closest centre to me, but I have to go elsewhere for kids' activities including swimming and basketball competition. Outdoor water park near Michael Clark. New centre in Carnes Hill Water Splash Park closer to Carnes Hill as we travel to Macquarie Fields leisure centre most often due to fantastic facilities. Water splash park, playground, indoor-outdoor pool, and BBQ facilities, party hut areas. Many families could walk to a new aquatic centre at Carnes Hill. There are also bus services at Carnes



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	Facilities / services
	<p>Hill as well as ample supplementary parking at the shopping centre.</p> <ul style="list-style-type: none"> • With hydrotherapy, learn to swim, Aqua classes during the day as well as the evening. • We live at Edmondson Park and have no access to a close community Centre. We are struggling with travel with kids to a pool after work. It will be great to have a pool in Carnes Hill. • Upgrade Carnes Hill with 50m Swimming Pool and Squash Courts. • They should open a new centre towards austral Carnes Hill there is nothing out there the nearest centre is Liverpool and with the number of new houses and families no one wants to drive to Liverpool to swim and makes it hard with transport. • Pool facilities at Carnes Hill rec centre including more parking. • No one near Carnes hill travels out to Liverpool we all go to Fairfield's services so bring things closer to us. • Swimming pool at Michael Clarke. (5) • It would be great to have a 50 m pool at the Michael Clarke Recreational Centre. • Aquatic facilities at Michael Clarke. Learn to swim etc. • Aquatic centre added to Michael Clarke Recreation Centre. • More kids' activities at Michael Clarke centre and also a swimming centre, this is the closest centre to me, but I have to go elsewhere for kids' activities including swimming and basketball competition. • Outdoor Water Park near Michael Clark.
Food outlets (21)	<ul style="list-style-type: none"> • Healthy food outlet. (6) • Restaurant. (3) • Different food outlets/ variety in cuisines (3) • Kitchen/area to heat/prepare own food. (2) • Cafe with sufficient food selection and seating. • Canteen facilities. • Cafe would encourage families to stay there for the day. • Better food facilities. • Café. • Nice café.
Classes/pro grams (9)	<ul style="list-style-type: none"> • Separate group fitness studio so that more Les Mills classes can be added. • Aquatic classes. • Learn to Swim programs. • Baby and toddler classes and playgroup on weekends so parents whom work full time during the week can participate. • Definitely learn to swim programs for kids. • For kids. More swimming lesson time slots to cater for all the kids. • Functional/heavy cardio classes. • Pilate's sessions. • Indoors swimming classes.
Gym facilities (8)	<ul style="list-style-type: none"> • Gym (4) • Gym group room after the upgrade seems to be lacking attention in terms of mirrors and fans. • Gym and weight training facilities as there is none close by. • Gym equipment in parks would be handy. • Modern gym.
Sporting courts/facili ties (8)	<ul style="list-style-type: none"> • Build more basketball courts with accessible area. • Squash court. • Extended sporting complex at Whitlam site, possibly multi-purpose stadium that could be used for football, soccer, concerts etc. • Indoor netball in the Holsworthy area (with air-con). • Soccer area or some athletic area for run. • Skate park. • Multipurpose wooden floored courts.



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	Facilities / services
	<ul style="list-style-type: none"> More free outdoor basketball courts like McLeod park.
Steam room/saunas/spa (7)	<ul style="list-style-type: none"> Sauna. (4) Spa. (2) Steam room.
Social outdoor area (7)	<ul style="list-style-type: none"> BBQ area, picnic sun shelters. After hour's entertainment for families with young children, picnic BBQ areas that light up at night which are secure and safe for families. Playground, party areas. We often travel to Macquarie field's pool because they have great facilities for all the family. Table and chairs and barbecue facilities in case for a party. BBQ and picnic area. Entertainment area. Meeting spaces for general meetings and entertainment.
Separate women's areas (7)	<ul style="list-style-type: none"> Women only areas. (7) Separate women and men's saunas. Segregated men and women's pools. Please add ladies only swimming timing Picnic area.
Provide for diverse age groups (6)	<ul style="list-style-type: none"> Services to cater for three generations (Granddad's. Dads, kids) (3) Current facilities are targeted at young kids, what about teenagers or young adults. The older kids as well as I prefer to go to the beach instead. Atmosphere isn't the same too many people in the pools causing too many issues between the kids. Big kids playing area.
Meet demands of population growth (5)	<ul style="list-style-type: none"> Currently only covering the town side not the outer section, which is growing daily. Whitlam centre is too busy now that there are a million units around. All the pools are far too small for the population. A city of this size should have a good quality indoor 50m pool at a minimum. Swimming pool access to cover the whole council area.
Hours (5)	<ul style="list-style-type: none"> 24-hour facility. (2) Extended hours. Longer hours. Big kids playing area especially during school holidays.
Child minding (5)	<ul style="list-style-type: none"> Child minding services. Play group, playground, and child minding for free. Extended childcare hours. Child minding options for parents. Crèche.
Hygiene (5)	<ul style="list-style-type: none"> Amazing hygienic toilets that aren't disgusting. Cleaner amenities. None really just the hygiene, cleanliness & water quality. Clean indoor pool area. Maldonado checks done on cleanliness of equipment.
Parking (5)	<ul style="list-style-type: none"> More parking spots. Provide more parking spaces for the growing community around the area of Carnes Hill, West Hoxton, Prestons and Edmundson Park and surrounding Suburbs. Function space is very limited. Hiring a facility for a regular program is becoming more difficult. More parking at Carnes Hill.
Locker facilities	<ul style="list-style-type: none"> Working lockers



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	Facilities / services
(4)	
Multi-purpose rooms (4)	<ul style="list-style-type: none"> • Large Rooms available to the public for hire for sporting activities. • More dance room spaces. • More multipurpose rooms. • Rooms for "Physie". • Function rooms for groups to use.
Toilets/change room facilities (4)	<ul style="list-style-type: none"> • Big enough showers and toilets. • Updated change rooms. • Improve change rooms. • Cleaner change rooms.
Shade (4)	<ul style="list-style-type: none"> • Shade. (2) • Shade around the outdoor pool. • Need more covered areas.
Upgrade facilities (4)	<ul style="list-style-type: none"> • Better maintenance of existing facilities as I find the outdoor 50 m pool always looks dirty and the heating not working at times. • General maintenance of current centre. They currently look a tad too shabby. • Upgrade Liverpool Whitlam centre. • Miller pools absolutely needs a little bit more a facelift.
Council run (3)	<ul style="list-style-type: none"> • Council run pools, not management companies. They do not know the area or community. They just want the money, and never fix anything. Just band aid any problems. Council is for the community, and the community funds the council. • Government or council funded family activities. • Council operated Centres that maintain the Centres with pride.
Accessibility for people with a disability (3)	<ul style="list-style-type: none"> • Wheel chair access. • Another pool for the disabled. • Ceiling hoist for people with physical a disability for wheelchair to change table, change table to accessible pool chair and into the pool.
Parent rooms and amenities (3)	<ul style="list-style-type: none"> • Pram access, baby change/feeding room to Michael Clarke. • Multiple family change rooms. • More parent rooms.
Flooring (2)	<ul style="list-style-type: none"> • Build with parquet floors not multipurpose rubber. • Having seen the floors that are in the Michael Clarke and Michael Wenden Centres they are slippery, unsafe and hardly suitable for regular participation.
Senior programs and facilities (2)	<ul style="list-style-type: none"> • Programs for the aged like exercise. • Seniors activities.
Costing (2)	<ul style="list-style-type: none"> • The family package where you can utilise every part of the centre. • Cost effective.
Green areas (2)	<ul style="list-style-type: none"> • More green space and natural trees shade around the outdoor pool. • Grass area.
Seating (2)	<ul style="list-style-type: none"> • Provide seating to watch sporting events. • Seating for 500.
Other (32)	<ul style="list-style-type: none"> • Improve traffic flow around Kurrajong Rd, Cowpastures Rd and shopping centre entrance. • Fix up Holsworthy, including the awful concrete bottom on the pool and the over chlorination. • Small shops bread shop, chemist, Thai take away, good restaurants we don't have any besides



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Facilities / services
<p>kebabs all around this area. We need a nice community park.</p> <ul style="list-style-type: none"> • Clear signage with pictures in different languages. • Anything because we currently have nothing. • Better pa systems. • I personally think that Michael Wenden has a lot of unused space. I would like to see an indoor 25m pool and a big water park like Fairfield city council has at Prairiewood. • Destroy Whitlam and build a facility like Marion in SA or the proposed one for Parramatta. • Current programs, current equipment and current promotions. • Wenden Centre was great years ago and the 50m was open all year round. It's a tip now. Whitlam Centre pool is filthy. • No additional service. Rather better planning, for example- having not to walk through the whole facility to use the pool. • Look at blackwood pool. • Honouring multi visit passes for 12 months. • Toddler friendly activities. • Parking is always an issue. • The new outdoors waterpark is very dangerous. My baby fell over and both his knees were bleeding; there should be rubber underneath the waterpark. • I would like to see Michael Wenden have massage facilities, dancing for senior classes, a much better cafe. It needs updating. • Ensure the lifter is always working and probably have more than one. • Having people who maintain the look and status of the facility. Physie are paying a premium price for absolutely sub-par return from the facility. • Policies in place to recognise the needs of the most vulnerable members of our area. Policies in place to ensure private companies taking on leases to run our local gyms comply with the policies. • Better database system and swipe card system for members instead of waiting in line. • Fenced off play area for younger kids while their siblings have their lesson. • Better transport connectivity from train stations to the new/upgraded centre. • Upgrade Holsworthy and return it as a community resource and not a private enterprise. • Shut them down sell the land and use the money to better maintain pavements etc. after all that's the Council's job, not providing entertainment but maintaining the essentials. • Well with 19 million dollars it should have been already built by now. Thanks Liverpool Council and bulldogs. • An aquatic centre in the western half of the Council area. • Swimming pool for the local kids in West Horton to utilise swimming lessons. At the moment I have to drive 20 to 25 minutes for lessons out of the Liverpool Council. • Equipment at the Whitlam centre is very tired and dated with parts of the equipment broken. • Arcade. • Casino/poker machines.



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Question 7: 'How important are the following facilities to you?'

Facility	Not important	Somewhat important	Very important	Extremely important	Don't know
Car parking	5	33	85	107	6
Well-designed entry and reception	29	88	75	37	7
Child care	102	55	48	18	13
Café	47	79	66	36	8
Well-designed change rooms	7	32	91	99	7
Gym/weight training facilities	53	61	68	40	14
Group exercise rooms/fitness classes	50	52	70	52	12
Facilities to allow separate swimming for women etc,	112	48	31	35	10
Indoor swimming lap/competition pool	17	45	64	99	11
Outdoor swimming lap/competition pool					
Spa	93	55	42	31	14
Sauna/steam room	103	50	37	33	13
Warm water/program pool	20	41	66	100	9
Leisure pool/water play area	30	26	63	106	11
Splash park in public space (e.g. Bigge Park, Macquarie Mall, Carnes Hill)	47	55	52	67	15
Indoor sports courts	57	64	58	42	15
Dry playground	44	62	67	52	11
Gymnastics facility	85	67	42	25	17
Room for relaxation classes	61	57	55	45	18
Event/function space for hire	69	73	54	29	21
Other	79	11	19	31	96



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Provision of other facilities

	Other Facilities
Provide recreation/aquatic centres (5)	<ul style="list-style-type: none"> Aquatic Services to serve Middleton Grange side of Liverpool LGA. Swimming pool at Carnes Hill. Swimming. Swimming pool Carnes hill area. Make more centres out towards austral Carnes Hill Hoxton Park.
Sport courts (4)	<ul style="list-style-type: none"> Squash courts. Tennis courts. Athletic centre. Skate park.
Water play facilities (4)	<ul style="list-style-type: none"> Big water park for family fun and all age with water slides. Fun things for kids to come to the pool, slides for kids. Water slide Fun Park attached to swimming pools.
Change rooms/toilets (3)	<ul style="list-style-type: none"> Lockers for safe storage of personal effects. Maintenance of restrooms. Hairdryers, air con in change rooms, hot and cold water for showers, no boys allowed in woman's change rooms, parents change and shower room.
Social areas/activities (3)	<ul style="list-style-type: none"> BBQ picnic area with plenty of shaded seating areas. Night-time activities. Seating and table outdoor areas. Very important.
Accessibility/amenities for people with a disability (2)	<ul style="list-style-type: none"> Wheel chair access. Heated Pools with steps for access for older people and those with physical disabilities.
Children classes (2)	<ul style="list-style-type: none"> Kids swim classes. Dance classes for children and indoor children programs in winter.
Provide for increased population growth (2)	<ul style="list-style-type: none"> The proximity of services with availability to suit the community. Whitlam centre is currently at full capacity with learn to swim and cannot possibly contain the entire growing region of Edmondson Park/Bardia/Horningsea Park. Our area is already large and growing tenfold every year so make the facility large enough to cater for continued further growth.
Safety (2)	<ul style="list-style-type: none"> Safe facilities. Not safe to teach kids to ride bikes and scooters on the road.
Other (15)	<ul style="list-style-type: none"> Provide more facilities to the ratepayers of the Council. Parks and bike tracks. Replace them with a solar farm to make money and reduce rates. Well other facilities other than the existing facilities mentioned are incomparably not important the importance is to maintain and sustain reliability to the existing existence of the current facilities. Big enough so that even on a hot day it's not extremely overcrowded and not enjoyable. Cleanliness and maintenance of the facility. Room for "BJP physie" I have never been there as there are no women only classes. Baby change and feeding room. Provision of quality and affordable swimming lessons for kids. Pool facilities available in winter season. Currently the only pool in our area that is opening over winter months is the indoor pool at the Whitlam Centre. This is not in our area and is frequently overbooked and crowded. It has insufficient lane space due to



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Other Facilities	
	<p>overbooking from squad training programs and learn to swim programs. The Wenden pool is closed over winter; it could be kept open, even for limited hours.</p> <ul style="list-style-type: none"> • It would be great to have something close to home. • There are enough gyms in the area and weight places. We mainly need a good swimming centre. Carnes Hill has the gym fitness, wellness centre and hire venue options. We need an area for swimming. • Childcare facilities and facilities that are safe.

Question 8: 'How well do you think these facilities are provided at Liverpool Council Centres?'

Facility	Extremely poor	Very poor	Don't know	Satisfactory	Very well
Car parking	21	62	28	110	13
Well-designed entry and reception	13	35	49	120	12
Child care	14	24	139	45	7
Café	14	44	70	83	17
Well-designed change rooms	42	55	62	64	4
Gym/weight training facilities	8	18	115	72	17
Group exercise rooms/fitness classes	12	19	113	75	11
Facilities to allow separate swimming/activities for women or other groups	24	25	148	18	11
Indoor swimming lap/competition pool	38	51	59	66	13
Outdoor swimming lap/competition pool	36	48	64	70	12
Spa	26	34	128	34	6
Sauna/steam room	26	34	127	34	7
Warm water/program pool	30	41	90	46	14
Leisure pool/water play area	41	48	86	47	6
Splash park in public space (e.g. Bigge Park, Macquarie Mall, Carnes Hill)	21	36	101	54	14
Indoor sports courts	10	15	103	74	25
Room for relaxation classes	12	26	160	26	5
Dry playground	13	32	90	73	19
Gymnastics facilities	9	28	154	30	6
Event/function space for hire	12	12	135	61	9
Other	25	7	134	13	8



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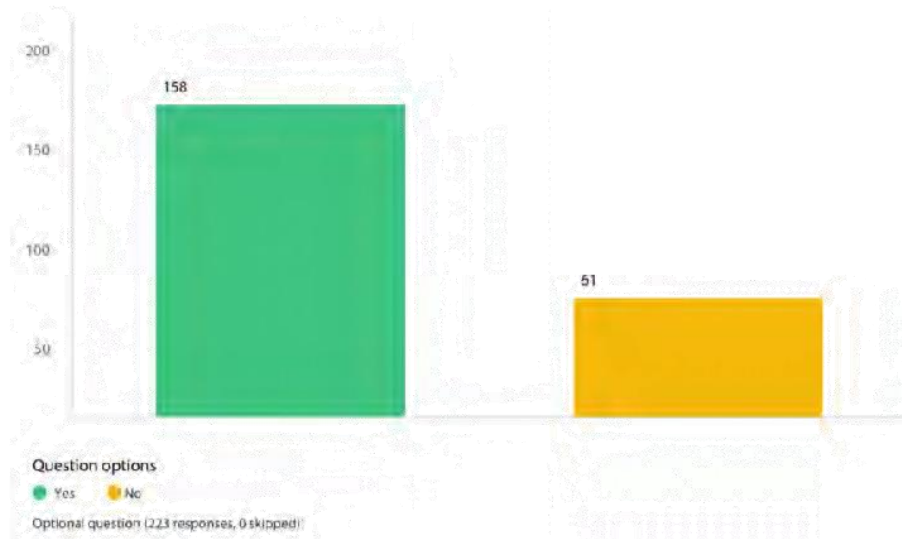
Other important facilities

	Other Facilities
Toilet facilities (2)	<ul style="list-style-type: none"> Bathroom facilities. Outdoor toilets very poor.
Carnes Hill (2)	<ul style="list-style-type: none"> Parking Needs to be improved, especially at Carnes Hill and Aquatic Activities should be available as well. I would like to see a pool for water playground area in Carnes Hill.
Water play (2)	<ul style="list-style-type: none"> Water slides. No big water park like Fairfield city Council.
15 Other	<ul style="list-style-type: none"> Provide more facilities to the rate payers of the Council Whitlam centre was a disgrace. After many years there, I decided to move my kids to Mount Annan for swimming lessons best decision ever made however a bit of a drive. This is Australia we do not need separate swimming areas for women. These sort of facilities are expensive to maintain and encourage the spread of illnesses they are worse than all those parks you have created that parents will not let their children play in for fear of the perverts that target these places including I might add swimming pools. They are community facilities and should be available to all of the community - if you want women only facilities for swimming, buy a pool. Not enough centres in the Liverpool region especially with all the new estates. No BBQ facilities. No designated hydrotherapy pool in the area. Access to lap swimming/training over winter months is extremely poor. There is insufficient space available for swimming in peak hours. This could easily be solved by keeping the Wenden outdoor pool open over winter months, even if only during peak hours e.g. 4pm - 7 pm. Secure indoor bike parking/locker. Tennis courts - minimal in the area. Merely needs fixing. Cleanliness and maintenance of the facility. Whitlam Centre has good parking except during netball season when people park anywhere and including disabled areas without sticker.



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Question 9: 'Is there anything that Council could do to further encourage you to use an aquatic, fitness or indoor sports centre?'





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If you answered yes, what could Council do to further encourage you to use an aquatic, fitness or indoor sports centre more?

	Other Facilities
Affordability (23)	<ul style="list-style-type: none"> Lower costs (18) Have discounts for families (5)
Upgrade facilities (22)	<ul style="list-style-type: none"> Upgrade facilities. (18) Renovate them to be at a level that is quite high rather than the dirty appearances they have now although the Whitlam Centre is more of an entertainment venue than leisure venue. There needs to be a designated venue for sport if we are serious about the growth of participation in sports. Upgrade Whitlam centre and put money into staffing. Make them better. Improve the maintenance of facilities especially Whitlam Swimming Centre.
Michael Clarke/Carnes Hill	<ul style="list-style-type: none"> Build an aquatic centre at Carnes Hill. (11) Build Aquatic services at Michael Clarke Centre. Build a 50m pool at Michael Clark recreation centre and make it affordable to use. Add aquatic facilities to Michael Clarke. Add better features to outdoor water play space; add proper pool facilities at Michael Clarke centre. Michael Clarke centre is great, although it needs swimming facility / pools. Have one at Carnes Hill so I don't need to drive so far with 3 kids and a busy schedule, it would help us. Build one in Carnes Hill. A pool should have been built at Carnes Hill when the Michael Clarke centre was built. Now it will cause a disruption for a busy area and roads need to be routed better for less congestion. Build a new centre with a pool at Carnes Hill. There isn't enough around for the increase of population in the area. Build an aquatic centre closer to the Carnes Hill area or surrounding suburbs.
Hygiene (15)	<ul style="list-style-type: none"> Hygiene and cleanliness (6) Maintain hygiene and maintenance. Maintain it better and provide cleaner facilities. We used to take our children to swimming lessons but left and went elsewhere as the pools became unsafe with people getting injured and bleeding due to sharp edges from tiling etc. Toilets are disgusting and not cleaned properly/enough times during the day. Am willing to pay a higher fee for a cleaner/better maintained centre. Maintenance of the facilities. Whitlam Centre swimming pool is so old and disgusting. Clean up the mess. Disgusting run down and old. Clean the facilities properly and regularly, the Whitlam centre is disgusting most of the time.
Proximity (10)	<ul style="list-style-type: none"> Closer to residence. (3) Consider that all the new estates around Carnes hill will not travel out to Liverpool CBD and to cater for them also. Build a centre closer to Middleton grange area. Build something closer to Carnes Hill Build and on at Carnes hill with facilities I would use. Build an aquatic centre closer to Carnes Hill, Hoxton Park and Middleton Grange. Build a pool in Carnes hill. It's a five-minute walk and we would use it every day in summer and if the pool is heated, we would use it in winter as well. Build one closer to the South West Growth area, which is not easily accessible by public transport.



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	Other Facilities
	<ul style="list-style-type: none"> More locations.
Promotion (10)	<ul style="list-style-type: none"> Advertising. (4) Promote facilities. (4) Brochure in mail, email and telephone. Advertise directly into local areas. Most people in the Middleton Grange/West Hoxton Area are unaware of the pool at Michael Wenden. Possibly having a staff member join the local Facebook groups and do letter box drops. Many people have no idea that the pool even exists.
Classes (4)	<ul style="list-style-type: none"> More classes.
Hours (3)	<ul style="list-style-type: none"> Longer opening hours.
Areas for women (3)	<ul style="list-style-type: none"> Separate exercise areas for women. Separate male and female facilities, which are more culturally sensitive. Segregated gender pools.
Shared swimming areas (3)	<ul style="list-style-type: none"> More policing of the lap swimming areas Put one in the Prestons end of the city with enough lanes to cater for both swim lessons and adults who wish to use the pool in the 3-6pm timeslot. Keep swim squad separate from other lap swimmers.
Food outlets (2)	<ul style="list-style-type: none"> Cafes with healthy menu options at affordable prices for pensioners. Better cafe that caters for kids.
Varying age groups (2)	<ul style="list-style-type: none"> Make more family friendly to cater for varying age groups. Make one in Edmundson park.
Seniors (2)	<ul style="list-style-type: none"> Promotion of senior's classes within the local area to ensure they are well attended and remain viable. Policies in place that recognise the value of seniors and also the benefits of exercise and social interaction.
Indoor sports facilities (2)	<ul style="list-style-type: none"> Parquetry flooring; not multipurpose rubber flooring Virtually no squash courts in the LCC precinct.
Other (37)	<ul style="list-style-type: none"> Put on more functions, create a bigger outdoor exercise area and create an outdoor water park and aquatic centre. Pool at Michael Clarke. Engage with the community. Have the centre operate as a public pool with sensible opening hours (like during the heat of summer) with lifeguards and provide an acceptable amount of room for public play and lap swimming. The Holsworthy Aquatic Centre is not a place for recreational swimming under the current management. Make it closer to home. If there were one closer to West Hoxton, I would love to book for swimming lessons for four of my kids and take them to swim on hot days. Provide an adequate Olympic size (50m) swimming pool in the Holsworthy/Wattle Grove area. Liverpool is too far; the traffic is ridiculous, and the programs do not run at times compatible with school closing/opening times. There are four primary schools and three high schools in the immediate area (within 5km). Kids and families need closer options. Build it and they will come. Pool. Use less chlorine and more natural filtration and fewer chemicals. New swimming pools in Prestons. Add more facilities to Michael Wenden – an indoor 25m pool and/or big water park. Splash park that's fenced off, so my kids don't run in opposite directions and provide shade.



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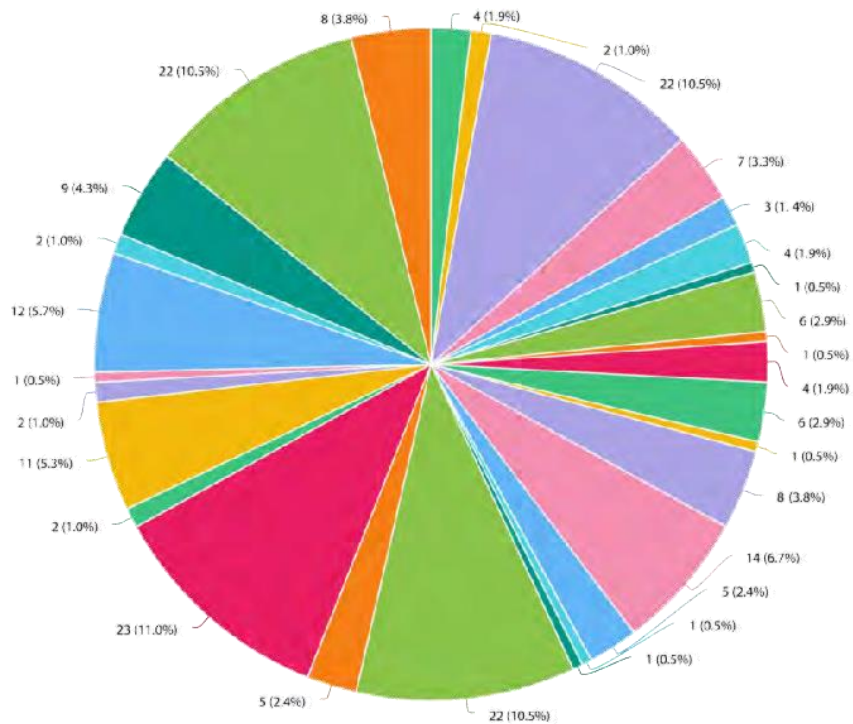
	Other Facilities
	<ul style="list-style-type: none"> • Allow non-members of Whitlam gym to participate in classes. • Provide additional facilities in the Western part of the Liverpool Council area, especially in growth areas of Edmundson Park and Middleton Grange. • Destroy the Whitlam Centre and start again. It's a total disgrace. • More space in pool at Holsworthy. • Get Holsworthy Aquatic Centre to support the swim club & to support swimmers, as they get older, so they don't have to move to a different facility. • I don't mind paying a decent price if I can actually use the facility. • Better kids/toddler areas and play areas. • Make the waterpark safer in Miller as it is a very rough surface for babies to be running around falling on concrete. • Put the tennis courts back in that were removed all those years ago. Provide more parking than is required by regulations. • Fix the current renters before going forward and spreading the resources even thinner by creating more spaces. • Put one in Prestons or Edmundson Park I would use daily as I am over weight and have injuries from an accident so would need a disabled pool I could walk into. That was only up to my butt in water and then has a deeper section that goes up to my waist. If it were any deeper, I would drown in anything else unless I had a buddy. • Upgrade Miller centre and utilise the grass space with something. • Provide more facilities to the ratepayers of the Council. • More facilities for more people. There are so many people now but there is no improvement in the services provided. • Council managed facilities for the community not a company that tries to squeeze every cent out of us who do not care about the Council rate centres. • Do not price the Council facilities out of the market. Ratepayers are subsidising this, you should not be charging more than private enterprise, otherwise something is wrong. • Maintenance needs to be done promptly and safety taken seriously. I reported multiple WHS issues repeatedly to Michael Clarke Recreation Centre staff and management and nothing was done for over 12 months. Hopefully, you are not just waiting for someone to sue you before starting to take the public safety seriously. • A clear contact person at Liverpool Council to contact for concerns about Liverpool Council Aquatic and Leisure Centres needs to be provided. The Council advertises in the local paper a number and email for the community to contact Council, but no one has responded to my emails or phone messages. • Tartan track in the area. All local schools and sporting clubs are going out of the Council area for major events. Wasted opportunity for our own community to support our youth. • You need more places to go. Something like Prairiewood leisure centre or Macquarie fields leisure centre, they're great. We go there instead of staying in our area. • Provide the facility. • BBQ facilities and an outdoor waterpark for Pearce Park or Paciuillo Park in Lurnea. • Have more of the useful facilities. • Provide more parking when you have events that take up all the parking spaces. • Provide family change rooms for kids after swimming. • Adult only zones. • The capacity of the current centres is a huge issue. They are constantly full, with no room to swim in peak times (i.e. after school or weekends). Lessons are at capacity at Whitlam. Another centre is needed to cope with the growing population.



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Demographics details (Optional)

Question 10: 'What suburb do you live in'?



Question options



Optional question (209 responses, 14 skipped)

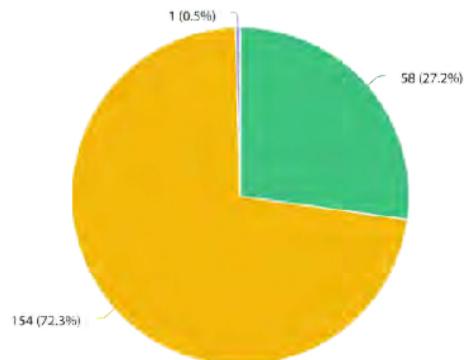
Other suburbs

Suburb	Frequency
Sandy Point	1
Blair Athol	1
Edensor Park	1
Cabramatta	1



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Question 11: 'What gender do you identify as?'



Question options

☒ Male
 ☒ Female
 ☐ Other (specify)

Optional question (213 responses, 10 skipped)

Question 12: 'What nationality do you identify as?'

Nationality	Frequency
Australian	160
Iraqi	4
Iraqi-Mandaeen	3
Vietnamese	3
Indian	3
English	3
Assyrian	2
South African	2
Turkish	2
Greek	2
American Indian	1
Singapore	1
Middle Eastern	1
Australian/Croatia	1
Pakistani	1
Swedish-Finnish-English-Scottish-Welsh-Irish-Australian	1
Australian /Middle	1

Nationality	Frequency
Eastern	
Greek Australian	1
East Timorese	1
Spanish	1
Bangladeshi	1
Australian (part Italian)	1
Hungarian	1
Chilean	1
Chinese	1
Maori	1
Italian	1
Polish	1
Serbian	1
South American	1
Lebanese	1
Macedonian	1
Greek	1
Kiwi	1
Croatian	1



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Question 13: 'what country were you born in?'

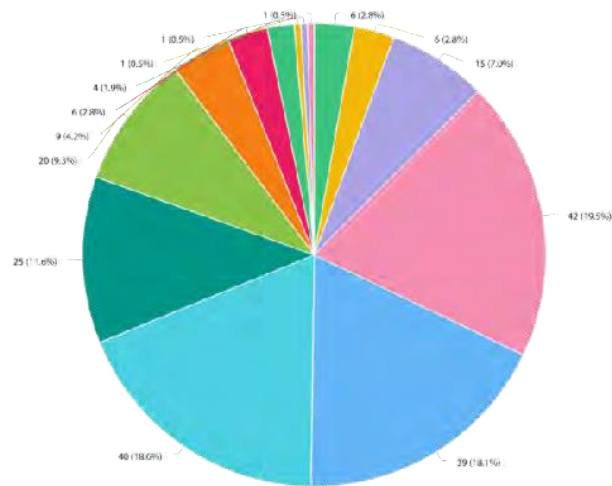
Country	Frequency
Australia	151
Iraq	5
New Zealand	5
India	5
South America	5
England	4
Fiji	4
Serbia	3
Philippines	3
Vietnam	2
Chile	2
Pakistan	2
America	1
Croatia	1
Timor	1
Germany	1

Country	Frequency
Poland	1
Canada	1
Malta	1
Sudan	1
Yugoslavia	1
Papua New Guinea	1
Transylvania	1
Singapore	1
Syria	1
Mauritius	1
Italy	1
Bangladesh	1
Scotland	1
Hong Kong	1
Portugal	1
Bosnia	1
Total	209



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Question 14: 'What is your age group?'



Question options

15-19 yrs 20-24 yrs 25-29 yrs 30-34 yrs 35-39 yrs 40-44 yrs 45-49 yrs 50-54 yrs

55-59 yrs 60-64 yrs 65-69 yrs 70-74 yrs 75-79 yrs 80+

Optional question: 215 responses, 8 skipped