

AGENDA

GOVERNANCE COMMITTEE MEETING

10 October 2023

Book 1



You are hereby notified that a **Governance Committee Meeting** of Liverpool City Council will be held at **Level 6, 35 Scott Street, Liverpool NSW 2170** on **Tuesday, 10 October 2023** commencing at 10.00am.

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

If you have any enquiries, please contact Council and Executive Services on 8711 7441.

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

Hon John Ajaka
CHIEF EXECUTIVE OFFICER

ORDER OF BUSINESS

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Closed Session		
The following items are listed for consideration by the Committee in Closed Session in accordance with the provisions of the Local Government Act 1993 as listed below:		
ITEM 12 Liverpool Civic Place Project Update		
<i>Reason: Item 12 is confidential pursuant to the provisions of s10A(2)(c) (d i) of the Local Government Act because it contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business; AND commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.</i>		
ITEM 13 Position and Staff Budget Report September 2023		
<i>Reason: Item 13 is confidential pursuant to the provisions of s10A(2)(a) of the Local Government Act because it contains personal matters concerning particular individuals (other than councillors).</i>		
Close		

ITEM 01

**Voluntary Planning Agreement Monthly Status
Report**

Strategic Objective	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
File Ref	312185.2023
Report By	Yee Lian - Contributions Planning Officer
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

The purpose of this report is to provide a summary of all activity associated with Planning Agreements (VPAs), which include VPAs that are offers under review, negotiation and executed VPA schedule of works, land and monetary contributions.

RECOMMENDATION

That the Governance Committee receive and note this report.

REPORT

This report is prepared to table the status of Voluntary Planning Agreements (VPAs) for October 2023. The list outlines the status of each VPA, as well as their individual items.

Items that are stricken through resemble matters that are considered no longer outstanding.

Items are still outstanding when the works or land have not commenced, incomplete, under defects, maintenance periods, or deferred for further diligence / investigations.

Currently Council has:

- 1 Letter of offers under review
- 3 under review and/or negotiation
- 21 current executed VPAs.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	<p>Manage the environmental health of waterways.</p> <p>Manage air, water, noise and chemical pollution.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.</p> <p>There are no environmental and sustainability considerations.</p>
Social	There are no social and cultural considerations.
Civic Leadership	<p>Provide information about Council's services, roles and decision making processes.</p> <p>Deliver services that are customer focused.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>
Legislative	<p>Environmental Planning and Assessment Act 1979</p> <p>Environmental Planning and Assessment Regulations 2021</p>
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Monthly VPA Status Report - 10 October 2023

VOLUNTARY PLANNING AGREEMENT REPORT - 10 OCTOBER 2023

Letter of Offer				
REF	SUBURB	LOT / DP	LOCATION	APPLICATION
VPA-52	Liverpool	53-80/1154816 126/25952 140/25952	145 Hoxton Park Road	RZ-3/2022
				Under assessment – part of planning proposal gateway application. To be reported to council under separate cover.

Under Review or Negotiation				
REF	SUBURB	LOT / DP	LOCATION	APPLICATION
VPA-39	Edmondson Park	1-2/1204198; 62/1191356	Edmondson Park Town Centre (South)	Mod 4 & Mod 12
VPA-45	Edmondson Park	All land within Edmondson Park Town Centre (concept plan approval), excluding Frasers Land (refer to VPA 39) & Campbelltown LGA	Edmondson Park Town Centre (North)	Part 3A application
VPA-49	Luddenham	Lot 3 DP 623799	275 Adams Road, Luddenham	SSD-10446
				Mod 12 withdrawn Waiting for revised offer from Frasers Under negotiation – Department Planning and Environment facilitating framework of offer. Before finalising draft VPA, Council to receive and endorse a principal framework and offer. Awaiting to be executed. Status Update required.

1	VPA-5	Lot 29 501 Cowpasture Road Hinchinbrook	Status	Comments
1	3.1.1	Monetary contribution towards district drainage	Incomplete	Monetary contribution recovery to action
2	3.1.2	Monetary Contribution and administration fee	Incomplete	Monetary contribution recovery to action
3	3.2.1	Removal of any waste and subsequent fill (related to the removal of the waste) to existing or otherwise approved finished ground level. Removal or other appropriate management of site contamination if any	Incomplete	Final Inspection - Defects Liability retained
4	3.2.2	Prepare the Vegetation Management Plan (that includes a staged program of works for weed control, regeneration, and re-vegetation) for the Designated Land and obtain the approval of Council for the plan.	Complete	Plan Received
5	3.2.3	Carry out the program of works for soil remediation, weed control, regeneration, and re-vegetation for all Designated Land as stipulated in the approved Vegetation Management Plan	Complete (refer to 3.3)	July 2021

VOLUNTARY PLANNING AGREEMENT REPORT - 10 OCTOBER 2023

6	3.2.4	Maintenance works described in the VMP to optimise plant establishment and weed control	Complete	July 2021	
7	3.2.5	Construction of drainage channel between the Cowpasture Road and Hinchinbrook Creek and to the Government Road stormwater detention basin to the South, varying between 15m and 40m width and at an average depth of 1m. In accordance with the drainage design approved as part of DA-926/2010.	Further investigation	Council to carry out an inspection and seek signoff	
8	3.3	Designated Land - Public Recreation Land	Incomplete	Council seeking further clarification illegal dumping and soil remediation works	
2	VPA-8	Coopers Paddock Warwick Farm	Status	Comments	
9	3.1.1	Removal of any waste and subsequent fill (related to the removal of the waste) to existing or otherwise approved finished ground level. Removal and / or other appropriate management of site contamination as identified in, and in accordance with, the Site Contamination Report	Incomplete	Site audit statement required. Awaiting ATC's response	
10	3.1.2	Carry out the program of works and maintenance as specified in the Vegetation Management Plan approved by Council	Incomplete	Awaiting ATC's response	
11	3.1.3	Carry out offsetting works within the Designated Land in accordance with the ecological report 'Ecological Constraints Report Proposed Rezoning Lot 1 DP 581034 Coopers Paddock Governor Macquarie Drive Warwick Farm' prepared by Travers Bushfire & Ecology and dated August 2011 and accepted by the NSW Office of the Environment and Heritage and the VMP approved by Council	Incomplete	Subject to 3.1.1 and 3.1.2	
12	3.1.4a	Governor Macquarie Drive to be widened to 2 lanes in each direction between the entrance to the Coopers Paddock Site and a new entrance into the ATC Site near the existing Old Tote Stand. The new carriage way is to be constructed on the southern side of the existing carriageway of Governor Macquarie Drive	Project delivery amended	This project is being managed via Council's Transport project team	
13	3.1.4b	Provision of the following works in both carriageways of Governor Macquarie Drive: • Lighting • Kerb and Guttering • Median Strip	Project delivery amended	This project is being managed via Council's Transport project team	
14	3.1.4c	Subject to Council approval, construct 2 new intersections at the Coopers Paddock and Governor Macquarie Drive intersection and proposed car park entrance at Governor Macquarie Drive	Project delivery amended	This project is being managed via Council's Transport project team	

VOLUNTARY PLANNING AGREEMENT REPORT - 10 OCTOBER 2023

15	3.1. 5a	The construction of shared bike / pedestrian paths of a minimum width of 2.5 metres located adjacent to Governor Macquarie Drive on the northern side of the existing carriageway, to run the length from the existing cycle path near the William Long Bridge to the Hume Highway	Project delivery amended	This project is being managed via Council's Transport project team
16	3.1. 5b	The construction of a shared bike / pedestrian path of a minimum width of 2.5m within the Industrial Land	Project delivery amended	This project is being managed via Council's Transport project team
17	3.1. 5b	The construction of a shared bike / Pedestrian path of a minimum of 2.5 metres from Munday street to Warwick Farm Railway Station	Project delivery amended	This project is being managed via Council's Transport project team
18	3.2a	Dedicated Land: That part of the Developer's Land south of Governor Macquarie Drive Coloured green and identified as 'Designated Land' and "RE1" and land coloured orange and identified as Environmental Land "E2" on the plan	Incomplete	Council to meet on site to finalise path alignment, path design, approval process and associated works with VMP
19	3.2b	That part of the Developer's Land immediately adjacent to Governor Macquarie Drive which is necessary to ensure that the road works to be carried out to Governor Macquarie Drive are within the dedicated road reservation and align with the zone boundaries at the time of the dedication of that land.	In progress	Status update required from Property Team regarding land transfer
3	VPA-9	New Brighton Golf Club, Brickmakers Drive, Moorebank	Status	Comments
20	3.1a	Construction of a 2.5m shared pedestrian/bike path within the Georges River foreshore land to be dedicated to Council	In progress	Design and approval process underway by Developer
21	3.1b	Construction of a 2.5m shared pedestrian/bike path linking between the Georges River foreshore and Residential Land along the northern boundary of Lot 103 DP 1070029 to Brickmakers Drive	In progress	Design and approval process underway by developer
22	3.1c	Construction of a 2.5m shared pedestrian / bike network within the residential area	In progress	Pathway completed but not handed over to Council due to construction (stages) within precinct
23	3.2a	Preparation of a Vegetation Management Plan (VMP) to the satisfaction of Council that defines planting offsets required as a consequence of any possible clearing works	In progress	Council to confirm satisfaction with works program
24	3.2b	Riparian Planting within the Public Recreation Land along the foreshore (in accordance with an approved Vegetation Management Plan) and adjacent to cycleway links and golf course land. This includes the allowance for potential vegetation offsetting	Not commenced	Subject to VMP approval
25	3.2c	Construction of a perimeter fence around the basin located on the southern boundary of Lot 2210 DP1090848, the design of which must be approved by Council in writing	Complete	Handed over to Council

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26	3.2d	Landscaping and recreational facilities provided on Lot 1 within the Community Scheme established as part of the Development comprising community swimming pool, mixed use court, cabana and meeting place, seating, and BBQs	Complete	Handed over to Community scheme (via 88b titles)
27	3.2e	Reconstruction of Cantello Reserve Dog Park within Cantello Reserve	Complete	Handed over to Council
28	3.3a	Construction of 8-metre-wide access and easement to enable the public to traverse under the M5 Motorway. The design must be approved by Council in writing.	Incomplete	Responsibility with Developer
29	3.4a	Installation of two (2) Green Pollutant Traps (GPTs). The design must be approved by Council in writing	Complete	Handed over to Council
30	3.4b	Construction of water quality control ponds. The design must be approved by Council in writing	Complete	Handed over to Council
31	4	Land - Public Recreation - 40m wide strip of land running parallel to the Mean High-Water Mark of the nearest bank of the Georges River	Incomplete	Council undertaking due diligence - Soil test report. Vegetation works require permit.
4	VPA-10	90 Flynn Avenue, Middleton Grange	Status	Comments
31	6	Monetary contribution	Incomplete	This matter is a legal matter and subject to a further confidential report to Council
5	VPA-11	Georges Cove, 146 Newbridge Road, Moorebank (Tanlane)	Status	Comments
32	3.1a-d	Embellishment of river foreshore land	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
33	3.1e	Dedication of River Foreshore land to Council	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
34	3.2a	River Foreshore land - development of a vegetation management plan	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
35	3.2b	River Foreshore land - removal of noxious weeds	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
36	3.2c	River Foreshore land - completion of works described in the vegetation management plan	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
37	3.2d	Conduct of maintenance works prescribed in the Vegetation Management Plan	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
38	3.3	Construction of bike/pedestrian path	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023

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39	3.4	Construction and dedication of bike/pedestrian path link to Brickmakers Drive	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
40	3.5a-b	Construction of passive recreation facilities on the river foreshore land	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
41	3.6	Dedication of 'Drainage Channel'	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
42	3.7	Construction and dedication of road bridge over drainage channel, embankment, and road to Brickmakers Drive	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
43	3.8	Construction and dedication of pedestrian access to Newbridge Road more or less in the position on the plan and a pedestrian path within the public verge along the entire length of the land frontage to Newbridge Road	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
44	3.9	Dedication of an easement over the land for access for the purpose of allowing council to undertake maintenance to the River Foreshore land more in less in the position on the plan	Incomplete	VPA subject to an amendment – Exhibited on 7 September to 8 October 2023
6	VPA-12	124 Newbridge Road, Moorebank	Status	Comments
45	3.1a-c	Embellishment of river foreshore land	Outstanding	Development Status to be confirmed
46	3.1d	Dedicated of river foreshore land	Outstanding	Development Status to be confirmed
47	3.2a	Development of a Vegetation Management Plan (VMP) and offset Strategy	Outstanding	Development status to be confirmed
48	3.2b	Completion of works described in the VMP	Outstanding	Development status to be confirmed
49	3.2c	Conduct of maintenance works described in the VMP	Outstanding	Development status to be confirmed
50	3.3a-c	Construction of bike/pedestrian path	Outstanding	Development status to be confirmed
51	3.3d	Construction of pedestrian footpath along northern boundary of site within Newbridge Road verge - RE2 Private Recreation	Outstanding	Development status to be confirmed
52	3.3e	Construction of pedestrian footpath along northern boundary of site within Newbridge Road verge - B6 Enterprise Corridor	Outstanding	Development status to be confirmed
7	VPA-15	75 Flynn Avenue, Middleton Grange	Status	Comments
53	6	Monetary Contribution	Outstanding	This matter is a legal matter and subject to a further confidential report to Council
8	VPA-17	220-230 Northumberland Street, Liverpool	Status	Comments
54	5	Monetary Contribution	Outstanding	Development status to be confirmed
9	VPA-18	Liverpool MegaCenta (The Grove) 10 Orange Grove Road, Warwick Farm	Status	Comments

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55	Clause 6	Monetary Contributions	Outstanding	Development status to be confirmed
56	4.1	Roadworks which will include the rehabilitation of the road surface and construction of a pedestrian access on the Homepride Avenue Land	Outstanding	Development status to be confirmed
57	4.2	RMS Roadworks - Orange Grove Road / Viscount Place Intersection	Outstanding	Development status to be confirmed
58	4.3	RMS Roadworks - Hume Highway / Homepride Avenue Intersection	Outstanding	Development status to be confirmed
10	VPA-19	20 Shepherd Street, Liverpool	Status	Comments
59	3.1	Transport Service - Establish and operate a publicly accessible shuttle bus service that connects the Development to the Liverpool CBD	Incomplete	Action taken to commence shuttle bus
60	3.2	Bike Share Pods	Incomplete	Site inspection required for sign off.
61	3.3	Publicly accessible car share spaces	Incomplete	Site inspection required for sign off
62	3.4	Woodbrook Road pedestrian and Cycle underpass - RTA now doing these works - Council has accepted a monetary contribution of \$71,825 ex GST in lieu of these works	Outstanding	Work program under discussion between Council major project team and developer – contribution payment being confirmed by Finance team.
63	3.5	Monetary Contribution – Local Traffic Infrastructure Contribution	Complete	
64	3.6	Monetary Contribution – Regional Traffic Infrastructure Contribution	Complete	
65	3.7	Bank Stabilisation Works	Outstanding	Work program under discussion between Council major project team and developer
66	3.8	Riverwalk Works	Outstanding	Work program under discussion between Council major project team and developer
67	3.9	Pedestrian and Cycle Pathway upgrade through Lighthorse Park to Newbridge Road - LCC accepts completion of works except for the final portion of the path adjacent to Lighthorse Park. Council accepted a monetary contribution of \$310,334 ex GST in lieu of these works	Outstanding	Work program under discussion between Council major project team and developer – contribution payment being confirmed by Finance team.
68	3.10	Rehabilitation of riparian zone - Light horse Park	Outstanding	Work program under discussion between Council major project team and developer
69	3.11	Monetary Contribution – Open Space Contribution	Complete	
11	VPA-32	420-446 Macquarie Street, Liverpool	Status	Comments
70	Clause 6.1	Monetary Contribution towards restoration works to Collingwood House	Complete	Contributions spent on project 100740 - Collingwood House Restoration between 2015/16 and 2016/17
12	VPA-33	25, 29 & 35 Scott Street, Liverpool	Status	Comments
71	Clause 6	Monetary Contribution to Council to facilitate acquisition of land known as 37 Scott Street, Liverpool (The Laneway Land) for the purposes of a public laneway for pedestrian access by the Council.	TBC	Status update required

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13	VPA-34	85 Flynn Avenue, Middleton Grange		Status	Comments
72	6	Monetary Contribution		Incomplete	This matter is a legal matter and subject to a further confidential report to Council
14	VPA-36	4-8 Hoxton Park Road, Liverpool		Status	Comments
73	3	Provision of Affordable Housing Lots		Outstanding	Status update required
74	4	Monetary Contribution		Outstanding	Status update required
15	VPA-37	Middleton Grange Town Centre		Status	Comments
75	4.B2	Embellishment of New Park 2		Outstanding	Site inspection required for program status
76	4.C1	Construction of a signalised intersection at Main St and Flynn Ave and the intersection for the new proposed access lane and Flynn Avenue		Outstanding	Site inspection required for program status
77	4.C2	Construction of a roundabout at Southern Cross Avenue and Main Street		Outstanding	Site inspection required for program status
78	4.C3	Construction of a T-intersection at Southern Cross Avenue and Middleton Drive		Outstanding	Site inspection required for program status
79	4.C4	Construction of a T-intersection at Southern Cross Avenue and Bravo Avenue		Outstanding	Site inspection required for program status
80	4.D	Construction of an upgrade to Cowpasture Road intersection, Flynn Avenue from Qantas Boulevard to Ulm Street as a widened 4 lane road within the existing road reserve		Outstanding	Site inspection required for program status
81	4.E	Construction of a road upgrade and services for Southern Cross Avenue to a standard comparable to the existing Southern Cross Drive between the western boundary of the land to the Middleton Grange Primary School		Outstanding	Site inspection required for program status
82	4.F	Culvert, drainage and shared road works wholly within Lot 102 DP 1128111 – Public Reserve		Outstanding	Site inspection required for program status
83	4.H	Monetary Contribution		Outstanding	Site inspection required for program status
16	VPA-40	28 Yarrunga Street, Prestons		Status	Comments
84	3	Monetary Contribution		Outstanding	7.11 contribution not paid Works monetary contribution not paid Seeking status of DA commencement. This matter is a legal matter awaiting further legal advice.
17	VPA-42	1370 Camden Valley Way, Leppington		Status	Comments

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85	4.1	Maintenance Works required to maintain and keep in good repair the Acquisition Land, and any improvements on it, prior to its acquisition by Council	Outstanding	DA not commenced
86	4.2	Registration of Positive Covenant on the title of the Acquisition Land to provide for public use and access of the Acquisition Land and to ensure the Developer carries out the Maintenance	Outstanding	DA not commenced
87	5.1	Social Court	Outstanding	DA not commenced
88	5.2	Walking Loop	Outstanding	DA not commenced
89	5.3	Link across Riparian corridor (Boardwalk / Bridge)	Outstanding	DA not commenced
90	5.4	Pedestrian Crossing	Outstanding	DA not commenced
18	VPA-44	5 Melito Court, Prestons	Status	Comments
100	3	Monetary Contribution towards traffic management infrastructure upgrades - Intersection of Bernera Road, Yarrunga Street and Yato Road	Incomplete	Status update required
19	VPA-46	14 Yarrunga Street, Prestons	Status	Comments
101	3	Monetary Contribution	Incomplete	Status update required
20	VPA-54	80 Flynn Avenue, Middleton Grange	Status	Comments
102	1	Monetary Contribution	Incomplete	This matter is a legal matter and subject to a further confidential report to Council
21	VPA-55	100 Southern Cross Avenue, Middleton Grange	Status	Comments
103	1	Monetary Contribution	Incomplete	Status update required

ITEM 02

**Proposed heritage listing of 124 Moore Street,
Liverpool**

Strategic Objective	Healthy, Inclusive, Engaging Embrace the city's heritage and history
File Ref	315205.2023
Report By	Thomas Wheeler - Heritage Officer
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

At the Council meeting of 26 July 2023, the Council resolved to defer the listing of the property located at 124 Moore Street, Liverpool on Schedule 5 – Environmental Heritage of the Liverpool Local Environmental Plan (LLEP) 2008, to enable further consultation with the owner (Scouts NSW) and a presentation to Council's Governance Committee (this report).

This report has been prepared in response to this resolution and includes the following documents as attachments:

- **Attachment A:** Heritage Significance Assessment, Edwards Heritage, prepared for Liverpool City Council.
- **Attachment B:** Heritage Significance Assessment, DFP Planning, prepared for Scouts NSW.
- **Attachment C:** Follow up response from Scouts NSW.
- **Attachment D:** Copy of the Council report tabled 26 July 2023.

This report does not re-assess the heritage significance assessments prepared for this site and reference should be made to the 26 July 2023 Council report (**Attachment D**) for that specific information. This report focuses on the consultation process and post 26 July 2023, actions and responses to the additional submission from Scouts NSW.

RECOMMENDATION

That the Governance Committee receives and notes this report.

The Governance Committee recommends:

That Council receives a report to a future Council meeting to decide whether to prepare a planning proposal to amend the Liverpool Local Environmental Plan 2008 to list 124 Moore Street, Liverpool under Schedule 5 – Environmental Heritage.

REPORT

Background

A detailed summary of the background of the proposal is contained in the Council report tabled at the 26 July 2023 Council meeting (**Attachment D**). In summary:

- February 2021 – Council resolved to issue an Interim Heritage Order (IHO) for the property which was then gazetted by the NSW government;
- March 2021 – Edwards Heritage was engaged by Council to prepare an Assessment of Heritage Significance for 124 Moore Street, Liverpool (**Attachment A**);
- June 2021 – Council resolved to prepare a planning proposal to list 124 Moore Street (and other properties), Liverpool in Schedule 5 - Environmental Heritage of the Liverpool Local Environmental Plan (LLEP) 2008;
- February 2022 – Council resolved to endorse the planning proposal (Amendment 95) and forward to the Department of Planning and Environment (DPE) seeking a Gateway determination;
- May and June 2022 – The planning proposal was on public exhibition;
- July 2022 – Council received a request from the landowner to defer the heritage listing and requested six months to engage a heritage consultant to peer review the Heritage Significance Assessment prepared for Council;
- October 2022 – Council resolved to receive a further report and recommendation following further consultation with the owner of 124 Moore St, Liverpool;
- April 2023 – Scouts NSW provided a response (Heritage Significance Assessment, DFP Planning (**Attachment B**);
- July 2023 – Council considered a report recommending that a planning proposal is progressed to heritage list the 124 Moore St property.

A decision was deferred at the July meeting where it was resolved that Council:

1. *Defer this item and refer this matter to a Governance Committee Meeting for further consultation with the landowners.*
2. *Discuss at the Governance Committee Meeting how we prevent this happening in the future.*

After the Council meeting, the landowner was invited to provide any further information that they wished to be considered in Council making a decision. Further written advice was provided by Scouts NSW and DFP Planning (**Attachment C**). The additional advice summarises the points presented by the DFP Consultant at the July Council meeting, including the provision of justification for the consideration of buildings across the State or Sydney as a part of the comparative analysis.

Matters raised at the 26 July 2023 Council Meeting

This section addresses several issues raised during the Council meeting as a part of the considerations of this proposed heritage listing, as well as the proposed IHO for the property located at 15 Heathcote Road, Moorebank.

Land Zoning

While the property is zoned MU1 Mixed Use, it is currently a small land-locked parcel given that it is surrounded by strata-listed 1970/80s apartments. As a result, there is currently limited development potential of the property located at 124 Moore Street, Liverpool.

Assessing Significance

The assessment of heritage significance is guided by the ICOMOS Australia Burra Charter (globally accepted as an industry-leading framework for heritage significance) and the NSW Guidelines for Assessing Heritage Significance. In reviewing a report on heritage significance, a benchmark to consider is whether the consultant has used these documents to inform the process they followed and the outcomes they assessed. This means that the consultant is following industry best practice. Both heritage reports (**Attachment A and B**) adhere to this framework.

Previous Heritage Studies

The primary heritage study used as a reference tool within Liverpool is the 1992 study prepared by Neustein and Associates. The study followed the traditional expert lead methodology implemented through a street survey across the Liverpool LGA. This study did not incorporate an assessment of significance or any sort of formal assessment criteria and was based on the visual presentation to the street. In total, approximately 400 potential heritage items were identified but only 115 were listed.

In 2005, a review was undertaken by the Council of the original heritage study as a part of the preparation of the 2008 Local Environmental Plan. The study confirmed 380 potential heritage

items, however, the Administrator at the time stated that only potential items supported by the landowner would be listed. As a result of this ruling, no additional items were added to the heritage register.

In 2015, a small, targeted heritage study was undertaken by Council's Heritage Advisory Committee focusing on potential items of note at that time. This resulted in a small pool of potential items. This study was deferred by Council with no action taken.

The Liverpool Comprehensive Heritage Study which is now underway is designed to provide a coordinated response to identifying potential gaps in the existing heritage register and to minimise an ad hoc approach being taken to identify and protect heritage items across the Liverpool LGA. The majority of the project will be completed utilising internal resources. Consultants will be required to undertake the land use economics and land use planning study components of the project. Budget has already been approved and allocated to fund these activities.

Council Staff Comments on Heritage Significance

In assessing the property located at 124 Moore Street, Liverpool, the assessment considers the significance the building has within the local context. While there may be value in comparing the building to assets across the state in terms of technical significance, its value in considering the item for historic significance and even rarity within the context of Liverpool is minimal.

Furthermore, the fact that 4 out of 23 scout halls are heritage-listed cannot be categorically associated with a lack of significance for the subject property. There are various factors that can impact this outcome, including the following:

- The appetite within the relevant Council to heritage list properties;
- Whether a heritage study been undertaken; and
- Whether support or objections have been raised by state agencies and / or the community.

Therefore, it is acknowledged that there are potential variables which inform the outcome.

In relation to their being no active use for the building by Scouts NSW currently, this is considered only a minor consideration. Many heritage properties are no longer used for their original purpose or no longer have a direct connection to their original owner. This is the case for numerous heritage properties in Liverpool including:

- The Former Liverpool Courthouse;
- Liverpool State Hospital;
- Casula Powerhouse Arts Centre (former power station); and
- The Liverpool School of Arts.

The assessment of significance guidelines is clear that the previous user or owner does not need to be still using the asset, but there should be the ability to read that association within the fabric of the building or in its history, which can again be associated with the building.

For these reasons, it is the opinion of Council officer's that there are still valid grounds for the heritage listing of the property.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	There are no legislative considerations relating to this report.
Risk	The risk is deemed to be Low. There is a low civic and cultural risk that if the subject property is not heritage listed and subsequently demolished, that there will be community frustration and criticism.

ATTACHMENTS

1. Assessment of Significance - Edwards Heritage
2. Heritage Significance Assessment - DFP Planning
3. Follow up response from Scouts NSW
4. Council Report 26 July 2023



Heritage Significance Assessment

Former Liverpool Scout Hall – 124 Moore Street, Liverpool

June 2021
EHC2020/0149

ABN 42 162 609 349
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1.0 EXECUTIVE SUMMARY

In early February 2021, a Mayoral Direction of Liverpool City Council ('Council') was made, to issue an Interim Heritage Order under Section 25 of the *Heritage Act 1977* on the former Liverpool Scout Hall at 124 Moore Street, Liverpool.

Interim Heritage Order No.2 was published in the NSW Government Gazette No.57 on 12 February 2021 (see **Appendix B**).

Consequently, this Heritage Significance Assessment has been prepared at the request of Liverpool City Council to establish the cultural heritage significance of the Liverpool Scout Hall and to determine if it reaches the threshold for listing as an item of heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan 2008*.

The site is situated within the Liverpool City Council local government area and in the locality of Liverpool, which is 27 kilometres southwest of Sydney city. The site comprises Lot 1 in Deposited Plan 10447, commonly known as 124 Moore Street, Liverpool.

Situated on the site is a single-storey, timber hall of weatherboard construction, displaying characteristics and features which attribute it to the small-scaled community hall vernacular of the early 20th century Inter-War period.

This report has assessed the heritage significance of the former Liverpool Scout Hall, based on a visual analysis of the site and historical research. The report includes a detailed assessment of the site against the Heritage Council of NSW significance assessment criteria (being the standard evaluation criteria) to determine the significance of the place to the Liverpool context and, more broadly, the NSW context.

This report establishes and demonstrates that the former Liverpool Scout Hall, satisfies the NSW Heritage Council significance assessment criteria for its historical, associative, aesthetic, social, rarity and representative values and is of cultural heritage significance at the local level for the following reasons:

- The Liverpool Scout Hall evidences the culmination of a five-year, grassroots fundraising effort by the community, opening in the height of the Great Depression – a major achievement and testament to the determination and cooperative nature of the local community.
- Its opening in 1930 was a significant event in local history that involved the Governor of New South Wales and local dignitaries.
- The hall has important historical associations with the Scouts movement and specifically, Liverpool Scouts, but also with the Liverpool community, having been the focus of a large and varied number of community and social events for 90 years.
- The building was used as the training venue of the local Volunteer Defence Corps during the Second World War and has an important contribution to the historical narrative of the Liverpool area.
- The building retains a high degree of design integrity, having been little altered from its original form and style. This makes it of architectural interest and value and is considered a good representative example of an early 20th century Inter-War period community hall.
- The Liverpool Scout Hall is rare in the locality, as a rare surviving example of a small-scaled timber community hall. Its purpose-built association with the Scouts movement makes it of particular rarity value in the locality, with few Scout halls provided for in any one locality.
- The building is an important and visually prominent feature in the streetscape.

2.0 INTRODUCTION

2.1 Context of the report

In early February 2021, a Mayoral Direction of Liverpool City Council ('Council') was made, to issue an Interim Heritage Order under Section 25 of the *Heritage Act 1977* on the former Liverpool Scout Hall at 124 Moore Street, Liverpool.

Interim Heritage Order No.2 was published in the NSW Government Gazette No.57 on 12 February 2021 (see **Appendix B**).

Consequently, this Heritage Significance Assessment has been prepared at the request of Liverpool City Council to establish the cultural heritage significance of the Liverpool Scout Hall and to determine if it reaches the threshold for listing as an item of heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan 2008*.

The report considers:

1. An analysis of the physical attributes and characteristics of the property.
2. An analysis of the historical context of the property.
3. A comparative analysis with other items or places displaying similar characteristics and attributes.
4. An assessment of the property to establish its cultural heritage significance, using the NSW Heritage Significance Assessment Criteria, with the formulation of a Statement of Significance.
5. Recommendations on future management of the item or place.

2.2 Methodology

This report has been prepared in accordance with guidelines outlined in the publication '*Assessing Heritage Significance*' as contained in the NSW Heritage Manual, produced by the Heritage Council of NSW.

The assessment is based on a visual examination of the subject site and analysis of the site in its context. The historical analysis is based on material sourced from, Liverpool Council files, Liverpool Local Studies Library, NSW Land and Property Information and other various archival resources and information repositories.

The analysis of the site in its context and historical analysis is then proceeded by a significance based desktop assessment of the cultural significance of the subject site.

The overarching philosophy and approach to this report is guided by the conservation principles and guidelines of the Australia ICOMOS *Charter for the Conservation of Places of Cultural Significance (Burra Charter)* 2013.

The objective of this report is to analyse, assess and establish the heritage values and cultural significance of the subject site and its heritage curtilage, followed by providing preliminary guidelines and recommendations to ensure that any identified heritage values are retained, protected and appropriately managed.

2.3 Authorship

This Heritage Impact Statement has been prepared by Michael Edwards B.Env.Plan M.Herit.Cons, M.ICOMOS, JP, Director & Principal Heritage Consultant / Advisor, Bethany Robinson BA, M.Mus&Herit, Heritage Consultant and Isabelle Adamthwaite BA, M.Herit.Cons, Heritage Consultant for Edwards Heritage Consultants.

The report has been reviewed and endorsed by Michael Edwards.

Ms Robinson is a young and vibrant Heritage Consultant who is passionate about the historic built environment. Her fast-growing skills set is underpinned by her background and experience in cultural heritage management and conservation practice with various museums collections.

Ms Adamthwaite is an enthusiastic Heritage Consultant whose combined skills and experience in history and heritage management and conservation practice, reinforces her well-rounded, balanced approach to effective research and conservation theory and practice.

Mr Edwards has over 15 years extensive experience in both the town planning and heritage conservation disciplines and has held previous positions in Local and State Government. Mr Edwards has previously worked with the former Heritage Division of the NSW Office of Environment and Heritage and is currently Heritage Advisor to the City of Ryde Council, Cessnock City Council and Georges River Council.

2.4 Limitations

This Heritage Significance Assessment:

- Considers the site, external structures and internal rooms and spaces that were visually and physically accessible by EHC on the day of the inspection. It is noted that access to the site, including internal access, was not obtained.
- Is based on information that is available 'in the public domain', including information that is accessible online.
- Is limited to the investigation of the non-Aboriginal cultural heritage of the site. Therefore, it does not include any identification or assessment of Aboriginal significance of the place.
- Is limited to a due-diligence archaeological assessment only and does not present a detailed archaeological assessment of the site.
- Does not provide a structural assessment or advice. Subsequently, this report should be complemented by advice from a Structural Engineer with demonstrated heritage experience.
- Is not intended to establish a comprehensive conservation management framework to guide the ongoing use, management and protection of the place.

2.5 Terminology

The terminology used throughout this report is consistent with the NSW Heritage Manual and the *Burra Charter*.

A glossary of common terms used is listed in Appendix A.

2.6 Physical Evidence

A visual examination of the site and the surrounding area was undertaken on 8 June 2021. All contemporary photography used in Section 2 of this report was captured at this time.

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3.0 SITE ASSESSMENT

3.1 Context

The site is situated within the Liverpool City local government area and in the locality of Liverpool, which is 27 kilometres southwest of Sydney city. The site comprises Lot 1 in Deposited Plan 10447, commonly known as 124 Moore Street, Liverpool, or the 'Liverpool Scout Hall'.

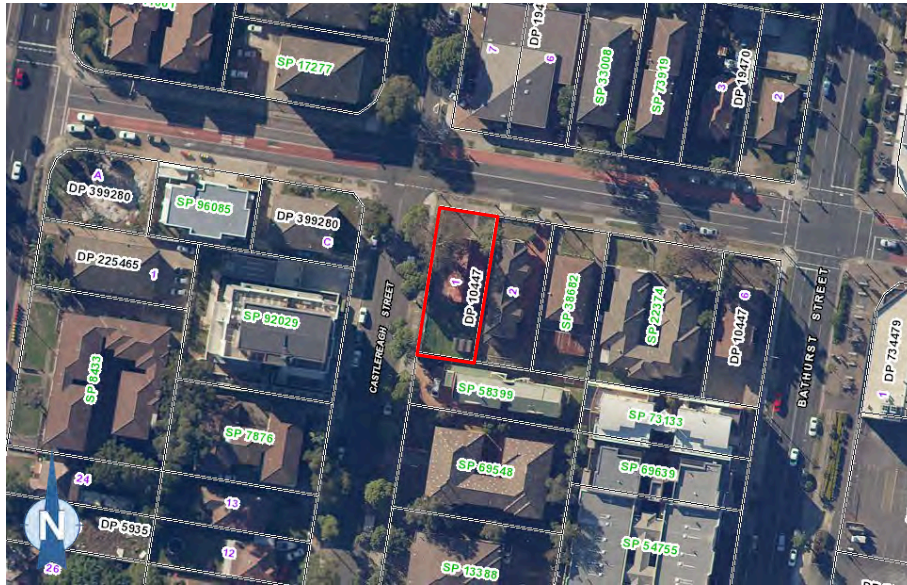


Figure 1: Aerial view of the locality, subject site denoted in red.
[Source: NSW Land and Property Information, 2021]



Figure 2: Aerial view of the site.
[Source: NSW Land and Property Information, 2021]

3.2 Description of the site

Inherent characteristics

The subject site is located on the south side of Moore and is situated within an established urban streetscape, which is largely characterised by four-storey and five-storey residential apartment buildings.

The site is rectangular in shape and comprises an area of approximately 594sqm.

The site is adjoined to the north by Moore Street, to the east by a four-storey residential apartment building, to the south by a three-storey residential apartment building and to the west by Castlereagh Street. The site is described as a 'corner allotment', being bound on two sides by public roads.



Figure 3: View of the subject dwelling and surrounding buildings, looking south.

Form, materiality and detailing

The hall is a simple, rectangular, timber weatherboard building with brick foundations. It has a gabled roof form, which is clad in short sheets of corrugated metal. The sheeting is substantially corroded.

The building has a deep setback from the street. The front elevation is symmetrical and features two double casement windows on either side of a double-leaf door. The windows have been partially covered with paint and do not appear to open. The window frames and sills are timber, and the lintels are angled on the left and right sides. There are two cement steps leading to the main entry door, the second of which is capped with bricks. Above the door there is a flat awning supported by two timber brackets. Near the apex of the front gable, above the door, there is a wide timber louvre vent. The gable is bordered by simple timber bargeboards. There is a flag post projecting from the apex of the gable which is supported by thin, horizontal timber beam in line with the top of the louvre vent.

On the eastern elevation there are four double casement windows which match the windows on the front elevation. There are another three of these windows on the western elevation as well as a double-leaf

door with steps, both of which matches the entryway at the front of the hall. The rear elevation has a louvre vent in the same position as the one on the front elevation. A rainwater pipe crosses the rear of the building below the gable and connects to a large, cylindrical rainwater tank made of corrugated metal which sits on the western side of the rear elevation.

In the south-eastern corner of the site there is a rectangular toilet block of masonry construction which post-dates the hall.

The definitive framework for identifying architectural styles within Australia is that developed by Apperly, Irving and Reynolds in *'Identifying Australian Architecture: Style and Terms from 1788 to the Present'*. The authors provide a perceptive account of what constitutes and defines a style. Mostly concerned with 'high' or 'contrived' architectural styles, rather than the 'popular' styles or the vernacular, it is accepted that the boundaries between identified styles are not always clear-cut.

Subsequently, the terminology for a style and the framework to be applied in defining the style, comprises two parts, firstly identifying the period in which the building belongs and secondly describing the major characteristics.

In this manner, the building displays characteristics that are attributed to the early 20th century Interwar period and of the timber hall vernacular typical of the period. The building is not considered attributed to any one particular or definitive architectural style.



Figure 4: Front elevation of the subject building, looking south.



Figure 5: Front elevation, looking east.



Figure 6: Western elevation.



Figure 7: Rear of the hall, looking east.



Figure 8: Toilet block at the southern side (rear) of the hall, looking east.



Figure 9: Rear elevation of the hall, looking north.



Figure 10: Front elevation of the building, looking southwest.

Interior

Internal access was not provided, whereby the interior of the hall has not been inspected.

Landscape

The hall is set on a flat, grassed site, with a minimalistic landscaped setting. A straight concrete path leads from the main street (Moore Street) to the front entry of the hall and a rectangular area paved with bricks which adjoins the doors on the western elevation. Beside this paved area is a raised rectangular vegetable garden. At the north end of the west side of the hall there is a small, rectangular, covered barbeque structure with a flat roof.

The site is bordered on the north and part of the west side by a low metal post and mesh fence. On the west side, this transitions into a high metal chain link fence. There is a high Colourbond post and panel fence on the east and south sides of the property.



Figure 11: View of the front garden facing south.



Figure 12: View of the front garden facing south east.



Figure 13: View of the rear garden facing southeast.



Figure 14: View of the rear garden facing northeast.

3.3 Streetscape contribution

Built c1930, the Liverpool Scout Hall forms a part of the early 20th Century character of Moore and Castlereagh Streets being prominently situated on a corner allotment. The building is unique, in its form and architectural language being one of the only surviving Inter-War period civic buildings within the immediate vicinity. The remainder of the built form is largely detached multi-storey residential flat buildings, commercial buildings and civic buildings.

Individually, the building is considered visually distinctive by virtue of the simple form, scale, and architectural style and detailing, having architectural features that distinguish the Liverpool Scout Hall from other built forms within the street.

The attributes and characteristics of the Liverpool Scout Hall make an important contribution to the streetscape character and pattern of development, evidencing an early built form and thus contributing to the sensory appeal of the streetscape.

As a result, the Liverpool Scout Hall is considered a contributory element to the streetscape and its loss through demolition or unsympathetic alterations and additions would erode the integrity of the area, as one of the last remaining built forms from the Inter-War period within the immediate vicinity.

3.4 Integrity and condition

A visual inspection of the subject site and analysis of the surrounding streetscape evidence that little change has occurred to the streetscape, whereby the setting and context of Liverpool Scout Hall has remained largely unchanged since its construction.

Documentary and physical evidence shows that a number of minor changes have been undertaken to the building, although the principal characteristics of the architectural style remain. The construction of the toilet block at the rear is the most notable change to the site and does not impact the existing form and language of the building. As such, the scout hall retains the overall original silhouette when viewed from the streetscape.

Overall, the changes that have occurred to the dwelling have not detracted from the character and appearance when viewed in the context of the streetscape. The dwelling appears in sound and good condition and is considered to be a good example of an early 20th Century civic building, attributed to the early 20th century Inter-War period and of the timber hall vernacular.

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4.0 HISTORICAL OVERVIEW

4.1 Introduction

This section attempts to place 124 Moore Street, Liverpool, into the context of the broader history of the region as well as outlining the sequence of development, occupation and use of the site.

Analysing and understanding the historical context of the site is an important consideration in the assessment of cultural significance (see Section 9.0), informing the assessment of historical significance and historical associations of significance.

The history of the site is presented in a narrative form and is mainly derived from the documentary sources referenced throughout. The historical analysis also builds on existing extensive publication and research and assumes a prior knowledge of the Aboriginal history of the area.

4.2 First land grants and early settlement

Soon after arriving in the colony, Matthew Flinders and surgeon George Bass sailed up the Georges River, camping at its junction with Prospect Creek. Their favourable report of the area led to the first land grants in 'Banks Town.' The first grants in the area were issued by Governor Hunter to Bass and Flinders in April 1798. Captains George Johnson and Thomas Rowley also received grants along the river.¹

Land grants within Liverpool itself were made between 1798 and 1805, with many issued to marines and soldiers.² Early settlers included Thomas Moore, who received 750 acres at the Georges River in December 1805. Moore had arrived in Sydney in 1792 as the carpenter on the whaling boat *Britannia* and was appointed surveyor of timber for naval purposes in March 1803. He retired as master boatbuilder in 1809 and built a house at his property at Moorebank. Another whaler, Captain Eber Bunker, was granted land opposite Moore's in 1803.³ By 1810, serving military officers owned over a quarter of all grants in the area.⁴



Figure 15: Drawing by Edward Mason of Moore Bank, the residence of Thomas Moore, and the town of Liverpool on the right. The church's spire is artistic licence.

[Source: Ian Jack, *Macquarie's Towns* (Sydney: Heritage Council of New South Wales, 2010), 18]

¹ Christopher Keating, 'European Foundations, 1810-22,' *On the Frontier: A Social History of Liverpool* (Sydney: Hale & Ironmonger, 1996), 9.

² Keating, 'European Foundations, 1810-22.'
Carol Liston, 'Earliest Grants,' *Pictorial History: Liverpool and District* (Alexandria: Kingsclear Books, 2018), 8.

³ Liston, *Pictorial History*, 8.

⁴ Lynne McLoughlin, 'Landed Peasantry or Landed gentry: A Geography of Land Grant,' in Christopher Keating, 'European Foundations, 1810-22,' *On the Frontier: A Social History of Liverpool* (Sydney: Hale & Ironmonger, 1996), 12.

Governor Macquarie arrived in the fledgling township on 7 November 1810 and named it 'Liverpool' after Robert Banks Jenkinson, the 2nd Earl of Liverpool and Secretary of State for the Colonies at the time. He later became Prime Minister of England in 1812 and held office until 1827.⁵ Liverpool was the fourth town to be established in the colony of New South Wales after Sydney, Parramatta and Toongabbie.

The George's River had flooded in 1800, 1806 and 1809.⁶ Macquarie sought to establish towns with river access but a low risk of flooding. As the George's River was deep enough at Liverpool for large ships and the land was on high ground, Liverpool was a promising site. Macquarie announced another five towns that also fulfilled these criteria on 6 December 1810 - Windsor, Richmond, Pitt Town, Wilberforce and Castlereagh – all of which are located in the Hawkesbury.⁷

Thomas Moore was appointed magistrate in May 1810.⁸ Over the ensuing years, Liverpool emerged as an agricultural district, with the town being a centre of trade. Free tradesmen were allowed to lease large allotments on the basis that they would live there permanently and built substantial houses. There was also a large common ground nearby for tradesmen who were living in town wished to graze cattle.⁹

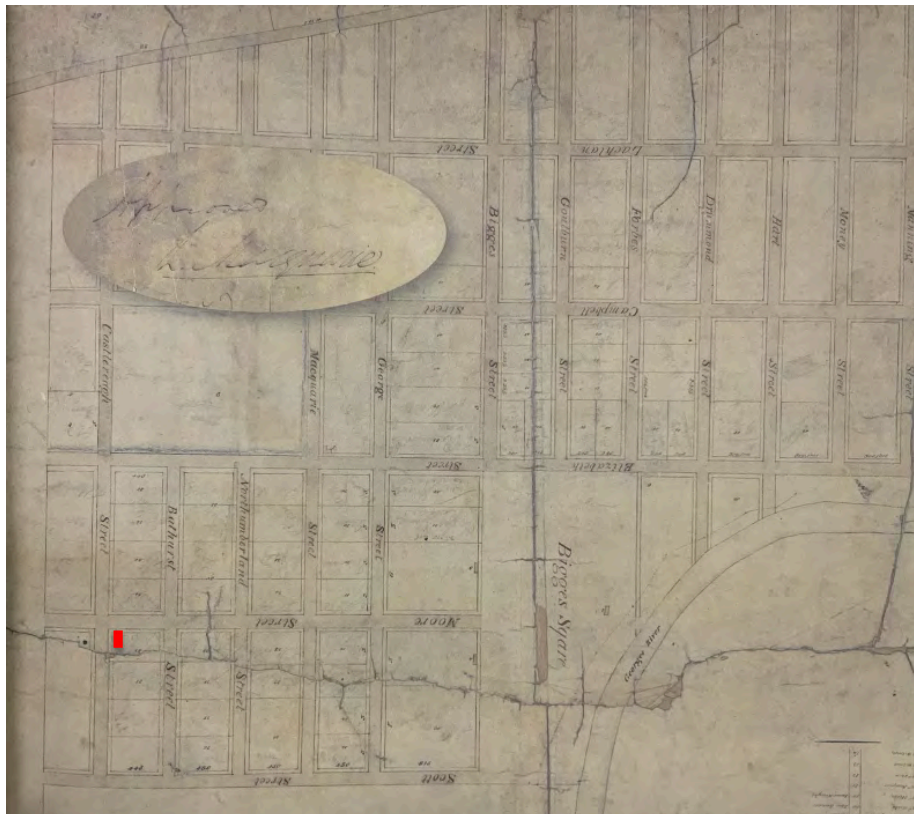


Figure 16: The first full plan of Liverpool, approved by Governor Macquarie in 1819. It was prepared by an unnamed surveyor. The subject site is indicated in red.

[Source: Ian Jack, *Macquarie's Towns* (Sydney: Heritage Council of New South Wales, 2010), 19.]

⁵ Carol Liston, 'Governor Macquarie's First Town,' *On the Frontier: A Social History of Liverpool* (Sydney: Hale & Ironmonger, 1996), 11.

⁶ Ian Jack, 'Liverpool,' *Macquarie's Towns* (Sydney: Heritage Council of New South Wales, 2010), 15.

⁷ Carol Liston, 'Governor Macquarie's First Town,' 11.

⁸ Keating, 'European Foundations, 1810-22,' 13.

⁹ Carol Liston, 'Governor Macquarie's First Town,' 11.

A two-storey school-church was erected in 1811, although the development of private houses was slow. Surveyor James Meehan did not present a detailed plan of the town to Governor Macquarie until 1819. The town was laid out in 36 long rectangles and street names commemorated the king, British politicians and the governor and his wife, Elizabeth, in the typical manner of a 'Macquarie town.' Thomas Moore was the only local man to be recognised in a street name.¹⁰

4.3 John Payne Lloyd and William Bland

John Payne Lloyd received a grant of 1 acre, 1 rood and 13 perches, including the subject site, on the first of January 1837. Born in Devonshire in 1788, joined the army in 1806 and fought under Sir Arthur Wellesley. He traded between Madagascar and Mauritius from 1817 to 1822, when he brought a general cargo ship to Sydney. After the agents that given care of the cargo became bankrupt, Lloyd settled in the colony. He pursued agriculture before settling in Liverpool and entering business. He was one of the first members of the Freemasons in Australia. Bad fortune followed him to New Zealand, where he was shipwrecked and lost his property. Returning to Australia, he settled in Victoria.¹¹

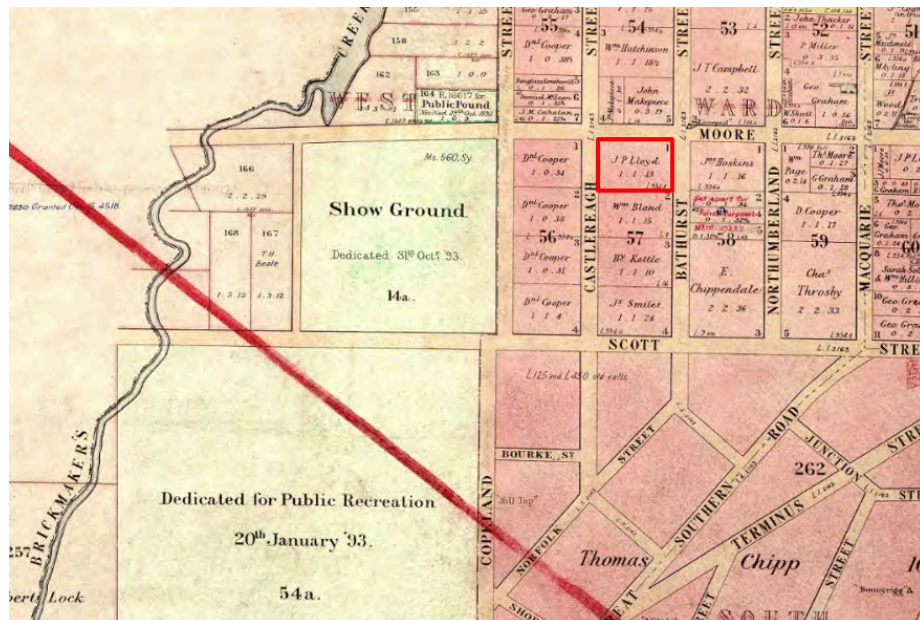


Figure 17: Detail from sheet 1, 1898 St Luke parish map, showing John Payne Lloyd's land, indicated in red.
[Source: NSW Land Registry Services Historical Land Records Viewer.]

In December 1839, John Payne Lloyd and his wife Catherine leased the property to the controversial medical practitioner William Bland.¹² Bland owned the allotment directly to the south of Lloyd's property. Bland was a naval surgeon on the *Hesper* when he became involved in an argument with the ship's purser, Robert Case. The two fought a duel in which Case was fatally wounded. Consequently, Bland was sentenced to seven years' transportation. He was sent to the Castle Hill asylum to treat inmates, but it is also known that he treated a free person during this period, so he may have been allowed to practice privately. Although Bland received a free pardon in 1815 and began private practice in Sydney, he was soon sentenced to a further twelve months imprisonment and a consequent two-year good behaviour

¹⁰ Jack, 'Liverpool,' 21.

¹¹ 'Lloyd, John Payne (1788-1872),' *Obituaries Australia*, accessed May 27, 2021, <https://oa.anu.edu.au/obituary/lloyd-john-payne-28024>.

¹² Book Q, No. 188, NSW Land Registry Services Historical Land Records Viewer.

bond for 'composing, writing and publishing ... a manuscript book, containing divers libels on His Excellency Lachlan Macquarie Esq.'¹³

He consequently returned to private practice and was involved in the Benevolent Society from 1821, treating patients at the asylum and dispensing medicines from his own home. Governor Darling praised him for his services and he became a life member in 1830. Bland was also a staff member of the Sydney Dispensary from its inauguration in 1826 to its merger with the infirmary in 1845. He was a generous philanthropist and donated money and land to build a church in Ashfield.¹⁴

Bland was also involved in public affairs. He played an instrumental role in the establishment of the Sydney School of Arts and Mechanic's Institute in 1833 and the reopening of a free grammar school in 1835. Politically, involved, he advocated for emancipation, a jury system and a representative assembly. He was involved in the Australian Patriotic Association, which drew up several draft Constitutions, trustee of the Australian Medical Subscription Library and trustee of the Australian Medical Association. In 1858, he was nominated to the legislative Council. Towards the end of Bland's life, Dr Evans wrote that he was 'an elegant scholar, a man of science, a gentleman of that antique school of urbanity and refinement, which modern barbarism and ruffianism have almost trampled into oblivion.'¹⁵

4.4 Early Twentieth Century



Figure 18: Robert Clyde Rowe.
[Source: 'The Late Robert Clyde-Rowe,' *Biz*, November 20, 1957: 23.]

2 acres, 2 roods and 36 ½ perches of land bounded by Moore, Castlereagh and Bathurst Streets eventually came into the possession of the auctioneer William Henry Pickersgill in November 1911.¹⁶ In 1925, this was subdivided into eighteen allotments by the Perpetual Trustee Company Limited.¹⁷ The subject lot was purchased by Robert Clyde Rowe, Lawrence Murphy, Edward Pearce, and Jamie Pirie as joint tenants in 1926.¹⁸ Robert Clyde Rowe was a well-known and respected 'Liverpudlian' who was involved in a variety of aspects of the local community. A pharmacist by trade, he was one of the first committeemen of the Liverpool District Ambulance and a life member of the organisation.¹⁹ He laid the foundation stone of the local Presbyterian Church and later opened the building. He also shared his musical talent with the Church as an organist and admired tenor.²⁰ Other organisations in which Rowe was involved included the Liverpool and Guildford Masonic Lodges, the Liverpool Rotary Club and the Memorial School of Arts, which he opened in 1925.²¹ Rowe was eventually promoted from chief chemist at Liverpool Hospital to become the manager of Waterfall Sanatorium, but retired to Liverpool.²² His death was said to have 'severed a link in the chain of historic events and persons associated with the Liverpool district's early history.'²³

¹³ Cobley, John, 'Bland, William (1789-1868),' *Australian Dictionary of Biography*, accessed May 28, 2021.

¹⁴ John Cobley, 'Bland, William (1789-1868).'

¹⁵ John Cobley, 'Bland, William (1789-1868).'

¹⁶ Certificate of Title 1832-45, NSW Land Registry Services Historical Land Records Viewer.

¹⁷ Certificate of Title 3803-40, NSW Land Registry Services Historical Land Records Viewer.

¹⁸ Certificate of Title 3952-149, NSW Land Registry Services Historical Land Records Viewer.

¹⁹ 'Noted Liverpudlian Passes,' *Biz*, November 13, 1957: 24.

²⁰ 'Noted Liverpudlian Passes.'

²¹ 'The Late Robert Clyde-Rowe,' *Biz*, November 20, 1957: 23.

²² 'Noted Liverpudlian Passes.'

²³ 'The Late Robert Clyde-Rowe,' *Biz*, November 20, 1957: 23.

'Official Opening: Memorial School of Arts,' *Cumberland Argus and Fruitgrowers Advocate*, April 3, 1925: 7.

The Late Robert Clyde-Rowe.'

²³ 'Noted Liverpudlian Passes.'

4.5 The Scouting Movement

The Scouting movement in Australia was founded in 1907 by Lord Robert Baden-Powell. Born in 1857, he spent much of his childhood outdoors and developed many skills.²⁴ Baden-Powell won a scholarship to join the British Army and served in India from 1876²⁵ and it was there that he began to test his ideas of training soldiers in 'Scouting' – skills such as stalking, being observant and fending for oneself. He outlined these ideas in *Aids to Scouting*, which became a military textbook.²⁶

During the Boer War, Baden-Powell led the defending force in the siege of Mafeking in South Africa and returned to England in 1903 as a national hero. Finding that *Aids to Scouting* was being used by youth leaders and teachers, he held an experimental camp on Brownsea Island in 1907.²⁷

In response to the success of the camp, Baden-Powell published *Scouting for Boys* in fortnightly instalments from January 1908. Every issue sold out and it became the fourth best-selling book of the twentieth century after the Bible, Koran and Mao's *Little Red Book*.²⁸

Scout patrols and Troops formed across Britain while *Scouting for Boys* was being published, and the movement quickly spread to Australia, New Zealand and India. A rally at Crystal Palace in 1909 attracted 10,000 boys. Baden-Powell retired from the army in 1910 to focus on the new Scouting Movement. His sister Agnes formed the Girls Guides in the same year. Robert Baden-Powell was declared World Chief Scout at the first Jamboree in the United Kingdom in 1920. He visited Australia in 1912, 1931 and during the first Australian Jamboree in 1934-35. There are now over twenty-eight million Scouts worldwide.²⁹

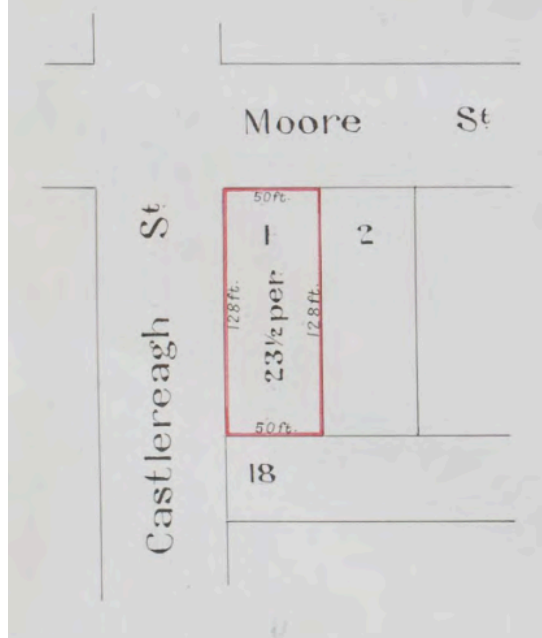


Figure 19: The subject site, purchased by Robert Clyde Rowe and others in 1926.

[Source: Certificate of Title 3952-149, NSW Land Registry Services Historical Land Records Viewer.]

²⁴ 'The History of Scouting,' Scouts Australia, accessed May 28, 2021, <https://scouts.com.au/about/what-is-scouting/history/>.

²⁵ 'Baden-Powell,' Scouts, accessed June 2, 2021, <https://www.scout.org/node/52292/introduction>.

²⁶ 'The History of Scouting.'

²⁷ 'The History of Scouting.'

²⁸ 'Baden-Powell.'

²⁹ 'Baden-Powell.'

²⁹ 'The History of Scouting.'



Figure 20: Lord Robert Baden-Powell with a group of young scouts in New South Wales, 1931.
[Source: Sydney Morning Herald.]

4.6 The Liverpool Scouts and plans for a hall

The land held by Robert Clyde Rowe and others was transferred to the Boy Scouts Association New South Wales Branch in 1929.³⁰

The Liverpool Boy Scouts had been working towards securing a hall of their own for several years. In May 1925, a meeting was held to form a committee to aid the local Boy Scout movement. The district scoutmaster at the time was Mr Tibbits.³¹ Consequently, many functions were held in aid of the building fund, including a 'Scout's Queen' dance competition in 1926, a 'Popular Boy' competition in 1928 and a dance in 1930.³²

In November 1930 the hall was officially opened by the then Governor of New South Wales, Sir Phillip Game, G.B.E., K.C.B., D.S.O. The local newspaper described the hall as of 'a respectable size and neat in appearance'.³³ The event was of regional significance, with Scout Troops from Liverpool, Campbelltown, Fairfield, Camden, Ingleburn and 2nd Glenfield participating in a march from the railway station to the site. They were later joined by the Fairfield Girl Guides. The opening was also attended by Liverpool Police, the Mayor of Liverpool and District Scout leaders. The Liverpool scoutmaster was Mr Tepper. Merrylands Band was engaged for the occasion, and a fair was held in the grounds of the hall. In his speech, the Governor spoke of the hall as a n honour for the town. He also acknowledged the Great Depression and reassured the audience that he was sure Australia would soon return to prosperity. Mr W. F. Nicholls, president of the Liverpool Scouts Committee, presented a carved wooden stud-box to the Governor.³⁴

³⁰ Certificate of Title 3952-149, NSW Land Registry Services Historical Land Records Viewer.

³¹ 'Liverpool: Boy Scout Meeting,' *Cumberland Argus and Fruitgrowers Advocate*, May 26, 1925: 5.

³² 'Liverpool: Scouts' Queen,' *Cumberland Argus and Fruitgrowers Advocate*, October 29, 1926: 6.

'Liverpool Scouts: Popular Boy Competition,' *Cumberland Argus and Fruitgrowers Advocate*, May 4, 1928: 3.

'Liverpool Scouts: Dance Held,' *Cumberland Argus and Fruitgrowers Advocate* September 11, 1930: 9.

³³ 'Governor at Liverpool: Opens Scouts' Hall,' *Biz*, November 28, 1930: 6.

³⁴ 'Governor at Liverpool: Opens Scouts' Hall.'

4.7 The Liverpool Scout Hall: 1930 – 1950s

In addition to being home to the Liverpool Scouts, the building served as a community hall. It was the venue for many dances and social evenings in the 1930s, a large number of which were organised by the 'Waratah Club'.³⁵ The local Catholic Church held several fundraising events at the hall, including a dance in aid of the All-Saint's Church building fund in 1934 and multiple dances for St Anne's Orphanage in 1934 and a celebration of the first birthday of the Liverpool Catholic Club in 1937.³⁶ The hall was also hired for personal celebrations such as wedding receptions and birthday parties.³⁷ Other events include a dance for the Liverpool Tennis Club in 1934 and a social evening for the Liverpool Parents and Citizens' Association in 1937.³⁸ In 1938, a representative from the Women's Employment Agency visited every Thursday to 'facilitate the finding of employment by women and girls from 14 years upwards'.³⁹

During the Second World War, the hall was used as the training venue for the local Volunteer Defence Corps. The group met on Monday evenings to receive training from returned personnel on how to defend the home front in the case of an attack by foreign forces.⁴⁰



Figure 21: 1943 aerial photograph of the subject site, indicated in red.

[Source: NSW Historical Imagery Viewer]

- ³⁵ 'Old-Time Dance: Liverpool Attraction,' *Cumberland Argus and Fruitgrowers Advocate*, January 25, 1934: 11.
 'Waratah Club: Liverpool Dance,' *Cumberland Argus and Fruitgrowers Advocate*, January 25, 1934: 15.
 'Liverpool Dance: Waratah Club,' *Cumberland Argus and Fruitgrowers Advocate*, March 22, 1934: 18.
 'Old-time success: Liverpool Dance,' *Cumberland Argus and Fruitgrowers Advocate*, May 21, 1934: 6.
 'Gents Were Guests: Liverpool Tennis Dance,' *Cumberland Argus and Fruitgrowers Advocate*, March 29, 1934: 11.
³⁶ 'For Church: Liverpool Catholic Effort,' *Cumberland Argus and Fruitgrowers Advocate*, April 19, 1934: 7.
 'Dance for Orphanage,' *Catholic Press*, May 24 1934: 10.
 'For Orphanage,' *Cumberland Argus and Fruitgrowers Advocate*, May 3, 1934: 13.
 'Orphanage Dance: Liverpool Effort,' *Cumberland Argus and Fruitgrowers Advocate*, May 17, 1934: 9.
 'First Birthday: Liverpool Catholic Club,' *Cumberland Argus and Fruitgrowers Advocate*, August 19, 1937: 6.
³⁷ 'Liverpool Bride: Stanford – Downey,' *Cumberland Argus and Fruitgrowers Advocate*, April 15, 1937: 15.
 'Kitchen Tea: Liverpool Couple,' *Liverpool News*, March 31, 1938: 2.
 '21st Birthday Party: Eddie Robinson, Liverpool,' *Liverpool News*, November 2, 1939: 2.
³⁸ 'Gents Were Guests: Liverpool Tennis Dance,' *Cumberland Argus and Fruitgrowers Advocate*, March 29, 1934: 11.
 'Social Evening: Parents and Citizens,' *Cumberland Argus and Fruitgrowers Advocate*, April 29, 1937: 6.
³⁹ 'Work for Girls and Women,' *Liverpool News*, June 1938, 3.
⁴⁰ 'The Home Guard: Volunteer Defence Corps,' *Biz*, February 25, 1942, 5.
 'Guildford V.D.C.,' *Biz*, August 6, 1942: 5.
 'Voluntary Defence Corps,' *Biz*, August 27, 1942: 6.

In March 1950, a social evening was held to farewell the District Scout Commissioner, Mr S. V. (Peter) Nicholls. The *Biz* reported that 'the strong position of the Scout movement in the District was due in no small measure to Peter Nicholl's efforts.'⁴¹

The Liverpool Rotary Club held a working bee in October 1953 to paint the Scout Hall.⁴²

4.8 Decline in the Liverpool Scout Hall: 1960s - Present

The Scouts movement in the Liverpool area remained popular during the Post-War period. This is demonstrated in the continued use of the Liverpool Scout Hall and the various improvements made during this time. Aerial photographs indicate that a shed was erected in the south-eastern corner of the property between 1965 and 1975. The form of the hall has remained unchanged to the present-day⁴³.

However, despite the Scouts being a familiar term within local communities around Australia, by the late 20th century a steady decline in numbers were being reported by the many branches. In 1979, the organisation was recorded as having 114,500 youth members, which has since dropped to approximately 52,000 in 2014. Annual reports showed that between 2001 and 2005 the number of participants dropped by 20,000.

The continuing declining numbers were likely the result of the subject site no longer being effectively utilised for the Liverpool Scouts. As such, the Liverpool Scouts group relocated to Lurnea, effectively ceasing the use of the hall in Moore Street.

The site was listed for sale in January 2021 by Colliers International, being marketed as 'B4 Mixed Use Opportunity', with the advertising signage promoting the salient aspects of the site to appeal to opportunists for redevelopment. The property was scheduled to go to public auction on 11 February 2021.



Figure 22: View of the former Liverpool Scout Hall in January 2021.
[Source: South West Voice, 2021]

⁴¹ 'Farewell to District Scout Commissioner,' *Biz*, March 2, 1950: 4.

⁴² 'Liverpool Rotary Club, *Biz*, October 22, 1953: 13.

⁴³ NSW Historical Imagery Viewer.

4.9 Interim Heritage Order

Following the advertising of the property for sale, a Mayoral Direction of Liverpool City Council was made on 9 February 2021 to issue an Interim Heritage Order under Section 25 of the *Heritage Act 1977* on the former Liverpool Scout Hall on the basis that the Council perceived the sale of the property to represent a threat of harm to the future of the building.

Consequently, Interim Heritage Order No.2 was published in the NSW Government Gazette No.57 on 12 February 2021 (see **Appendix B**).

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5.0 HERITAGE LISTING STATUS

5.1 Introduction

Identification of the existing statutory and non-statutory heritage listings applicable to the subject site is as follows:

5.2 Statutory and non-statutory heritage listings

Statutory lists

The subject site **is not** identified as an item of local heritage significance, listed under Schedule 5 of *Liverpool Local Environmental Plan 2008*.

The subject site **is not** located within a Heritage Conservation Area listed under Schedule 5 of *Liverpool Local Environmental Plan 2008*.

Non-statutory lists

The subject site **is not** identified on any non-statutory heritage lists or registers.

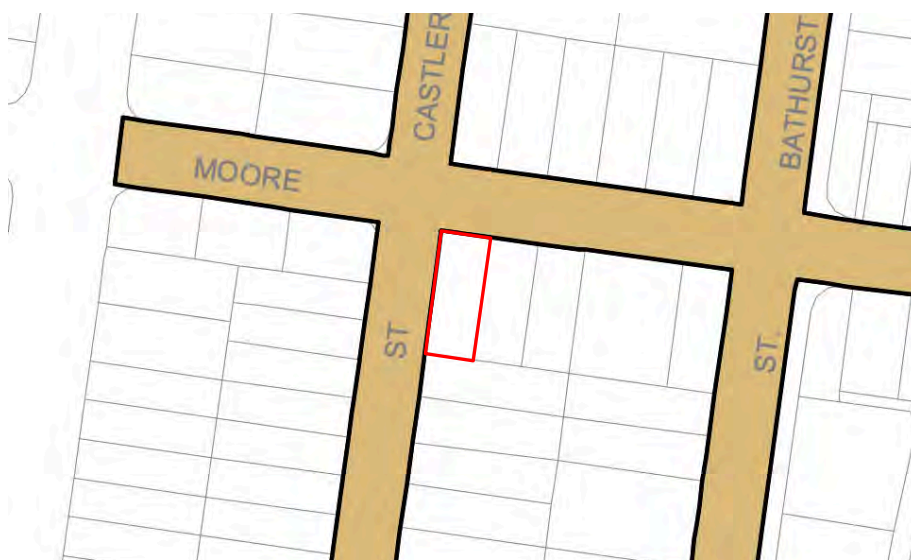


Figure 23: Map showing the heritage status of the subject site and surrounding allotments.
[Source: *Liverpool LEP 2005*, Heritage Map HER_011]

5.3 Items of heritage significance within the vicinity of the site

For the purposes of this heritage impact assessment, the term 'in the vicinity' is taken to be any item or items that:

- i) Are within an approximate 100m radius of the boundaries of the subject site;
- ii) Have a physical relationship to the subject site i.e. adjoin the property boundary;
- iii) Are identified as forming a part of a group i.e. a row of terrace houses;
- iv) Have a visual relationship to and from the site; or
- v) Are a combination of any of the above.

In applying the above criteria, items of local heritage significance (listed under Schedule 5 of *Liverpool Local Environmental Plan 2005*) within the vicinity of the subject site include:

- '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) (Item No.189)

There are no items of state heritage significance (listed on the State Heritage Register (SHR) under the *Heritage Act 1977*) within the vicinity of the subject site.

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6.0 COMPARATIVE ANALYSIS

6.1 Introduction

Comparative analysis of the site is an important consideration in the assessment of cultural significance (see Section 9.0), helping to determine whether a place is 'rare' or 'representative' and also helps to locate it within patterns of history or activity.

The level of design and condition integrity may impact upon how a site compares with other similar examples.

It is important that the comparative analysis is based upon selected examples that display similarities in terms of context of place, or share key features, use, characteristics, attributes, style, association and / or historic themes.

This section of the report examines Liverpool Scout Hall in the context of place, with the following selection criteria applied:

- Scout or community halls in the Sydney region with particular reference to halls dating from c1900 to c1950.

6.1.1 Selection of comparative examples by location

A search of the NSW State Heritage Inventory (SHI) for heritage-listed properties within the Liverpool Council local government area (LGA), did identified two listed church halls and no listed Scout Halls or general community halls. In this regard, the subject site is a rarity.

Three halls have from the wider Sydney region which fulfill the selection criteria will be examined in the following comparative analysis:

- 1st Boronia Scout Hall, 21C Farnell Street Hunters Hill (not a listed heritage item)
- Hawkins Hall, 2 Sefton Road Thornleigh (not a listed heritage item)
- Concord Scout Hall, 19 Park Avenue Concord (within a heritage conservation area)

6.1.2 Comparative examples

a) 1st Boronia Scout Hall, 21C Farnell Street Hunters Hill

Consideration	Response	Similar ✓/X
Class of building	Scout Hall	✓
Construction date	C1930s	✓
Level of significance	-	✓
Context	Low-rise suburban street with flat, grassed, landscape setting.	X
Design integrity	Intact	✓
Condition	In good repair	✓
Historical associations	William A. Windeyer (Bill)	X
Use	Continues to be used as a Scout Hall.	X
Technology	Typical weatherboard construction.	✓
Architectural Style	Interwar	✓
Materiality	Weatherboard	✓
Scale	Small scale, single-storey	✓
Architectural form	Rectangular, gabled	✓

1st Boronia Scout Hall is of a similar age, form, scale and materiality as the hall at 124 Moore Street Liverpool. They both date from the 1930s, are rectangular in shape and feature a single gable at the front and rear elevations.

This hall exemplifies the simple and functional style of Scout Halls from this time and is in good condition. Unlike the subject building, the 1st Boronia Scout Hall continues to be used as a Scout Hall. The 1st Boronia Scout Hall is considered a good comparative example.



Figure 24: 1st Boronia Scouts Hall, Hunters Hill.
[Source: 1st Boronia Scout Hall website, 2021]

b) *Hawkins Hall, 2 Sefton Road Thornleigh*

Consideration	Response	Similar ✓/X
Class of building	Community Hall	✓
Construction date	C1930-1940s	✓
Level of significance	-	✓
Context	Low-rise suburban street with flat, grassed, landscape setting.	X
Design integrity	Intact	✓
Condition	In good repair	✓
Historical associations	Local community	✓
Use	Continues to be used as a Scout Hall.	X
Technology	Typical weatherboard and fibrous cement sheeting construction.	✓
Architectural Style	Interwar	✓
Materiality	Weatherboard and fibrous cement sheeting.	X
Scale	Small scale, single-storey	✓
Architectural form	Rectangular, gabled	✓

Although Hawkins Hall is not a Scout Hall, it is used by a range of community groups and individuals in a similar way to the former Liverpool Scouts Hall and dates from approximately the same period. It displays a similar form and detailing to the subject hall, with a single gable on both the front and rear elevations and timber framed windows.

The hall is partially constructed in weatherboard, however it is mostly constructed of fibrous cement sheeting. Nevertheless, it bears strong similarities to the design of the former Liverpool Scout Hall. It has also retained its design integrity and is intact.

Hawkins Hall is considered a good comparative example.



Figure 25: Hawkins Hall, Thornleigh.
[Source: Hornsby Shire Council, 2021]

c) *Concord Scout Hall, 19 Park Avenue Concord*

Consideration	Response	Similar ✓/X
Class of building	Scout Hall	✓
Level of significance	Local / within a Conservation Area	X
Context	Low rise suburban street with minimal landscaping, typically grassed flat landscaping.	✓
Design integrity	Intact	✓
Condition	In good repair	✓
Historical associations	Ongoing association with the Scouts	✓
Use	Continues to be used as a Scout Hall.	✓
Technology	Typical weatherboard masonry construction	X
Architectural Style	Interwar	✓
Materiality	Masonry with tiled roof.	X
Scale	Small, single storey.	✓
Architectural form	Rectangular, gabled	✓

1st Concord Scouts Hall is of a similar age, form, scale and as the hall at 124 Moore Street Liverpool. They both date from the 1930s, are largely rectangular in shape. They have distinctly different roof forms despite both having gabled roofs.

The Concord Scout Hall roof is steeply pitched and clad in terracotta tiles, whilst the subject site is clad in corrugated sheet metal. The Concord Scout Hall exemplifies the simple form that is typical of Scout Halls, however varies in materiality giving it a different aesthetic, feel and architectural style. The 1st Concord Scouts Hall is not considered a good comparative example.



Figure 26: 1st Concord Scout Hall, Concord.
[Source: Google Images, 2021]

6.1.3 Summary observations of the comparative analysis

The comparative analysis has considered two styles of Scout or community halls located in New South Wales that were constructed during the first half of the 20th century. The dominant style is broadly defined as Interwar and consists of a rectangular building with a single gable on both the front and rear elevations.

In contrast, the Concord Scout Hall has a steeply-pitched roof of a style that is more often found in Arts and Crafts architecture.

A similar pattern emerges when comparing the materiality and detailing of the three selected halls with the former Liverpool Scout Hall. The 1st Boronia Scout Hall and Hawkins Hall both feature weatherboards and timber framed windows and are roofed in corrugated sheet metal, whilst the Concord Scout Hall is face brick and has a tiled roof.

Ultimately, the comparative study has revealed that the Liverpool Scout Hall is representative rather than rare in the Sydney region due to its similarity to the halls in Hunters Hill and Thornleigh. This does not diminish the rarity of the former Liverpool Scout Hall in its immediate locality. It is important to note that this comparative study is limited in scale and more halls could be examined in the future to determine the extent to which the subject hall is rare and/or representative.

7.0 ASSESSMENT OF CULTURAL SIGNIFICANCE

7.1 Introduction

Within New South Wales, there are different types of statutory heritage listings for local, state and national heritage items.

A property is considered a 'heritage item' if it is:

- Listed in the heritage schedule of a Local Council's Local Environmental Plan (LEP) or a State Environmental Planning Policy (SEPP);
- Listed on the State Heritage Register (SHR), a register of places and items of particular importance to the people of NSW;
- Listed on the National Heritage List established by the Australian Government to list places of outstanding heritage significance to Australia.

7.2 Identifying heritage significance

Assessments of heritage significance aim to identify whether a place has heritage values, establish what those values may be, and determine why the item or place (or element of a place) may be considered important and valuable to the community.

The terms 'heritage value' and 'heritage significance' are broadly synonymous with 'cultural significance', which is the term that the Burra Charter uses to mean '*aesthetic, historic, scientific or social value for past, present or future generations*'⁴⁴.

These definitions are broadly consistent with the definitions used and adopted by other organisations including the Australian Heritage Council, the National Trust of Australia (NSW) and the Heritage Division (Office of Environment and Heritage).

Assessments of cultural significance rely on an understanding and analysis of these values, which have been derived from an examination of the context of the item or place, the way in which the extant fabric demonstrates function, associations and aesthetic qualities. An understanding of the historical context of an item or place and consideration of the physical evidence are therefore, key components in the heritage significance assessment.

In order to make informed decisions regarding the ongoing use and future management of the former Liverpool Scout Hall it is necessary to establish the nature of the significance involved.

Article 26.1 of the *Burra Charter* states that:

'Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary oral and other evidence, drawing on appropriate knowledge, skills and disciplines'.

7.3 Methodology

The assessment of cultural significance follows the methodology recommended in *Assessing Heritage Significance*⁴⁵ by using the NSW Heritage Assessment Criteria and is consistent with the guidelines as set out in the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter 2013)*⁴⁶.

⁴⁴ Australia ICOMOS, 2013. '*The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*', 2013.

⁴⁵ NSW Heritage Branch, 2001. '*Assessing Heritage Significance*'.

⁴⁶ Australia ICOMOS, 2013. '*Burra Charter*'.

An item or place will be considered to be of heritage significance if it meets at least one or more of the following criteria:

Criterion:	Significance theme:	Explanation:
Criterion (a)	Historical	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)	Historical association	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)	Aesthetic	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
Criterion (d)	Social	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)	Technical / Research	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).
Criterion (f)	Rarity	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)	Representative	An item is important in demonstrating the principal characteristics of a class of NSW's (or the local area's) cultural or natural places or cultural or natural environments.

It is important to note that only one of the above criteria needs to be satisfied for an item or place to have heritage significance. Furthermore, an item or place is not excluded from having heritage significance because other items with similar characteristics have already been identified or listed.

7.4 Assessment against NSW Heritage Assessment Criteria

7.4.1 Criterion (a) – Historical Significance

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows evidence of a significant human activity.	✓	• Has incidental or unsubstantiated connections with historically important activities or processes.	X
• Is associated with a significant activity or historical phase.	✓	• Provides evidence of activities or processes that are of dubious historical importance.	X
• Maintains or shows the continuity of a historical process or activity.	✓	• Has been so altered that it can no longer provide evidence of a particular association.	X

Assessment of Significance

- The subject site contributes to the historical narrative of the subdivision and development of Liverpool. The Scout Hall is located on the former land of John Payne Lloyd, a soldier, businessman, agriculturist, and early settler in Liverpool. He leased the property to the medical practitioner, politician and philanthropist William Bland. However, there is insufficient evidence to suggest that significant historical events occurred at the site during this period.
- A community-based campaign to raise funds for a local Scout Hall began in 1925. Following five years of fundraising, the Scout Hall was opened in 1930 by the then Governor of New South Wales, Sir Philip Game. A large celebration to commemorate the opening which involved Scout groups from across the region.

- The hall served as the venue for countless community events during the twentieth century, including dances, birthdays, wedding receptions, social evenings and fundraising nights.
- During the Second World War, the local Volunteer Defence Corps trained at the hall weekly.
- The Liverpool Scout Hall is connected to multiple historical events and processes that are significant to the local area. Its subdivision pattern and low-scale development reflect early planning in Liverpool. Its construction was the result of a substantial period of fundraising by the local community and its opening was a notable event that involved the Governor of New South Wales and the Mayor of Liverpool, amongst other local leaders. Particularly in the 1930s and 40s, the hall was used for a multitude of charity events and in this way reflects a period when community-based fundraising was highly prevalent in the area. In addition, the hall was directly associated with the town's defence measures during the Second World War as the training venue for the local Volunteer Defence Corps.

The former Liverpool Scout Hall satisfies this criterion in demonstrating historical significance at a local level.

7.4.2 Criterion (b) – Historical Association Significance

An item or place 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).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Shows evidence of a significant human occupation.	✓	• Has incidental or unsubstantiated connects with historically important people or events.	X
• Is associated with a significant event, person or group of persons.	✓	• Provides evidence of people or events that are of dubious historical importance.	X
		• Has been so altered that it can no longer provide evidence of a particular association.	X

Assessment of Significance

- The Scout Hall is located on the former land of John Payne Lloyd, a soldier, businessman, agriculturist, and early settler in Liverpool. He leased the property to the medical practitioner, politician and philanthropist William Bland. Nevertheless, neither Lloyd nor Bland is believed to have had strong associations with the site.
- The Liverpool Scouts used the hall continuously from its opening in 1930 until recently and it therefore has a strong association with the Scouts group and movement.
- A range of other local community groups also used the hall frequently during the twentieth century.

The former Liverpool Scout Hall satisfies this criterion in demonstrating historical associative significance at a local level.

7.4.3 Criterion (c) – Aesthetic Significance

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

Guidelines for Inclusion	✓/✗	Guidelines for Exclusion	✓/✗
• Shows or is associated with, creative or technical innovation or achievement.	✗	• Is not a major work by an important designer or artist.	✓
• Is the inspiration for a creative or technical innovation or achievement.	✗	• Has lost its design or technical integrity.	✗
• Is aesthetically distinctive.	✓	• Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded.	✗
• Has landmark qualities.	✓	• Has only a loose association with a creative or technical achievement.	✓
• Exemplifies a particular taste, style or technology	✓		

Assessment of Significance

- The Liverpool Scout Hall is a typical example of a 1930s Scouts or community hall. It does not show evidence of technical innovation or achievement but exemplifies the vernacular style of small-scaled timber halls of its time.
- The hall is the only known surviving example of its type in Liverpool and is therefore aesthetically distinctive at a local level.
- As the hall is located on a prominent corner block near the centre of Liverpool and is the only single-storey building dating from the early twentieth century in the vicinity, the hall has landmark qualities.

The former Liverpool Scout Hall satisfies this criterion in demonstrating aesthetic significance at a local level.

7.4.4 Criterion (d) – Social Significance

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

Guidelines for Inclusion	✓/✗	Guidelines for Exclusion	✓/✗
• Is important for its associations with an identifiable group.	✓	• Is only important to the community for amenity reasons.	✗
• Is important to a community's sense of place.	✓	• Is retained only in preference to a proposed alternative.	✗

Assessment of Significance

- The hall has distinct and strong associations with the Scouts movement and specifically, the Liverpool Scouts, being the home of the group from 1930 until c2021, when the Liverpool Scouts group relocated to Lurnea.
- The hall has also served the social needs of the local community for the past 90 years, serving as the venue for a wide variety of community events during the 20th century, including social dances, birthdays, wedding receptions, social evenings and fundraising nights. Such social events have catered for a variety of individuals, families and community groups.
- The building has been the focus of community events from 1930 to c2021.
- During the Second World War, the building was used for the weekly meeting and training venue for the local Volunteer Defence Corps.

The former Liverpool Scout Hall satisfies this criterion in demonstrating social significance at a local level.

7.4.5 Criterion (e) – Technical / Research Significance

An item or place 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).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
<ul style="list-style-type: none"> Has the potential to yield new or further substantial scientific and/or archaeological information 	X	<ul style="list-style-type: none"> The knowledge gained would be irrelevant to research on science, human history or culture. 	✓
<ul style="list-style-type: none"> Is an important benchmark or reference site or type. 	X	<ul style="list-style-type: none"> Has little archaeological or research potential. 	✓
<ul style="list-style-type: none"> Provides evidence of past human cultures that is unavailable elsewhere. 	X	<ul style="list-style-type: none"> Only contains information that is readily available from other resources or archaeological sites. 	✓

Assessment of Significance

- Although the site was previously owned by John Payne Lloyd and William Bland, it is unlikely that it contained any structures prior to the construction of the current Scout Hall.
- The site has a low potential to yield new or substantial scientific and/or archaeological information.

The former Liverpool Scout Hall does not satisfy this criterion in demonstrating technical / research significance.

7.4.6 Criterion (f) – Rarity

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

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
<ul style="list-style-type: none"> Provides evidence of a defunct custom, way of life, or process. 	✓	<ul style="list-style-type: none"> Is not rare. 	X
<ul style="list-style-type: none"> Demonstrates a process, custom or other human activity that is in danger of being lost. 	X	<ul style="list-style-type: none"> Is numerous but under threat. 	X
<ul style="list-style-type: none"> Shows unusually accurate evidence of a significant human activity. 	✓		
<ul style="list-style-type: none"> Is the only example of its type. 	✓		
<ul style="list-style-type: none"> Demonstrates designs or techniques of exceptional interest. 	X		
<ul style="list-style-type: none"> Shows rare evidence of a significant human activity important to the community 	✓		

Assessment of Significance

- The Liverpool Scout Hall is the only example of its style and class of building in the Liverpool area and has remained largely unchanged since its construction in c1930.
- The building provides rare evidence of the early Scouts movement in Liverpool.

The former Liverpool Scout Hall satisfies this criterion in demonstrating significance through the item's rarity at a local level.

7.4.7 Criterion (g) - Representativeness

An item or place 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.).

Guidelines for Inclusion	✓/X	Guidelines for Exclusion	✓/X
• Is a fine example of its type.	✓	• Is a poor example of its type.	X
• Has the principal characteristics of an important class or group of items.	✓	• Does not include or has lost the range of characteristics of a type.	X
• Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.	✓	• Does not represent well the characteristics that make up a significant variation of a type.	X
• Is a significant variation to a class of items.	✓		
• Is part of a group which collectively illustrates a representative type.	✓		
• Is outstanding because of its setting, condition or size.	✓		
• Is outstanding because of its integrity or the esteem in which it is held.	✓		

Assessment of Significance

- The Liverpool Scout Hall is typical of a 1930s small-scaled timber community hall and remains largely intact, having been little altered externally, with no notable additions to the original building's form or silhouette and retaining many of the original architectural features.
- As the only example of its type in Liverpool, it has outstanding representative value at a local level. It is also associated with other Australian Scout Halls dating from a similar period which collectively illustrate a representative building type.

The former Liverpool Scout Hall satisfies this criterion in demonstrating representative significance at a local level.

7.5 Summary level of significance

The following table summarises the assessed level of significance against each criterion for assessing heritage significance:

Criterion	What is the assessed level of significance?
Criterion (a) – Historical Significance	LOCAL
Criterion (b) – Historical Association Significance	LOCAL
Criterion (c) – Aesthetic Significance	LOCAL
Criterion (d) – Social Significance	LOCAL
Criterion (e) – Technical / Research Significance	Does not satisfy criterion
Criterion (f) – Rarity Significance	LOCAL
Criterion (g) – Representativeness Significance	LOCAL
Overall assessed level of cultural significance	LOCAL

7.6 What is a Statement of Cultural Significance?

A Statement of Cultural Significance is a concise, authoritative declaration of the value and importance given to a place or item. It acknowledges the concept of a place or item having an intrinsic value, which is separate from its economic value.

Based upon the assessment of cultural significance above, a Statement of Cultural Significance has been developed as follows:

7.7 Recommended Statement of Cultural Significance

The Liverpool Scout Hall at 124 Moore Street is of historical significance at the local level, as the home of the Liverpool Scouts from its opening in 1930 until c2021.

The building has historical importance and significance as it evidences the culmination of a five-year, grassroots fundraising effort by the community, opening in the height of the Great Depression – a major achievement and testament to the determination and cooperative nature of the local community.

The opening of the hall was a significant event in local history that involved the Governor of New South Wales and local dignitaries. The hall also has historical significance as the training venue of the local Volunteer Defence Corps during the Second World War.

In addition, the Liverpool Scout Hall has associative and social significance at the local level, owing to its strong connections not only to the Scouts movement and specifically, Liverpool Scouts, but also to the Liverpool community, having been the focus of a large and varied number of community and social events.

The hall is of a modest single storey scale, simple in its form and detailing, and is considered a typical and intact example of an early 20th century community hall. Its symmetrical, gabled form and weatherboard construction are architectural qualities that are reflective and representative of its style and class. The building retains a high degree of design integrity, making it of architectural interest and value and representative significance at the local level.

The building has rarity significance at the local level, being a rare surviving example of a small-scaled timber community hall in Liverpool. Its purpose-built association with the Scouts movement makes it of particular rarity value in the locality, with few Scout halls provided for in any one locality.

The Liverpool Scout Hall has aesthetic significance at the local level, being prominently positioned in the streetscape owing to its corner allotment orientation. The prominence of the building together with its distinguished architectural form against the backdrop of late-20th century built forms, makes it of local landmark quality.

Overall, the Liverpool Scout Hall makes an important contribution to the historical narrative of Liverpool and has historical, associative, aesthetic, social, rarity and representative significance at the local level.

8.0 HERITAGE CURTILAGE ASSESSMENT

8.1 Introduction to heritage curtilage

The NSW Heritage Council publication *Heritage Curtilages*⁴⁷ defines 'curtilage' as the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance.

This area is most commonly, but not always, the lot or lots on which the item is situated and is usually, but not always, restricted to land in the same ownership as the item.

It is important to note that the heritage curtilage for an item or place or heritage significance does not preclude development within the defined heritage curtilage boundary, but requires particular care in the consideration of the nature and extent of such development.

A suitable heritage curtilage should contain all elements, structures and features that contribute to the heritage significance of the site, including, but not limited to:

- a) The historic site boundaries;
- b) Significant buildings and structures including their settings;
- c) Spatial relationships between buildings, landscape features and other important structures;
- d) Significant or important views both to and from the place; and
- e) Any items of moveable heritage significance;

The Australia ICOMOS *Burra Charter 2013* places increased emphasis on the importance of the settings of cultural heritage places, which states that:

'Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.'

New construction, demolition, intrusions, or other changes that would adversely affect the setting or relationship are not appropriate' (Article 8).

The Heritage Council of NSW publication *Heritage Curtilages*⁴⁸ identify four different types of heritage curtilages:

Heritage Curtilage Type	How is the heritage curtilage is defined?
<i>Lot boundary heritage curtilage</i>	The legal boundary of the allotment is defined as the heritage curtilage. The allotment will in general contain all related features, for example outbuildings and gardens within its boundaries
<i>Reduced heritage curtilage</i>	An area less than total allotment is defined as the heritage curtilage, and is applicable where not all parts of a property contain places associated with its significance.
<i>Expanded heritage curtilage</i>	The heritage curtilage is actually larger than the allotment, and is predominantly relevant where views to and/or from a place are significant to the place.
<i>Composite heritage curtilage</i>	The heritage curtilage relates to a larger area that includes a number of separate places, such as heritage conservation areas based on a block, precinct or whole village.

Subsequently, care must be taken in the development and management of the surroundings of a significant cultural heritage place.

⁴⁷ NSW Heritage Office and the Department of Urban Affairs and Planning. 1996. *'Heritage Curtilages'*
⁴⁸ Ibid.

8.2 Heritage curtilage assessment

The Liverpool Scout Hall is situated within an established urban precinct. The site is adjoined to the north by the Indonesian Presbyterian Church, and to the east, west and south by multi-storey residential flat buildings.

To help understand and appreciate the curtilage, the scout hall in its present setting can be classified by two distinct precincts:

1. **The building** – comprising the dwelling and the garage at the centre of the site; and
2. **Minimalist garden setting** – comprising the lawn area at the rear of the dwelling, gardens, pathways, and swimming pool.

The building

The primary feature of the site is the intact Scout Hall in the centre. The hall is from the Inter-War period and of the 'austere' architectural style having a simple form and language. The building is evidence of the community's desire for a local scout hall and community hall, raising money to construct and open the building in the 1930.

Minimalist garden setting

The hall is set on a flat, grassed site with a straight concrete path leading from the street to the hall and a rectangular area paved with bricks which adjoins the doors on the western elevation. The low-scale garden setting is reminiscent of the 1930s era depression style garden, being minimalistic but reinforcing the site as a pleasant community meeting space.

8.3 Recommended Heritage Curtilage

The curtilage assessment suggests that a lot boundary heritage curtilage (whereby defined by the existing allotment boundaries) is appropriate in any future management of the site as a heritage item, so as to preserve the context and setting.

8.4 Grading of Significance

A 'five-level' grading of significance has been applied to the built form and landscaped curtilage for the site and is identified as follows:

Grading	Justification
Exceptional Significance	Rare or outstanding and original element directly contributing to an item's local and state significance.
High Significance	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.
Moderate Significance	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.
Little Significance	Alterations detract from significance. Difficult to interpret.
Intrusive	Damaging to the item's heritage significance.

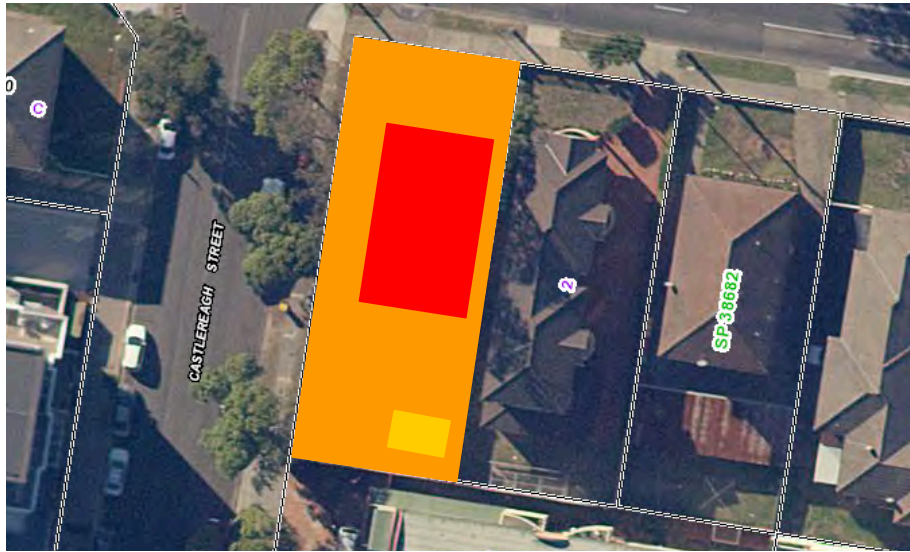


Figure 27: Grading of significance map, aerial photograph of the site with EHC overlay.

8.5 Tolerance for Change

Good conservation practice encourages change, adaptation or removal of elements that have a lesser contribution to the overall significance of the item – having a higher tolerance to change. Whereas elements that provide a high contribution to the heritage significance of the site have a lesser tolerance for change and should generally be left intact or altered in a most sympathetic manner that does not detract from the interpretation of the heritage significance.

The 'tolerance for change' based on the equivalent grading of significance is demonstrated in the following table:

Grading of Significance	Grading	Tolerance for Change
Exceptional Significance	Low to no tolerance	Low or no change possible
High Significance	Low to some tolerance	Minor changes possible
Moderate Significance	Moderate tolerance	Some changes possible
Little Significance	Moderate tolerance	Moderate changes possible
Intrusive	High tolerance	Considerable changes possible

9.0 CONCLUSION AND RECOMMENDATIONS

9.1 Conclusion

This report has assessed the heritage significance of the former Liverpool Scout Hall, based on a visual analysis of the site and historical research. The report includes a detailed assessment of the site against the Heritage Council of NSW significance assessment criteria (being the standard evaluation criteria) to determine the significance of the place to the Liverpool context and, more broadly, the NSW context.

This report establishes and demonstrates that the former Liverpool Scout Hall at 124 Moore Street, Liverpool, satisfies the NSW Heritage Council significance assessment criteria for its historical, associative, aesthetic, social, rarity and representative values and is of cultural heritage significance at the local level for the following reasons:

- The Liverpool Scout Hall evidences the culmination of a five-year, grassroots fundraising effort by the community, opening in the height of the Great Depression – a major achievement and testament to the determination and cooperative nature of the local community.
- Its opening in 1930 was a significant event in local history that involved the Governor of New South Wales and local dignitaries.
- The hall has important historical associations with the Scouts movement and specifically, Liverpool Scouts, but also with the Liverpool community, having been the focus of a large and varied number of community and social events for 90 years.
- The building was used as the training venue of the local Volunteer Defence Corps during the Second World War and has an important contribution to the historical narrative of the Liverpool area.
- The building retains a high degree of design integrity, having been little altered from its original form and style. This makes it of architectural interest and value and is considered a good representative example of an early 20th century Inter-War period community hall.
- The Liverpool Scout Hall is rare in the locality, as a rare surviving example of a small-scaled timber community hall. Its purpose-built association with the Scouts movement makes it of particular rarity value in the locality, with few Scout halls provided for in any one locality.
- The building is an important and visually prominent feature in the streetscape.

9.2 Future Management of the Site

The following recommendations arise from the assessment findings and observations of this report:

1. The former Liverpool Scout Hall should be listed as an item of local heritage significance on Schedule 5 of the *Liverpool Local Environmental Plan 2008*. This accords with the Australia ICOMOS *Burra Charter* (2013), which advocates that items and places of cultural significance should be retained and safeguarded.
2. The former Liverpool Scout Hall should be retained in its current form and location. This is because the significance of the building is embodied in its physical tangible attributes and setting, as well as the intangible (social) values.
3. Presently, the former Liverpool Scout Hall is vacant and disused. The most appropriate use of a heritage item is often the use for which the building was originally purposed. However, Liverpool Scouts has ceased use and occupation of the building, which is a demonstration that the building is no longer required for the group's needs. This presents opportunities for adaptation and

maintaining an active use of a building is often considered the best way to safeguard by ensuring an active presence, ongoing maintenance and general care and regard. It is recommended therefore, that a suitable alternative use be considered for the building.

4. There is scope for the adaptive re-use of the building. The site is zoned B4 Mixed Use under the *Liverpool Local Environmental Plan 2008*. The objectives of the B4 Mixed Use zone are:
 - a. *To provide a mixture of compatible land uses.*
 - b. *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
 - c. *To allow for residential and other accommodation in the Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.*
 - d. *To facilitate a high standard of urban design, convenient urban living and exceptional public amenity.*

Permissible land uses within the B4 Mixed Use zone include:

Amusement centres; Artisan food and drink industries; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Depots; Educational establishments; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; High technology industries; Home businesses; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Seniors housing; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

Clause 5.10(10) of the *Liverpool LEP 2008* provides for incentive provisions, which, in turn, may provide opportunity for a variety of alternative but compatible land uses to be considered. It is noted that reliance on the 'indulgences' of the incentive provisions, requires first and foremost, the conservation of the heritage item.

5. The strong associations with the community should be maintained and preference should be given to any future adaptive re-use of the Liverpool Scout Hall that allows for the continuation of its community use. In this regard, Council should give consideration to the acquisition of the former Liverpool Scout Hall to enable its continued use as a community facility.
6. As the former Liverpool Scout Hall retains a high degree of design integrity, there is a lesser degree of tolerance to alterations and additions occurring. However, there is opportunity for horizontal alterations and additions occurring at the rear of the building and in such manner that do not obscure the original form and silhouette. There should be no vertical additions to the original building.
7. Prior to the development of a specific proposal for the site, further specialist heritage advice should be sought to assist in the formulation of the proposal and to appropriately guide changes to the place.
8. An inventory of moveable heritage objects and items should be undertaken and Significant memorial plaques and the like should be retained in-situ.

End of Report

Appendix A

Common Terms Used

The following is a list of terms and abbreviations adopted for use in the NSW Heritage Manual (prepared by the Heritage Council of NSW), and other terms used by those involved in investigating, assessing and managing heritage, including terms used within this Heritage Impact Statement:

Aboriginal significance: An item is of Aboriginal heritage significance if it demonstrates Aboriginal history and culture. The National Parks and Wildlife Service has the primary responsibility for items of Aboriginal significance in New South Wales.

Adaptation: Modification of a heritage item to suit a proposed, compatible use.

Aesthetic significance: An item having this value is significant because it has visual or sensory appeal, landmark qualities and/or creative or technical excellence.

Archaeological assessment: A study undertaken to establish the archaeological significance (research potential) of a particular site and to propose appropriate management actions.

Archaeological feature: Any physical evidence of past human activity. Archaeological features include buildings, works, relics, structures, foundations, deposits, cultural landscapes and shipwrecks. During an archaeological excavation the term 'feature' may be used in a specific sense to refer to any item that is not a structure, a layer or an artefact (for example, a post hole).

Archaeological significance: A category of significance referring to scientific value or 'research potential' that is, the ability to yield information through investigation.

Archaeological sites: A place that contains evidence of past human activity. Below-ground archaeological sites include building foundations, occupation deposits, features and artefacts. Above-ground archaeological sites include buildings, works, industrial structures and relics that are intact or ruined.

Archaeology: The study of material evidence to discover human past. See also historical archaeology.

Artefacts: Objects produced by human activity. In historical archaeology the term usually refers to small objects contained within occupation deposits. The term may encompass food or plant remains (for example, pollen) and ecological features.

Australia ICOMOS: The national committee of the International Council on Monuments and Sites.

Burra Charter: (and its guidelines). Charter adopted by Australia ICOMOS which establishes the nationally accepted principles for the conservation of places of cultural significance.

Comparative significance: In the NSW Heritage Assessment Procedure there are two

values used to compare significance: representativeness and rarity.

Compatible use: A use for a heritage item, which involves no change to its culturally significant fabric, changes which are substantially reversible or changes, which make a minimal impact.

Cultural landscapes: Those areas of the landscape, which have been significantly modified by human activity. They include rural lands such as farms, villages and mining sites, as well as country towns.

Cultural significance: A term frequently used to encompass all aspects of significance, particularly in guidelines documents such as the Burra Charter. Also one of the categories of significance listed in the Heritage Act 1977.

Curtilage: The geographical area that provides the physical context for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.

Demolition: The damaging, defacing, destroying or dismantling of a heritage item or a component of a heritage conservation area, in whole or in part.

Conjectural reconstruction: Alteration of a heritage item to simulate a possible earlier state, which is not based on documentary or physical evidence. This treatment is outside the scope of the Burra Charter's conservation principles.

Conservation: All the processes of looking after an item so as to retain its cultural significance. It includes maintenance and may, according to circumstances, include preservation, restoration, reconstruction and adaptation and will be commonly a combination of more than one of these.

Conservation Management Plan: (CMP) A document explaining the significance of a heritage item, including a heritage conservation area, and proposing policies to retain that significance. It can include guidelines for additional development or maintenance of the place.

Conservation policy: A proposal to conserve a heritage item arising out of the opportunities and constraints presented by the statement of heritage significance and other considerations.

Contact sites: Sites which are associated with the interaction between Aboriginal and non-Aboriginal people.

Excavation permit: A permit issued by the Heritage Council of New South Wales under

section 60 or section 140 of the Heritage Act 1977 to disturb or excavate a relic.

Façade: The elevation of a building facing the street.

Heritage Act 1977: The statutory framework for the identification and conservation of heritage in New South Wales. The Act also describes the composition and powers of the Heritage Council.

Heritage Advisor: A heritage consultant engaged by a local council, usually on a part-time basis, to give advice on heritage matters to both the council and the local community.

Heritage assessment criteria: Principles by which values for heritage significance are described and tested. See historical, aesthetic, social, technical/ research, representativeness, rarity.

Heritage conservation area: An area which has a distinctive character of heritage significance, which it is desirable to conserve.

Heritage Council: The New South Wales Government's heritage advisory body established under the Heritage Act 1977. It provides advice to the Minister for Urban Affairs and Planning and others on heritage issues. It is also the determining authority for section 60 applications.

Heritage fabric: All the physical material of an item, including surroundings and contents, which contribute to its heritage significance.

Heritage inventory: A list of heritage items, usually in a local environmental plan or regional environmental plan.

Heritage item: A landscape, place, building, structure, relic or other work of heritage significance.

Heritage Division: The State Government agency of the Office of Environment and Heritage, responsible for providing policy advice to the Minister for Heritage, administrative services to the Heritage Council and specialist advice to the community on heritage matters.

Heritage precinct: An area or part of an area which is of heritage significance. See also heritage conservation area.

Heritage significance: Of aesthetic, historic, scientific, cultural, social, archaeological, natural or aesthetic value for past, present or future generations.

Heritage study: A conservation study of an area, usually commissioned by the local council. The study usually includes a historical

context report, an inventory of heritage items within the area and recommendations for conserving their significance.

Heritage value: Often used interchangeably with the term 'heritage significance'. There are four nature of significance values and two comparative significance values. See heritage significance, nature of significance, comparative significance.

Hierarchy of significance: Used when describing a complex heritage site where it is necessary to zone or categorise parts of the area assigning each a particular significance. A commonly used four level hierarchy is: considerable, some, little or no, intrusive (that is, reduces the significance of the item).

Industrial archaeology: The study of relics, structures and places involved with organised labour extracting, processing or producing services or commodities; for example, roads, bridges, railways, ports, wharves, shipping, agricultural sites and structures, factories, mines and processing plants.

Integrity: A heritage item is said to have integrity if its assessment and statement of significance is supported by sound research and analysis, and its fabric and curtilage are still largely intact.

International Council on Monuments and Sites (ICOMOS): An international organisation linked to UNESCO that brings together people concerned with the conservation and study of places of cultural significance.

There are also national committees in sixty countries including Australia.

Level of significance: There are three management levels for heritage items in New South Wales — local, regional and state. The level is determined by the context in which the

item is significant. For example, items of state heritage significance will either be fine examples or rare state-wide or will be esteemed by a state-wide community.

Local significance: Items of heritage significance which are fine examples, or rare, at the local community level.

Moveable heritage: Heritage items not fixed to a site or place (for example, furniture, locomotives and archives).

Occupation deposits: (In archaeology.) Accumulations of cultural material that result from human activity. They are usually associated with domestic sites, for example, under-floor or yard deposits.

Post-contact: Used to refer to the study of archaeological sites and other heritage items dating after European occupation in 1788 which helps to explain the story of the relationship between Aborigines and the new settlers.

Preservation: Maintaining the fabric of an item in its existing state and retarding deterioration.

Rarity: An item having this value is significant because it represents a rare, endangered or unusual aspect of our history or cultural heritage.

Reconstruction: Returning a place as nearly as possible to a known earlier state by the introduction of new or old materials into the fabric (not to be confused with conjectural reconstruction).

Relic: The Heritage Act 1977 defines relic as: '...any deposit, object or material evidence relating to non-Aboriginal settlement which is more than fifty years old.' The National Parks and Wildlife Act 1974 defines a relic as: '...any

deposit, object or material evidence (not being a handicraft made for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.'

Representativeness: Items having this value are significant because they are fine representative examples of an important class of significant items or environments.

Restoration: Returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new material.

Social significance: Items having this value are significant through their social, spiritual or cultural association with a recognisable community.

State heritage inventory: A list of heritage items of state significance developed and managed by the Heritage Division. The inventory is part of the NSW Heritage Database.

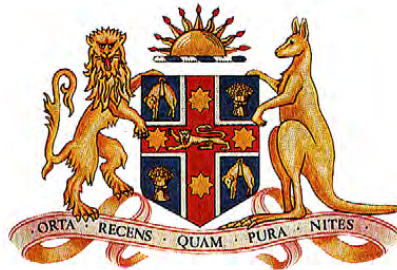
State significance: Items of heritage significance which are fine examples, or rare, at a state community level.

Statement of heritage significance: A statement, usually in prose form which summarises why a heritage item or area is of importance to present and future generations.

Technical/research significance: Items having this value are significant because of their contribution or potential contribution to an understanding of our cultural history or environment.

Appendix B

Interim Heritage Order No.2



Government Gazette

of the State of

New South Wales

Number 57—Planning and Heritage
Friday, 12 February 2021

The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of the notice and can be used as a reference for that notice (for example, (n2019-14)).

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website (www.legislation.nsw.gov.au) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal, see the Gazette page.

HERITAGE ACT 1977

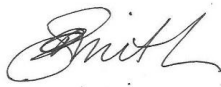
INTERIM HERITAGE ORDER NO. 2

Under Section 25 of the Heritage Act 1977 Liverpool City Council does by this order:

- i. make an interim heritage order to cover the item of environmental heritage specified or described in Schedule "A"; and
- ii. declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule "B".

This Interim Heritage Order will lapse six months from the date that it is made unless the local Council has passed a resolution before that date; and

- (i) in the case of an item which, in the council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or
- (ii) In the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32(2) of the Heritage Act to include the item on the State Heritage Register.



David Smith
A/Director City Economy and Growth
Liverpool City Council

Liverpool, 10 February 2021

Schedule "A"

The property known as the Liverpool Scout Hall, situated at 124 Moore Street, Liverpool on land described in Schedule B.

Schedule "B"

All those pieces or parcels of land known as (Cnr Lot 1 DP 10447) in Parish of St Luke, County of Cumberland.



planning consultants

Heritage Significance Assessment

Liverpool Scout Hall

124 Moore Street, Liverpool

Prepared for: Scouts NSW
April 2023

Printed: 26 April 2023
File Name: 21849A.BMcD_Heritage Assessment
Project Manager: Brian McDonald
Client: Scouts NSW
Project Number: 21849A

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1 Introduction

1.1 Commission

DFP has been commissioned by Scouts NSW to prepare an independent Heritage Significance Assessment of the existing Scout Hall at 124 Moore Street Liverpool.

The report has been prepared by Brian McDonald, Principal Urban Designer and Heritage Consultant, DFP Planning and reviewed by Kendal Mackay, Director DFP Planning.

1.2 Background

The NSW Government Gazette No 57- Planning and Heritage 12 February 2021 gave notice that an Interim Heritage Order had been placed on “*the property known as Liverpool Scout Hall situated at 124 Moore Street Liverpool*”. On 1 July 2021 Liverpool Council advised the Scout Association of NSW of planning proposal RZ-4/2021, which seeks to include 124 Moore Street, Liverpool as a local heritage item under Schedule 5 – Environmental Heritage of *Liverpool Local Environmental Plan 2008*. Scouts NSW requested that listing be deferred to allow time for an independent assessment to be undertaken to accompany a submission to the Council.

1.3 Methodology and Structure

The methodology used in the preparation of this Heritage Significance Assessment is in accordance with the principles and definitions as set out in the guidelines to *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance October 2013*) and *Assessing Heritage Significance (2001)*, produced by the NSW Heritage Office, Department of Environment and Planning.

The assessment relies on documentary material provided by Scouts NSW and the Historical Overview contained in the Heritage Significance Assessment by Edwards Heritage Consultants June 2021 for Liverpool Council. The information contained in the Heritage Significance Assessment by Edwards Heritage Consultants June 2021 is not in dispute. However, this significance assessment independently evaluates the weight that should be given to the documentary evidence in assessing the historic and associational significance of Liverpool Scout Hall.

1.4 Site Identification

The Site is known as 124 Moore Street, Liverpool and legally described as Lot 1 DP 10447.

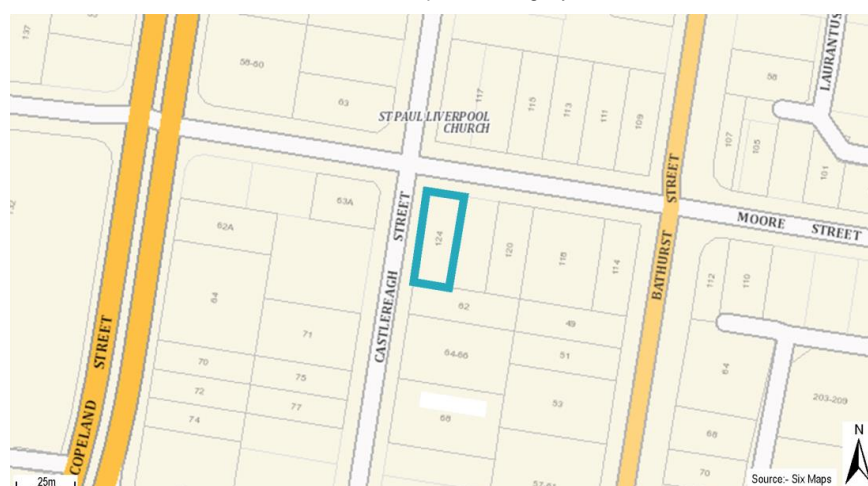


Figure 1 Site Location

1 Introduction



Figure 2 Aerial Photograph

1.5 Report Limitations

This report is limited to the investigation of the European history of the site. The assessment has been made based on documentary evidence reviewed and inspection of the existing fabric.

Archaeological assessment of the subject site is outside the scope of this report.

1.6 Abbreviations and Definitions

ICOMOS International Council on Monuments and Sites

Burra Charter refers to 'The Burra Charter' prepared by Australia ICOMOS October 2013

The conservation terms used throughout this report are based on the terms and definitions adopted by *The Burra Charter*, *The Australia ICOMOS Charter for places of cultural significance* (Australia ICOMOS October 2013). *The Burra Charter* forms the basis for cultural conservation within Australia and is acknowledged by government heritage agencies around Australia. Terms used in this plan are defined below:

Place, means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural Significance, means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Fabric means all the physical material of the place including fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance, as listed in the History Section of this report.

Maintenance means the continuous protective care of the fabric, and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Integrity (not a Burra Charter definition) means the degree to which a place or component of a place retains the form and completeness of its physical fabric, historical associations, use or social attachments that give the place its cultural significance.

1 Introduction

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use. [Article 7.2 states regarding use that: *a place will have a compatible use*]

Compatible use means a use, which respects the cultural significance of a place. Such a use involves no, or minimal impact on cultural significance.

Interpretation means all the ways of presenting the cultural significance of a place.

2 Historical Summary

2.1 Introduction

The historical overview provided by Edwards Heritage Consultants is well researched and comprehensive. No useful purpose would be served by replicating this work and there is no contention about its completeness and accuracy. Therefore, this independent assessment of significance acknowledges the historical overview undertaken by Edwards Heritage Consultants and relies upon it to form opinions on the degree of significance of Liverpool Scout Hall.

2.2 Pre-European Settlement

Assessment of the use and occupation of the land by the indigenous population is outside the scope of this report. There can be no doubt that the area now known as the Liverpool Town Centre was traversed by Aboriginals over millennia. The Scout Hall site is one small part of this territory.

2.3 Area History

Edwards Heritage consultants have provided an informative chronology of the chain of ownership of the land from the first land grants to Matthew Bass and George Flinders, through the various landholders and their backgrounds up to the time the site was transferred by Robert Clyde Rowe and his associates to the Scouting movement in 1929. The backgrounds of those associated with the site, including John Payne, William Bland and Robert Clyde Rowe demonstrate their achievements and contributions to the establishment and civic affairs of Liverpool.

2.4 Site History

The evolution of the subject site through a series of subdivisions and sales is described up to creation as a subdivision of 18 allotments in 1925, and transfer to the Boy Scouts Association of NSW in 1929. Events leading to formation of the Liverpool Scout troop and the role the Scout Hall played in community affairs and during the Second World War up to its closure in 2008 are well detailed.

2.5 The Scouting Movement

The Historical Overview places Liverpool Scout Hall within the context of formation of the Scouting movement by Lord Baden Powell in 1907. The writer is very familiar with this background having been a member of the Scouting movement between the ages of 8 and 18.

It is interesting to note that the movement established very quickly in Australia with the formation of the first Scout group at Mosman as early as 1908 followed by steady growth through the pre-World War 1, Inter War and post-World War 2 periods. Regrettably, the decline in interest in the Scouting movement has resulted in the closure of many Scout groups, including 1st Earlwood, the Scout group attended by the writer.

3 Physical Description

3.1 Site Context

Liverpool Scout Hall is located on the south east corner of the intersection of Moore Street and Castlereagh Street.

Existing development in the immediate vicinity consists of three and four-storey flat buildings along the western and eastern side of Castlereagh Street, a seven-storey flat building at 65-69 Castlereagh Street and a few surviving single storey cottages. There is a six-storey flat building at 128 Moore Street and three-storey flat buildings between Castlereagh and Bathurst Streets. Three and four-storey flat buildings line the north side of Moore Street. Liverpool Presbyterian Church is immediately opposite the site in Moore Street.

The area is in transition. Current zonings in *Liverpool Local Environmental Plan 2008* place the site in the B4 Mixed Use zone. Permissible building heights are 45 metres along the east side of Castlereagh Street, including the subject site, 35 metres on the western side of Castlereagh Street and 80 metres to the east of the block in which the site sits. While zoning is not a criterion for heritage assessment, it should be recognised that the setting and heritage curtilage of the Scout Hall will drastically change.

3.2 Physical Evidence

EXTERIOR

Liverpool Scout Hall represents no architectural style and may be described as Inter War vernacular.

It is a simple rectangular structure comprising a pitched corrugated steel gable roof and weatherboard wall cladding. The front (northern) elevation facing Moore Street is symmetrical with a central flush lined timber door under a flat strutted awning and two windows (**Figure 3**). Access is gained by two steps. The weatherboard wall cladding extends into the gable which has plain timber barge boards. A timber louvred ventilator is located at the apex of the gable which also has a simple timber finial supported on thin collar tie. The sub floor is bricked in. The windows have architraves at the sides and the head, a central mullion and fixed glazing. Evidence of previous hinge locations for casements can be seen on the jambs.

The east elevation facing Castlereagh Street contains a flush lined double door and three windows identical to the windows in the front elevation (**Figure 4**). Three concrete steps flanked by kennels lead the door. The weatherboards about a square vertical bead at the corners. Brick piers (230mm x 230mm) with metal ant caps can be seen at the base of the wall. The eaves detail consists of a thick fascia beam supported on exposed rafter ends. A high-fronted modern gutter has been installed to collect roof water.

The weatherboard south elevation has no doors or windows (**Figure 5**). The louvred vent at the apex of the gable and the barge boards are detailed as for the front elevation. Brick piers can be seen at the base of the wall. The high front gutters are connected to a horizontal downpipe running across the wall and discharging into a corrugated steel rainwater tank. There is evidence of earlier conventional downpipes on the east and west elevations at the corners of the building (**Figure 6**).

The west elevation has a narrow setback faces the adjacent property. There are four windows identical to those in the north and east elevations. The eaves have been lined with boards above the exposed rafters. Brick piers are visible at the base of the wall.

The corrugated steel roof shows evidence of red paint. The ridge capping and barge rolls are painted galvanised steel. The downpipe arrangement at the south end is described above. A conventional rectangular downpipe is located at the north east and north west corner.

3 Physical Description

INTERIOR

The floor plan comprises an open hall with two rooms flanking an entrance corridor at the north end. The north west room functioned as the den for the Scout leaders. The walls are lined in plywood sheeting with vertical grooves to imply joints. The ceiling is lined with T & G boards. The floor is hardboard sheeting, probably laid over the original T & G boards (**Figure 7**).

The north east room is a kitchen with a very basic joinery fit out and a tile splashback. The walls and ceiling are white painted hardboard sheeting. The floor is hardboard sheeting, probably laid over the original T & G boards (**Figure 8**). There is a hatch to the main hall.

The main hall (**Figure 9**) has no ceiling lining. The roof trusses with steel rod tension members, the purlins and corrugated steel sheeting are exposed. The walls are white painted plywood with battened joints. The floor is sheathed in plywood, probably over the original T & G boarding. A ladder provides access to storage over the ceilings of the den and kitchen. The inside face of the front door and side door can be seen as framed. Suspended fluorescent battens are positioned in the roof space.

SITE ELEMENTS

The front of the site has a roll top galvanised steel fence and gate to a concrete path. On the Castlereagh Street boundary there is a steel wire mesh security fence. The west and south fences are a steel sheet type. A concrete block toilet block with a corrugated steel skillion roof stands at the south end of the site (**Figure 10**). Near the north east corner of the scout hall there is a flat roofed shelter structure. The grass surrounding the hall is overgrown. There are no trees or landscape features.



Figure 3 Front (north): Source: Brian McDonald 13 March 2023

3 Physical Description



Figure 4 East side of Scout hall. Source: Brian McDonald 13 March 2023



Figure 5 South side of Scout hall. Source: Brian McDonald 13 March 2023

3



Figure 6 South-east corner of Scout hall showing brick piers, former downpipe location and corner bead for weatherboards. Source: Brian McDonald 13 March 2023



Figure 7 Den. Source: Brian McDonald 13 March 2023

3 Physical Description



Figure 8 Kitchen. Source: Brian McDonald 13 March 2023



Figure 9 Hall interior. Source: Brian McDonald 13 March 2023

3 Physical Description



Figure 10 Toilet Block: Source: Brian McDonald 13 March 2023

3.3 Condition

EXTERIOR

Liverpool Scout Group was disbanded in early 2008. The hall is in poor condition generally, although not beyond repair. The paint on barge boards doors and windows has deteriorated showing bare timber in some places. The weatherboards are in fair condition. Some defects have been poorly patched on the south elevation and the bottom board has deteriorated in some locations - The vent in the south gable has missing louvres (**Figure 11**).

The roof paint is extremely weathered leaving bare steel on most of the surface. Without close inspection of the roof, it is not possible to assess the full extent of corrosion of the sheeting although, when viewed from inside the building, there is evidence of corrosion at joints and overlaps of the sheets.

There is evidence of foundation settlement where brick piers are leaning (**Figure 12**). It is outside the scope of this report to determine the cause of the settlement of the piers, although such defects are common where footings have limited bearing surface on reactive soils.

The fixed glazed windows, formerly casements, do not provide any natural ventilation to the interior and do not comply with Part F4.5 of the National Construction Code.

INTERIOR

The interior is in fair condition requiring minor maintenance works and repainting. Further investigation might reveal why the original flooring has been sheeted over.

3 Physical Description



Figure 11 South elevation showing patched weatherboards and broken louvre vent. Source: Brian McDonald 13 March 2023






Figure 12 Example of leaning brick piers on the south elevation. Source: Brian McDonald 13 March 2023

4 Comparative Analysis

4.1 Methodology

A search of Scout halls in the Sydney metropolitan area has been undertaken to understand the range and diversity of Scout hall building types. It is likely that some operating and former Scout halls with common characteristics have been missed. Some Scout halls are situated in dense bushland and cannot be seen from Google Streetview. The search revealed that there is a significant number of timber Scout halls still in operation and there is also an interesting range of other designs of Scout halls for comparison with Liverpool Scout Hall.

4.2 Timber Scout Halls

SCOUT HALLS IMAGES	COMMENTS
	<p>1st Boronia Park Scout Hall</p> <p>21 Farnell Street Hunters Hill</p> <p>Troop founded 1931, built 1957</p> <p>Weatherboard rectangular building, corrugated steel gable roof with awning over front door.</p>
	<p>1st Castle Hill Scout Hall</p> <p>1 Rowallan Avenue Castle Hill</p> <p>First Scout hall built behind Council Chambers 1938, moved to present location 1948.</p> <p>Weatherboard rectangular building, corrugated steel gable roof with side porch.</p>
	<p>1st Bayview Scout Hall</p> <p>1905 Pittwater Road Bayview</p> <p>Heritage Item 2270406 Pittwater Local Environmental Plan 2014</p> <p>Weatherboard rectangular building with corrugated steel gable roof</p>

4 Comparative Analysis

	<p>1st Harbord Scout Hall 46 Stirgess Avenue Harbord Built 1957.</p> <p>Weatherboard rectangular building, corrugated steel gable roof with awning over front door.</p>
	<p>Ermington Scout Hall 6 Bartlett Street Ermington Built 1953.</p> <p>L shaped weatherboard building with awning over side entry.</p>
	<p>Normanhurst Scout Hall Now Hornsby Gang Show Dartford Road and Pennant Hills Road Normanhurst in Kenley Park.</p> <p>Weatherboard rectangular building, corrugated steel gable roof with awning over front door.</p>

4 Comparative Analysis

	<p>West Epping Scout Hall 25 Willoughby Street Epping Built 1947.</p> <p>Weatherboard rectangular building, corrugated steel gable roof with awning over front door.</p>
	<p>Hunters Hill Scout Hall 10 Durham Street Hunters Hill</p> <p>Inter War period weatherboard rectangular building, corrugated steel gable roof with awning over front door and side wing.</p> <p>Scouting in Hunters Hill has a strong association with the Windeyer family prominent citizens of Hunters Hill and legal circles in NSW.</p>
	<p>1st Clifton Gardens Sea Scout Hall</p> <p>Troop founded 1944, built 1951.</p> <p>Weatherboard rectangular two-storey building, corrugated steel gable roof with verandah.</p>


4 Comparative Analysis

	<p>3rd Mosman Sea Scouts Mosman Bay</p> <p>Timber rectangular two-storey building, corrugated steel irregular gable roof</p>
	<p>Windsor Girl Guides Hall Johnston Street Windsor</p> <p>Weatherboard rectangular building, corrugated steel gable roof with awning over front door.</p>
	<p>Kingsford Smith Scout Hall Sparks Street Eastlakes</p> <p>Formerly 1st Daceyville scouts.</p> <p>Corrugated steel L shaped building, corrugated steel gable roof with awning over front door</p>
	<p>1st Collaroy Plateau Scout Hall Matt McLelland Walk</p> <p>Built 1960s.</p> <p>Rectangular building, corrugated steel gable roof, vertical boarding and flat roofed annex</p>




4 Comparative Analysis

	<p>Balmain Scout Hall 105 Mort Street Balmain</p> <p>Inter War period weatherboard elevated rectangular building, horizontal weatherboards, front verandah access and steps.</p>
	<p>Liverpool Scout Hall 124 Moore Street Liverpool</p> <p>Troop founded 1925, built 1930</p> <p>Inter War Period rectangular weatherboard building. Gable roof and awning over front entry.</p>

4.3 Other Types of Scout Halls

SCOUT HALLS IMAGES	COMMENTS
	<p>1st Dulwich Hill - Marrickville Scout Hall 33 Lewisham Road Dulwich Hill</p> <p>Built 1921.</p> <p>Heritage Item I18 Marrickville LEP 2011.</p> <p>Brick and render Federation period free style building with decorative parapets, bay windows and front awnings.</p> <p>The building was formerly the Central West Metropolitan District Scout Shop.</p>


4 Comparative Analysis

	<p>1st Mosman Scout Hall Avenue Road Mosman Heritage Item I5 Mosman LEP 2012 and State Heritage Item.</p> <p>Sandstone two-storey rectangular building with hipped roof. Also known as the Barn. The building was erected by Archibald Mosman in 1831 and used for his whaling activities. The "Barn" was purchased in 1925 for the Mosman Scout Troop, which was formed in 1908, the oldest group in NSW.</p>
	<p>Willoughby Scout Hall 56 – 58 Laurel Street Willoughby</p> <p>Symmetrical rectangular Inter War period brick building with gabled parapet The front door is unprotected. There is an awning over a side door at the rear.</p>
	<p>1st Concord Scout Hall Park Avenue Concord</p> <p>Inter War Period rectangular brick building with gambrel tiled roof, concrete breeze soliel panels over windows and brick dentil course at eaves level.</p>

4 Comparative Analysis

	<p>Sydney North Region Scout Hall</p> <p>6 Ellis Street Chatswood.</p> <p>Inter War period rectangular painted brick building with gable roof . The awning over central door is flanked by two windows similar to Liverpool Scout Hall.</p>
	<p>1st Epping Scout Hall</p> <p>4 Essex Street Epping</p> <p>Formed in 1915. Hall built in 1925</p> <p>Heritage item in Parramatta Local Environmental Plan 2023.</p> <p>Inter War period brick building with gable roof, central door with awning flanked by windows.</p>
	<p>Woollahra Paddington Scout Hall</p> <p>37 Paddington Street Paddington</p> <p>Heritage Conservation Area Woollahra Local Environmental Plan 2014</p> <p>Federation period former two-storey brick shop with parapet, deep cornice and multi-pane windows. Shop windows and street awning have been retained.</p>

4 Comparative Analysis

	<p>Strathfield Scout Hall</p> <p>6 Byer Street Strathfield</p> <p>Inter War period rectangular painted brick building with gable roof and skillion roofed side annex. The gable is clad in asbestos cement sheeting. Awning over central door flanked by two windows like Liverpool Scout Hall.</p>
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4.4 Discussion

The comparative analysis provides information that enables Liverpool Scout Hall to be seen in a broader context.

Liverpool Scout Hall dates from the Inter War period. Other Scout Halls found to be of this period are:

- 1st Castle Hill Scout Hall;
- Hunters Hill Scout Hall;
- Balmain Scout Hall;
- Willoughby Scout Hall;
- Concord Scout Hall;
- Sydney North Region Scout Hall;
- 1st Epping Scout Hall; and
- Strathfield Scout Hall.

Of these Scout Halls only 1st Epping is a heritage item.

In terms of materiality, it has characteristics that are shared by all the Scout Halls scheduled as being of timber construction.

In terms of built form, Liverpool Scout Hall has similarities with:

- 1st Boronia Scout Hall;
- 1st Castle Hill Scout Hall;
- 1st Bayview Scout Hall;
- 1st Harbord Scout Hall;
- Normanhurst Scout Hall;
- 1st Epping Scout Hall;
- Hunters Hill Scout Hall;
- Kingsford Smith Scout Hall;
- Sydney North Region Scout Hall; and
- Strathfield Scout Hall.

4 Comparative Analysis

A search of Schedule 5 in the local environmental plans applying to each Scout Hall found that no Scout Hall in timber construction category is heritage listed or in a heritage conservation area, except 1st Bayview.

Examples of other types of Scout Hall have been considered to make a wider comparison of the building type. Some of these examples exhibit significant architectural quality and technical values. Dulwich Hall Scout Hall is a rare example of its type dating from 1921. The writer recalls buying his Cub Scout and Scout uniforms here at the Scout shop in the 1950s. It is certainly worthy of heritage listing. 1st Mosman Scout Hall is a State Heritage item for its pre-scouting history and association with Archibald Mosman. It has a long and continuing use as Scout Hall since 1925 by a Scout Troop that was formed in 1908 warranting its listing as State heritage item. The Mosman Scout group is the oldest Scout group in Australia.

Willoughby and Concord Scout Halls have distinctive architectural characteristics of the Inter Wars period, although they are not heritage listed.

Woollahra Paddington Scout Hall is an anomaly as it has clearly been adapted from a Federation period two storey shop building, which has aesthetic and landmark value and has historic connections in demonstrating an important phase of the development of Paddington as an inner-city suburb. The building is not heritage listed individually but is within a very large and cohesive heritage conservation area.

5 Heritage Significance

5.1 What is heritage significance?

Before making decisions to list a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

The conservation principles set out in *The Burra Charter*, *The Australia ICOMOS Charter for Places of Cultural Significance* (October 2013) have been utilised to undertake this heritage assessment. The following provides definitions that assist in the interpretation of the conservation principles set out in the '*The Burra Charter*'.

Cultural significance means aesthetic, historic, scientific or social or spiritual value for past, present or future generations.¹

The cultural significance of Liverpool Scout Hall has been assessed against evaluation criteria set out by the Heritage NSW.

5.2 Significance Assessment

The following assessment against the established criteria set by the Department of Planning and Environment; NSW Heritage Branch discusses how each criterion relates to the subject site.

The assessment is based on the values that the place represents as a precursor to the formal assessment.

5.2.1 Criterion (A) Evolutional Significance

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)

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity	Has incidental or unsubstantiated connections with historically important activities or processes
Is associated with a significant activity or historical phase.	Provides evidence of activities or processes that are of dubious historical importance
Maintains or shows the continuity of a historical process or activity	Has been so altered that it can no longer provide evidence of a particular association

Comment: The early history of subdivision and development in the locality has been obscured by twentieth century and early twenty first century development and site amalgamations. Although the present site remains as Lot 1 of the 1925 18-lot subdivision by the Perpetual Trustee Company Limited, comparison between the existing allotment pattern (**Figure 13** and the 1943 pattern (**Figure 14**) in which the 1925 subdivision is clearly shown demonstrates the extent to which the subdivision has been altered by consolidations and development.

The connection of the property with the Scouting movement has been broken for fifteen years. Liverpool Scout Hall demonstrates the type of facility common to the Scouting movement as it expanded throughout metropolitan Sydney and NSW after its establishment by Lord Baden Powell in 1907. As a member of the Scouting movement during the 1950s, the writer is familiar with the typical timber Scout halls up to that period.

In relative terms Liverpool Scout Hall is not assessed as being of interest but not important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

¹ *The Burra Charter, the Australian ICOMOS Charter for Places of Cultural Significance*, (1999), p2.

5 Heritage Significance



Figure 13 Area of 1925 subdivision showing changes to the 18-lot pattern Source: Sixmaps



Figure 14 1943 aerial photograph showing 1925 18-lot subdivision Source: Sixmaps

5 Heritage Significance

5.2.2 Criterion (B) Associational Significance

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).

Guidelines for Inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation	Has incidental or unsubstantiated connections with historically important people or events
Is Associated with a significant event, person, or group of persons	Provides evidence of people or events that are of dubious historical importance
	Has been so altered that it can no longer provide evidence of a particular association

Comment: Historic connections with the previous land holders and occupants, John Payne Lloyd, and William Bland, is tenuous. Up to the time the site was purchased by Robert Clyde Rowe, Lawrence Murphy, Edward Pearce and Jamie Pirie in 1926 there is no record of the use of the site.

While William Bland has a colourful history and a tale of redemption becoming a prominent citizen after 1821 there is little to connect the land with his activities. Similarly, Robert Clyde Lloyd's distinguished contribution to local affairs and organisations and success in his career as a pharmacist is not reflected in the physical fabric and use of the site. Transfer of ownership to the Scouting movement in 1929 and construction of the Scout Hall in 1930 was a result of philanthropy and community fund raising. This has been a common way of establishing local Scouting groups. Use of the hall for community activities and fund-raising functions are also common uses for Scout halls. The Scout hall the writer attended in the 1950s hosted film nights, Scottish dancing, Empire nights and community activities as did other Scout halls in the district. However, the link with the Scouting movement has been severed for 15 years.

Liverpool Scout Hall no longer has strong associations with the persons or groups connected with the history of the place and does not meet this criterion.

5.2.3 Criterion (C) Aesthetic Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (State significance);

OR

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

Guidelines for Inclusion	Guidelines for Exclusion
Shows or is associated with, creative or technical innovation or achievement	is not a major work by an important designer or artist
Is the inspiration for a creative or technical innovation or achievement	
Is aesthetically distinctive	its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
Has landmark qualities	has only a loose association with a creative or technical achievement
Exemplifies a particular taste, style or technology	

Comment:

Liverpool Scout Hall now stands in an altered context compared to the Inter War and Post War periods and is of scale that despite its corner location does not present landmark qualities. The simple gable roofed and weatherboard building does not demonstrate any significant aesthetic or technical values. Liverpool Scout Hall does not meet this criterion.

5 Heritage Significance

5.2.4 Criterion (D) Social Significance

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

Guidelines for Inclusion	Guidelines for Exclusion
Is important for its association with an identifiable group	Is only important to the community for amenity reasons
Is important to a community's sense of place	Is retained only in preference to a proposed alternative

Comment: Liverpool Scout Hall's link with the Scouting movement was severed in 2008 when the local Scout group was wound up. It has not had a connection with community or cultural groups for 15 years. It does not meet this criterion.

5.2.5 Criterion (E) Archaeological / Research Potential

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)

Guidelines for Inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and/or archaeological information	The knowledge gained would be irrelevant to research on science, human history or culture
Is an important benchmark or reference site or type	Has little archaeological potential
Provides evidence of past human cultures that is unavailable elsewhere	Only contains information that is readily available from other resources or archaeological sites

Comment: The documentary evidence does not indicate any use of the land prior to construction of Liverpool Scout Hall. While assessment of aboriginal archaeological potential is not within the scope of this assessment, should any artifacts be encountered the protocols of the NSW Heritage Act would apply.

5.2.6 Criterion (F) Comparative Cultural History

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).

Guidelines for Inclusion	Guidelines for Exclusion
Provides evidence of a defunct custom, way of life or process	Is not rare
Demonstrates a process, custom or other human activity that is in danger of being lost	Is numerous but under threat
Show unusually accurate evidence of a significant human activity	
Is the only example of its type	
Demonstrates designs or techniques of exceptional interest	
Shows rare evidence of a significant human activity important to a community	

Comment: Liverpool Scout Hall is typical of the simple vernacular form of Scout halls erected throughout the state during the early to mid-twentieth century and does not meet this criterion.

5.2.7 Criterion (G) Comparative Places

An item is important in demonstrating the principal characteristics of a class of NSW's

- cultural or natural places; or

- cultural or natural environments.

Guidelines for Inclusion	Guidelines for Exclusion
Is a fine example of its type	Is a poor example of its type
Has the principal characteristics of an important class or group of items	Does not include or has lost the range of characteristics of a type
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	Does not represent well the characteristics that make up a significant variation of a type
Is significant variation to a class of items	
Is part of a group which collectively illustrates a representative type	

5 Heritage Significance

Guidelines for Inclusion	Guidelines for Exclusion
Is outstanding because of its setting, condition or size	
Is outstanding because of its integrity or the esteem in which it is held	

Comment: Liverpool Scout Hall does have the attributes of the simple form of hall usually built to a budget throughout Sydney. Although some examples of this type of Scout hall have been lost due to dwindling numbers in the scouting movement, several still exist as shown in the comparative analysis. The Scout Hall's ability to demonstrate the principal characteristics of this type of building alone does not lift it to the level of local heritage significance.

5.3 Statement of Significance

Liverpool Scout Hall has indirect connections with the previous landowners, who are of local interest. This association does not rise to the level of important in demonstrating the pattern of Liverpool's cultural history or associations with person(s) of importance in the history of the local area.

The simple built form and vernacular character of the Scout Hall is typical of Scout halls constructed throughout the Sydney metropolitan area in the Inter War and Post War periods. The weatherboard structure supported on brick piers with a gabled corrugated steel roof does not demonstrate any important aesthetic or technical characteristics.

The association with the Scouting movement was severed in 2008 when the Scout troop was transferred to Lurnea. While the Scout Hall hosted many community activities during its operation, this is common to Scout halls throughout Sydney, that advertise the availability as halls for community and social events.

Documentary evidence does not indicate the previous use of the site and it is unlikely that any significant artifacts dating from previous use would be encountered.

It can be seen from the comparative analysis that Liverpool Scout Hall is typical of the built forms and materiality of Scout halls throughout the Sydney metropolitan area in the Inter War and Post War periods.

While Liverpool Scout Hall shares characteristics with many other Scout halls throughout Sydney, none of these demonstrate any notable characteristics. Only one of the weather board examples, and one brick example of the gable roof types, at Bayview and Strathfield respectively, are heritage listed.

The foregoing assessment against the heritage significance assessment criteria finds the Liverpool Scout Hall does not qualify for listing as local heritage item.

6 Conclusion and Recommendations

6.1 Conclusions

It has been found that Liverpool Scout Hall does not meet the thresholds for heritage significance that would qualify for listing as local heritage item. There is no direct connection between the activities of the Scouting movement and personalities identified with the ownership of the land prior to its acquisition in 1929. Its association with the Scouting movement, and use by community organisations, common to Scout halls in other locations, has been severed for 15 years. The aesthetic, technical characteristics and constructional methods of the building are unexceptional and are similar to many Scout halls throughout the Sydney metropolitan area that are not listed as heritage items.

Nevertheless, there is an interesting story to be told, which can be addressed by adoption of the following recommendations.

6.2 Recommendations

6.2.1 Archival Record

Prior to disposal of the site an archival photographic record is to be made in accordance with the publication "Photographic Recording of Heritage Items Using Film or Digital Capture" published by NSW Heritage. Two copies shall be lodged with Liverpool Council.

6.2.2 Interpretation

A condition of consent is to be imposed on any development application for an interpretation plan in accordance with the publication "Interpreting Heritage Places and Items Guidelines" by Heritage NSW to be prepared prior to issue of a construction certificate. The interpretation plan shall detail the historic context, interpretation media and venue in a publicly accessible location within the development.

6.2.3 Archaeology

Any relic or artifact encountered on the site must be notified to the NSW Heritage Council in accordance with Section 146 of the NSW Heritage Act 1977.

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1st Clifton Gardens Sea Scouts 70th Birthday, hotlyspiced.com/1st-clifton-gardens-sea-scouts-70th-birthday

Ashfield District Historical Society Newsletter September 2021

Epping Scout Group (NSW) about, <https://www.eppingscouts.com.au/home/about>

History of 1st Castle Hill Scout Group, 1stcastlehillscouts.org.au/about-us/history

Monday 21 August 2023
Liverpool City Council

Ms. Lilyan Abosh - Strategic Planning Manager
Mr. Thomas Wheeler - Heritage Officer

re: 124 Moore Street, LIVERPOOL
Your Ref: 192504.2023
Interim Heritage Order on 124 Moore Street, Liverpool
Further Information

E: ABoshL@liverpool.nsw.gov.au

The Scout Association of Australia – NSW Branch (“Scouts NSW”) provides further correspondence in relation to the above matter, concerning real estate property located at 124 Moore Street, LIVERPOOL.

Notwithstanding matters previously outlined and raised in prior correspondence which remain actively on foot, Scouts NSW now provides:

- Further letter and additional matters for consideration by the Governance Committee - Liverpool City Council, as prepared by independent Heritage subject matter expert with extensive experience, Mr. Brian McDonald of DFP Planning Pty. Ltd.

Scouts NSW now asks that Liverpool City Council considers all information as submitted, in relation to our Property located at 124 Moore Street, LIVERPOOL.

We appreciate the opportunity to provide additional information as now attached, further to the previous Letters of correspondence; the prior independent Heritage report completed by Mr. Brian McDonald of DFP Planning Pty Ltd; representation and attendance at Liverpool Council to speak to our position on 26 July in relation to said property; and Scouts NSW continues to maintain its position on the matter re: 124 Moore Street, LIVERPOOL.

We trust that all matters as presented by Scouts NSW, will be duly considered and we look forward to further engagement as may be required.

Yours sincerely,

ScNSWP099 

(electronic signature)

Brett Clarke

Head of Asset Management, Scouts NSW.

cc:

Chief Executive Officer - Carolyn Campbell.
Chair State Asset Committee - Peter Lee



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Scouts Australia
Member of the World
Organization of the
Scout Movement



planning consultants

21 August 2023
Our Ref: 21849A.BMCD.2_Heritage

The General Manager
Liverpool City Council
33 Moore Street
Liverpool
NSW 2170

Dear Sir

**LIVERPOOL SCOUT HALL
SUBMISSION TO LIVERPOOL COUNCIL GOVERNANCE COMMITTEE MEETING**

At the Council's meeting on 26 July 2023, Council resolved to refer the proposed listing of the former Liverpool Scout Hall at 124 Moore Street Liverpool in Schedule 5 of the Liverpool Local Environmental Plan to the Council's Governance Committee. At the Council meeting Scouts NSW was invited to put before the Governance Committee any further representations in the matter. DFP Planning were engaged to make an independent assessment of heritage significance of the former Liverpool Scout Hall at 124 Moore Street Liverpool. The independent assessment and this letter have been prepared by the writer, an experienced heritage consultant and architect with 50 years of experience.

This letter sets out key points for the deliberations of the Committee.

1. HERITAGE SIGNIFICANCE

Our independent Heritage Assessment Significance Assessment, 26 April 2023: set out the historical background of the site and the scout hall; provided a description of the site and scout hall, including the present condition; provided a comparative analysis of twenty-three (23) scout halls in the Sydney metropolitan area; and assessed its significance against the criteria established by the NSW Heritage Council.

COMPARITIVE SIGNIFICANCE.

Seven (7) scout halls examined were found to be of the same Inter War period. One (1), First Epping Scout Hall, is a heritage item.



https://dfpplanningptltd.sharepoint.com/sites/Projects/Shared Documents/21849A Liverpool Scout Hall/Letters/21849A.BMCD.2_Liverpool Council.docx



Ten (10) scout halls have similar gable roofed built form as the former Liverpool Scout Hall, 1st Epping Scout Hall, is a heritage item and the only heritage listed gable roofed weatherboard scout hall that is a heritage item is 1st Bayview Scout Hall.



The only other heritage listed scout halls are of a very different period and design than the former Liverpool Scout Hall.

Dulwich Hall Scout Hall is a rare example of its type dating from 1921. It is a two storey Arts and Crafts style building, certainly worthy of heritage listing.



1st Mosman Scout Hall is a State Heritage item for its pre-scouting history and association with Archibald Mosman. It has a long and continuing use as Scout Hall since 1925 by a Scout Troop that was formed in 1908 warranting its listing as State heritage item. The Mosman Scout group is the oldest Scout group in Australia.



https://dfpplanningptyltd.sharepoint.com/sites/Projects/Shared Documents/21849A Liverpool Scout Hall/Letters/21849A.BMCD.2_Liverpool Council.docx



It may be argued that a local heritage listing should be confined to consideration of the local government area involved. This kind of consideration is too narrow, regard should be given to the relative characteristics and background in a wider context. The fact that out of the twenty-three (23) scout halls compared only four (4) are listed local heritage items and of these, only one (1) has any similarity to Liverpool Scout Hall must be seen in the wider context of evaluation of potential heritage items.

The heritage significance assessment report by Edwards Heritage Consultants compared Liverpool Scout Hall with only three (3) other examples, none within Liverpool Local Government Area and one (1) is not a scout hall

ASSESSMENT CRITERIA

There is a tendency to approach individual items with a narrow a focus rather than from a comparative perspective. Our heritage significance assessment against the assessment criteria comes to very different conclusions than the assessment by Edwards Heritage Consulting. An important distinction between the approaches taken is interpretation of the terms of each criterion.

To meet the threshold for criterion (A) it is necessary to assess whether:

*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**).*

It is not sufficient to make the assessment on a general connection with the cultural history of Liverpool. The association must demonstrate the **importance** of the potential heritage item.

To meet the threshold for criterion (B) it is necessary to assess whether:

*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**).*

The former Liverpool Scout Hall does not have **strong or special associations**. The site is associated with notable persons in the locality prior to erection of the Scout Hall, but the building does not. The association with the scouting movement was severed when the Liverpool Scout Group vacated the premises fifteen years ago.

To meet the threshold for criterion (C) it is necessary to assess whether:

*An item is **important** in demonstrating aesthetic characteristics and/or a **high degree of creative or technical achievement** in NSW (State significance);*

OR

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

The simple gable roofed weatherboard building does not demonstrate any characteristics that are **important** in terms of Criterion (C). The same can be said for the similar scout halls in the comparative survey that have not been listed in their local government areas.

To meet the threshold for criterion (D) it is necessary to assess whether:

*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*

The former Liverpool Scout Hall has been vacant for 15 years. Any **association** with the scouting movement is **tenuous** and long in the past. Community support for heritage listing has been limited.

To meet the threshold for criterion (E) it is necessary to assess whether:

https://dfpplanningptyltd.sharepoint.com/sites/Projects/Shared Documents/21849A Liverpool Scout Hall/Letters/21849A.BMcD.2_Liverpool Council.docx



*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**)*

Documentary evidence does not indicate any prior uses of the site the state and does not meet this criterion. Should any archaeological resources be encountered on the site the provisions of the NSW Heritage Act would apply as they do throughout the State.

To meet the threshold for criterion (F) it is necessary to assess whether:

*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**).*

The former Liverpool Scout Hall is typical of the simple vernacular form of scout halls erected throughout the state during the early to mid-twentieth century. It has **no uncommon, rare or endangered** characteristics.

To meet the threshold for criterion (G) it is necessary to assess whether:

*An item is **important** in demonstrating the principal characteristics of a class of NSW's - cultural or natural places; or- cultural or natural environments of **the local area**).*

The former Liverpool Scout Hall is **not an important** example of vernacular scout halls throughout the metropolitan area or in the Liverpool Local Government Area. To the extent that it was to be representative of a type meeting this criterion alone it would not have been elevated to the threshold for heritage listing.

PREVIOUS HERITAGE STUDIES

It is worth noting that in previous heritage studies, the former Liverpool Scout Hall was not evaluated as worthy of heritage listing. It was not recommended for heritage listing in the Liverpool Heritage Study 1992 or the Potential Items Heritage Study March 2017.

2. ZONING

The former Liverpool Scout Hall site falls within the MU1 Mixed use zone. Development in the vicinity of the site is subject to a minimum Lot size of 1,000m²; maximum height of buildings 45 metres ; and Floor Space Ratio 2.5:1. On the other side of Castlereagh Street the land is zoned R4 High Density Residential; minimum lot size 1,000m²; height of buildings 35 metres; and FSR 2:1. The locality will change significantly. While this is not strictly a heritage consideration, when the land was rezoned, the strategic planners did not envisage this site would be proposed for heritage listing. From the perspective of "*orderly and economic development*" a key objective of the Environmental Planning and Assessment Act 1979, isolation of 124 Moore Street as an undersized lot with a single storey building is both unreasonable and unfair.

3. FINANCIAL BURDEN

Declining numbers have resulted in Scouting NSW consolidating scout groups. 1st Liverpool was amalgamated with 1st Lurnea Scout Group. Regrettably, the scouting movement's fall in numbers means that 1st Liverpool will not return to the former Liverpool Scout Hall, and it is no longer viable. More stable scout groups at Green Valley, Hoxton Park and Wattle Grove, as well as Lurnea serve the needs of Scouting NSW in the region.

Over the period since the scout hall was vacated, Scouts NSW have been burdened with an asset with ongoing holding costs against very little return only for very infrequent short term

https://dfpplanningptyltd.sharepoint.com/sites/Projects/Shared Documents/21849A Liverpool Scout Hall/Letters/21849A.BMCD.2_Liverpool Council.docx



(e.g., one night) lettings). These expenditures would otherwise go to funding to maintain sustainable scouting in the State.

4. CONCLUSION

It would be most unreasonable to heritage list an asset: which has been found to fail the tests for heritage significance, that would continue to be a financial burden on Scouts for NSW; and would thwart realisation of strategic planning objectives for Liverpool City Centre.

5. RECOMMENDATIONS

We re-iterate the recommendations made in the Heritage Significance Assessment by DFP Planning dated 26 April 2023.

ARCHIVAL RECORD

Prior to disposal of the site an archival photographic record is to be made in accordance with the publication "Photographic Recording of Heritage Items Using Film or Digital Capture" published by NSW Heritage. Two copies shall be lodged with Liverpool Council.

INTERPRETATION

A condition of consent is to be imposed on any development application for an interpretation plan in accordance with the publication "Interpreting Heritage Places and Items Guidelines" by Heritage NSW to be prepared prior to issue of a construction certificate. The interpretation plan shall detail the historic context, interpretation media and venue in a publicly accessible location within the development.

ARCHAEOLOGY

Any relic or artifact encountered on the site must be notified to the NSW Heritage Council in accordance with Section 146 of the NSW Heritage Act 1977.

Regards

A handwritten signature in black ink that reads 'Brian McDonald'. The signature is written in a cursive, slightly slanted style.

Brian McDonald

Principal Urban Designer and Heritage Consultant

DFP Planning Pty Ltd.

PLAN 02	Update on the Interim Heritage Order for 124 Moore Street, Liverpool
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Strategic Objective	Healthy, Inclusive, Engaging Embrace the city's heritage and history
File Ref	192504.2023
Report By	Thomas Wheeler - Heritage Officer
Approved By	Lina Kakish - Acting Director Planning & Compliance

EXECUTIVE SUMMARY

At the Council meeting of 26 October 2022, Council resolved to defer the listing of the property located at 124 Moore Street, Liverpool on Schedule 5 – Environmental Heritage of the Liverpool Local Environmental Plan (LLEP) 2008, to enable further consultation with the owner (Scouts NSW).

Consistent with this resolution, further consultation was undertaken with Scouts NSW and the opportunity was provided for Scouts to submit an alternative heritage significance assessment prepared on their behalf for the consideration of Council.

The alternate heritage significance assessment (**Attachment B**) was submitted to Council on 26 April 2023 and reviewed by Council's Heritage Officer.

This report provides a summary of the process in response to the resolution of 26 October 2022 and a summary assessment of the original heritage significance assessment (**Attachment A**), and the alternate assessment.

RECOMMENDATION

That Council:

1. Prepare a planning proposal to amend the Liverpool Local Environmental Plan 2008 to list 124 Moore Street, Liverpool under Schedule 5 – Environmental Heritage; and
2. Notify the owner of Council's decision to continue with the listing of the property and detail future consultation opportunities as part of the planning proposal process.

REPORT

Background

Council resolved at its meetings in November 2020 and February 2021, to issue an Interim Heritage Order (IHO) for the properties located at 122 Atkinson Street, Liverpool and 124 Moore Street, Liverpool. Both IHOs were subsequently gazetted by the NSW Government.

Following the NSW Government guidelines for IHOs, a Preliminary Assessment of Heritage Significance was undertaken for each property, identifying the need to complete a more detailed assessment.

In November 2020, FORM Architects were engaged by Council to prepare an Assessment of Heritage Significance for 122 Atkinson Street, Liverpool. The report concluded that the building is historically and socially significant and therefore meets the threshold for local heritage listing.

Similarly, in March 2021, Edwards Heritage was engaged by Council to prepare an Assessment of Heritage Significance for 124 Moore Street, Liverpool. The report noted that despite the locality evolving, the significance of the building as one of the first scout halls in the area and a purpose-built scout hall had not been undermined. It was concluded that the property holds local heritage significance.

Council subsequently resolved at the 28 April 2021 and 30 June 2021 meetings to prepare a planning proposal to list 122 Atkinson Street, Liverpool and 124 Moore Street, Liverpool in Schedule 5 - Environmental Heritage of the Liverpool Local Environmental Plan (LLEP) 2008.

Consistent with Council's resolution, a planning proposal was prepared to list the properties as well as remove six heritage items from Schedule 5 (Items 4, 5, 27, 36, 57A & 59). The items to be removed are no longer subject to the LLEP and/or have been heavily impacted by previous State Significant Development (SSD) or State Significant Infrastructure (SSI) applications, as detailed in the Planning Proposal Report.

At its meeting on 23 February 2022, Council resolved the following:

That Council:

1. *Notes the advice of the Liverpool Local Planning Panel;*
2. *Endorses the planning proposal to amend Schedule 5 – Environmental Heritage of the Liverpool Local Environmental Plan 2008;*
3. *Delegates to the Acting CEO (or delegate) to make any typographical or other editing amendments to the planning proposal if required;*
4. *Forwards the planning proposal to the Department of Planning and Environment pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979, seeking a Gateway determination, with a request that Council be authorised as the local plan-making authority;*

5. *Subject to Gateway determination, undertake public exhibition and community consultation in accordance with the conditions of the Gateway determination and the Liverpool Community Participation Plan;*
6. *Receive a further report on the outcomes of public exhibition and community consultation; and*
7. *Notify the owners of 122 Atkinson Street, Liverpool and 124 Moore Street, Liverpool of the Council's decision to endorse the planning proposal for a Gateway determination and to provide advice on the next steps of the plan-making process.*

The planning proposal was placed on public exhibition between 11 May 2022 to 10 June 2022 in line with the Gateway conditions. No formal submissions were received from the public exhibition. The proposal also was referred to Heritage NSW who raised no objections.

Throughout the planning proposal process, Council staff experienced difficulties contacting the landowner of No. 124 Moore Street, Liverpool. On 27 July 2022, Council received a response from the owner requesting the draft planning proposal be deferred. Council staff have since been engaging with the owner concerning preparing a formal submission for the proposed heritage listing of their property. The landowner had requested six months to engage a heritage consultant to peer review the Heritage Significance Assessment prepared for Council.

To allow a submission to be considered without substantially delaying the planning proposal, the property was removed from Amendment 95 to further consider the property as a part of a new planning process.

The post-exhibition report, outlining the exhibition process and outcomes was tabled at the 26 October 2022 meeting and the following resolution was passed.

That Council:

1. *Notes the Gateway determination for Liverpool Local Environmental Plan 2008 (Amendment 95) and the results of the public authority and community consultation;*
2. *Notes that consultation with the owner of 124 Moore Street, Liverpool is ongoing and removes the property from Amendment 95;*
3. *Proceeds with Amendment 95 (as amended by point 2) and delegates authority to the Acting Chief Executive Officer (or delegate) to liaise with the NSW Parliamentary Counsel's Office and the Department of Planning and Environment to finalize the amendment;*
4. *Notes that the proposed heritage listing of 124 Moore Street, Liverpool in Schedule 5 – Environmental Heritage of the LEP will be progressed as a separate planning proposal or through the LEP Review underway to enable sufficient time for the landowner to engage their own heritage consultant and provide a submission to Council; and*
5. ***Receives a further report and recommendation following further consultation with the owner of 124 Moore Street, Liverpool.***

This report addresses point five (5) of the above resolution. The heritage significance assessment (**Attachment A**) was provided to the owners of 124 Moore Street, Liverpool and they were provided with the opportunity to engage their independent heritage consultant who has provided their assessment for consideration (**Attachment B**).

Assessment of Heritage Significance

The following section of this report compares the original assessment of significance undertaken by Edwards Heritage (**Attachment A**) for Liverpool City Council with the assessment completed by DFP Planning Consultants for Scouts NSW (**Attachment B**). This section of the report goes through each criterion of the accepted Heritage Council of NSW Heritage Significance Criteria, and includes summary comments from Council's Heritage Officer.

CRITERION (A) – HISTORICAL SIGNIFICANCE

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

EDWARDS HERITAGE

- The subject site contributes to the historical narrative of the subdivision and development of Liverpool. The Scout Hall is located on the former land of John Payne Lloyd, a soldier, businessman, agriculturist, and early settler in Liverpool. He leased the property to the medical practitioner, politician and philanthropist William Bland. However, there is insufficient evidence to suggest that significant historical events occurred at the site during this period.
- A community-based campaign to raise funds for a local Scout Hall began in 1925. Following five years of fundraising, the Scout Hall was opened in 1930 by the then Governor of New South Wales, Sir Philip Game. A large celebration to commemorate the opening which involved Scout groups from across the region.
- The hall served as the venue for countless community events during the twentieth century, including dances, birthdays, wedding receptions, social evenings and fundraising nights.
- During the Second World War, the local Volunteer Defence Corps trained at the hall weekly.
- The Liverpool Scout Hall is connected to multiple historical events and processes that are significant to the local area. Its subdivision pattern and low-scale development reflect early planning in Liverpool. Its construction was the result of a substantial period of fundraising by the local community and its opening was a notable event that involved the Governor of New South Wales and the Mayor of Liverpool, amongst other local leaders. Particularly in the 1930s and 40s, the hall was used for a multitude of charity events and in this way reflects a period when community-based fundraising was highly prevalent in the area. In addition, the hall was directly associated with the town's defence measures during the Second World War as the training venue for the local Volunteer Defence Corps.

DFP PLANNING

Comment: The early history of subdivision and development in the locality has been obscured by twentieth century and early twenty first century development and site amalgamations. Although the present site remains as Lot 1 of the 1925 18-lot subdivision by the Perpetual Trustee Company Limited, comparison between the existing allotment pattern (**Figure 13** and the 1943 pattern (**Figure 14**) in which the 1925 subdivision is clearly shown demonstrates the extent to which the subdivision has been altered by consolidations and development.

The connection of the property with the Scouting movement has been broken for fifteen years. Liverpool Scout Hall demonstrates the type of facility common to the Scouting movement as it expanded throughout metropolitan Sydney and NSW after its establishment by Lord Baden Powell in 1907. As a member of the Scouting movement during the 1950s, the writer is familiar with the typical timber Scout halls up to that period.

In relative terms Liverpool Scout Hall is not assessed as being of interest but not 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) – HISTORICAL ASSOCIATION

An item or place 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).

EDWARDS HERITAGE

- The Scout Hall is located on the former land of John Payne Lloyd, a soldier, businessman, agriculturist, and early settler in Liverpool. He leased the property to the medical practitioner, politician and philanthropist William Bland. Nevertheless, neither Lloyd nor Bland is believed to have had strong associations with the site.
- The Liverpool Scouts used the hall continuously from its opening in 1930 until recently and it therefore has a strong association with the Scouts group and movement.
- A range of other local community groups also used the hall frequently during the twentieth century.

DFP PLANNING

Comment: Historic connections with the previous land holders and occupants, John Payne Lloyd, and William Bland, is tenuous. Up to the time the site was purchased by Robert Clyde Rowe, Lawrence Murphy, Edward Pearce and Jamie Pirie in 1926 there is no record of the use of the site.

While William Bland has a colourful history and a tale of redemption becoming a prominent citizen after 1821 there is little to connect the land with his activities. Similarly, Robert Clyde Lloyd's distinguished contribution to local affairs and organisations and success in his career as a pharmacist is not reflected in the physical fabric and use of the site. Transfer of ownership to the Scouting movement in 1929 and construction of the Scout Hall in 1930 was a result of philanthropy and community fund raising. This has been a common way of establishing local Scouting groups. Use of the hall for community activities and fund-raising functions are also common uses for Scout halls. The Scout hall the writer attended in the 1950s hosted film nights, Scottish dancing, Empire nights and community activities as did other Scout halls in the district. However, the link with the Scouting movement has been severed for 15 years.

Liverpool Scout Hall no longer has strong associations with the persons or groups connected with the history of the place and does not meet this criterion.

CRITERION (C) AESTHETIC

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

EDWARDS HERITAGE

- The Liverpool Scout Hall is a typical example of a 1930s Scouts or community hall. It does not show evidence of technical innovation or achievement but exemplifies the vernacular style of small-scaled timber halls of its time.
- The hall is the only known surviving example of its type in Liverpool and is therefore aesthetically distinctive at a local level.
- As the hall is located on a prominent corner block near the centre of Liverpool and is the only single-storey building dating from the early twentieth century in the vicinity, the hall has landmark qualities.

DFP PLANNING

Comment:

Liverpool Scout Hall now stands in an altered context compared to the Inter War and Post War periods and is of scale that despite its corner location does not present landmark qualities. The simple gable roofed and weatherboard building does not demonstrate any significant aesthetic or technical values. Liverpool Scout Hall does not meet this criterion.

CRITERION (D) SOCIAL

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

EDWARDS HERITAGE

- The hall has distinct and strong associations with the Scouts movement and specifically, the Liverpool Scouts, being the home of the group from 1930 until c2021, when the Liverpool Scouts group relocated to Lurnea.
- The hall has also served the social needs of the local community for the past 90 years, serving as the venue for a wide variety of community events during the 20th century, including social dances, birthdays, wedding receptions, social evenings and fundraising nights. Such social events have catered for a variety of individuals, families and community groups.
- The building has been the focus of community events from 1930 to c2021.
- During the Second World War, the building was used for the weekly meeting and training venue for the local Volunteer Defence Corps.

DFP PLANNING

Comment: Liverpool Scout Hall's link with the Scouting movement was severed in 2008 when the local Scout group was wound up. It has not had a connection with community or cultural groups for 15 years. It does not meet this criterion.

CRITERION (E) TECHNICAL/RESEARCH

An item or place 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).

EDWARDS HERITAGE

- Although the site was previously owned by John Payne Lloyd and William Bland, it is unlikely that it contained any structures prior to the construction of the current Scout Hall.
- The site has a low potential to yield new or substantial scientific and/or archaeological information.

DFP PLANNING

Comment: The documentary evidence does not indicate any use of the land prior to construction of Liverpool Scout Hall. While assessment of aboriginal archaeological potential is not within the scope of this assessment, should any artifacts be encountered the protocols of the NSW Heritage Act would apply.

CRITERION (F) RARITY

An item or place possess uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

EDWARDS HERITAGE

- The Liverpool Scout Hall is the only example of its style and class of building in the Liverpool area and has remained largely unchanged since its construction in c1930.
- The building provides rare evidence of the early Scouts movement in Liverpool.

DFP PLANNING

Comment: Liverpool Scout Hall is typical of the simple vernacular form of Scout halls erected throughout the state during the early to mid-twentieth century and does not meet this criterion.

CRITERION (G) REPRESENTATIVE

An item or place 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).

EDWARDS HERITAGE

- The Liverpool Scout Hall is typical of a 1930s small-scaled timber community hall and remains largely intact, having been little altered externally, with no notable additions to the original building's form or silhouette and retaining many of the original architectural features.
- As the only example of its type in Liverpool, it has outstanding representative value at a local level. It is also associated with other Australian Scout Halls dating from a similar period which collectively illustrate a representative building type.

DFP PLANNING

Comment: Liverpool Scout Hall does have the attributes of the simple form of hall usually built to a budget throughout Sydney. Although some examples of this type of Scout hall have been lost due to dwindling numbers in the scouting movement, several still exist as shown in the comparative analysis. The Scout Hall's ability to demonstrate the principal characteristics of this type of building alone does not lift it to the level of local heritage significance.

SUMMARY COUNCIL RESPONSE

It is acknowledged that the pattern of subdivision and the history associated with the subdivision of the site, while identified by Edwards Heritage, is not a strong argument for heritage listing. The subdivision has been obscured by years of development and re-subdivision, changing the local pattern and connection to historic landforms.

However, it is important to understand from the beginning that the proposal was to heritage list 124 Moore Street, Liverpool as a local heritage item, therefore being of local heritage significance. When considering the property against the heritage significance criteria, the assessment should be based on the local area and not the whole of NSW as the aim is to protect or conserve what is significant to the history and/or people of Liverpool.

References by DFP Planning to the relationship of 124 Moore Street, Liverpool to the wider NSW Scouting Movement or Scouting Halls around NSW, while may be relevant to a broader consideration of State Heritage Significance, are irrelevant when considered at a local heritage significance level.

Further, the weighting placed on the impact of the Scouts not using the building since the early 2000s is not agreed. A building or place may not necessarily retain its original use or occupancy, but it can still provide evidence of that use through its design and built form. Reducing or minimising the significance of a potential heritage item due to no longer being used for its original purpose is not supported.

The subject property, 124 Moore Street, Liverpool retains its external appearance as a Scout Hall and there is documentary evidence from the 1930s which demonstrates this. The building is identifiable as a Scout Hall and despite the cessation of physical scouting use, the physical characteristics of the use through the purpose-built form remain.

Therefore, it is still the opinion of Council's Heritage Officer that the property located at 124 Moore Street, Liverpool demonstrates local heritage significance through its physical form and connection to the local scouting movement and should be listed under Schedule 5, of the Liverpool Local Environmental Plan (LLEP) 2008.

Next Steps

It is therefore recommended that a planning proposal be prepared, which seeks to include 124 Moore Street, Liverpool in Schedule 5 of the Liverpool Local Environmental Plan (LLEP) 2008.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic or financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	Include any relevant legislation and section here. There are no legislative considerations relating to this report.
Risk	The risk is deemed to be Low. There is no risk associated with this report.

ATTACHMENTS

1. Attachment A - 124 Moore Street - Assessment of Significance - Edwards Heritage. (Under separate cover)
2. Attachment B - Scouts NSW Submission - Heritage Assessment Final V2 (Under separate cover)

ITEM 03

Development Assessment

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	322837.2023
Report By	William Attard - Manager Development Assessment
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

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

RECOMMENDATION

That the Governance Committee receives and notes the Development Assessment report.

REPORT

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

Development Applications and Class 1 Appeals

Outstanding Development Applications (DAs)	
31 August 2023 (Prior Report)	524 DAs
30 September 2023	474 DAs
Difference in Reporting Periods	50 DAs
Active Class 1 Appeals	
31 August 2023 (Prior Report)	42 Appeals
30 September 2023	46 Appeals
Difference in Reporting Periods	4 Appeals
Development Applications (DAs) Received & Completed (September 2023)	
DAs Received	188 DAs
DAs Completed	207 DAs
Development Application (DA) Approval Statistics (September 2023)	
DAs Approved	54 DAs
Total Capital Investment Value (\$)	\$82M Capital Investment Value
New Lots Approved	248 Lots
New Homes Approved	35 Homes
DA Fees Released from Trust (\$)	\$337k Fees
Contribution Fees Raised (\$)	\$5M Contributions

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

Position	Positions	Vacancy
Principal Planner	1	0
Senior DA Planners	10	5
Senior Planning Advisory Officers	2	1 (Extended Leave)
DA Planners	14	0 (1x Vacancy filled since August)
Student Planners	4	1
Duty Officers	2	0

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

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

ATTACHMENTS

Nil

ITEM 04

Strategic Planning Work Program

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	328425.2023
Report By	Luke Oste - Coordinator Strategic Planning
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

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

RECOMMENDATION

That the Governance Committee recommends that Council receives and notes this report.

REPORT

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

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	Provide information about Council's services, roles and decision making processes.

Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Work Program - Strategic Planning



Strategic Planning Work Program

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

Planning Proposals not yet endorsed by Council

Reference	Address	Status
RZ-2/2023	327 Eighth Avenue, Austral	Pre-LPP assessment in progress
RZ-7/2022	60 Gurner Ave, Austral	State agency negotiations
RZ-3/2023	1411 The Northern Road, Bringelly	Assessment in progress (awaiting info from proponent)
RZ-3/2022	93-145 Hoxton Park Rd, Liverpool	Pre Gateway Exhibition – 8 September to 9 October 2023
RZ-2/2020	Lot 2 Newbridge Road, Moorebank	Planning Proposal/LPP Report being prepared as per July 2023 Resolution. Targeting November LPP.
RZ-4/2018	337-349 Newbridge Road, Moorebank	Awaiting progress of Moore Point proposal
RZ-10/2022	1400 Elizabeth Drive, Cecil Park	Awaiting additional information

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

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

Lodgement: 5 May 2023

Address: 327 Eighth Avenue, Austral

Responsible officer: Talia Saad – Assistant Strategic Planner

Brief description:

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

Changed development standards:

Amend the zone from SP2 Educational Establishment to R3 Medium Density Residential
Amend the Land Zoning Map: LZN_007
Amend the Land Reservation Acquisition Map: LRA_007

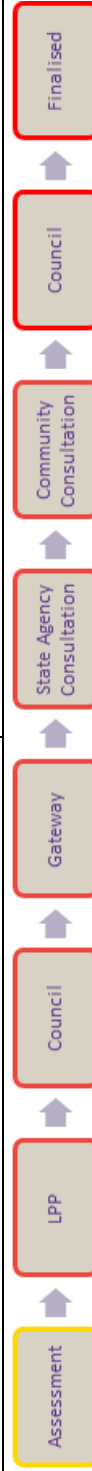
Comments:

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

Upon conducting an information adequacy review of the submitted documents, it was determined that the Planning Proposal is incomplete. Missing info/docs: A comprehensive Social Impact Assessment, Plans demonstrating that residential uses can be accommodated on the site, and the anticipated Capital Investment Value (CIV) that the proposed land-use would entail.



Source: ePlanning Spatial Viewer



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

RZ-7/2022 – 60 Gurner Avenue, Austral

Lodgement: 31 August 2022

Address: 60 Gurner Avenue, Austral

Responsible officer: Danielle Hijazi – Strategic Planner

Brief description: The proposal seeks to amend the zone from SP2 Educational Establishment to R2 Low Density Residential; the Land Reservation Acquisition Map by removing the yellow colouring and Educational Establishment notation and the 'Height of Buildings Map' from 12 metres to 9 metres.

Changed controls:

- Amend the zone from SP2 Educational Establishment to R2 Low Density Residential.
- Amend the Land Reservation Acquisition Map by removing the yellow colouring and Educational Establishment notation.
- Amend the Height of Buildings Map' from 12 metres to 9 metres.

Status: The planning proposal was lodged on the 31/08/2022. An initial review of the proposal has been completed.

Issues with Strategic and site specific merit have been identified. Working with the proponent, DPE and SINSW to resolve the issue, or otherwise move the matter forward.

Update 17/01/23: SINSW has informed Council officers that they will write to the planning minister / DPE to relinquish acquisition, which will avoid the need for this planning proposal to be considered by Council. Delays are being experienced due to the state governments caretaker period. Council staff are actively advocating for this to be expedited by DPE and SINSW.



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

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

Lodgement: 7 June 2023

Address: 1411 The Northern Road, Bringelly

Responsible officer: Jerard Tungcab – Strategic Planner

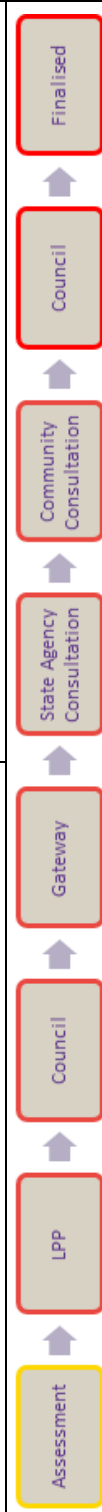
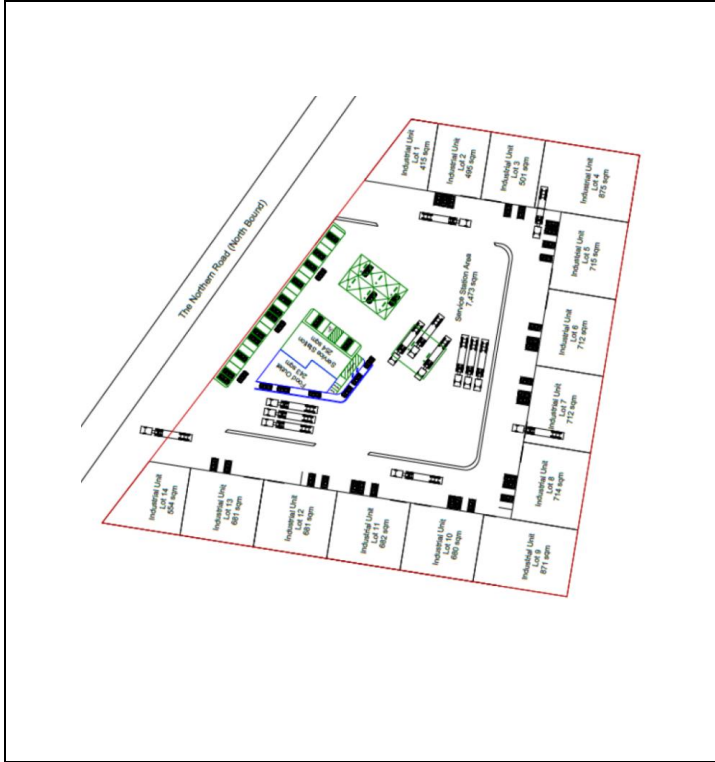
Brief description: Planning Proposal seeking to include take-away food, service station, and light industrial units in Schedule 1 of Liverpool LEP through the additional permitted uses section

Changed controls:


- Include the Site as a “Key Site” under Clause 9,
- Amend Schedule 1 to permit with development consent over Lot 6 DP 1217784, the development of a Service Station; Food and Drink Premises; and Light Industry.

Comments:

Assessment has been made and have recommended to the proponent that the proposal be withdrawn citing numerous strategic and site-specific constraints; however, the applicant has elected to progress and work to resolve these issue before consideration by the LPP.



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

RZ-X/2023 – Securing Industrial Land - Austral	
Endorsed: 18 July 2023 Address: IN2 Lands, South-West Growth Centres	
Responsible officer: Masud Hasan– Senior Strategic Planner	
Brief description: To review planning controls pertaining to IN2 zoned land in growth centres to ensure supply of industrial uses and limit competition from commercial/ non-industrial uses.	
Changed controls: <ul style="list-style-type: none">TBC	
Comments: <ul style="list-style-type: none">July Governance Committee endorsed investigation.To draft new SEPP/DCP controls and prepare a planning proposal and LPP report	
 <p>The diagram is a detailed site plan for an industrial development. It shows two main lots: Lot A (3,482 m²) and Lot B (5,431 m²). Lot A contains a 'SERVICE STATION + FAST FOOD' area, while Lot B is designated for 'COMMERCIAL PREMISES'. The plan includes various infrastructure elements such as 'ACQUEDUCT WALL', 'SHARED DRIVEWAY', 'LOADING' zones, and 'SHEET METAL SHED' structures. Dimensions and specific area measurements are provided throughout the site. A north arrow is located in the bottom left corner of the plan.</p>	
<div><div>Scoping</div><div>Committee Meeting</div><div>Drafting</div><div>LPP</div><div>Council</div><div>Gateway</div><div>State Agency Consultation</div><div>Community Consultation</div><div>Council</div><div>Finalised</div></div>	

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

RZ-3/2022 – Hoxton Park Road, Liverpool

Lodgement: 15 July 2022

Address: 93-145 Hoxton Park Road, 51 Maryvale Avenue and 260 Memorial Avenue, Liverpool NSW

Responsible officer: Stephen Peterson– Senior Strategic Planner

Brief description: Facilitate 6 storey development comprising of approximately 255 dwellings, minor ancillary retail development and basement car parking.

Changed controls:

- Increase the maximum height of buildings from 15m to 21m
- Increase the FSR control from 1:1 to 1.5:1
- Schedule 1 of LLEP 2008 clause to permit small scale food and drink and retail land use.


Comments:

- Various discussions with the proponent have occurred to receive required information and justification for the proposal. This included a supporting DCP amendment and VPA offer.
- The planning proposal amended/additional documentation has been assessed with a recommendation to lower the proposed FSR to 1.5:1.
- The LPP considered the proposal at the May meeting.
- RFI issued June 2023 – Proponent responded July 2023.
- **Initial report referred to Council in August 2023 – Deferral.**
- **Pre Gateway Exhibition – 8 September – 9 October 2023.**



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

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

<p>Lodgement: 5 March 2020 Address: Lot 6 Newbridge Road, Chipping Norton Responsible officer: Stephen Peterson – Senior Strategic Planner</p>	
<p>Brief description: Planning proposal request to rezone the site from E2 to part R1, part SP2 and part RE1 to support approximately 2,000 new dwellings (Superseded)</p> <p>Planning Proposal as per 26 July 2023 Council meeting resolution is to now rezone site to Part C2, Part RE1 and Part E4 (General Industrial).</p>	
<p>Changed controls: Height of buildings development standard of 50m and Floor Space Ratio of 1:1 (Superseded) As of 26 July 2023: Rezone site to Part C2, Part RE1 and Part E4 (General Industrial).</p>	
<p>Comments:</p> <ul style="list-style-type: none"> • Council report considered at the 28/09/22 meeting. Outcome to consider retail on site. • Council engaged consultant to undertake Economic Impact Assessment (EIA) of retail on site. • EIA not supportive of retail on site. EIA considered at 26/07/2023 meeting. Outcome for staff to prepare PP to rezone site to part RE2 along 40m of river foreshore and rest of site as E4 (General Industrial) and refer back to LPP. Meeting held with proponent. • PP and LPP report being drafted for November LPP. Proponent to submit concept plans. 	



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

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

Lodgement: 19 June 2019
Address: 335-349 Newbridge Road, Moorebank (Lot 201 DP 584561)

Responsible officer: Luke Oste – Coordinator Strategic Planning

Brief description:

Rezone the site from IN2 Light Industrial to B4 Mixed Use allowing for a mixed-use development containing approximately 536 apartments of up to 18 storeys and 6,300sqm of commercial floor space.

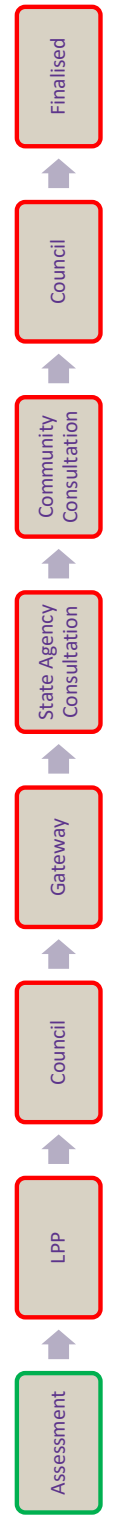
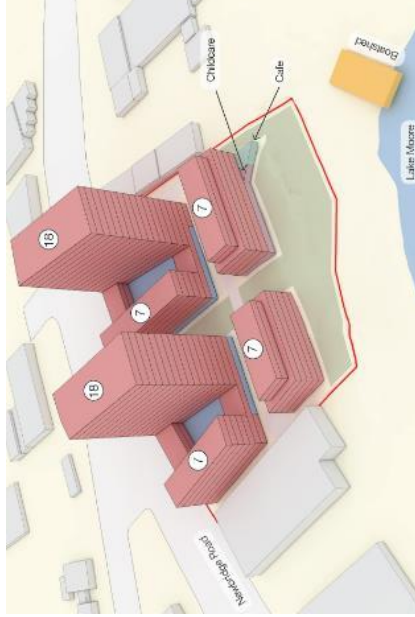
Changed controls:

- Rezone from IN2 –Light Industrial to B4 – Mixed Use
- Increase FSR from current 0.75:1 to 3:1
- Increase HOB from current 15m to 67m (approx. 22 stories)
- Adopt a non-residential floor space ratio of 0.4:1

Comments:


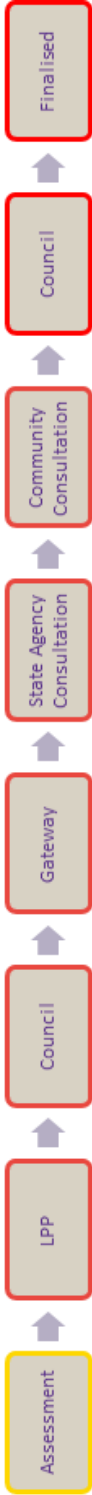
As the broader Moore Point development has received a Gateway for the broad precinct that includes this site, this smaller proposal will not be progressed. Council is working with the proponent to arrange this and ensure the site is considered as part of the broader Moore Point precinct.

Awaiting response from proponent.



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

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

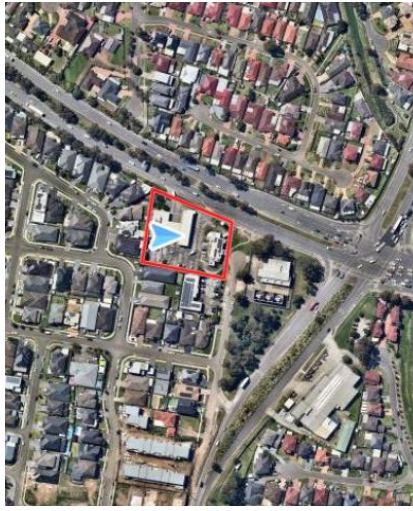
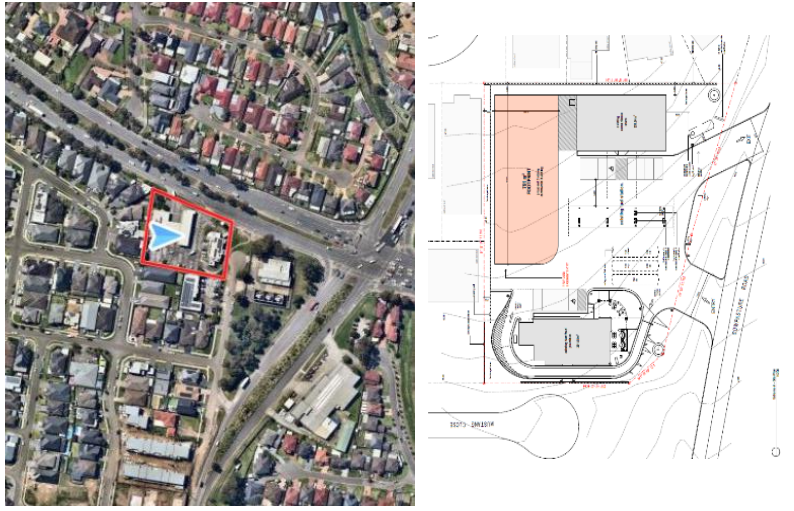
Lodgement: 10 October 2022	
Address: 1400-1480 Elizabeth Drive, Cecil Park	
Responsible officer: Kweku Aikins – Senior Strategic Planner	
Brief description: Schedule 1 amendment to permit take away food premises of up to 500 square metres on land at 1400-1480 Elizabeth Drive, Cecil Park	
Changed development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

Planning Proposals endorsed by Council

Reference	Address	Status
RZ-7/2021	368-370 Cowpasture Rd, Middleton Grange (Amendment 99)	DPE refused Gateway determination.
RZ-6/2021	Liverpool Private Hospital (Amendment 97)	September 2023 Council meeting for finalisation.
RZ-4/2017	124 Newbridge Road, Moorebank (Flower Power)	Request for information with proponent.
RZ-8/2017	Holsworthy Town Centre (Amendment 80)	Finalised and gazetted.
RZ-9/2017	146 Newbridge Road, Moorebank – (Georges Cove Village) (Amendment 87)	Request for information with proponent.
RZ-5/2018	146 Newbridge Road, Moorebank George's Cove Marina (Amendment 86)	Amended/Additional information received 15 September 2023. Information being reviewed by Council. Council Report to December Council Meeting.
RZ-9/2022	22 Box Road, Casula (Amendment 98)	Undergoing public exhibition. Public hearing scheduled for September
RZ-6/2015	Moore Point – Amendment 90	Addressing Gateway requirements and awaiting technical information from the proponent.

Strategic Planning Work Program – DCP Amendments

RZ-7/2021 – 370 Cowpasture Road, Middleton Grange (Amendment 99)

<p>Lodgement: 8 March 2022 Address: 370 Cowpasture Rd, Middleton Grange Responsible officer: Brianna van Zyl – Senior Strategic Planner</p>	
<p>Brief description: Ensure the zoning reflects the current land-uses on site.</p>	
<p>Changed controls:</p> <ul style="list-style-type: none"> • Increase FSR from current 0.65:1 to 0.75:1 • Increase HOB from current 8.5m to 12m 	
<p>Status:</p> <ul style="list-style-type: none"> • The pp was referred to the LPP on 14 November 2022. • The proponent submitted a PSI which was considered insufficient. • The proposal was referred to Council on 26 April 2023 where Council voted to defer the item until a site visit was arranged. • A site visit occurred on 16 May 2023. • The item was endorsed at the 28 June 2023 Council meeting to proceed with a Gateway determination. • DPE determined the planning proposal inadequate for Gateway Assessment. • A letter was sent to the proponent advising Council recommends put this as part of the LEP review. The proponent responded on 19 September 2023, and agreed with this approach. • A Memo for the Mayor and Councillors notifying them has been sent. 	
<p>Assessment → LPP → Council → Gateway → State Agency Consultation → Community Consultation → Council → Finalised</p>	

Strategic Planning Work Program – DCP Amendments

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

Lodgement: 10 December 2021

Address: 61-71 Goulburn Street, Liverpool

Responsible officer: Brianna van Zyl – Strategic Planner

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

Changed controls:

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

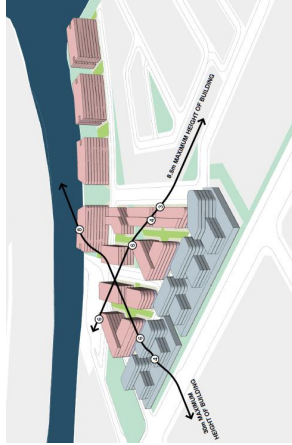













Status:

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



Strategic Planning Work Program – DCP Amendments

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

<p>Lodgement: 7 June 2017 Address: 124 Newbridge Road, Moorebank (Lot 2 DP 602988) Responsible officer: Stephen Peterson – Senior Strategic Planner</p>	<p>Brief description: Facilitate approximately 600 apartments, 167 serviced apartments and commercial land uses (Mixed use land fronting Newbridge Road). Retain RE1 Public Open Space along Georges River (Dedicated to Council). Closure of Davy Robinson Drive, new access Road to Newbridge Road.</p> <p>Changed controls:</p> <ul style="list-style-type: none"> Rezoned the subject site including amending internal zone boundaries of the site to E3 (Productivity Support), RE1 (Public Recreation) and R1 General Residential. Increase HOB and FSR to 24m and 1.7:1 for the northern residential area (Fronting and located towards Newbridge Road) and to 30m and 2.5:1 for the residential foreshore area. Decrease minimum lot size (excluding the portion of the site proposed to be zoned RE1 (Public Recreation)) to 2,000m² No development standards within proposed RE1 zone to accommodate required flood mitigation works required under DA-309/2011/B. 	<p>Status:</p> <ul style="list-style-type: none"> VPA from 2008 (VPA-12). Contributions section following up landowner regarding progress. Referred to LPP and Council in 2020. DPE advised to defer until Georges River Regional Flood Evacuation Study is completed (Now finalised). May 2023 - DPE advised up to Council to submit a PP for Gateway assessment, as long as it addresses the Flood Inquiry findings and draft shelter in place policy. June 2023 - RFI issued to proponent. Currently awaiting a response from proponent. To be re-referred to Council upon review of response to June 2023 RFI. 	  <div>             </div>
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Strategic Planning Work Program – DCP Amendments

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

<p>Lodgement: 11 October 2017 Address: 2 Macarthur Drive, Holsworthy (Lot 5 DP 825745)</p>	 	
<p>Responsible officer: Stephen Peterson – Senior Strategic Planner</p>		
<p>Brief description: Intensify the density of land uses on the site to facilitate a mixed-use town centre development.</p>		
<p>Changed controls:</p> <ul style="list-style-type: none"> • Increase HOB from current 21m to part 25m and part 45m • Increase FSR from 1.5:1 to 2.15:1 • Site specific clause to allow maximum 9000sqm of retail floor area 		
<p>Status:</p> <ul style="list-style-type: none"> • Post Exhibition report was referred to April 2023 Council meeting where Council resolved to support the Planning Proposal. • Proposal forwarded to DPE for finalisation as Council is not the local plan making authority. • DPE finalised proposal on 8 September 2023. 		
<p>Assessment → LPP → Council → Gateway → State Agency Consultation → Community Consultation → Council → Finalised</p>		



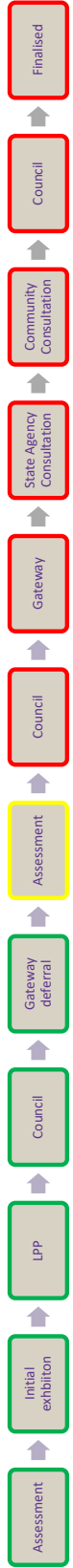
Strategic Planning Work Program – DCP Amendments

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

<p>Lodgement: 18 October 2017 Address: 146 Newbridge Road, Moorebank (Lot 7 DP 1065574)</p>	<p>Responsible officer: Stephen Peterson – Senior Strategic Planner</p>	<p>Brief description: Schedule 1 amendment to LLEP 2008 to permit supermarkets with a maximum gross floor area of 4,000sqm in the E3 – Productivity support zone.</p>	<p>Changed controls:</p> <ul style="list-style-type: none"> Additional LLEP 2008 Schedule 1 clause for supermarket land use with maximum GFA of 4,000sqm in the E3 – Productivity support zone. 	<p>Status:</p> <ul style="list-style-type: none"> Referred to LPP and Council in 2020. DPE advised to defer until Georges River Regional Flood Evacuation Study is completed (Now finalised). April 2023 – Proponent removed residential uses from the planning proposal- Now only commercial/Industrial uses. May 2023 - DPE advised to submit a PP for Gateway assessment, as long as it addresses the Flood Inquiry findings and draft shelter in place policy. June 2023 - RFI issued to proponent. Currently awaiting a response from proponent. 	 	<pre> graph LR A[Assessment] --> B[Initial exhibition] B --> C[LPP] C --> D[Council] D --> E[Gateway deferral] E --> F[Assessment] F --> G[Council] G --> H[Gateway] H --> I[State Agency Consultation] I --> J[Community Consultation] J --> K[Council] K --> L[Finalised] </pre>
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Strategic Planning Work Program – DCP Amendments

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

<p>Lodgement: 6 July 2018 Address: 146 Newbridge Road, Moorebank (Lot 7 DP 1065574) Responsible officer: Stephen Peterson</p>	
<p>Brief description: Facilitate approximately 21 terrace dwellings and 319 apartments adjacent to the Georges Cove Marina. Amend FSR and HOB, Keys site map and schedule 1 clause for residential.</p>	
<p>Changed controls:</p> <ul style="list-style-type: none"> Amend the Key Sites map to include a designated area for residential accommodation in the RE2 Private Recreation zone. Include a site-specific provision under Schedule 1 to enable residential accommodation as an additional permitted use (limited to multi-dwelling housing and residential flat buildings) within the key site. Amend the maximum permissible Floor Space Ratio from 0.25:1 to 0.4:1 (limited to the key site). Amend the maximum permissible Height of Building from 21m to 35m (limited to the key site). 	
<p>Status:</p> <ul style="list-style-type: none"> Referred to LPP and Council in 2020. DPE advised to defer until Georges River Regional Flood Evacuation Study is completed (Now finalised). May 2023 - DPE advised to submit a PP for Gateway assessment, as long as it addresses the Flood Inquiry findings and draft shelter in place policy. June 2023 - RFI issued to proponent. Proponent responded 15 September 2023. Council assessing amended/additional information submitted in September 2023. 	
	



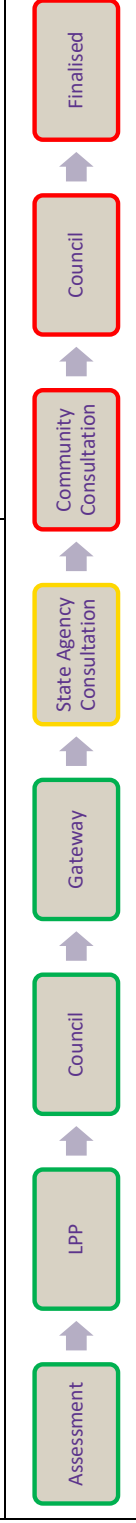
Strategic Planning Work Program – DCP Amendments

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

<p>Lodgement: Address: 22 Box Road, Casula</p>	<p>Responsible officer: Brianna van Zyl – Senior Strategic Planner</p>	<p>Brief description: Rezone the site from RE1 to R2 Low Density and reclassify the site from community to operational.</p> <p>Changed controls:</p> <ul style="list-style-type: none"> • Rezone site from RE1 to R2 Low Density Residential, and same development standards as adjacent residential zone. • Reclassify the site from community to operational 	<p>Status:</p> <ul style="list-style-type: none"> • On 31 August 2022, Council resolved to rezone the site • The planning proposal was referred to the local planning panel on 28 November 2022 • Council endorsed the planning proposal on 29 March 2023 • DPE issued a Gateway determination on 6 June 2023. • Public Exhibition is currently underway (17 July to 14 August 2023) • A Public Hearing was held on 21 September 2023 at Lurnea Community Hall. • Planning Proposal will be reported to Council November 2023 for finalisation 	 
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Strategic Planning Work Program – DCP Amendments











RZ-6/2015 - Moore Point – Amendment 90

<p>Amendment lodged: 17 April 2020 Address: 6, 8 & 16 Bridges Road, Moorebank (Lot 10 DP 875626, Lot 1-8 CS 57/2015, Lot 1 DP 329572)</p>	
<p>Responsible officer: Luke Oste – Coordinator Strategic Planning</p>	
<p>Brief description: To enable mixed-use development and high density residential.</p>	
<p>Changed controls:</p> <ul style="list-style-type: none"> • Rezone from IN2 Light Industrial to B4 Mixed Use and B6 Enterprise Corridor. • Amend the maximum building height from 15m and 18m to RL 136m and RL 108m. • Amend the maximum FSR from 0.75:1 to 4.2:1 and 3.5:1 to facilitate the development of approximately 12,220 dwellings and 249,364sqm commercial floor area. • Introduce Division 1A to manage site specific provisions • Introduce new subclause in Schedule 1 to permit additional uses. 	<p>Comments: A Gateway determination was issued on 3 April with many conditions to be addressed prior to the proposal progressing to the consultation stage. Furthermore, the proposal now relies on a levy to be built on Council owned community land that has not been previously assessed. Council staff are working with DPE to resource the progression of this proposal, and assessing the changes to the proposal in relation to flood mitigation and a potential levy. Arrangements are being made to enable the proponent to present the current design and progress on the project to an upcoming Infrastructure and Planning Governance Committee meeting later in the year.</p>


DCP Amendments

Reference	Address	Status
Electric Vehicle Infrastructure and Impact on Planning Controls	NA	A draft report is being reconsidered at the September Council meeting
Family Friendly Apartments and Review of Part 3.7 (RFB's Outside Liverpool City Centre)	NA	Report referred to August consultative Committee and Council Report to be referred to September Council Meeting.
Middleton Grange DCP	Middleton Grange Local Centre	Public exhibition 13 September – 13 October 2023.

Electric Vehicle Infrastructure and Impact on Planning Controls

Commenced: January 2023										
Responsible officer: Danielle Hijazi – Strategic Planner										
Description: Investigate suitable planning controls that will require new development in Liverpool to make provision for electric vehicle charging infrastructure.										
Status: In Progress <ul style="list-style-type: none">• Benchmark surrounding Council's controls• Liaise with urban design team on the design of the infrastructure.• Looking at existing state and federal planning controls that already regulate EV infrastructure.• Draft Amendments have been made. A report to Council is being prepared for the August 2023 meeting.• The decision at the August meeting was to defer the item pending a financial implications report.• Financial implications report to be heard at the September 2023 Council meeting.										
										

Family Friendly Apartments and Update to reflect ADG

<div><div><div>Commenced: June 2023</div><div>Responsible officer: Lamiokor Wellington – Assistant Strategic Planner Stephen Peterson – Senior Strategic Planner</div><div>Description: Review LDCP 2008 chapters 3.7 Residential Flat Buildings outside the City Centre and Part 4 Development within the City Centre, to encourage family friendly apartments and update in accordance with SEPP 65 and the Apartment Design Guide.</div></div><div><div>Status: In Progress</div><div><div><div>Draft report regarding Family Friendly changes reported to August Consultative Committee.</div><div>Review of part 3.7 (RFB's outside the City Centre) to align DCP Part with SEPP 65 and ADG and to include provisions for family friendly apartments.</div><div>Report findings and draft DCP to September 2023 Council meeting.</div></div></div></div></div>	
<div><div>Drafting</div><div>Council</div><div>Exhibition & Design Excellence Panel</div><div>Council</div><div>Finalised</div></div>	

Part 2.5 – Middleton Grange Local Centre (Amendment 37)

Commenced: October 2019

Responsible officer:

Liljan Abosh – A/ Senior Strategic Planner

Status:

- Draft DCP was publicly exhibited together with Planning Proposal in November – December 2019.
- Updated DCP provided in November 2020 and work on this was subsequently placed on hold until there was further certainty with the LEP Amendment and VPA.
- DCP work resumed following finalisation of Planning Proposal and sent to proponent in October 2022.
- Proponent submitted final draft version of DCP June 2023.
- DCP reported to Council August 2023 meeting seeking endorsement to publicly exhibit the DCP.
- **DCP to be considered by Design Excellence Panel scheduled for 14 September, in accordance with Clause 15 of EP&A Regs.**
- **Public exhibition period to occur 13 September – 13 October 2023, including a referral to NSW Interline Bus Services.**




Strategic Planning Projects



Reference	Project	Status
2021/0127	LEP Review - Phase 2	Consultants undertaking feasibility and design testing
2023/0717	Conservation Zones Study	Report to Council September 2023
RZ-4/2020	Warwick Farm Precinct Plan	On hold
RZ-1/2022	Leppington Town Centre	Preparing for public exhibition
2021/6473	Growth Centre Dwelling Density and Odour	On hold – subject to further consultation

Strategic Planning Work Program – Strategic Planning Projects



2021/0127 – LEP Review - Phase 2

<p>Commenced: February 2022</p>	<p>Responsible officer: Nancy-Leigh Norris – Executive Planner</p>	<p>Brief description: Establish a new Liverpool Local Environmental Plan, in line with the strategic vision of the Western Sydney District Plan (District Plan), Liverpool Local Strategic Planning Statement (LSPS) and Land Use Strategies.</p>	<p>Changes to Planning Policies / Controls: Various changes to residential, commercial, industrial, recreation, conservation land and relevant maps.</p>	<p>Comments:</p> <ul style="list-style-type: none"> • July 2022 - 'Principles for the LEP Review' Council Report • August 2022 – Scoping Proposal Council Report • 19 Sept. – 13 Nov 2022 – Public Exhibition • 1 March 2023 – Post Exhibition Report (deferred) • 26 April 2023 - Post Exhibition Report • Mecone, Atlas Economics and Smith & Tzannes, have been engaged to undertake technical investigations to support the LEP Principal Planning Proposal. • Following investigations, Draft Planning Proposal will be presented to the Local Planning Panel in Q4 2023. 	 <div data-bbox="1107 353 1211 1863"> <div>Initial Consultation</div> <div>Drafting</div> <div>Council</div> <div>State Agency Consultation</div> <div>Community Consultation</div> <div>Council</div> <div>Finalised</div> </div>
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2023/0717 – Conservation Zones Study (Including Sirius Road Investigations)

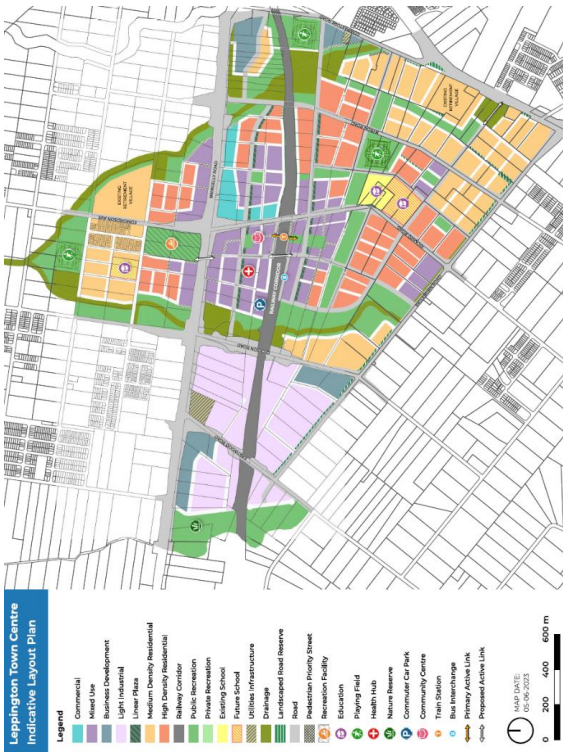
<p>Commenced: March 2023</p>	
<p>Responsible officer: Liliyan Abosh – A / Senior Strategic Planner</p>	
<p>Brief description: Council resolved to investigate the rezoning of 1 Sirius Road and Lots 68 and 75 Sirius Road from C3 Environmental Management to C2 Environmental Conservation and consult with the owners.</p> <p>As a result, a Conservation Zones Study is proposed as part of the LEP Review, which will investigate the Sirius Road sites, as well as other private and public owned sites. The Study will establish the criteria for each conservation zone, consistent with state guidance tools.</p>	
<p>Changes to Planning Policies / Controls:</p> <ul style="list-style-type: none"> TBC as a result of the Study. 	
<p>Status:</p> <ul style="list-style-type: none"> Letters sent on 23 January seeking feedback and response received from all landowners. Council resolved undertake a Conservation Zone Study at the July 2023 Council meeting. Internal study and investigations prepared. Report to Council in September 2023 recommending early exhibition of the Study. 	
	

RZ-4/2020– Warwick Farm Precinct Plan

<p>Commenced: 24 February 2022</p>	<p>Responsible officer: Brianna van Zyl – Senior Strategic Planning</p>	<p>Brief description:</p> <ul style="list-style-type: none"> • Council resolved that a structure plan and planning proposal be prepared to rezone the Warwick Farm precinct to B4 – Mixed Use. Council engaged Conybeare Morrison International (CM+) prepared an urban renewal structure plan. • As well as addressing residential/commercial/retail land use and distribution, the structure plan identifies the location of open space, community/recreation facilities, traffic and infrastructure and upgrades, and flood storage and evacuation solutions. As part of the project, the consultants have also prepared a draft Contributions Plan, Planning Proposal, and a variety of supporting technical studies. 	<p>Changes to Planning Policies / Controls: A mixed use precinct which includes High Density, Open Space and Mixed use development</p>	<p>Status:</p> <ul style="list-style-type: none"> • July 2020 LPP report, and August 2020 Council report. • Exhibited Sept. – Oct. 2020, and Council report on 28 April 2021 • Consultants engaged to revise the plan to respond to feedback and re-exhibited 8 Oct - 7 Nov 2021. • Post exhibition Council report on 24 November 2021 • The matter was placed on hold, primarily due to flooding. • An issues and options paper is being prepared for Council's consideration in late 2023 / early 2024. 	  <div> <div>Consultation (Council, Community and state agencies)</div> <div>Preparation</div> <div>LPP</div> <div>Council</div> <div>Gateway</div> <div>State Agency Consultation</div> <div>Community Consultation</div> <div>Council</div> <div>Finalised</div> </div>
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2021/6163 & RZ-1/2022 - Leppington Town Centre

Lodgement: Transferred to Camden Council from DPE December 2019.
Address: Land bound by Bringelly Road, Bonds Creek, Scalabrini Creek, and Fourth Avenue, Austral.
Responsible officer: Kweku Aikins – Senior Strategic Planner
Brief description: Planning proposal to rezone certain lands within the Leppington Town Centre in accordance with a new centre plan / ILP prepared by the Department of Planning and Environment.
Changed development standards: <ul style="list-style-type: none">• Amended building height controls:<ul style="list-style-type: none">◦ Existing R3 Zone - change from 12m to 15m◦ New R4 zone – 30m◦ New B4 Zone - 50m• Introduction of minimum lot size – RFBs (1500sqm), multi dwelling housing and attached dwellings (1000sqm), dual occupancies (400sqm) and dwelling houses (300sqm)• Introduction of maximum floor space ratio - R3 (1.2:1), R4 (2:1) and B4 (2.5:1) zones• Introduction of minimum dwelling density - 40dw/ha in new R4 zone
Comments: Gateway determination received on 25 August 2023. Public exhibition to occur from November 2023 to February 2024.



Strategic Planning Work Program – Strategic Planning Projects

2021/6473 - Growth Centre Dwelling Density and Odour Controls

<p>Commenced: March 2021 Address: This will likely apply to land in the South West Precinct Growth Area (SWPGA).</p>	
<p>Responsible officer: Jerard Tungcab – Strategic Planner</p>	
<p>Brief description: Council resolved at its 31 March 2021 meeting to investigate issues relating to dwelling density / variety controls and odour controls in the growth areas. Following the September 2022 Meeting, Council have requested for a workshop with Strategic Planners to discuss Minimum Lot Sizes. The July 2023 Governance Committee meeting further deferred drafting controls pending a developers forum.</p>	
<p>Status: Council resolved at the July Committee meeting to hold a developers forum seeking feedback. Council staff are currently also working with DPE to understand next steps. DPE have given strong feedback that limiting housing supply will not be supported. Staff are working proactively to draft mechanisms and approaches to be able to plan for infrastructure whilst not limited housing supply in a way that is unsupportable by DPE.</p>	

ITEM 05**Compliance and Enforcement Policy**

Strategic Objective	Healthy, Inclusive, Engaging Improve liveability and quality of life for the community by delivering vibrant parks, places and facilities
File Ref	328175.2023
Report By	David Day - Acting Manager Community Standards
Approved By	Lina Kakish - Director Planning & Compliance

EXECUTIVE SUMMARY

In late 2015 the NSW Ombudsman issued Enforcement Guidelines and a Model Policy for Councils. The Policy provides structure for consistency and transparency in decision-making regarding compliance and enforcement issues and facilitates a proportional approach to compliance and enforcement based on risk and impact.

The draft Compliance and Enforcement Policy is intended to replace Council's Current Enforcement Policy (adopted on 23 November 2022).

The key changes to the Policy include:

- The title has been changed to include both compliance and enforcement;
- It has been updated to reflect the principles of the NSW Ombudsman's Guidelines and Model Policy for Councils;
- The Policy provides greater clarity on the use of discretion; and
- The Policy proposes a proportionate approach to enforcement and compliance management based on the level of risk in regard the unlawful activity and the resources available.

RECOMMENDATION

That the Governance Committee recommends:

That Council:

1. Endorse the draft 'Compliance & Enforcement Policy' for public exhibition for a period of not less than 28 days (Attachment 1); and
2. Delegates to the CEO the finalisation of the 'Compliance & Enforcement Policy', should no submissions be received; or report back to Council the details of the submissions upon conclusion of the exhibition period.

REPORT

As a regulator, Council is obliged to properly deal with allegations about unlawful activities. These regulatory functions include planning, building and construction, environmental and public health, safety, car parking and transport, companion animal management, and public and natural area regulation.

This may also include activities that are prohibited or unauthorised or contrary to the terms of a consent or approval. A failure to properly deal with allegations and compliance can have adverse outcomes for the community and expose Council to liability and subsequent litigation expenses.

The Policy outlines matters for consideration through the various stages of the process from receipt of unlawful activity complaints through to the types of enforcement actions that can be considered, including the use of discretion.

A key aspect of the Policy is the inclusion of a "risk matrix" which provides guidance on how Council will prioritise, and action complaints received, particularly during times where the number of complaints received exceed the available resources dedicated to investigations.

Currently, with the exception of the most serious public safety matters, requests are dealt with in the order they are received and utilising the same investigative process (site visit etc). Given the available Council resources, the current process has resulted in a backlog of more than 700 unactioned requests with wait times far exceeding 12 months.

The Policy is intended to give priority to the high risk complaints where a full investigation will be conducted. Lower risk complaints may be dealt with via the use of discretion (i.e. no action) or alternatively via "letters of cooperation". Letters of cooperation will provide information on how the customer may be able to resolve the issue via other means. This may include

speaking with their neighbour, seeking the support of the Community Justice Centre (mediation), other requests that may be better dealt with via for example a strata corporation or other agency (such as NSW Police or the NSW Housing).

As staff resources become available, more detailed investigations of complaints other than high risk would be able to occur.

The benefits of this approach include a focus on the more serious matters in our community i.e. where there is a threat to persons, property or the environment and a more timely response to concerns from our community. This approach also provides clear communication and expectations on how Council will respond.

As part of the implementation of a revised Compliance and Enforcement Policy Council will need to make internal administrative changes to its processes to manage the impact of the Policy changes. This includes developing processes and forms / checklists, standard letters used to respond to low risk and impact concerns. It is also planned that a significant review and update of the information available to the community on Council's Website be carried out.

FINANCIAL IMPLICATIONS

There are no financial implications as a result of this report.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	<p>Manage the environmental health of waterways.</p> <p>Manage air, water, noise and chemical pollution.</p> <p>Protect, enhance and maintain areas of endangered ecological communities and high quality bushland as part of an attractive mix of land uses.</p> <p>Raise community awareness and support action in relation to environmental issues.</p>
Social	There are no social and cultural considerations.

Civic Leadership	<p>Act as an environmental leader in the community.</p> <p>Undertake communication practices with the community and stakeholders across a range of media.</p> <p>Provide information about Council's services, roles and decision making processes.</p> <p>Deliver services that are customer focused.</p> <p>Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.</p>
Legislative	Local Government Act 1993.
Risk	The risk is deemed to be Medium.

ATTACHMENTS

1. Draft Enforcement and Compliance Policy

**LIVERPOOL
CITY
COUNCIL**

DRAFT

COMPLIANCE AND ENFORCEMENT POLICY

Adopted: *(Current date)*

TRIM



COMPLIANCE AND ENFORCEMENT POLICY

DIRECTORATE: Planning and Compliance

BUSINESS UNIT: Community Standards

PURPOSE

This Policy provides information for all internal and external stakeholders and interested parties about Council's position on compliance and enforcement matters in Liverpool City.

The purpose of the policy is to provide structure for consistency and transparency in decision making, and to facilitate a proportional approach to compliance and enforcement. It is also intended to assist Council staff to act promptly, effectively, and consistently in response to allegations of unlawful activity.

This Policy outlines matters to be considered at the various stages of the enforcement process from the receipt and investigation of reports alleging unlawful activity, through to what enforcement options Council will consider and whether to commence criminal or civil proceedings.

In certain circumstances Council will have shared enforcement responsibilities with other regulatory authorities. Advice and guidance are also provided on the role of Council in building and construction compliance matters where there is a private certifier, and the role of Councillors in enforcement.

Responsible Council staff are not limited by this policy in their use of discretion and exercise of official functions. The full circumstances and facts of each case need to be considered and a decision made on the merits.

POLICY INTENT

This Policy applies to the investigation of complaints about unlawful activity or failure to comply with the terms or conditions of approvals, consents, notices or orders. It outlines how to assess whether complaints of unlawful activity require investigation, options for dealing with unlawful activities and regulatory breaches, matters for consideration and facilitates a proportional approach to compliance management.

It is based in the NSW ombudsman “Enforcement Guidelines for Councils” and “Model Policy” (2015).

The Objectives of this policy are:

1. To establish clear guidelines and protocols for Council staff in the managements of Council’s regulatory activities.
2. To provide a framework to facilitate a responsive and risk-based approach to proactive and reactive compliance and enforcement matters.
3. To improve compliance management and reduce the impact of unlawful activity on the community and our environment.

The Policy also provides advice and guidance on the role of the Private Certifiers and the role of Councillors in enforcement.

POLICY

The Policy applies a risk-based approach to compliance management to endure resources are focussed on those matters posing the biggest risk to the community and environment. This approach is applied to both proactive compliance activities and also in response to reports alleging unlawful activity (reactive compliance). Council will undertake enforcement action where appropriate in accordance with the policy document.

Liverpool Council acknowledged the Wollongong City Council Compliance and Enforcement Policy in the creation of this document.

1. Introduction

Council’s regulatory responsibilities are applicable to threatened or *actual unlawful activity*, as well as a failure to take action (in order to be compliant with certain legal requirements). For simplicity, this policy refers to both an act and/or an omission by an alleged offender as ‘unlawful activity’.

2. Definitions

The Following are the definitions of key terms in this policy:

Enforcement

Actions taken in response to serious or deliberate contraventions of laws.

Regulation

Using a variety of tools and strategies to influence and change behaviour to achieve the objectives of an Act, Regulation or other statutory instrument administered by Council.

Report alleging unlawful activity

An expression of concern or a request for service in relation to alleged unlawful activity, where a response or resolution is explicitly expected or legally required

Unlawful activity

Any activity or work that has been or is being carried out contrary to the below and/or failure to take required action in order to be compliant with:

- Terms or conditions of a development consent , approval, permit or licence
- An environmental planning instrument that regulates the activities or work that can be carried out on particular land
- A legislative provision regulating a particular activity or work
- A required development consent, approval, permission or licence.

3. Compliance and Enforcement Principles

The following are the principles that underpin Council actions relating to compliance and enforcement.

Principle	Actions
Accountable and transparent	<ul style="list-style-type: none"> • Acting in the best interest of public health and safety and in the best interests of the environment • Ensuring accountability for decisions to take or not take action • Acting fairly and impartially and without bias or unlawful discrimination • Providing information about compliance and enforcement priorities and reasons for decisions to improve understanding and certainty and promote trust by the regulated community • Ensuring meaningful reasons for decisions are given to all relevant parties, particularly when there is a departure from this policy.
Consistent	<ul style="list-style-type: none"> • Ensuring compliance and enforcement action is implemented consistently • Encouraging customer reports about possible unlawful activity by acting • Reasonably in response to the circumstances and facts of each matter
Proportional	<ul style="list-style-type: none"> • Ensuring the level of enforcement action is proportionate to the level of risk and seriousness of the breach • Making cost effective decisions about enforcement action • Taking action to address harm and deter future unlawful activity
Timely	<ul style="list-style-type: none"> • Ensuring responses to reports alleging unlawful activity and decision making in relation to those is timely.

4. Risk Based Regulation

Our Community has become more expectant of living in a healthy and liveable city where we value and protect our environment. It is understandable that a direct correlation of this expectation is that the number of laws and regulations

have increased expanding the scope of necessary enforcement. From time-to-time reports alleging unlawful activity will exceed available resources.

Risk based regulation works on the basis that the type of compliance action chosen will be dependent on an evaluation of the degree of risk, and the impact of the non-compliance on Council's ability to achieve its objectives. It is a way to target resources where they are most needed and where they will produce the most effective impact.

Council is committed to developing and implementing both proactive and reactive strategies to achieve effective and efficient risk-based compliance enforcement programs. To this end, Council uses intelligence gained from its customer management systems to determine the most appropriate strategy.

Proactive compliance monitoring assists Council in meeting its statutory requirements, respond to common complaints and maintain a positive monitoring presence. The aim of proactive strategies is to reduce the number of reactive incidents requiring a Council response.

Education and awareness raising activities are both proactive approaches to preventing breaches of the law and can be very cost effective in achieving compliance. Providing information to the public through media releases, Council's website, workshops with target groups and brochures/fact sheets together with Incentives e.g. financial/awards, are all strategies Council will explore to determine the best fit for the areas of focus.

Reactive compliance enforcement incorporates a risk-based approach which categorises the request into low, medium and high having regards to Council's Risk Category Matrix. In that regard reference should be made to the Appendix 1 Risk Category Matrix.

Periodic reviews of Council's Risk Category Matrix will be undertaken using intelligence collated from its case management systems as well as other sources to ascertain whether systemic or more serious patterns are emerging which warrant re-categorising the risk levels of unlawful activities.

5. Responsibility

Council receives information about alleged unlawful activity from members of the public, contact from other government agencies and information gathered by its officers during proactive inspections.

Only Council staff with appropriate delegations from the general manager can undertake investigations or compliance and enforcement action in relation to this policy.

Council staff are required to:

- Treat all relevant parties with courtesy and respect
- Communicate with all relevant parties and provide feedback on the progress of an investigation and any reasons for delay without compromising the integrity of the investigation
- Make full and proper records in relation to the assessment and investigation of reports alleging unlawful activity, including reasons for any decisions
- Provide as much information as possible to all relevant parties about the outcomes of investigations to show that adequate and appropriate action was taken and/or is proposed to be taken in response to a report of alleged unlawful activity

- Provide information to all relevant parties about any avenues to seek an internal or external review of a decision
- All reports alleging unlawful activity are to be entered into Council's customer request system and actioned within the appropriate risk-based time frame by the appropriate business unit.

6. Submitting Reports of Unlawful Activity

Reports alleging unlawful activity will be recorded in Council's customer request system and will be allocated a unique reference number. The report will be referred to the relevant Council officer to commence any necessary action.

The name, address and contact details of the person submitting the report will also be recorded. This information is critical as Council may need to rely on evidence from the complainant to prove any alleged offence and commence enforcement action. Council will advise any Complainant of the action, if any, taken or the reasons why no action was taken in the circumstances.

As Outlined in Council's customer service policy, Council generally seeks to keep confidential, personal information identifying a complainant. However, Council may be required to disclose this information in a variety of circumstances including the following:

- When access to the information is permitted under another Council Policy (consistent with legislation)
- Legal proceedings are commenced, and the information is disclosed in evidence served
- When access to the information is permitted under Legislation, including the Government Information (Public Access) Act 2009 or the Local Government Act 1993.
- The disclosure is required to comply with the principles of procedural fairness
- The disclosure is necessary to investigate the matter.

Also, in some circumstances it may be possible to ascertain the identity of the person submitting the report by the nature of the allegation.

6.1 What Council expects from people who report allegations of unlawful activity

Council expects that people who report allegations of unlawful activity will cooperate and act in good faith in respect of any investigations conducted by Council. This includes:

- Providing a clear description of the problem (and the resolution sought, if relevant)
- Providing a clear description / account of the impact that the alleged activity is having
- Giving all available and relevant information to Council, including any new information about the alleged activity that may become known to the person following the making of their report
- Not giving any information that is intentionally misleading or wrong
- Cooperating with Council's inquiries and giving timely responses to questions and requests for information
- Treating council's staff with courtesy and respect

6.2 Anonymous Reports

Anonymous reports will be recorded and assessed. However, because it is not possible to seek clarification or additional information about a matter, it is more difficult to evaluate the allegations and therefore only high-risk matters that are reported anonymously are likely to be tasked for investigation.

7. Responding to Concerns about Unlawful Activity

Council will record every report alleging unlawful activity.

Not all reports will, can or need to be investigated. A preliminary assessment of all matters will be made to determine the priority for a response, and whether investigation or other action is required.

An investigation of alleged unlawful activity may take a significant amount of time to complete, particularly where the issues are complex. If Council decides to investigate, staff will give the person who reported the alleged unlawful activity regular feedback on the progress of the investigation, and any reasons for delay. This does not mean that the individual can expect to be given details about every aspect of the investigation or information that would compromise the integrity of the investigation.

Decisions about what action should be taken by Council are made at the Council's discretion. This means the objective is that reports alleging unlawful activity will be resolved to the satisfaction of Council, not necessarily the person raising the matter. Council will generally try to resolve matters quickly and informally as possible so as to avoid the need to take formal action.

Council staff will endeavour to manage the expectations of people who report alleged unlawful activity, and in particular explain that in the absence of sufficient evidence of unlawful activity, Council may be unable to take further action. Council does not have unlimited resources and powers to deal with reports alleging unlawful activity.

8. Investigating Alleged Unlawful Activity

A preliminary assessment of all requests will be made to determine whether investigation or other action is required. Council will prioritise matters based on the Compliance and Enforcement Principles (section 4).

If there is insufficient information in the report to undertake a preliminary assessment, the customer will be advised, and the matter not tasked for investigation.

8.1 Circumstances where no regulatory action will be taken

Council will take no further action, if, following a preliminary assessment, it is identified that:

- The Report is not supported with evidence or appears to have no substance.
- Council does not have jurisdiction to investigate or is not the appropriate authority to take action on the issues raised. Where there is another appropriate authority or course of action, Council may bring that matter to the attention of the authority or provide information and contact details to the individual. For example Safework NSW for workplace safety matters, the NSW Environment Protection Authority (EPA) for possible environmental offences and Community Justice Centres NSW for personal disputes.

- The report relates substantially to a matter previously determined by Council and no new or compelling information is presented which would cause Council to change its earlier decision. In this case, staff will acknowledge the report and advise that no further action will be taken as no new information had been provided (other than where the person has previously been advised they would receive no further response).
- The allegations relate to a lawful activity (e.g. where there is an existing approval, or the activity is permissible without Council approval or consent being required).
- The relevant Coordinator, Manager, Director, or CEO may use discretion in determining that an investigation or further regulatory action isn't required in any of the following circumstances:
 - a. The Investigation revealed that approval is likely to be achieved.
 - b. It is not a safety concern.
 - c. There is no amenity impact to the community.
 - d. The complaint is made anonymously, relates to low-risk activity as defined by Councils 'Risk Category Matrix' and is without supporting evidence.
 - e. The complaint relates to a known neighbourhood dispute.
 - f. It is not in the public interest as the outcome will not justify the expenditure of resources.

8.2 Relevant factors guiding decisions as to whether to take regulatory action

When deciding whether to investigate, Council will consider a range of factors including whether:

- The activity is having a significant detrimental effect on the environment or it constitutes a risk to public safety.
- The report is premature as it relates to some unfinished aspect of work that is still in progress
- The activity or work is permissible with or without permission
- All conditions of consent are being complied with
- Much time has elapsed since the events, the subject of the report, took place.
- Another body is a more appropriate agency to investigate and deal with the matter
- It appears there is a pattern of conduct or evidence of a possible widespread problem
- The person or organisation reported has been the subject of previous reports
- The report raises matters of special significance in terms of the Council's existing priorities
- There are significant resource implications in relation to an investigation and any subsequent enforcement action.
- It is in the public interest to investigate the report
- The activity is having an amenity impact to the community

The above are factors for Council to consider and weigh in making a determination. Council staff are not limited in their use of discretion by these considerations and may decide to investigate based in these and other factors.

The Objective of the processes Council staff use when investigating incidents of alleged unlawful activity, is to:

- Determine the cause of the incident
- Determine if there has been a contravention of law, policy or standards
- Gather evidence to the required standard to support any required enforcement action
- Determine any necessary action to mitigate the possibility of reoccurrence of similar incident.

Any decision not to investigate an allegation of unlawful activity will be recorded and the reasons for that decision clearly stated.

9. Deciding whether or not to take enforcement action

When deciding whether to take enforcement action in relation to a confirmed case of unlawful activity, Council will consider the full circumstances and facts of the matter and the public interest. The following general considerations will assist Council staff in determining the most appropriate response in the public interest:

9.1 Considerations about the alleged offence and impact

- The nature, extent and severity of the unlawful activity, including whether the activity is continuing
- The harm or potential harm to the environment or public health, safety or amenity caused by the unlawful activity
- The seriousness of the breach, including whether the breach is merely technical, inconsequential or minor in nature
- The time period that has lapsed since the date of the unlawful activity.

9.2 Considerations about the alleged offender

- Any prior warnings, cautions, instructions, advice that was issued to the person or organisation reported or previous enforcement action taken against them
- Whether the offence was committed with intent
- Whether the person or organisation reported has been proactive in the resolution of the matter and assisted with any Council requirements and instructions
- Any mitigating or aggravating circumstances demonstrated by the alleged offender
- Any particular circumstances of hardship affecting the person or organisation reported.

9.3 Considerations about the impact of any enforcement action:

- The need to deter any future unlawful activity
- Whether an educative approach would be more appropriate than a coercive approach in resolving the matter
- The prospect of success if the proposed enforcement action was challenged in court
- The costs and benefits of taking formal enforcement action as opposed to taking informal or no action
- What action would be proportionate and reasonable in response to the unlawful activity
- Whether Council is prevented from taking action based on earlier advice given, i.e. whether an estoppel situation has been created.

9.4 Considerations about the potential for remedy:

- Whether the breach can be easily remedied
- Whether it is likely consent would have been given for the activity if it had been sought
- Whether there is a draft planning instrument on exhibition that would make the unauthorised use legal.

10. Options for Dealing with Confirmed Cases of Unlawful Activity

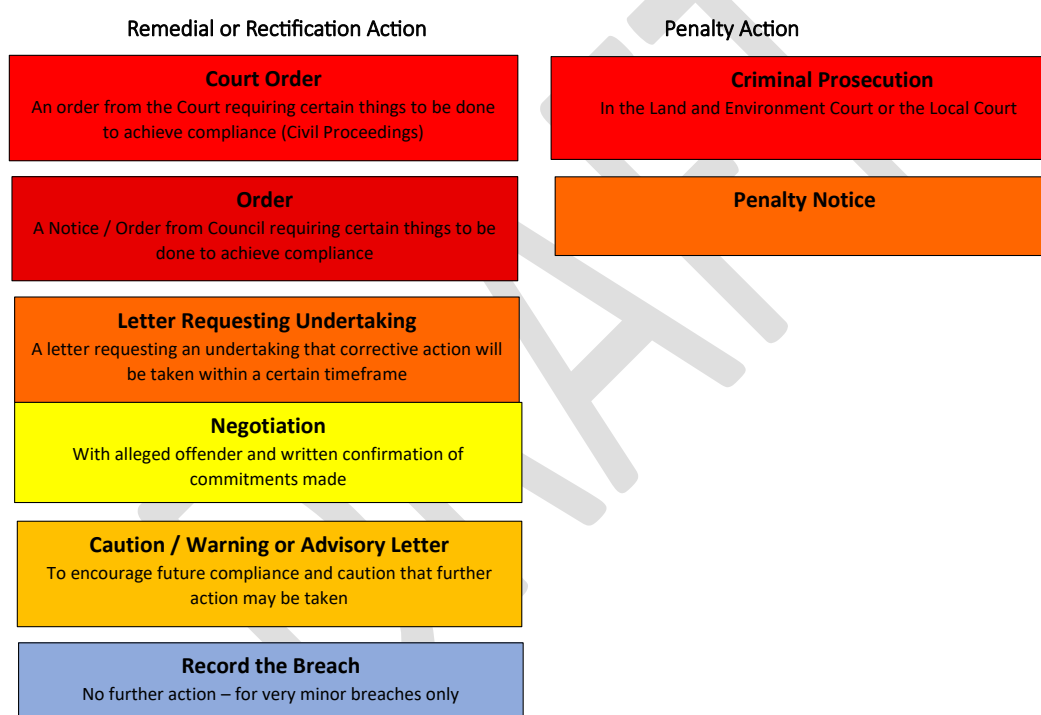
Council will use the most effective, informal option to deal with unlawful activity wherever possible unless there is little likelihood of compliance with such options. Council staff will use discretion to determine the most appropriate response to confirmed cases of unlawful activity and may take more than one approach.

Any enforcement action taken by Council will depend on the full circumstances and facts of each case, with any decision being made on the merits.

There are a range of enforcement actions available as shown below in Figure 1.

Enforcement options are not necessarily mutually exclusive: for example, in some circumstances it may be appropriate to simultaneously issue an Order and a penalty Notice. It is also important to note that the following is a guide only and each case must be assessed on the particular facts.

Figure 1: Enforcement actions available to Council



Note that it may be appropriate to use more than one enforcement option in some cases. In initial enforcement action does not achieve a satisfactory outcome, it may be necessary to proceed to a higher level of enforcement response. For example, if warning letter or notice of intention does not achieve the desired response, it may be appropriate to give an Order; or if an Order is not complied with, it may be appropriate to bring enforcement or prosecution proceedings.

11. Offences where penalty notice can be issued

For certain offences a penalty notice can be issued as the appropriate regulatory action, even for these certain offences, Council officers have the authority to use discretion and issue a caution in place of a monetary fine. The circumstances for which a council officer may use discretion are clearly outlined as guidelines in section 19A (3) of the Fines Act 1996.

<https://dcj.nsw.gov.au/justice/policy-reform-and-legislation/publications/guidelines.html>Following up enforcement action

All enforcement action will be reviewed and monitored to ensure compliance with any undertakings given by the subject of enforcement action or advise, directions or orders issued by council. Reports alleging continuing unlawful activity will be assessed and further action taken if necessary. If the unlawful activity has ceased or the work has been rectified, the matter will be resubmitted for follow up action to ensure compliance outcomes are met. Should initial enforcement action be found to have been ineffective, Council staff will consider other enforcement options.

12. Taking Legal Action

Council and delegated staff will be guided by legal advice in deciding whether to commence criminal or civil proceedings and will consider the following:

- Whether there is sufficient evidence to establish a case to the required standard of proof,
- Whether there is reasonable prospect of success before a Court,
- Whether the public interest warrants legal action being pursued.

Whether there is sufficient evidence to establish a case to the required standard of proof

Council considers the decision to take legal action a serious matter, and as such will only initiate and continue proceedings once it has been established that there is admissible, substantial and reliable evidence to the required standard of proof.

The basic requirement of any **criminal** prosecution is that the available evidence establishes a prima facie case.

The Prosecutor is required to prove the elements of the offence beyond reasonable doubt.

In **civil** enforcement proceedings, Council will require sufficient evidence to satisfy the court that an actual or threatened breach has occurred on the balance of probabilities.

Whether there is a reasonable prospect of success before a Court

Given the expense of legal action Council will not take legal action unless there is a reasonable prospect of success before a court. In making this assessment, council staff will consider the availability, competence and credibility of witnesses, the admissibility of the evidence, all possible defences, and any other factors which could affect the likelihood of a successful outcome.

Whether the public interest requires legal action to be pursued

The principal consideration in deciding whether to commence legal proceedings is whether to do so is in the public interest. In making this determination, the same factors to be considered when taking enforcement action apply.

The following considerations relate more specifically to the decision to commence legal proceedings and will assist Council and its delegated staff in making the determination:

- The availability of any alternatives to legal action
- Whether an urgent resolution is required (court proceedings may take some time)
- The possible length and expense of court proceedings
- Any possible counter-productive outcomes of prosecution
- What the effective sentencing options are available to the court in the event of conviction
- Whether the proceedings or the consequences of any resulting conviction would be unduly harsh or oppressive.

Time within which to commence proceedings

Council staff must be aware of legislative time limits in which enforcement proceedings must be commenced. Sometimes legal action will be statute barred despite good evidence that unlawful activity has occurred.

13. Shared Enforcement Responsibilities

Some reports will raise matters involving shared regulatory responsibilities between Council and other authorities including the Environment Protection Authority, NSW Police, NSW Department of Planning and Environment, NSW Liquor and Gaming, NSW Fair Trading, NSW Food Authority and Crown Lands.

Council Recognises that collaboration and cooperation between authorities to address issues of shared regulatory responsibility is the best approach. To this end, where there are shared legislative responsibilities, Council staff will work with relevant authorities to establish:

- Which authority will take the leading role on any joint investigation
- Which activities each authority will carry out
- Responsibilities for updating an individual where relevant
- Protocols for exchanging confidential information between the relevant authorities.

Council will reasonably endeavour to respond to requests for information or assistance on joint regulatory matters in a timely manner.

14. Role of Council Where a Private Certifier Has Been Nominated as the Principal Certifier

Where the Private Certifier has been appointed as the Principal Certifier the council recognises that the Private Certifier is the authority responsible for ensuring compliance with the conditions of development consent.

Private Certifiers have limited enforcement powers. They can issue a Written Directions Notice (WDN) to the owner or builder to comply with the conditions of consent or rectify any breaches. A copy of any WDN issued by a Private Certifier must be provided to Council for assessment as to whether Council will consider enforcement action.

Persons making complaints regarding a site where the PCA is private will be advised to contact the Private Certifier in the first instance. This will give the Private Certifier an opportunity to address the issues and take appropriate action.

Should the Private Certifier fail to use their enforcement powers to address the issue raised within a reasonable timeframe, Council will give consideration to investigate the matter dependant upon the specific circumstances and whether there is a serious threat to persons and/or property..

It must be noted that Council is not the regulator of private Certifiers and any complaints about the conduct of Private Certifiers must be directed to NSW Fair Trading.

Council will endeavour to work with private Certifiers to resolve any issues when they arise to achieve compliance with the development consent or complying development certificate. Council staff will take steps to ensure individuals are clear about which agency performs which role.

15. Review and Appeal Processes

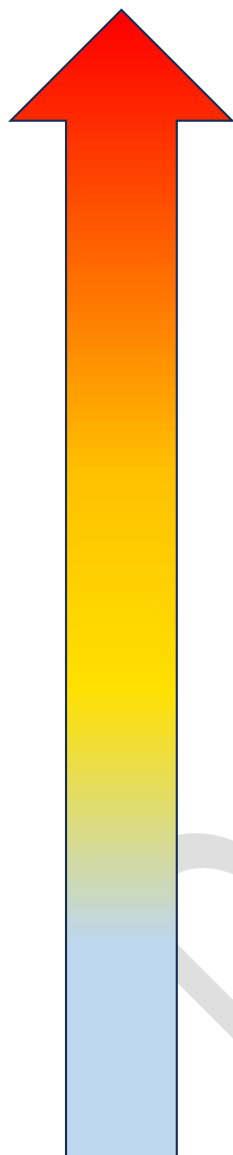
Any order issued by Council (as a proposed order) (unless issues in an emergency) will have a notice period allowing representations to be made (generally up to 21 days). Representations should be made in writing to the attention of the relevant Section manager .

Fines issued by Council under a range of legislation have a review process that is managed by Revenue NSW. Information on how to request a review of a fine can be found at www.revenue.nsw.gov.au

16. Role of Councillors in Enforcement

Compliance and enforcement matters are sensitive and easily susceptible to allegations of impropriety, bias or inconsistency. In order to manage those risk, and consistent with councillors' Code of Conduct, Councillors do not attend on-site meetings with Council staff, the complainants, or persons the subject of investigation or enforcement action, or direct staff in relation to particular outcomes relating to investigations or enforcement options or actions.

Councillors can help individuals who raise concerns with them by referring them to the Regulation and Enforcement Division for the appropriate action to take place as outlined in this Policy.

APPENDIX 1**RISK CATEGORY MATRIX**

Including but not limited to:

High Risk

- Large scale / significant pollution incidents
- Dog attacks, straying stock and roaming dogs
- Large scale vegetation clearing
- Unattended/Illegally parked vehicles in unsafe locations
- Collapsed or unsafe building works adjacent to public areas
- Poor sediment control on building sites
- Swimming pool barrier fencing
- Fire safety matters
- Domestic sewage surcharge

Medium Risk

- Animal registration / general companion animal enquiries
- Abandoned motor vehicles
- Minor pollution incidents
- Breaches of tree preservation orders
- Commercial & industrial air/noise complaints (criteria)
- Food/beauty/Skin penetration and other health related premises complaints
- Significant unauthorised/non-complying building works
- Building works where a Private Certifier appointed
- Land filling
- Rubbish dumping
- Parking
- Footpath obstructions
- Onsite Sewage management systems
- Illegal Boarding houses/multi occupancies/dual occupancies

Low Risk

- Barking Dogs
- Domestic air noise complaints (power tools, air conditioners, pool pumps, amplified music)
- All other animal related enquiries
- Overgrown land (criteria)
- Home business / home occupation
- Minor unauthorised / non-complying building works (criteria)
- Overland stormwater flow (criteria)
- Smoke nuisance from domestic wood heaters, outdoor BBQ's, burning prohibited items
- Keeping of roosters, rooster noise, including poultry and fowl houses
- Strata issues where NSW Civil and Administrative Tribunal (NCAT) is appropriate authority

The action undertaken by Council in response to a request will be proportionate the quantum of resources available at the time. For example, where the number of requests exceeds the number of resources available, requests may be actioned using compliance through voluntary action (letter of cooperation). Conversely, when resources are available, more detailed investigations may be conducted.

AUTHORISED BY

Council Resolution

EFFECTIVE FROM*This date is the date the policy is adopted by Council resolution.***REVIEW DATE**

The policy must be reviewed every two years or more frequently depending on its category or if legislative or policy changes occur.

VERSIONS

The current and previous version of the policy should be set out in the following table.

Version	Amended by	Changes made	Date	TRIM Number
1			###	

THIS POLICY HAS BEEN DEVELOPED IN CONSULTATION WITH

members of Council staff, management, Councillor's,, other government departments etc. You should consult with the Governance Coordinator before the policy is considered by the Chief Executive Officer or the elected Council.

ITEM 06

**Review of Council's Financial progress,
forecasts and assumptions**

Strategic Objective	Visionary, Leading, Responsible Ensure Council is accountable and financially sustainable through the strategic management of assets and resources
File Ref	315158.2023
Report By	Vishwa Nadan - Chief Financial Officer
Approved By	Farooq Portelli - Director Corporate Support

EXECUTIVE SUMMARY

In June 2023 the Council adopted its 2023-24 operating budget with estimated revenue of \$379.3 million and expenditure of \$250.8 million. In terms of the net operating result before grants and contributions provided for capital purposes, Council budgeted for an operating deficit of \$3.7 million.

Based on Council resolutions, program initiatives, and market trends up to 31 August 2023, Council is projecting to report an operating deficit of \$5.6 million at 30 June 2024. Key points include:

- Higher market interest rates and cash holdings due to unspent Liverpool Civic Place loan funds is expected to yield additional \$3 million interest earnings.
- Council's inability to fulfill conditions precedent (TNSW approval for road closure/ reallocation of services etc) for sale of 24 Scott Street has delayed realisation of \$1.9 million expected gain on sale.
- On-going review of resource requirements to achieve corporate initiatives has resulted in an investment in additional positions and program costs. The cost associated with engagement of additional staff resources is expected to be absorbed by salary savings from vacancies and deferred recruitment across the Council. Program costs in the order of \$800k are estimated.
- Additional \$23 million loan for the Liverpool Civic Place is expected to be drawn down in November 2023 and will increase borrowing costs by \$0.7 million in FY 2023/24.
- Inclusion of \$0.8 million cost for replacement of non-energy efficient streetlights that is expected to reduce electricity costs in forward years. Endeavor Energy will also issue resaleable energy credits that can be sold in forward years.
- Inclusion of \$0.2 million additional legal expenses relating to court action taken against Canterbury/ Bankstown Council on Voyager Point Footbridge matter.

The report further highlights key risk and opportunities that will potentially impact on the projected result.

Key points include:

- Favourable interest markets are expected to generate additional \$2 million interest income.
- Grants Commission has paid 2023/24 FAG in advance. Any change in their policy will increase budget deficit.
- Depending on depth of road surfaces removed, the write-off cost can be higher than expected.

In relation to the budget for FY 2023-24, attached presentation includes principles of sound financial management and sustainability, historical trends, and cost analysis of Councils functions and services.

RECOMMENDATION

That the Governance Committee receives and notes the report.

REPORT

Budget Performance

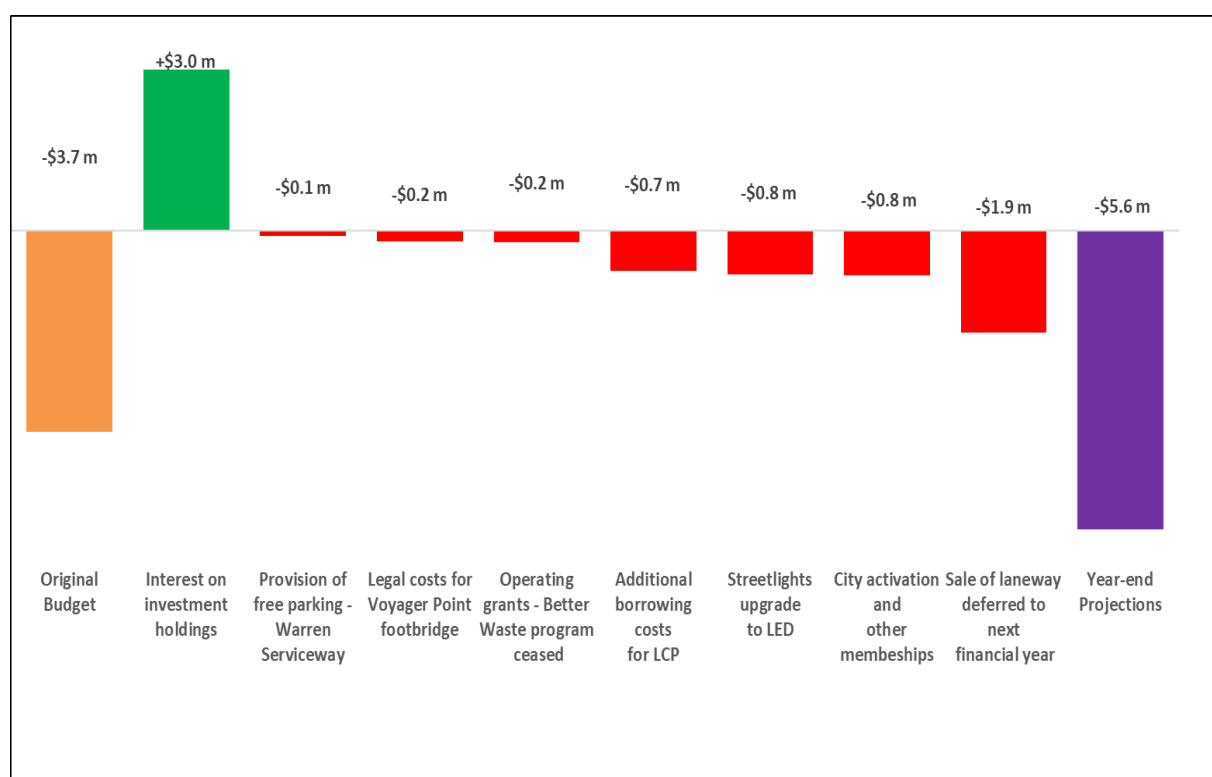
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Key points include:

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- Inclusion of \$0.2 million additional legal expenses relating to court action taken against Canterbury/ Bankstown Council on Voyager Point Footbridge matter.



Operating Revenue

Budget performance of key sources of operating revenue were as follows:

	YTD Budget \$'000	YTD Actual \$'000	FY Budget \$'000	FY Projections \$'000	Indicator
Rates & annual charges	28.345	28.229	170.067	170.067	👍
Other operating grants & subsidies	2.477	0.297	14.484	14.267	👍
Interest & investment income	1.906	2.784	11.433	14.433	👍
FAG grants	2.242	0.000	8.968	8.968	👍
Childcare fees & grants	1.420	1.367	8.521	8.521	👍
DA & other building fees	1.138	3.159	6.829	6.829	👍
Property rentals	0.799	1.206	5.644	5.644	👍
Parking fines	0.587	0.582	3.520	3.520	👍
Car parking fees	0.573	0.595	3.437	3.330	👍
Recovery - restoration works	0.407	0.428	2.440	2.440	👍
Ex-gratia income - Intermodal	0.000	0.000	2.245	2.245	👍
Net gain from disposal of assets	0.000	0.000	1.900	0.000	👎
Hire - community & recreational facilities	0.221	(0.000)	1.323	1.323	👍

Operating Expenditure

Budget performance of key areas of operating expenses were as follows:

	YTD Budget \$'000	YTD Actual \$'000	FY Budget \$'000	FY Projections \$'000	Indicator
Salaries including superannuation	16.502	15.033	88.871	88.871	👍
Tipping & waste services	5.960	4.691	34.498	34.498	👍
Utilities (electricity / water / gas)	1.192	1.161	7.150	7.965	👍
Software licenses	0.673	0.186	4.038	4.038	👍
Contributions - NSW Fire / SES / RFS	0.627	0.000	3.761	3.761	👍
Insurance	0.513	2.987	3.079	3.079	👍
Contracted labour (agency)	0.463	0.347	2.777	2.777	👍
Tipping (hazardous waste)	0.210	0.000	2.520	2.520	👍
Borrowing costs	0.416	(0.034)	2.496	3.242	👎
Professional services	0.489	0.416	2.041	2.221	👎
Workers compensation	0.342	0.173	2.053	2.053	👍
Overtime	0.248	0.556	1.488	1.488	👍
Legal costs	0.241	0.074	1.448	1.648	👎
Internet (data)	0.193	0.000	1.157	1.157	👍
Consultants	0.140	0.235	0.840	0.840	👍

Cash Reserves

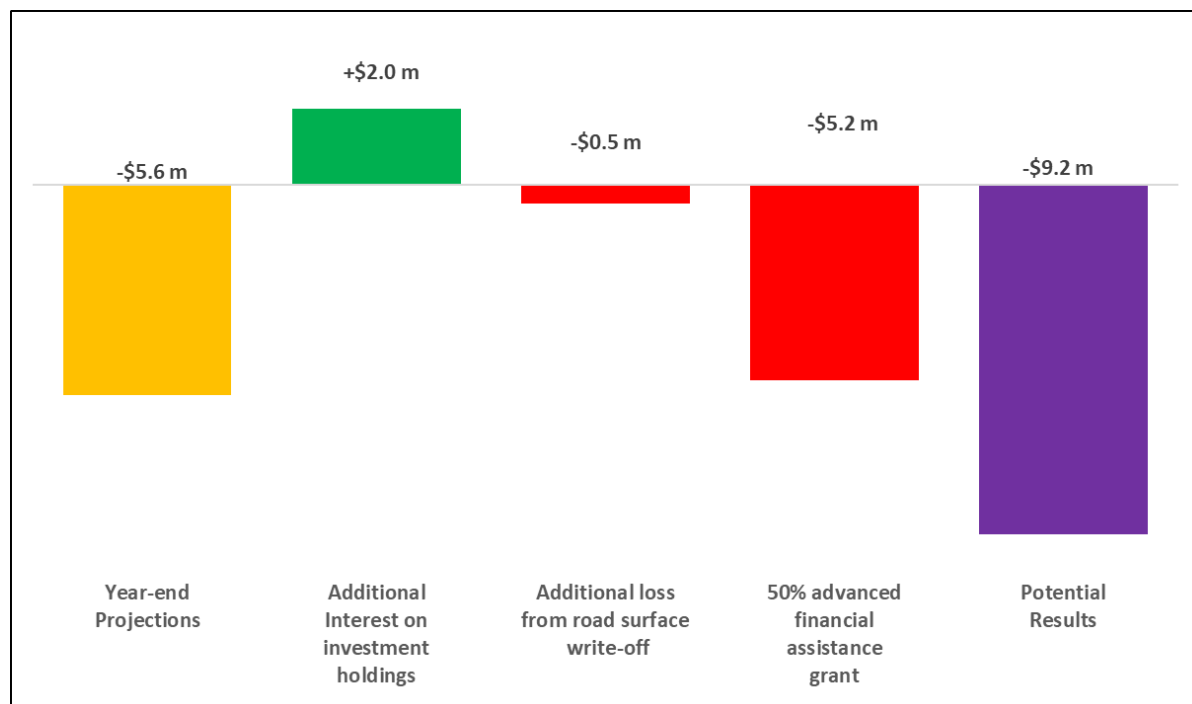
At 31 August 2023, Council had \$431 million in cash and investments classified as follows:

	<i>Unaudited Opening Balance 1 Jul 2023</i>	<i>Closing Balance 31 Aug 2023</i>
Externally Restricted		
S711 Contributions	280,969,884	285,924,297
City Development Fund	379,285	721,881
Domestic Waste Reserve	1,324,273	5,828,892
Environment Levy	5,928,977	6,254,436
Stormwater Reserve	868,572	1,316,958
Edmondson Park Reserve	2,859,276	2,867,374
Contribution Reserve	3,340,407	3,340,407
Grants Reserve - Capital	11,538,211	11,525,497
Grants Reserve - Operating	413,756	399,392
Better Waste & Recycling Reserve	1,861	(0)
Deferred Grants Reserve - Capital	36,932,973	36,932,973
Deferred Grants Reserve - Operating	7,169,256	7,169,256
Total Externally Restricted	351,726,732	362,281,364
Internally Restricted		
Employee Leave Entitlement Reserve	4,484,000	4,484,000
Insurance Reserve	1,796,043	1,796,043
Parking Strategy Reserve	2,578,921	2,712,762
General Property Reserve	7,164,084	7,866,286
Loan Reserve	54,208,072	13,256,927
Carnes Hill Stage 2 Precinct Development Reserve	4,290,076	4,290,076
Moorebank Intermodal Company Ltd Ex-Gratia Funds	-	-
Total Internally Restricted	74,521,194	34,406,093
Unrestricted Cash - Net Position	26,164,987	34,085,010
Total Cash and Investments	452,412,913	430,772,467

Risks & Opportunities

The following risks and opportunities have been identified with the potential to change the projected budget result for FY 2023/24 to a deficit of \$9.2 million.

- i) Interest on Investments [*Risk Probability: Highly Likely*] – based on current market interest rates and expected cash holdings, Council will further exceed its budget by \$2.0 million for interest on investment income.
- ii) FAG Operating Grant [*Risk Probability: Low/Moderate*] – The NSW Grants Commission fully paid 2023/24 financial assistance grant in advance. Any change to their position for FY2024/25 is not known at this stage.
- iii) Net Loss from Disposal of Assets [*Risk Probability: Highly Likely*] – As part of the road renewal process, a portion of the road surface is scrapped off and then replaced. The replacement cost is capitalised, however, there is a written down value attached to the portion removed. The cost of write-off depends on the condition of the road at time of renewal and depth of surface removed.



Budget FY 2024/25

The Governance Committee at its last month's meeting agreed to follow the timelines below to formulate 2024/25 operating and capital budget.

Activity	Timelines
1. Discuss timetable and approach	22-Aug-2023
2. Identify range of Council activities / services	22-Aug-2023
3. Classify all services: <ul style="list-style-type: none"> a. Required by legislation. b. Core services c. Non-core services d. Support functions 	Oct-2023 to Feb 2024
4. Develop priority guidelines	
5. Review of Services	
6. Prioritise capital works program	
7. Review: <ul style="list-style-type: none"> a. LTFP assumptions b. Projected performance ratio's c. Articulate variations for "pessimistic" and "optimistic" scenarios and action plans 	
8. Draft Budget and LTFP endorsed for public exhibition	Mid Apr-2024
9. Draft Budget and LTFP Public exhibition period	May-2024
10. Council adopts Delivery Plan, Operational Plan and LTFP	26-Jun-2024

The attached presentation includes principles of sound financial management and sustainability, historical trends, and cost analysis of Councils functions and services for deliberation by Councillors.

ATTACHMENTS

1. 2023-24 Budget Variance Analysis - August 2023
2. Governance Committee 2024-25 Budget Presentation - Oct 2023

Liverpool City Council
Summary Financial Results - Consolidated
For the period 1 July 2023 to 30 June 2024

	2022-23 Annual Actual	2023-24 Original Budget	2023-24 Revised Budget	2023-24 JUL - AUG Forecast	2023-24 Year End Projection	Variance (Original Budget - Forecast)	Comments
Net Operating Results Before Grants & Contributions for Capital Purposes	4,944,153	(3,743,183)	(3,843,679)	(1,719,719)	(5,563,398)	3,371,785	
Revenue							
Rates & Annual Charges	156,678,212	170,067,438	170,067,438	0	170,067,438	0	
User Charges & Fees	15,799,906	18,900,354	18,900,354	(107,000)	18,793,354	(107,000)	-\$107k Provision of free parking at Warren Serviceway car park from Friday 6pm until Sunday midnight.
Interest & Investment Revenue	13,687,423	11,433,224	11,433,224	3,000,000	14,433,224	3,000,000	+\$3.0m Higher than anticipated interest on investment holdings.
Grants & Contributions - Operating	31,685,306	28,323,585	28,323,585	(217,215)	28,106,370	(217,215)	-\$217k Better waste program grant ceased last financial year.
Grants & Contributions - Capital (Others) *	59,713,360	82,227,319	90,376,265	0	90,376,265	8,148,946	
Grants & Contributions - Capital (s711) *	59,842,631	50,000,000	50,000,000	0	50,000,000	0	
Other Revenues	10,615,804	10,825,636	10,825,636	0	10,825,636	0	
Rental Income	4,525,820	5,644,057	5,644,057	0	5,644,057	0	
Net Gain from the Disposal of Assets	905,230	1,900,000	1,900,000	(1,900,000)	0	(1,900,000)	Sale of 24 Scott Street deferred to next financial year
Share of interests in Joint Ventures	12,486	0	0	0	0	0	
Total Revenue	353,466,180	379,321,613	387,470,559	775,785	388,246,344	8,924,731	
Expenses							
Employee Costs	79,686,672	94,043,486	94,143,982	(100,496)	94,043,486		0 Operations: -\$220k reduction of temp staff already included as permanent FTE +\$100k additional FTE to implement integrated pest management policy and strategy (Council resolution) Planning & Compliance: +\$228k - Manager Development Engineering position + \$228k - Manager Austral Delivery Unit + \$189k - Coordinator Traffic and Transport Management + \$72k - Technical Admin Officer Traffic and Transport - \$157k - POS2387 Team Leader Transport Management to be converted to Coordinator Traffic and Transport Management - \$128k - Deletion of Senior Development Assessment planner position Community & Lifestyles: + \$131k - Key Venues Coordinator - Recreation and Community Outcomes (new position) -\$12k Correction of super B levy Corporate Support: + \$152k - Recruitment Coordinator + \$110k - Talent Acquisition Advisor + \$104k - Talent Engagement Officer + \$17k - Regrading of POS1096 Coordinator Talent Development & POS 2397 Talent Acquisition Advisor + \$66k - Savings from regrading of Talent Development Advisor (COR43) & Payroll and Benefits Advisor (COR44) City Futures: + \$368k - Director City Futures + \$104k - PA to Director City Futures New positions: -> \$1.064m new positions for Project Delivery (9 FTEs) 100% capitalised + \$883k new positions for City Environment (8 FTEs) + \$332k new positions for Resource Recovery (4 FTEs) funded from Domestic Waste Management reserve + \$456k new positions for City Futures (2 Heritage Officers & 1 Manager Infrastructure Planning & Design) + \$95k new position for Major Events (1 FTE) - \$2.984m estimated salary savings to be offset against identified new positions
Borrowing Costs	1,173,624	2,496,009	2,496,009	746,000	3,242,009	(746,000)	+\$746k increase in interest expense due to increae in LCP borrowings
Materials & Services - Tipping & Waste Services	33,149,238	35,649,100	35,649,100	0	35,649,100	0	
Materials & Services - Other	61,392,853	61,432,690	61,432,690	1,580,000	63,012,690	(1,580,000)	+\$300k Program funding for Macquarie Mall precinct + \$180k City activation maintenance including screen maintenance + \$75k Program funding for international engagements + \$815k LED lights upgrade funded from sale of energy saving certificate + \$210k memberships for Economic Development and Partnerships
Legal Costs	2,121,517	1,447,945	1,447,945	200,000	1,647,945	(200,000)	+\$200k Legal costs in relation to Voyager Point footbridge

Liverpool City Council
Summary Financial Results - Consolidated
For the period 1 July 2023 to 30 June 2024

	2022-23 Annual Actual	2023-24 Original Budget	2023-24 Revised Budget	2023-24 JUL - AUG Forecast	2023-24 Year End Projection	Variance (Original Budget - Forecast)	Comments
Consultants	1,869,207	840,054	840,054	0	840,054	0	
Depreciation	46,237,802	47,390,706	47,390,706	0	47,390,706	0	
Other Expenses	3,335,121	5,037,487	5,037,487	70,000	5,107,487	(70,000)	+ \$70k Council events sponsorship (City Futures)
Net Loss from the Disposal of Assets	0	2,500,000	2,500,000	0	2,500,000	0	
Total Expenses	228,966,035	250,837,477	250,937,973	2,495,504	253,433,477	(2,596,000)	
Net Operating Result	124,500,145	128,484,136	136,532,586	(1,719,719)	134,812,867	11,520,731	
Less: Grants & Contributions for Capital Purposes *	119,555,991	132,227,319	140,376,265	0	140,376,265	8,148,946	
Net Operating Results Before Grants & Contributions for Capital Purposes	4,944,153	(3,743,183)	(3,843,679)	(1,719,719)	(5,563,398)	3,371,785	

Financial Management

Governance Committee Presentation

10 October 2023

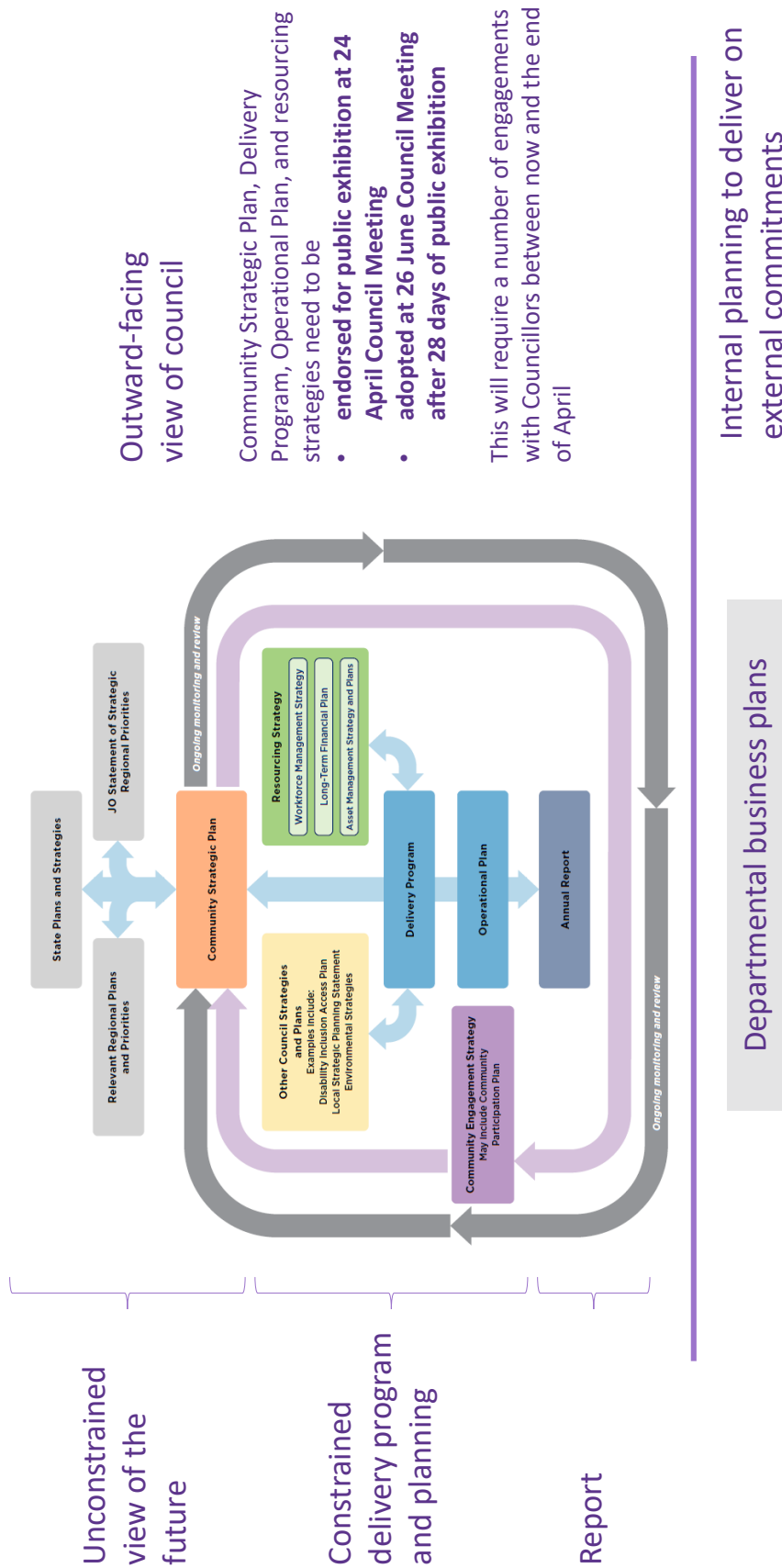


Objectives

- Engage with Councillors to discuss Council financial matters
- Principles of sound financial management in a Council context
- Discuss key financial challenges for Liverpool City Council
- Discuss strategic options to maintain financial sustainability
- Review Council's core services and allocation of resources

Principles of sound financial management and sustainability

Strategic and operational planning



Legislative principles of sound financial management

Local Government Act 1993, Chapter 3, Part 8B

- ▶ **Spending and investing should be**
 - ▶ responsible
 - ▶ sustainable
 - ▶ benefit the local community
 - ▶ have regard to intergenerational equity
- ▶ **Effective financial management** includes
 - ▶ regular performance management and reporting
 - ▶ appropriate risk management practices

Regular performance management and reporting

- ▶ Annually update and publish Long Term Financial Plan
- ▶ Quarterly budget reviews conducted and reported to Council
- ▶ Monthly financial performance reported to Governance Committee
- ▶ Monthly investment portfolio and performance reported to Council
- ▶ Audited Financial Statements lodged with Office of Local Government
- ▶ Proposed borrowing return lodged with Office of Local Government
- ▶ Financial risks and mitigation strategies reported to Audit, Risk and Improvement Committee

Financial sustainability Measures

Finance Performance

- > 0 Operating Result
- > 60% Own Source Operating Income
- > 1.5x Unrestricted Current Ratio
- > 2x Debt Service Cover (P&I over operating result, less depreciation & interest costs)
- <=5% Outstanding Rates & Annual Charges
- > 3 mths Cash Expense Cover

Infrastructure Renewals

- > 100% Buildings & Infrastructure Renewals
- > 100% Asset Maintenance
- < 2% Infrastructure backlog

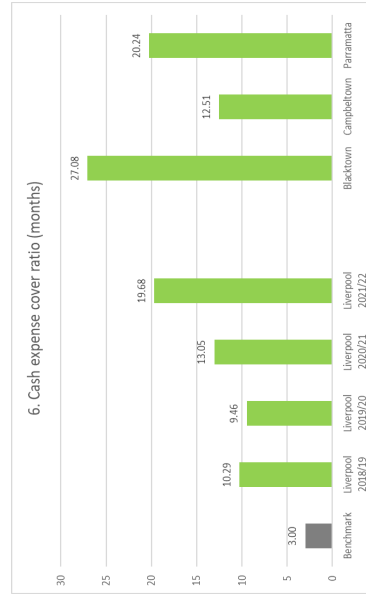
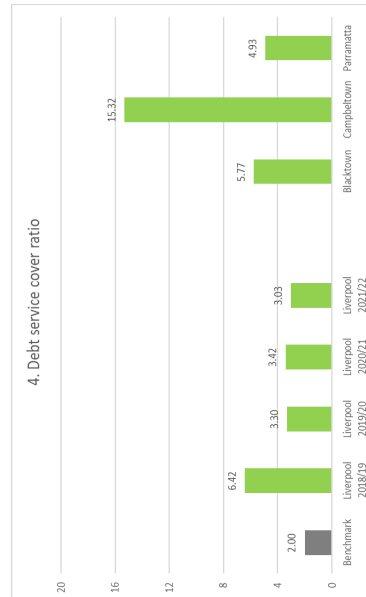
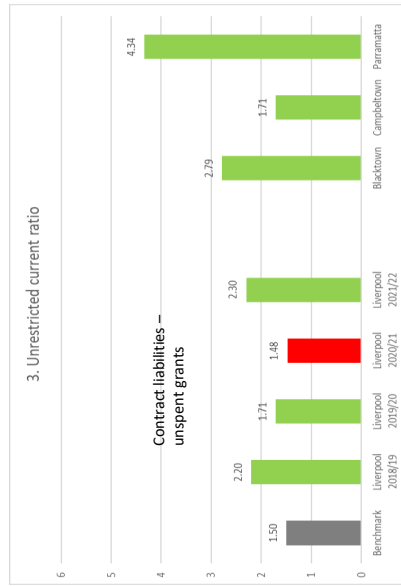
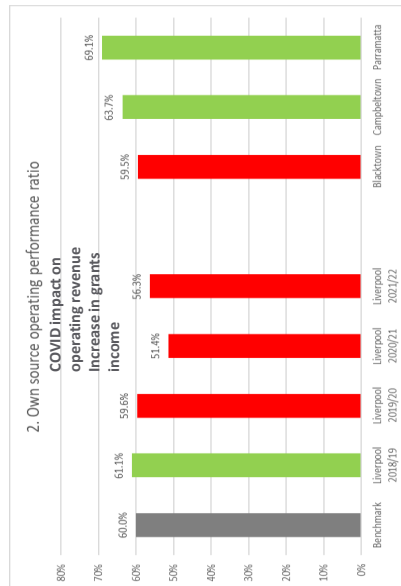
Investment

- Conservative investment portfolio to preserve capital

Borrowing

- Only for infrastructure
- Based on economic appraisal where benefits exceed costs
- Income generating with a reasonable payback period

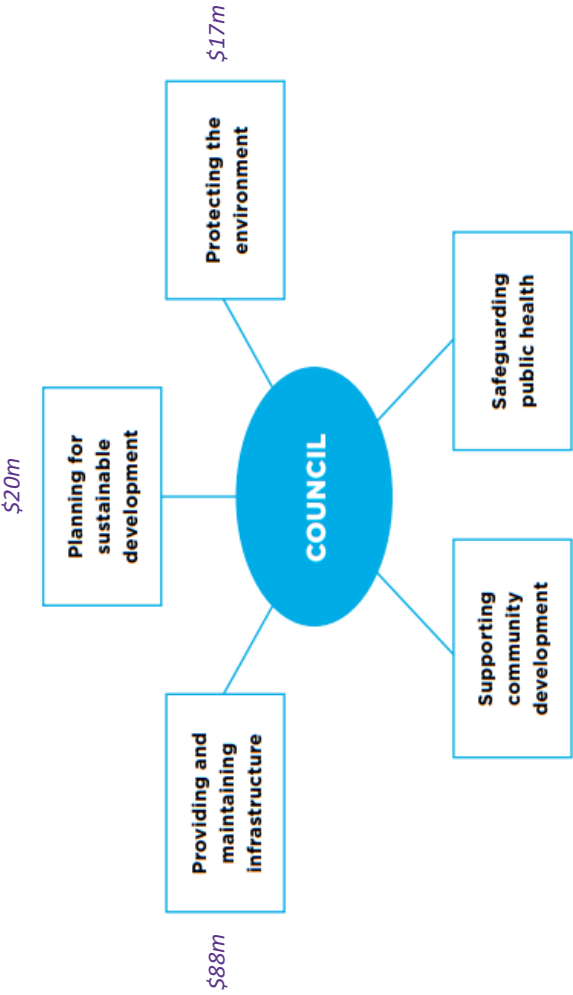
Financial performance indicators 2021/22



Council's core services and allocation of resources

Councils Functions & Services

(Councillor Handbook 2017)

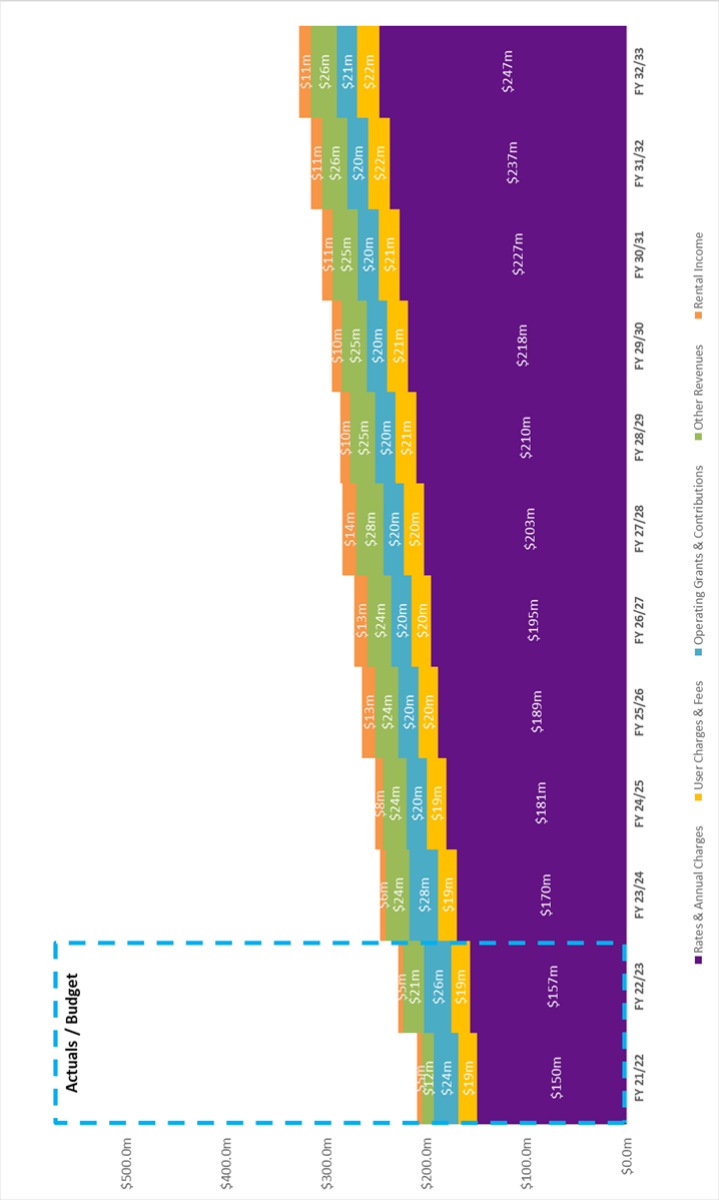


Corporate support services \$38m
Includes some corporate costs which have not been reallocated.

- 3rd Tier of Government
- Community (Councillors) decides the level of services depending on how much they want to pay.

Current Draft Long-Term Financial Plan

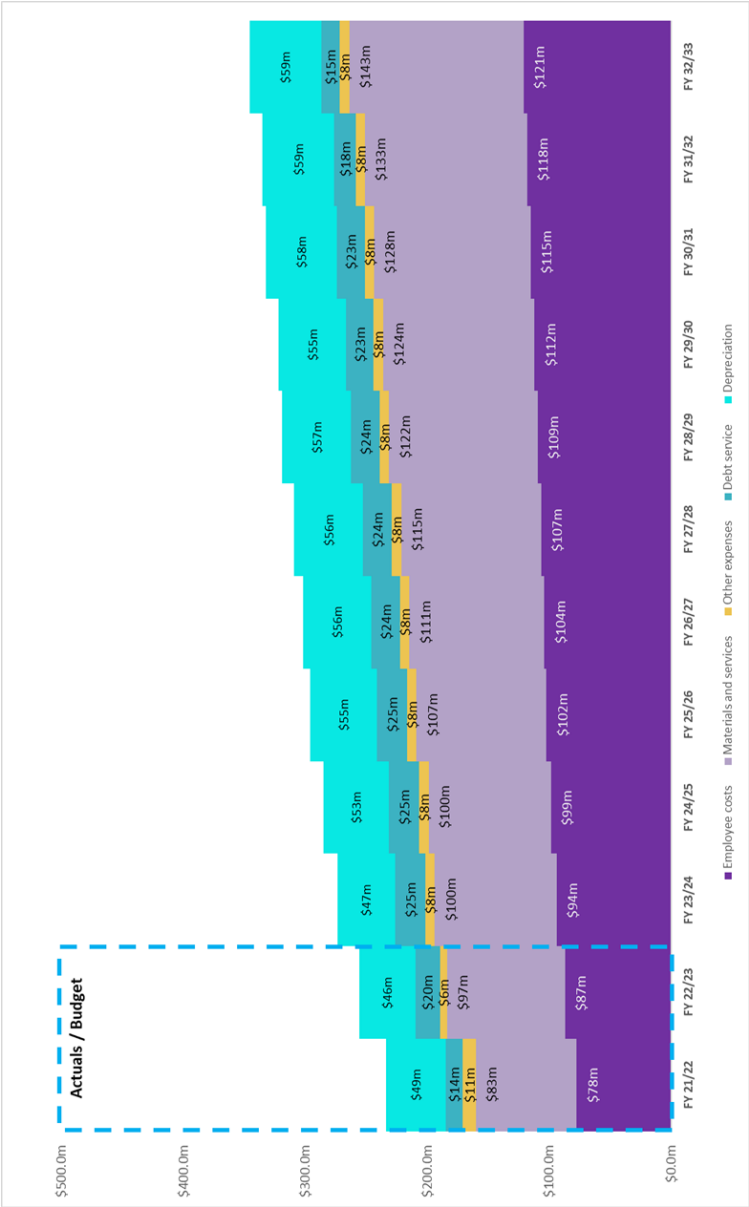
Revenue projections



Revenue assumptions:

- Excludes capital grants and contributions.
- *Rate Peg for 2023/24 is 4.1% includes 0.4% increase attributed to growth. Rate increase of 3% for 2024/25 and 2.5% for forward years. 1800 lots (nett) released per year. No provision of any special rate variation.*
- Compliance levy ceased on 1 January 2022.
- Average 4% CPI increase on user charges for 2023/24 and 3% for forward years. No provision for any new fees.
- Financial Assistance Grant at 2022/23 levels (100% received in advance).
- Rental income from LCP / old library / Hoxton Park commences from 1 January 2025 include 6 months rent-free period (\$5.5m annually).
- Ex-gratia income from Western Sydney Airport Company commences from 1 July 2025. (\$3m is a very conservative amount).

Operating expenditure projections

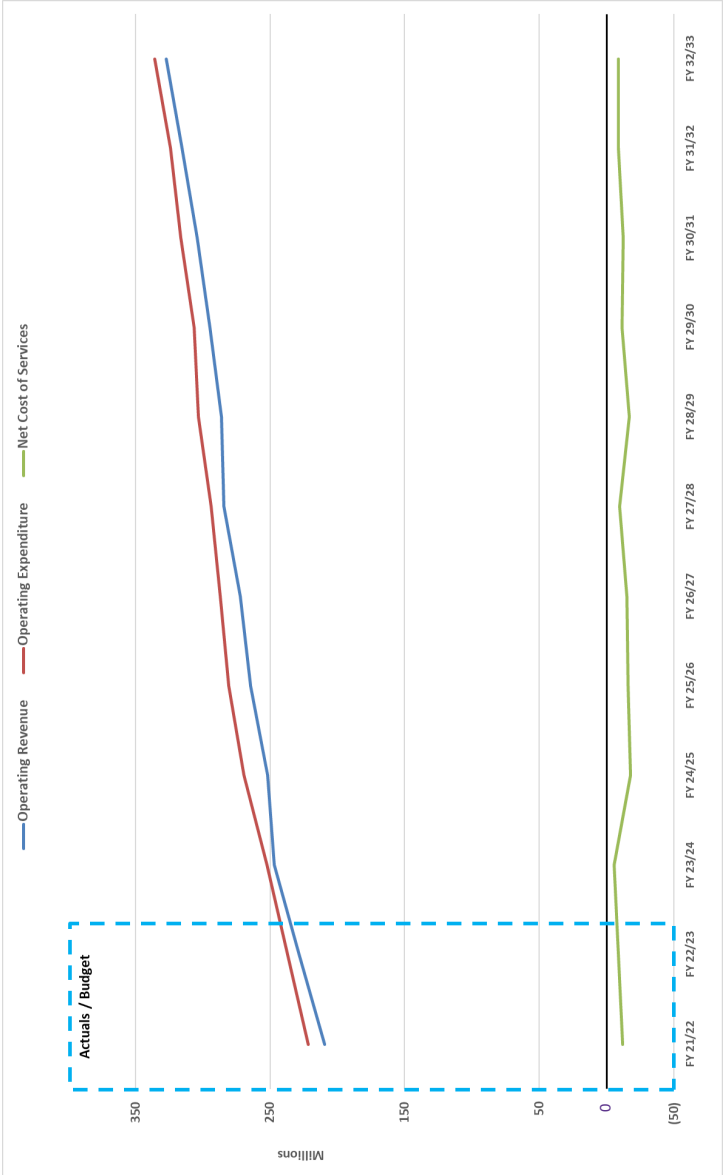


Expenditure assumptions:

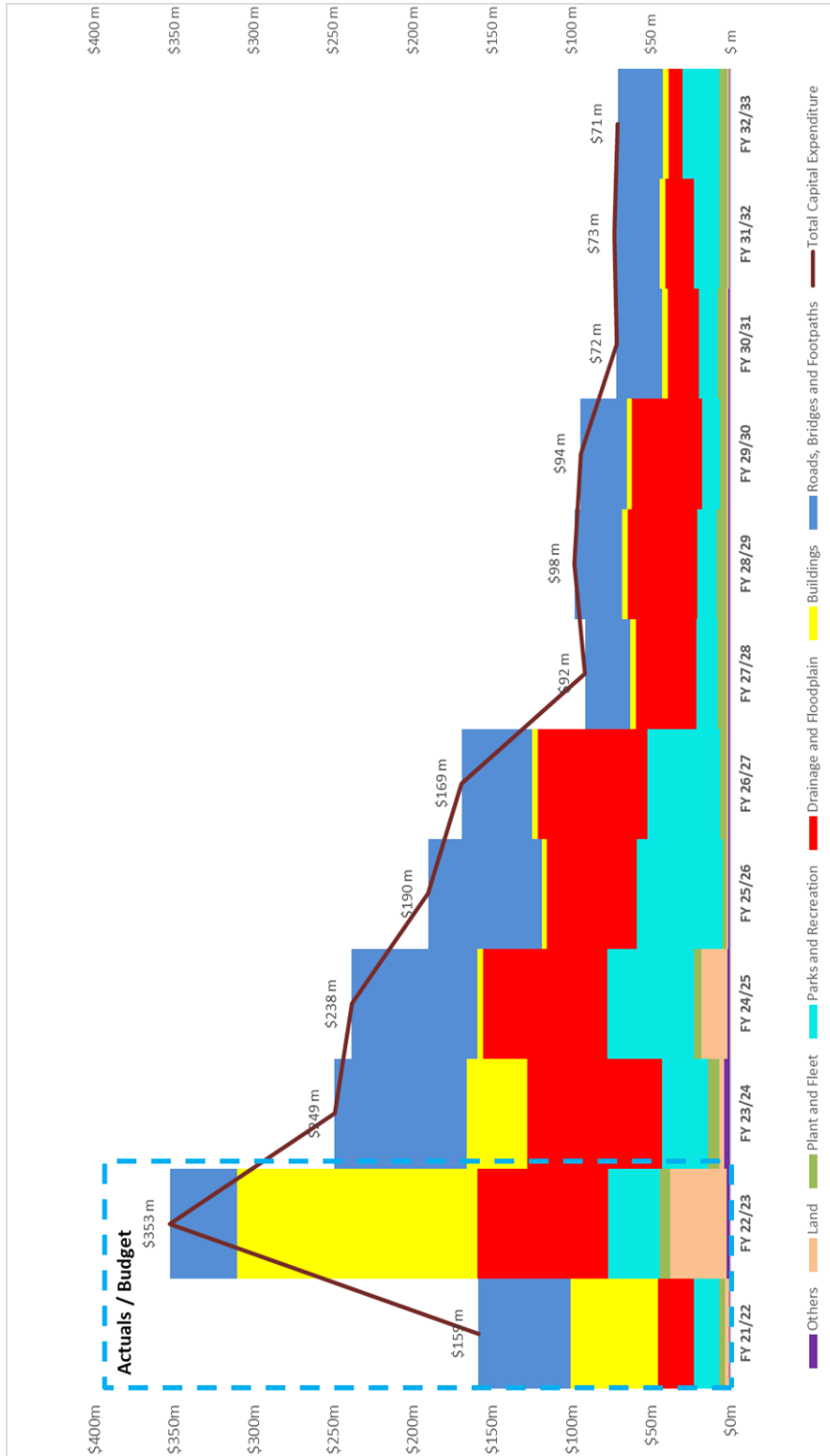
- Staff award increase of 4.5% for 2023/24, 3.5% for 2024/25 and 3% for forward years, plus four FTE each year
- Superannuation contribution increase by 0.5% from 1 July 2024 for two years
- Borrowing cost for LCP up to 30 June 2023 is capitalised and expensed post-construction
- Includes \$62.2m additional borrowing – Cowpasture Road property (\$32.7m), LCP (\$24.0m) and Animal Pound (\$5.5m)
- Average CPI increase of 3% on materials and contracts
- Includes waste collection contract variation cost starting from 1 July 2028
- Includes tipping fees contract variation cost starting from 1 July 2023
- Rental expense from 35 Scott Street ceases from January 2026.
- Depreciation (non-cash) increases by \$2m per year. Includes amortisation of leased assets
- Includes average hazardous waste disposal cost \$3m per year
- Includes road surface write off (non-cash) costs \$2.5m per year

Operating performance challenges

- Constraints on Council's ability to increase its revenue base:
 - Rate Peg's
 - Developer contribution capping
 - Lowest market interest rate
- Constraints on Council's ability to control expenditure:
 - Industry-based award increases
 - Public safety measures (asbestos's/ PFAS remediation/ compulsory acquisition costs)
 - Legal claims and mitigation
- Population growth and increasing expectations of Council services
- Increasing stock of infrastructure resulting in:
 - increase in depreciation (from Y1 – false economy)
 - additional operating expenses
 - increasing maintenance/ renewal expenses
- Cost shifting from state government agencies e.g.
 - contribution to emergency services (\$2m)
 - pensioner rebates
- Emergency responses
 - Pandemics (Example: COVID 19)
 - Flooding and bushfires
- Meeting all Office of Local Government performance benchmarks



Capital expenditure projections

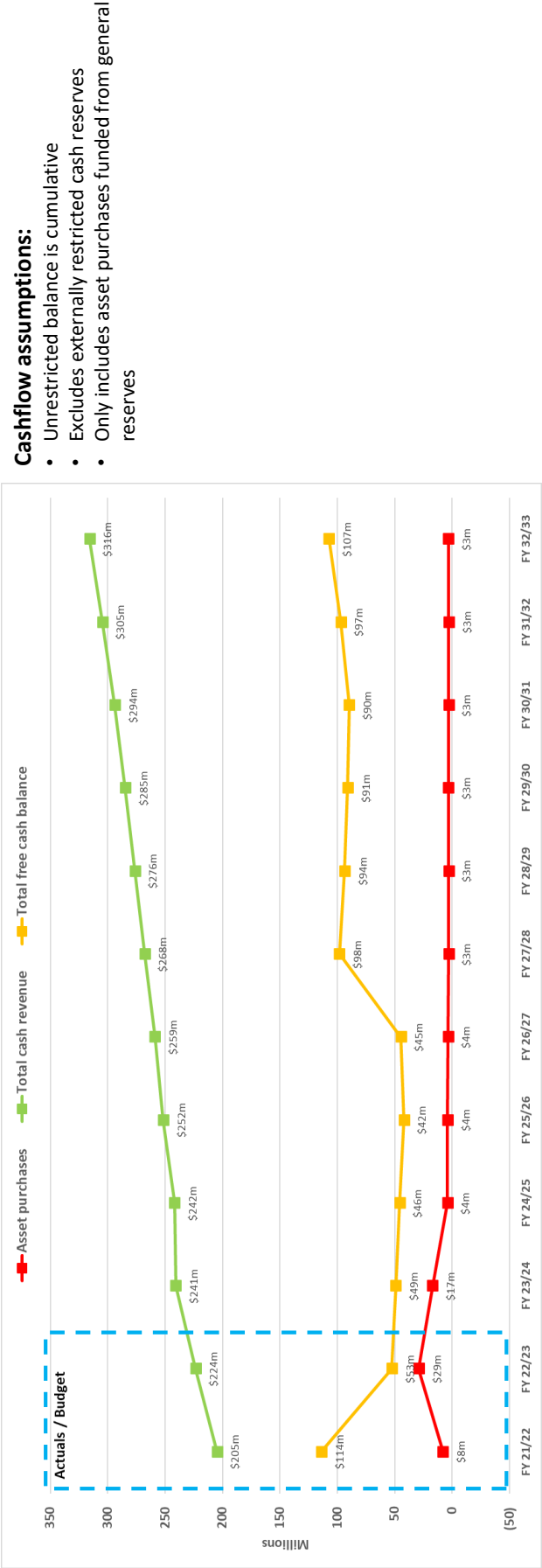


Cash reserve balances



Whilst Council's overall cash balance will look strong, this relates to cash that Council must legally hold for restricted purposes

Cash projections



Strategic options available to Council to maintain financial sustainability

Key strategic options

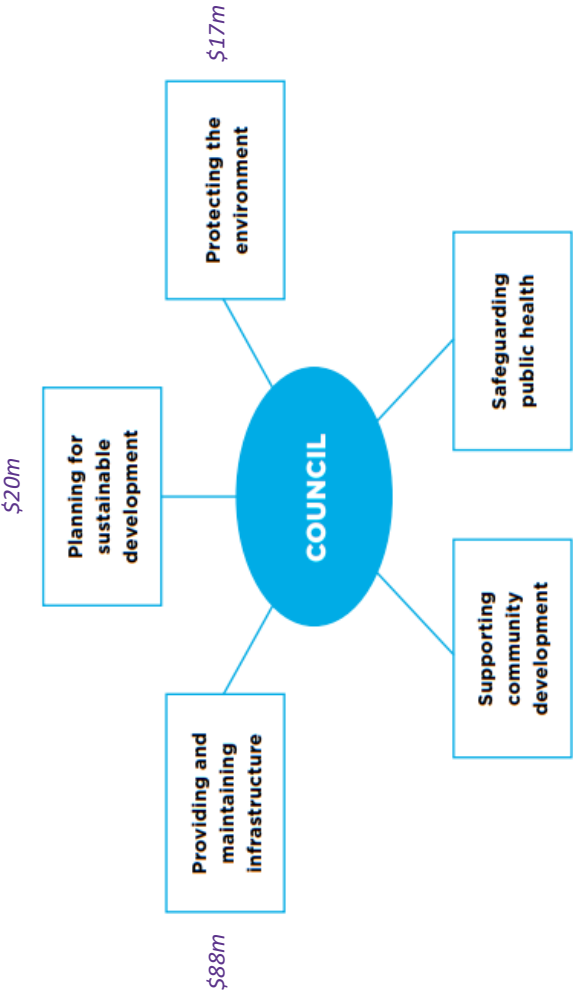
- **Seek alternate revenue and funding sources**
 - Adopt activity based costing and seek full cost recovery
 - Benchmark fee structure
 - Advocate increase in State / Federal Government funding
 - Engage with WSA Co for ex-gratia payment
 - Look at innovative and alternative forms of revenue generation (Mattress Shredder)
 - Dispose surplus/ uneconomical assets
- **Rationalise services**
 - Review level of services, in particular, non-core services
- **Seek further efficiency gains**
 - Service reviews
 - Waste management
 - Energy savings
 - Smart procurement
- **Seek special rate variation**

Appendices

- a) Cost of Council Services
 - Providing and maintaining infrastructure
 - Planning for sustainable development
 - Protecting the environment
 - Safeguarding public health
 - Supporting community development
 - Corporate support services
- b) Draft Long-Term Financial Plan
- c) Capital expenditure program
- d) Cashflow projections

Councils Functions & Services

(Councillor Handbook 2017)



- 3rd Tier of Government
- Community (Councillors) decides the level of services depending on how much they want to pay.

Corporate support services \$38m
Includes some corporate costs which have not been reallocated.

Council services – Budgeted revenue and expenditure

Providing and maintaining infrastructure

Functions & Services	2023-24 Original Budget							Net Cost of Services \$
	Rates & Annual Charges \$	Operating Grants \$	User Charges & Other Revenues \$	Total Revenue \$	Employee Costs \$	Other Expenses \$	Depreciation & Revaluation \$	Total Expenses \$
Providing and maintaining infrastructure								
City Works - Civil Operations	0	5,348,000	3,216,174	8,564,174	(5,104,253)	(11,848,969)	(16,045)	(16,969,267)
City Works - Open Spaces	0	0	112,439	112,439	(8,660,526)	(6,083,329)	(568,953)	(15,312,808)
Facilities Management	0	0	0	0	(322,557)	0	0	(322,557)
Infrastructure Delivery	1,731,100	0	126,793	1,857,893	(132,542)	(447,568)	(32,912,504)	(33,492,614)
Infrastructure Planning	0	76,667	45,482	122,149	(1,498,701)	(1,104,754)	0	(2,603,455)
Operational Facilities	0	170,000	114,000	284,000	(2,430,568)	(4,169,143)	(4,048,009)	(10,647,720)
Operations Office	0	0	7,000	7,000	(1,503,035)	22,525	0	(1,480,510)
Property Assets	(200,910)	0	7,638,422	7,437,512	(506,578)	(4,012,636)	(471,986)	(4,991,200)
Property Services	136,296	0	457,312	593,608	(666,210)	(43,286)	(1,046,324)	(1,755,820)
Strategic Projects	0	0	21,000	21,000	96,000	(142,000)	0	(46,000)
	1,666,486	5,594,667	11,738,622	18,999,775	(20,728,970)	(27,829,160)	(39,063,821)	(87,621,951)
								(68,622,176)

Council Services – Budgeted Revenue & Expenditure

Supporting community development

Functions & Services	2023-24 Original Budget							Net Cost of Services \$
	Rates & Annual Charges \$	Operating Grants \$	User Charges & Other Revenues \$	Total Revenue \$	Employee Costs \$	Other Expenses \$	Depreciation & Revaluation \$	
Supporting community development								
Building Cleaning	0	0	0	0	(1,136,029)	(136,226)	0	(1,272,255)
Bus Shuttle Service	0	0	0	0	0	(123,361)	0	(123,361)
Casula Powerhouse Arts Centre	0	0	994,511	994,511	(2,057,898)	(1,392,043)	(516,007)	(3,965,948)
Children's Services	0	5,500,104	3,656,887	9,156,991	(6,753,844)	(828,329)	(159,924)	(7,742,097)
Civic Events	0	0	7,000	7,000	(219,576)	(310,385)	0	(529,961)
Community and Culture Office	0	0	14,000	14,000	(908,739)	(256,476)	0	(1,165,215)
Community Bus	0	0	1,560	1,560	0	(66,740)	0	(65,180)
Community Development & Planning	0	238,343	14,000	252,343	(1,558,811)	(1,100,856)	(26,574)	(2,686,241)
Community Facilities	0	0	1,021,664	1,021,664	(170,428)	(560,912)	(796,772)	(1,528,112)
Customer Experience	120,008,008	0	1,183,149	121,191,157	(4,239,690)	(796,950)	0	(5,036,640)
Economy & Commercial Development	0	950,000	107,287	1,057,287	(1,749,160)	(1,137,062)	(7,139)	(2,893,361)
Leisure Centres & Sports Development	0	0	610,515	610,515	(594,503)	(3,705,020)	(676,834)	(4,976,357)
Libraries and Museum	0	678,363	202,219	880,582	(5,552,398)	(2,508,404)	(1,677,170)	(9,737,972)
Major Events	0	399,000	87,767	486,767	(802,448)	(2,322,304)	0	(3,124,752)
	120,008,008	7,765,810	7,900,559	135,674,377	(25,743,524)	(15,245,068)	(3,860,420)	(44,849,012)
								90,825,365

Council services – Budgeted revenue and expenditure

Protecting the environment

Functions & Services	2023-24 Original Budget							Net Cost of Services
	Rates & Annual Charges	Operating Grants	User Charges & Other Revenues	Total Revenue	Employee Costs	Other Expenses	Depreciation & Revaluation	
	\$	\$	\$	\$	\$	\$	\$	\$
Protecting the environment								
Building and Compliance	0	0	1,811,781	1,811,781	(2,646,846)	(160,147)	(7,739)	(1,002,951)
City Environment	2,023,326	2,250,000	155,189	4,428,515	(1,062,904)	(2,905,558)	0	460,053
City Works - Bush Regeneration	0	0	21,000	21,000	(1,054,466)	(54,084)	0	(1,087,550)
City Works - Noxious Weeds	0	159,053	7,000	166,053	(114,931)	(228,084)	0	(176,962)
Community Standards & Business Support	0	0	7,000	7,000	(162,224)	(342,102)	(365)	(497,691)
Litter & Waste Removal (incl. Street Cleaning)	0	0	17,959	17,959	(6,094,651)	245,102	(6,843)	(5,838,433)
Regulatory Parking	0	0	3,007,000	3,007,000	(481,281)	(478,861)	0	2,046,858
Regulatory Rangers	0	0	392,955	392,955	(1,059,339)	(203,575)	0	(869,959)
	2,023,326	2,409,053	5,419,884	9,852,263	(12,676,642)	(4,127,309)	(14,947)	(6,966,635)

Council services – Budgeted revenue and expenditure

Safeguarding public health

Functions & Services	2023-24 Original Budget							Net Cost of Services \$
	Rates & Annual Charges \$	Operating Grants \$	User Charges & Other Revenues \$	Total Revenue \$	Employee Costs \$	Other Expenses \$	Depreciation & Revaluation \$	
Safeguarding public health								
Animal Control	0	0	194,338	194,338	(579,083)	(60,187)	0	(444,932)
Free Microchipping Day	0	0	7,000	7,000	(95,070)	(101,712)	0	(189,782)
Health	282,975	0	717,603	1,000,578	(1,167,378)	(236,798)	0	(403,598)
Liverpool Animal Shelter	0	0	62,008	62,008	(93,649)	(255,739)	(11,720)	(299,100)
Waste Management	46,086,643	223,205	868,082	47,177,930	(1,638,099)	(39,265,877)	(109,141)	6,164,813
	46,369,618	223,205	1,849,031	48,441,854	(3,573,279)	(39,920,313)	(120,861)	4,827,401
								(43,614,453)

Council services – Budgeted revenue and expenditure Planning for sustainable development

Functions & Services	2023-24 Original Budget								Net Cost of Services \$	
	Rates & Annual Charges \$	Operating Grants \$	User Charges		Total Revenue \$	Employee Costs \$	Other Expenses \$	Depreciation & Revaluation \$		Total Expenses \$
				& Other Revenues \$						
Planning for sustainable development										
City Deal	0	0	0	0	0	(8,254)	(722,889)	0	(731,143)	(731,143)
City Planning	0	994,500	7,712,504	8,707,004	(5,540,219)	(4,389,876)	(297,765)	0	(10,227,860)	(1,520,856)
Development Assessment	0	0	5,701,786	5,701,786	(7,120,186)	(626,808)	0	0	(7,746,994)	(2,045,208)
Planning & Compliance Office	0	0	7,000	7,000	(484,673)	(151,090)	(9,333)	0	(645,096)	(638,096)
Property Strategic Projects	0	0	0	0	0	0	0	0	0	0
Western Sydney Planning Partnership	0	1,018,985	7,000	1,025,985	(737,343)	(279,015)	0	0	(1,016,358)	9,627
	0	2,013,485	13,428,290	15,441,775	(13,890,675)	(6,169,678)	(307,098)		(20,367,451)	(4,925,676)

Council services – Budgeted revenue and expenditure

Corporate support

2023-24 Original Budget									
Functions & Services	Rates & Annual Charges		User Charges & Other Revenues		Total Revenue		Total Expenses		Net Cost of Services
	\$	\$	\$	\$	\$	\$	\$	\$	
Corporate Support									
CEO Office	0	0	14,000	14,000	(1,241,222)	(77,576)	0	(1,318,798)	(1,304,798)
Communications	0	0	7,000	7,000	(1,807,271)	(1,059,302)	(227,248)	(3,093,821)	(3,086,821)
Corporate Strategy & Performance	0	0	7,000	7,000	(533,625)	(88,607)	0	(622,232)	(615,232)
Corporate Support Office	0	0	7,000	7,000	(469,763)	(59,546)	0	(529,309)	(522,309)
Council & Executive Services	0	0	0	0	(291,517)	(750,572)	(12,187)	(1,054,276)	(1,054,276)
Financial Services	0	10,317,365	8,197,752	18,515,117	(2,134,824)	(1,859,022)	(2,662,750)	(6,656,596)	11,858,521
Governance, Legal & Procurement	0	0	85,133	85,133	(1,915,526)	(1,920,610)	0	(3,836,136)	(3,751,003)
Information Technology	0	0	28,000	28,000	(1,998,514)	(5,445,575)	(1,121,374)	(8,565,463)	(8,537,463)
Internal Audit	0	0	0	0	(456,666)	(123,669)	0	(580,335)	(580,335)
Internal Ombudsman	0	0	0	0	(332,159)	(4,341)	0	(336,500)	(336,500)
People and Culture	0	0	7,000	7,000	(2,907,534)	(1,316,954)	0	(4,224,488)	(4,217,488)
Risk Management, Safety & Wellness	0	0	14,000	14,000	(3,341,775)	(3,405,983)	0	(6,747,758)	(6,733,758)
	0	10,317,365	8,366,885	18,684,250	(17,430,396)	(16,111,757)	(4,023,559)	(37,565,712)	(18,881,462)

Draft Long-Term Financial Plan

Liverpool City Council
Income Statement
10 Year Financial Plan ending 30 June 2033

August 2023 Updated Version

	2021-22 Annual Actual	2022-23 Revised Budget	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Income from Continuing Operations												
Revenue:												
Rates and annual charges	149,577,493	156,853,771	170,067,438	180,669,860	188,777,834	195,326,055	202,810,945	210,481,562	218,332,045	226,833,346	236,868,655	247,068,221
User charges and fees	19,159,490	18,946,181	18,793,354	19,221,287	19,561,844	19,902,314	20,252,998	20,614,202	20,986,239	21,369,442	21,764,145	22,170,690
Interest and investment revenue	3,960,785	9,936,185	12,933,224	10,496,595	9,094,574	9,062,642	9,765,558	9,923,709	9,591,935	9,447,364	9,366,324	9,363,276
Grants and contributions - operating	24,209,482	26,499,480	28,106,370	20,256,924	19,788,406	19,874,887	19,979,869	20,088,567	20,204,644	20,335,586	20,487,763	20,703,734
Grants and contributions - capital (others) *	69,723,365	47,748,483	82,227,319	104,236,614	113,796,903	70,201,366	22,491,216	18,465,456	17,400,000	17,400,000	17,400,000	17,400,000
Grants and contributions - capital (s711) *	49,811,609	60,956,556	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Other revenues	7,957,261	11,320,915	10,825,636	11,244,400	14,494,142	14,751,374	15,016,311	15,289,197	15,570,271	15,859,775	16,157,964	16,465,101
Other income	4,684,472	4,734,312	5,980,382	7,905,988	12,861,112	13,198,393	13,546,719	9,980,991	10,247,436	10,523,263	10,806,368	11,344,985
Net Gain from the Disposal of Assets	0	0	0	0	0	0	2,756,180	0	0	0	0	0
Share of interests in Joint Ventures	0	0	0	1,900,000	0	0	0	0	0	0	0	0
Total Income from Continuing Operations	329,083,956	336,995,883	378,933,723	405,931,668	428,374,815	392,317,031	356,619,796	354,843,684	362,332,570	371,768,776	382,851,219	394,516,007
Expenses from Continuing Operations												
Employee Costs	77,502,259	86,865,274	94,043,486	98,621,376	102,158,028	103,991,322	106,620,819	109,285,383	112,016,502	115,227,456	118,096,977	121,037,951
Borrowing Costs	1,488,372	1,071,023	3,241,976	9,739,046	9,537,565	8,961,179	8,380,088	7,927,900	7,371,652	7,063,048	6,403,883	5,787,640
Materials & Services - Tipping & Waste Services	31,812,087	33,022,283	35,649,100	39,193,671	43,159,104	45,915,390	47,984,437	52,098,679	54,434,951	56,864,179	59,898,584	65,885,616
Materials & Services - Other	47,041,425	59,159,680	61,987,690	58,803,050	61,144,933	62,375,543	64,260,570	67,479,483	67,324,408	69,050,719	70,579,832	74,334,574
Legal Costs	1,299,022	2,120,510	1,447,945	1,491,383	1,536,124	1,582,207	1,621,761	1,662,305	1,703,863	1,746,460	1,790,122	1,834,875
Consultants	2,601,878	2,605,413	840,054	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000	710,000
Depreciation	49,014,475	46,132,204	47,390,706	53,315,314	54,768,790	55,949,915	56,436,410	56,602,204	55,280,886	58,173,259	58,819,267	58,665,470
Other Expenses	8,380,750	3,355,489	5,037,487	5,250,023	5,160,183	5,171,002	5,179,137	5,187,435	5,195,906	5,204,556	5,213,379	5,222,381
Net Loss from the Disposal of Assets	2,345,155	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000
Revaluation decrement / impairment of IPP&E	0	0	0	0	0	0	0	0	0	0	0	0
Internal Charges	0	0	0	0	0	0	0	0	0	0	0	0
Total Expenses from Continuing Operations	221,485,423	236,831,876	252,138,444	269,623,863	280,674,727	287,156,558	293,693,222	303,453,389	306,538,168	316,539,677	324,012,044	335,978,507
Operating Results from Continuing Operations	107,598,532	100,164,007	126,795,279	136,307,805	147,700,088	105,160,473	62,926,574	51,390,295	55,794,402	55,229,099	58,839,175	58,537,500
Discontinued Operations - Profit/(Loss)	0	0	0	0	0	0	0	0	0	0	0	0
Net Profit/(Loss) from Discontinued Operations	0	0	0	0	0	0	0	0	0	0	0	0
Net Operating Result for the Year	107,598,532	100,164,007	126,795,279	136,307,805	147,700,088	105,160,473	62,926,574	51,390,295	55,794,402	55,229,099	58,839,175	58,537,500
Net Operating Result before Grants and Contributions provided for Capital Purposes	(11,936,441)	(8,541,032)	(5,432,040)	(17,928,809)	(16,096,815)	(15,040,893)	(9,564,642)	(17,075,161)	(11,605,598)	(12,170,901)	(8,560,825)	(8,862,500)

Draft Long-Term Financial Plan

Liverpool City Council
Statement of Financial Position
10 Year Financial Plan ending 30 June 2033

August 2023 Updated Version

30-Jun-22													
Opening Balance Actual													
2022-23 Revised Budget													
2023-24													
2024-25													
2025-26													
2026-27													
2027-28													
2028-29													
2029-30													
2030-31													
2031-32													
2032-33													
ASSETS													
Current Assets													
Cash & Cash Equivalents	126,730,000	34,781,633	19,710,467	68,486,094	87,430,108	109,263,337	172,055,938	172,037,883	176,693,689	166,005,992	162,672,958	162,672,958	153,183,894
Investments	136,043,000	124,128,281	95,768,602	59,711,296	51,608,530	35,403,000	35,403,000	35,403,000	35,403,000	35,403,000	35,403,000	67,814,061	88,070,975
Receivables	26,432,000	20,025,692	20,417,931	20,493,145	20,511,085	19,709,559	19,585,074	20,110,604	20,649,308	21,226,155	21,887,769	21,887,769	22,562,809
Inventories	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000	282,000
Other	947,000	1,002,634	2,066,623	1,958,481	1,908,103	1,835,541	1,782,559	1,762,559	1,822,691	1,581,739	1,454,539	1,454,539	1,479,874
Total Current Assets	290,434,000	180,220,240	138,245,623	150,931,016	161,739,826	166,493,437	229,688,571	229,556,866	234,660,688	240,684,707	254,151,707	265,579,552	
Non-Current Assets													
Investments	199,751,000	182,256,699	140,616,378	87,673,684	75,776,450	51,981,980	51,981,980	51,981,980	51,981,980	75,776,450	99,570,919	129,314,000	
Receivables	293,000	332,835	331,934	328,977	335,675	321,922	332,599	343,547	354,763	366,826	380,824	395,075	
Infrastructure, Property, Plant & Equipment	3,304,635,000	3,607,389,856	3,804,271,508	3,973,856,764	4,107,391,631	4,218,568,746	4,204,232,899	4,243,317,540	4,279,901,147	4,290,997,740	4,302,429,094	4,311,697,670	
Investments Accounted for using the equity method	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	6,502,000	
Intangible Assets	1,951,000	3,299,633	5,211,263	4,780,748	3,949,022	2,800,771	2,104,679	1,382,509	792,447	140,170	32,624	132,153	
Right of Use Assets	11,613,000	10,559,761	8,197,011	5,692,544	4,081,951	2,621,502	1,473,750	52,459	4,373,729	5,908,629	4,785,829	3,363,029	
Total Non-Current Assets	3,524,745,000	3,810,340,784	3,965,130,094	4,078,834,717	4,198,036,729	4,282,796,921	4,266,627,907	4,303,575,391	4,346,863,766	4,379,691,815	4,413,701,290	4,451,403,932	
TOTAL ASSETS	3,815,179,000	3,990,561,024	4,103,375,717	4,229,765,733	4,359,776,555	4,449,290,358	4,496,316,478	4,533,132,257	4,581,524,454	4,620,376,251	4,667,852,997	4,716,983,484	
LIABILITIES													
Current Liabilities													
Payables	26,402,000	25,817,000	27,860,892	27,540,554	28,546,226	29,287,707	30,013,229	31,265,885	31,720,328	32,511,112	33,356,802	35,018,177	
Income received in advance	8,000	593,000	580,302	596,891	667,233	678,943	691,005	703,428	716,224	729,403	742,979	756,961	
Contract Liabilities	48,967,000	27,889,385	7,521,206	6,515,000	6,515,000	6,515,000	6,515,000	6,515,000	6,515,000	6,515,000	6,515,000	6,515,000	
Lease Liabilities	2,772,000	2,800,034	2,764,418	2,199,553	1,702,596	1,571,677	398,750	248,750	1,572,800	1,422,800	1,572,800	1,422,800	
Borrowings	12,517,000	15,351,801	15,240,865	15,130,119	14,858,817	15,378,260	15,603,100	15,764,788	15,771,466	11,112,288	9,673,363	7,457,461	
Provisions	30,295,000	28,083,396	27,583,396	27,137,396	25,137,396	25,137,396	25,137,396	25,137,396	25,137,396	25,137,396	25,137,396	25,137,396	
Total Current Liabilities	120,961,000	100,534,616	81,551,079	79,119,513	77,427,268	78,568,983	78,358,480	79,035,247	81,433,214	77,427,999	76,998,340	76,307,795	
Non-Current Liabilities													
Payables	13,427,000	13,427,000	13,414,473	10,905,217	10,974,610	10,986,162	10,998,061	11,010,316	11,022,940	11,035,941	11,049,334	11,063,127	
Contract Liabilities	707,000	418,034	138,795	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	
Lease Liabilities	9,214,000	8,240,745	5,776,327	3,726,774	2,519,178	1,097,501	998,751	900,001	6,858,671	5,585,871	4,313,071	3,040,271	
Borrowings	135,695,000	190,299,038	198,058,173	195,144,554	180,285,737	164,907,477	149,304,377	134,139,589	118,368,123	107,255,835	97,582,472	90,125,011	
Provisions	2,775,000	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	4,486,604	
Total Non-Current Liabilities	161,818,000	216,871,421	221,874,372	214,388,149	198,391,129	181,602,744	165,912,793	150,661,510	140,861,338	128,489,251	117,556,481	108,840,013	
TOTAL LIABILITIES	282,779,000	317,406,037	303,425,451	293,507,662	275,818,397	260,171,727	244,271,273	229,696,757	222,294,552	205,917,250	194,554,821	185,147,808	
Net Assets	3,532,400,000	3,673,154,987	3,799,950,266	3,936,258,071	4,083,958,158	4,189,118,631	4,252,045,205	4,303,435,500	4,359,229,902	4,414,459,001	4,473,298,176	4,531,835,676	
EQUITY													
Retained Earnings	2,155,092,000	2,295,846,987	2,422,642,266	2,558,950,071	2,706,650,158	2,811,810,631	2,874,737,205	2,926,127,500	2,981,921,902	3,037,151,001	3,095,990,176	3,154,527,676	
Revaluation Reserves	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	1,377,308,000	
Council Equity Interest	3,532,400,000	3,673,154,987	3,799,950,266	3,936,258,071	4,083,958,158	4,189,118,631	4,252,045,205	4,303,435,500	4,359,229,902	4,414,459,001	4,473,298,176	4,531,835,676	
Total Equity	3,532,400,000	3,673,154,987	3,799,950,266	3,936,258,071	4,083,958,158	4,189,118,631	4,252,045,205	4,303,435,500	4,359,229,902	4,414,459,001	4,473,298,176	4,531,835,676	



Cash reserves breakup

Liverpool City Council Reserve Balances

10 Year Financial Plan ending 30 June 2033

August 2023 Updated Version

30-Jun-22

	Opening Balance Actual	2022-23 Revised Budget	2023-24 Budget Year 1	2024-25 Projection Year 2	2025-26 Projection Year 3	2026-27 Projection Year 4	2027-28 Projection Year 5	2028-29 Projection Year 6	2029-30 Projection Year 7	2030-31 Projection Year 8	2031-32 Projection Year 9	2032-33 Projection Year 10
Externally Restricted												
S711 Contributions	271,308,640	241,676,080	186,651,148	153,475,196	154,254,052	133,287,715	144,077,425	150,309,372	156,739,192	187,128,261	214,917,200	244,659,781
City Development Fund	737,878	513,966	111,206	3,617	667	186	1,507	756,861	1,528,561	2,317,159	3,123,173	3,947,139
Domestic Waste Reserve	8,556,428	3,084,449	5,145,135	7,312,685	9,412,527	9,612,915	8,794,095	5,614,955	5,762,801	4,973,438	5,667,353	4,929,841
Environment Levy	5,890,028	5,324,065	5,017,551	4,823,216	4,647,712	4,425,659	4,357,078	4,335,287	4,353,822	4,416,778	4,526,072	4,684,142
Stormwater Reserve	758,948	562,908	100,001	169,598	171,343	218,969	284,608	346,752	393,931	436,720	505,266	609,812
Edmondson Park Reserve	2,770,968	2,805,796	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
Contribution Reserve	3,522,777	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032	3,247,032
Grants Reserve - Capital	12,156,452	11,506,452	6,711,452	1,106,452	1,106,452	1,106,452	1,106,452	1,106,452	1,106,452	1,106,452	1,106,452	1,106,452
Grants Reserve - Operating	916,487	818,767	12,616	9,552	5,838	2,450	(0)	(0)	(0)	(0)	(0)	(0)
Better Waste & Recycling Reserve	484,922	12,137	0	0	0	0	0	0	0	0	0	0
Deferred Grants Reserve - Capital	38,294,117	18,351,644	-	-	-	-	-	-	-	-	-	-
Deferred Grants Reserve - Operating	3,132,788	698,499	0	0	0	0	0	0	0	0	0	0
Total Externally Restricted	348,530,433	288,601,795	206,996,142	170,147,349	172,845,623	151,901,378	161,868,197	165,716,711	173,131,791	203,625,840	233,092,548	263,184,199
Internally Restricted												
Employee Leave Entitlement Reserve	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000	4,484,000
Insurance Reserve	1,796,043	1,796,043	2,400,043	2,400,043	2,400,043	2,400,043	2,400,043	2,400,043	2,400,043	2,400,043	2,400,043	2,400,043
Parking Strategy Reserve	1,713,848	414,689	543,560	1,315,382	2,109,774	2,932,843	3,782,353	4,662,330	5,573,814	6,517,879	7,495,631	8,508,214
Moorebank Voluntary Acquisition Reserve	83,142	83,142	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)	(0)
General Property Reserve	5,054,309	3,764,788	5,711,059	(0)	(0)	(0)	27,000,000	22,000,000	17,000,000	12,000,000	7,000,000	2,000,000
Loan Reserve	66,164,440	500,000	(0)	7,000,000	7,000,000	7,000,000	30,000,000	29,035,360	27,292,480	25,430,285	23,440,607	21,314,719
Carnes Hill Stage 2 Precinct Development Reserve	4,586,546	4,146,186	4,046,186	4,046,186	4,046,186	4,046,186	4,046,186	4,046,186	4,046,186	4,046,186	4,046,186	4,046,186
Moorebank Intermodal Company Ltd Ex-Gratia Funds	-	-	74,727	-	-	-	-	-	-	-	-	-
Total Internally Restricted	83,882,327	15,188,847	17,259,574	19,245,610	20,040,002	20,863,071	71,712,581	66,627,918	60,796,522	54,878,392	48,866,466	42,753,161
Unrestricted Cash - Net Position	30,111,240	37,375,971	31,839,731	26,478,115	21,929,463	23,883,868	26,460,140	27,078,234	30,150,356	34,986,740	48,098,924	64,631,514
Total Cash and Investments	462,524,000	341,166,613	256,095,447	215,871,074	214,815,088	196,648,317	260,040,918	259,422,863	264,078,669	293,390,972	330,057,938	370,568,874

Capital expenditure program

Liverpool City Council
Capital Expenditure Program
For the period 1 July 2022 to 30 June 2023

	2023-24 Year 1	2024-25 Year 2	2025-26 Year 3	2026-27 Year 4	2027-28 Year 5	2028-29 Year 6	2029-30 Year 7	2030-31 Year 8	2031-32 Year 9	2032-33 Year 10
Capital Expenditure by Asset Class										
Buildings	37,738,046	3,593,875	3,517,875	3,507,875	3,537,875	3,592,875	3,537,875	3,557,875	3,636,875	3,535,875
Drainage and Floodplain	84,959,000	78,481,702	56,314,115	68,795,148	38,048,000	43,733,000	43,729,000	19,564,000	17,564,000	8,724,000
Information Technology	3,182,775	1,230,000	895,000	765,000	845,000	765,000	870,000	730,000	590,000	590,000
Land	3,491,587	16,528,209	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Land Improvements	10,000	10,000	0	0	0	0	0	0	0	0
Library Materials	634,000	652,500	672,500	688,000	702,500	717,000	717,000	717,000	717,000	717,000
Office Equipment, Furniture and Fittings	205,500	56,500	57,000	57,500	57,500	57,500	57,500	57,500	57,500	57,500
Parks and Recreation	28,852,981	54,519,149	53,855,338	45,963,756	13,110,000	12,350,000	11,415,000	11,620,000	16,200,000	23,156,000
Plant and Fleet	6,855,000	4,517,000	2,734,000	4,161,000	5,772,000	6,292,000	4,245,000	5,978,000	4,887,000	4,887,000
Roads, Bridges and Footpaths	83,164,599	78,837,620	71,301,103	44,227,000	28,681,416	29,769,156	28,839,200	28,634,700	28,624,200	28,499,700
Total	249,093,488	238,426,555	190,346,931	169,165,279	91,754,291	98,276,531	94,410,575	71,859,075	73,276,575	71,167,075
General Fund components (highlights)										
Major plant	1,710,000	2,032,000	2,284,000	3,106,000	3,497,000	3,217,000	4,245,000	4,778,000	3,687,000	3,687,000
Liverpool Civic Place (GF component)	6,150,721									
Waste remediation	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Renewal works	12,951,902	12,846,768	12,675,248	12,242,375	12,818,875	13,201,875	12,456,375	12,486,875	12,655,375	12,014,875
Various projects	11,070,225	4,153,500	3,953,000	3,655,000	3,089,000	3,039,000	3,390,000	3,085,000	2,875,000	3,320,000
Total General Fund	32,882,848	20,032,268	19,912,248	20,003,375	20,404,875	20,457,875	21,091,375	21,349,875	20,217,375	20,021,875

Key Performance Indicators

	2021-22 Actual	2022-23 Budget	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Operating Performance												
Operating performance ratio	-1.9% ✗	-2.6% ✗	-1.2% ✗	-6.9% ✗	-5.1% ✗	-4.6% ✗	-3.5% ✗	-5.1% ✗	-3.1% ✗	-3.2% ✗	-1.9% ✗	-1.9% ✗
Own source operating revenue ratio	56.3% ✗	59.9% ✗	57.7% ✗	56.8% ✗	57.1% ✗	64.3% ✓	73.9% ✓	75.0% ✓	75.8% ✓	76.4% ✓	77.0% ✓	77.7% ✓
Liquidity												
Unrestricted current ratio	2.3 ✓	1.5 ✓	1.5 ✓	1.5 ✓	1.5 ✓	1.5 ✓	2.7 ✓	2.6 ✓	2.4 ✓	2.7 ✓	2.9 ✓	3.3 ✓
Cash expense cover ratio	19.7 ✓	10.6 ✓	7.5 ✓	7.8 ✓	7.9 ✓	7.9 ✓	10.7 ✓	10.3 ✓	10.0 ✓	10.5 ✓	11.2 ✓	11.5 ✓
Rates and annual charges outstanding %	6.8% ✗	6.9% ✗	6.4% ✗	6.0% ✗	5.5% ✗	5.0% ✓	5.0% ✓	5.0% ✓	5.0% ✓	5.0% ✓	5.0% ✓	5.0% ✓
Debt Management												
Debt service cover ratio	3.0 ✓	2.2 ✓	2.2 ✓	1.6 ✗	1.9 ✗	2.0 ✓	2.1 ✓	2.1 ✓	2.2 ✓	2.3 ✓	3.1 ✓	3.4 ✓
Debt service ratio	5.9% ✓	6.9% ✓	7.5% ✓	10.0% ✓	9.3% ✓	8.8% ✓	8.4% ✓	8.2% ✓	7.6% ✓	7.5% ✓	5.6% ✓	4.7% ✓
Interest cover ratio	31.2 ✓	38.4 ✓	14.7 ✓	4.7 ✓	5.3 ✓	5.8 ✓	6.6 ✓	6.3 ✓	7.3 ✓	7.9 ✓	9.2 ✓	10.0 ✓
Infrastructure & Service Management												
Building & infrastructure renewals ratio	95% ✗	78% ✗	103% ✓	108% ✓	73% ✗	58% ✗	24% ✗	44% ✗	43% ✗	40% ✗	39% ✗	38% ✗
Infrastructure backlog ratio	2.6% ✗	1.8% ✓	1.5% ✓	1.0% ✓	0.8% ✓	1.3% ✓	1.4% ✓	1.9% ✓	1.8% ✓	1.8% ✓	1.8% ✓	1.8% ✓
Asset maintenance ratio	95% ✗	93% ✗	88% ✗	88% ✗	86% ✗	85% ✗	83% ✗	82% ✗	81% ✗	80% ✗	80% ✗	80% ✗

ITEM 07

Response report - RV Parks

Strategic Objective	Evolving, Prosperous, Innovative Market Liverpool as a business destination and attract investment
File Ref	290535.2023
Report By	Susana Freitas - Visitor Economy Officer
Approved By	Shayne Mallard - Director City Futures

EXECUTIVE SUMMARY

At the 18 July 2023 Governance Committee Meeting, the Committee resolved to receive a report back on the feasibility of a Recreational Vehicle Park (RV Park) within the Liverpool LGA including:

1. Further flood planning investigation
2. Possible sites that meet the criteria from Campervan and Motorclub of Australia and are available for the next 10 years

In July 2023, Council identified seven sites which met the size criteria set by Campervan and Motorclub of Australia (CMCA). Attachment 1 provides details on every potential site within the LGA that meets the size criteria provided by CMCA. In summary, of the seven sites identified only two met all the criteria set by CMCA, and only one of these two sites, Black Muscat Park and Angle Park, is currently suitable for an RV Park due to limited flood risks at the park. The conversion of Black Muscat Park and Angle Park to an RV Park will have significant impacts on current recreational users within the community. Black Muscat Park attracts the highest number of passive park users of any space within the Chipping Norton Lakes. The conversion to an RV Park will likely disadvantage current users. Lehmanns Oval, Liverpool is suitable under the provision of a vehicle access bridge over the high flood risk area at a cost to Council.

RECOMMENDATION

That the Governance Committee recommends Council:

1. Receives and notes the report;
2. Notes the significant impact transforming Black Muscat Park and Angle Park will have on community access to open green space; and
3. Make the recommendation if Council is to proceed with consultation with the Chipping Norton Lake Authority to transform Black Muscat and Angle Park or receive official costings to transform Lehmanns Oval to an RV Park for 10 years.

REPORT

At the 18 July 2023 Governance Committee Meeting, the Committee resolved to receive a report back regarding the feasibility of an RV Park within the Liverpool LGA including:

1. Further flood planning investigation
2. Possible sites that meet the criteria from Campervan and Motorclub of Australia and are available for the next 10 years.

In the July 2023 Governance Committee report, Council presented seven potential locations that met the size criteria provided by Campervan and Motorhome Club of Australia (CMCA). Of those seven sites, two were identified as suitable for an RV Park and meeting all criteria requested. Attachment A highlights the suitability of each site and flood risk. Of the sites identified only Black Muscat Park and Angle Park, Chipping Norton, are currently suitable as they meet the criteria specified by CMCA and are a suitable flood risk due to sufficient evacuation opportunities and warning times.

Black Muscat Park and Angle Park are situated within the Chipping Norton Lakes Parklands and are highly utilised for passive recreation purposes and is Council's most popular parkland destination. The spaces attract large volumes of users predominantly for group and family gatherings and the conversion to an RV Park would be significantly impactful to the community, including removal of access to public open green space and significant impacts on parking availability along the Chipping Norton Lakes and Parklands.

The site is also opposite residential properties that would likely be negatively impacted by the conversion to an RV Park. Consideration should be made to the potential environmental impact given the proximity of the location to the Chipping Norton Lakes and Georges River. The site is owned by the Chipping Norton Lake Authority. Change of current use to accommodate an RV Park for 10 years, as adopted in the July 2023 Governance Committee Meeting, will require consultation and approvals from the Chipping Norton Lake Authority.

Lehmanns Oval, Liverpool is suitable under the provision of a vehicle access bridge over the high flood risk area at a cost to Council. Lehmanns Oval has no current users and was decommissioned by Council due to significant vandalism. CMCA is unable to cover the costs of any remedial works required for any site. Indicative cost estimates indicate that the cost for the bridge installation would exceed \$200,000.

FINANCIAL IMPLICATIONS

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


CONSIDERATIONS

Economic	Facilitate economic development. Facilitate the development of new tourism based on local attractions, culture and creative industries.
Environment	There are no environmental and sustainability considerations.
Social	Preserve and maintain heritage, both landscape and cultural as urban development takes place.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	There are no legislative considerations relating to this report.
Risk	The risk is deemed to be Medium. Installation of an RV Park at Black Muscat Park and Angle Park Chipping Norton will cause the displacement of current users, cause potential negative impacts on adjacent residents and will require a thorough environmental impact assessment. The risk is considered outside Council's risk appetite.


ATTACHMENTS

1. RV Parks suitable sites with flooding


RV Park - Potential Sites

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


RV Park - Potential Sites

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


RV Park - Potential Sites

SITE NAME	Size (approx) Sqm	Accessible for Recreation Vehicles	Topography	Power	Water	Sewer discharge / Septic Tank	Zoning	Safe pedestrian access to shops (<1.5km)	Impact on current use	Suitable	Comments	Flooding Comments
Lehmanns Oval, Liverpool	22,000	Possible	Suitable	Yes	No	Yes	RE1	Yes	None	Yes	<p>Lehmanns Oval was previously used as a sports field. The site is located between Blamfield Oval and Larry Grant Oval and in 2012 change room, toilet amenities, septic tank system and power were removed.</p> <p>The site experienced significant vandalism and was decommissioned by Council and the amenities demolished due to fire.</p> <p>Lehmanns Oval does not have immediate vehicle access and a bridge that once existed to service the Oval has been removed. For Lehmanns Oval to act as a suitable site, it will require a vehicle access bridge, and amenities to be constructed along with a review of all service supplies to the site.</p> <p>The site is currently unutilised. Council would need to get cost estimates for the works required at this site and it would have budgetary impacts.</p> 	<p>The Oval is partly on high flood risk zone and partly on medium flood risk zone. The access to the oval is through high flood risk area. The warning time available for Cabramatta Creek is short. Therefore, this site may not be suitable for RV park.</p> <p>Not Suitable for RV Park at current state</p> <p>Note: Provision of vehicle access bridge over the high flood risk area will make the site suitable for RV park.</p>


RV Park - Potential Sites

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

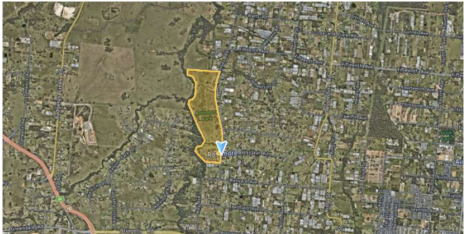
RV Park - Potential Sites

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

RV Park - Potential Sites

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

RV Park - Potential Sites

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

ITEM 08

Cabramatta Loop Project Update

Strategic Objective	Evolving, Prosperous, Innovative Continue to invest in improving and maintaining Liverpool's road networks and infrastructure
File Ref	298241.2023
Report By	Jennifer Reynolds - Senior Officer, Business Development
Approved By	Jason Breton - Director Operations

EXECUTIVE SUMMARY

The Cabramatta Loop project is an Australian Government funded project which aims to alleviate road congestion and increase capacity in Sydney's freight network. A presentation to the Governance Committee will be facilitated by the Australian Rail Track Corporation (ARTC) project team who are responsible for project delivery.

The presentation will be delivered by ARTC Senior Project Manager Richard Tang and Stakeholder Engagement and Communications Manager NSW Alec Brown, and will provide the opportunity for committee members to review the project status and conduct Q&A with the presenters.

RECOMMENDATION

The Governance Committee receives and notes the status of the Cabramatta Loop Project update.

REPORT

Background

The Southern Sydney Freight Line (SSFL) is a dedicated 36-kilometre-long single bi-directional train freight track-line located between Macarthur and Sefton in South-West Sydney.

The Cabramatta Loop Project involves the construction and operation of a passing loop on the SSFL to enable freight trains of up to 1,300 metres long to pass in either direction on the

existing rail corridor between the Hume Highway and Cabramatta Road East overbridges in Warwick Farm and Cabramatta respectively.

The Australian Rail Track Corporation (ARTC) is delivering the project on behalf of the Australian Government.

Major construction started in early 2022 and the project is due to be completed in early 2024.

The ARTC Senior Project Manager and Stakeholder Engagement and Communications Manager NSW will present at the October 2023 Governance committee regarding project aims and benefits to the local community. Highlights from the presentation will include:

- Australia's freight network is set to experience significant growth over the coming decades. The existing freight infrastructure cannot support this projected growth with increasing pressure on already congested roads and rail lines through Sydney. With one train able to move the same number of containers as 54 trucks, the Cabramatta Loop project will encourage a freight transport mode shift from road to rail by increasing the capacity on the freight rail network, helping to reduce truck movements and associated traffic congestion.
- Construction scope includes a new rail track, track re-alignment, construction of two new bridges next to the existing bridges over Sussex Street, Fairfield, and Cabramatta Creek Road, Warwick Farm, works at Jacquie Osman Reserve Warwick Farm, retaining wall and ancillary works including communication, signalling and power upgrades.
- Jacquie Osmond Reserve Warwick Farm update including discussions with NSW Department of Planning and Environment on planning pathways to enable the donation of a number of project infrastructure, including hardstand and site offices to council for community use.
- Current project status involving landscaping works, track works and the installation of new fencing on Jacquie Osmond Reserve.
- Community Engagement program.

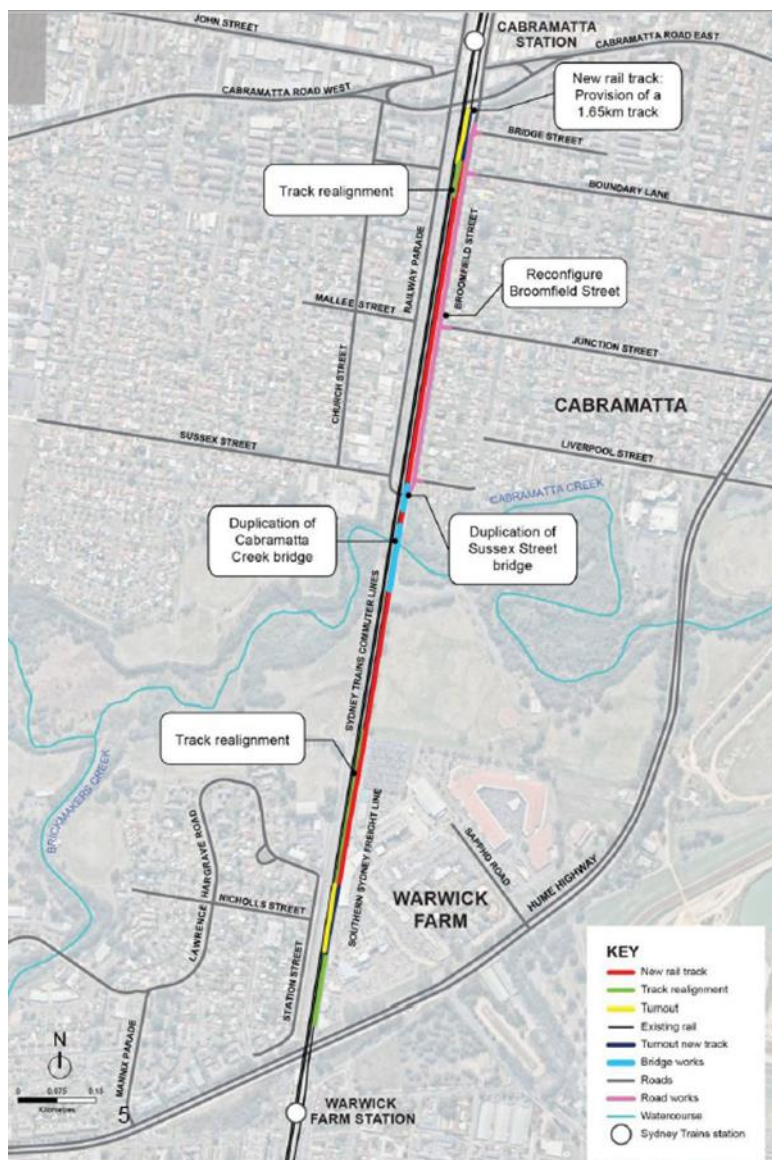


Diagram 1 Cabramatta Loop Scope of Works

FINANCIAL IMPLICATIONS

There are no financial implications to council.

CONSIDERATIONS

Economic	Facilitate economic development.
Environment	Support the delivery of a range of transport options.
Social	There are no social and cultural considerations.
Civic Leadership	There are no civic leadership and governance considerations.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

Nil

ITEM 09**Delivery Management Framework (DMF)**

Strategic Objective	Liveable, Sustainable, Resilient Deliver effective and efficient planning and high-quality design to provide best outcomes for a growing city
File Ref	315139.2023
Report By	Jason Breton - Director Operations
Approved By	John Ajaka - Chief Executive Officer

EXECUTIVE SUMMARY

In 2023 the Operations Directorate conducted a review of how Council delivers Major Projects, in fact all its Projects. This review was triggered by several concurrent investigations:

- An analysis of the effectiveness of traditional project reporting
- An analysis of the commercial success (or otherwise) of project delivery
- An audit of Infrastructure Delivery (2022 Audit)
- The review of the Delivery Plan Operation Plan (DPOP); and
- **A financial review of Major Infrastructure Project delivery including Civic Place.**

These investigations were undertaken internally at a time when Council also received >\$160 million AUD in WestInvest funding.

With this funding arrived significant requirements as to how Council needed to report on Major Projects.

In designing our response, and by using WestInvest as the catalyst, Council has designed and is delivering a new approach – the Delivery Management Framework (DMF).

Initially focused on Major Projects >\$5 million dollars, the DMF will be extended to everything we deliver at Council. Essentially the DMF is made up of:

- An online framework of standard forms and templates, managed centrally
- Increased transparency in project financials with direct inputs from Tech One®
- Data Analysis and Project Health Reporting via PowerBI®

Collectively the DMF allows the Director Operations to understand five key project metrics.

1. The budgeted cost of the project
2. The timelines for project delivery
3. The cost of the project to date
4. Committed funds for the ensuing period; and
5. The project's cost to complete.

This model of transparency and project visibility will allow early identification of 'red flags' to the project and prepare the Directorate better in managing its wider portfolio of works. With better management, Council expects to see efficiencies in project delivery that will ultimately save money and time.

RECOMMENDATION

That the Governance Committee notes the information.

REPORT

There has been insufficient rigor¹ around project performance at Liverpool City Council in that:

- There were no documented guidelines for project budget planning or review.
- There were no guidelines to assess the complexity of projects to assist delivery.
- The Infrastructure Delivery Team managed projects manually and in relative isolation.
- No contract management nor supplier performance was evident to improve delivery.
- Key project documents were missing rendering lessons learned almost impossible.

In 2023 the Operations Directorate conducted a review of how Council delivers Major Projects, in fact all its Projects. This review was triggered by several concurrent investigations:

- An analysis of the effectiveness of traditional project reporting
- An analysis of the commercial success (or otherwise) of project delivery
- An audit of Infrastructure Delivery (2022 Audit)
- The review of the Delivery Plan Operation Plan (DPOP); and
- A financial review of Major Infrastructure Project delivery including Civic Place.

The Operations Directorate discovered a Project Management Framework (PMF) had been developed by the Council previously but never implemented.

¹ Audit of Infrastructure Delivery June 2022

By taking this PMF and developing its artefacts to a more contemporary version of project delivery, Operations have developed the DMF to a standard that will allow consistency in reporting and processing, which includes, but is not limited to the following documents:

Initiate	LCC Major Business Case.docx
	LCC Major Initiate Stage Gate Exit Review Checklist.docx
	LCC Major Project Brief.docx
Plan	LCC Communication Plan.docx
	LCC Major Project Management Plan.docx
	LCC Major Plan Stage Gate Exit Review Checklist.docx
	LCC Project Change Request Form.docx
	LCC Risk Management Plan.docx
	LCC Stakeholder Checklist - Guidance.docx
Design	LCC Project Status Report.docx
	LCC Major Design Stage Gate Exit Review Checklist.docx
Deliver	LCC Project Change Request Form.docx
	LCC Project Status Report.docx
	LCC Contract Management Progress Claims.xlsx
	LCC Contract Management Running Cost Sheet.xlsx
	LCC Major Deliver Stage Gate Exit Review Checklist.docx
Operate	LCC Major Operate Stage Gate Exit Review Checklist.docx
Evaluate and Close	LCC Major Close Stage Gate Exit Review Checklist.docx
	LCC Post Implementation Report Project.docx
	LCC Major Close Stage Gate Exit Review Checklist.docx
	Note: Issues Log to be created

In applying a consistent approach, these tools and templates become project imperatives which are not negotiable. It will serve as a catalyst for the creation of further project delivery practices and behaviours whereby there will be increased visibility and accountability for performance.

Uniform application of the DMF will further strength all project planning and delivery across Council, allowing increased visibility as the Project Managers need to comply and it will reduce the historical issues discovered in the June 2022 Audit in that:

- There were no documented guidelines for project budget planning or review.
- There were no guidelines to assess the complexity of projects to assist delivery.
- The Infrastructure Delivery Team managed projects manually and in relative isolation.

Reporting the DMF

Tech One will still provide project budget level reporting however the introduction of Power BI², will enable Operations to produce a series of data driven and project specific reports which will visualise project performance monthly across capital works (major) projects, portfolios and Divisions within the Directorate focusing on project financials with a clear priority on establishing triggers where the Cost to Complete (CtC) exceeds the Planned Budget (PB).

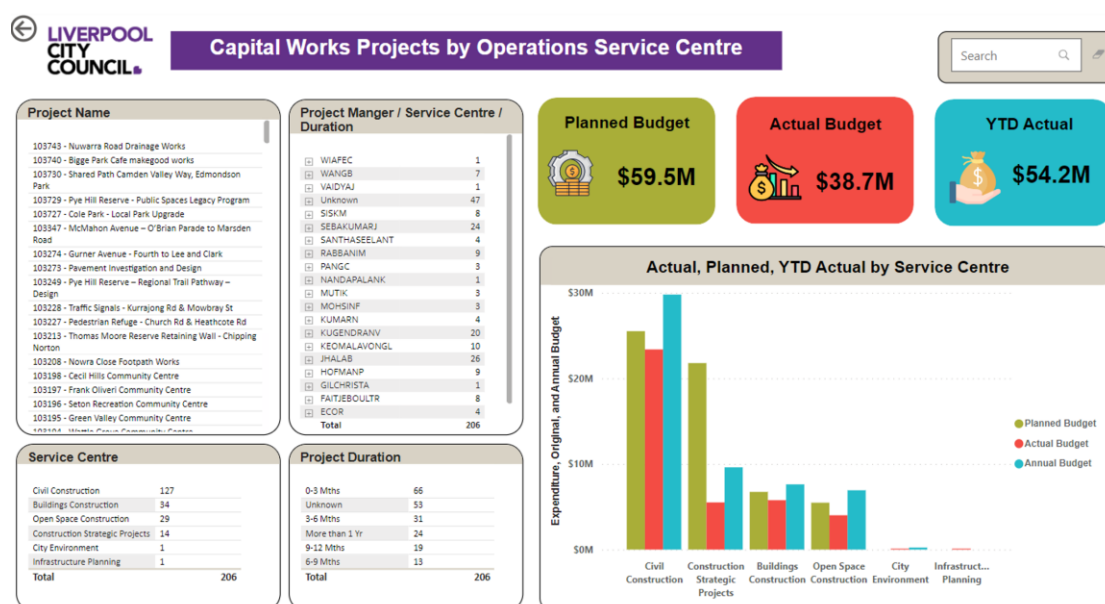


Figure 1 - Indicative Project Data

This metric can then be filtered by specific Project Manager to identify project performance trends and be used to remedy issues as and when they arrive – not post project delivery.

² Power BI is a unified, scalable platform for self-service and enterprise business intelligence (BI). It is used to connect to and visualise Councils data.

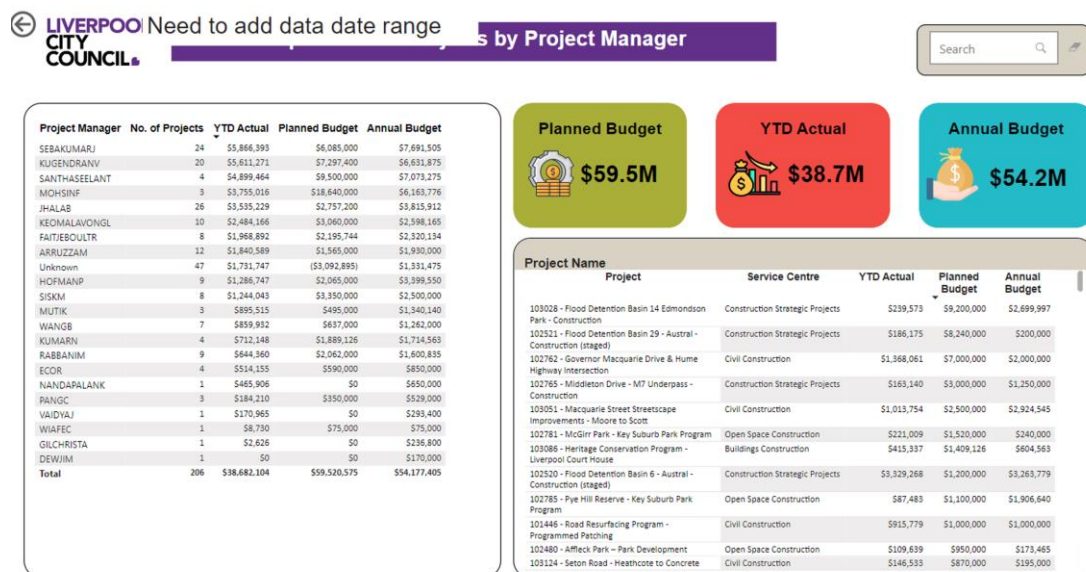


Figure 2 - Indicative Project Performance

Demarcation by Service Delivery Centre will allow the Operations Director to better manage portfolio work including enhanced visibility of the Value of Works (VoW) completed against key performance documents like the DPOP.

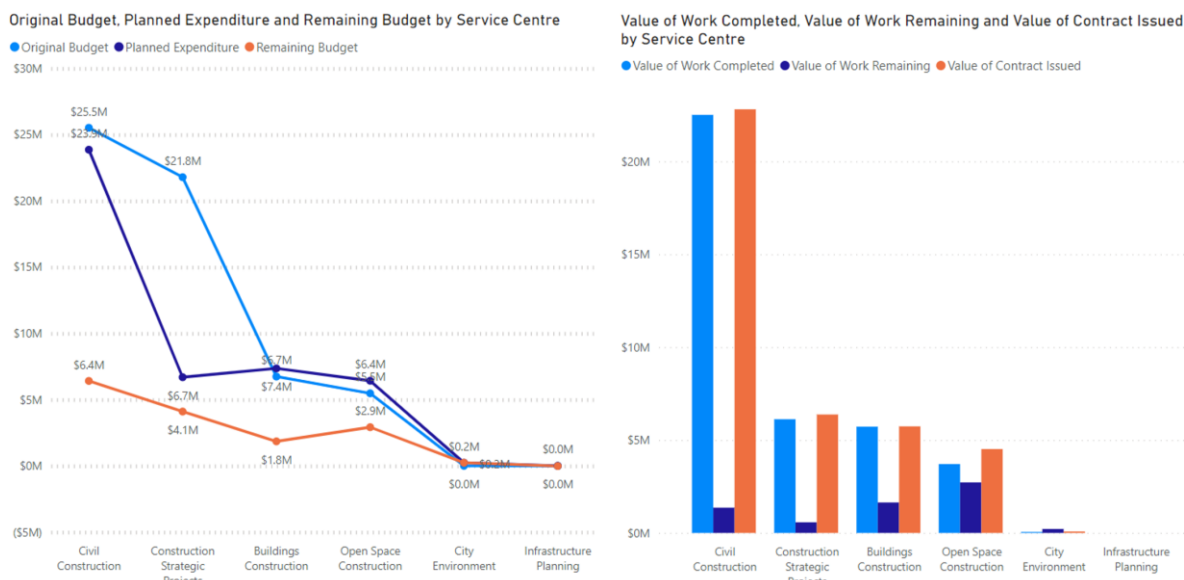


Figure 3 - Indicative Planned Expenditure

Project duration will also be monitored allowing the Council to forecast project carryover and address the concerns of the community early – where they see a potential delay or overrun in duration.

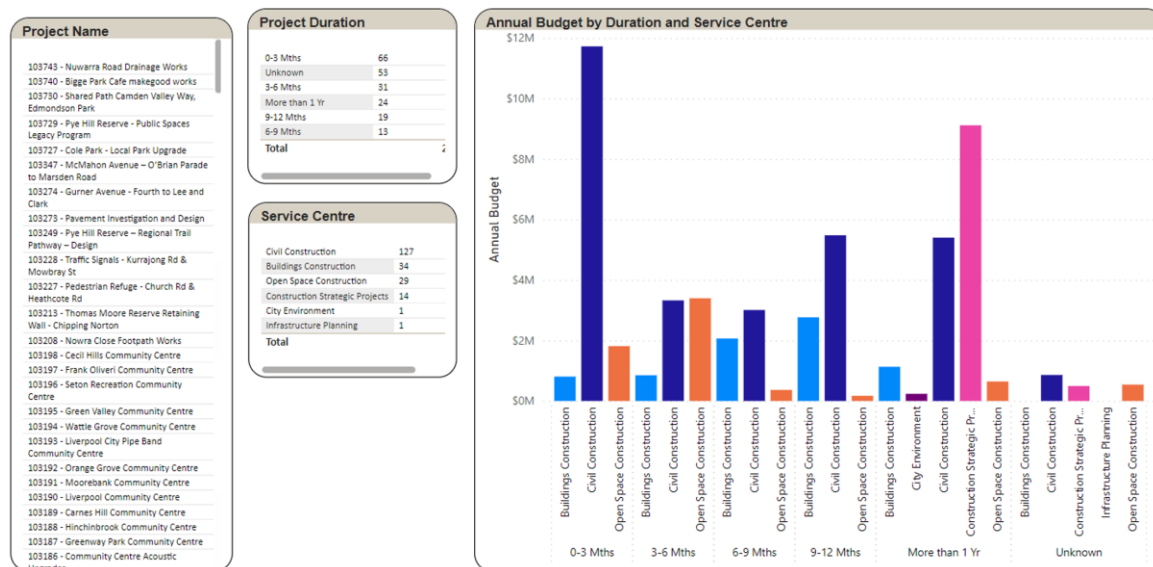


Figure 4 - Indicative Durations

A Comprehensive DMF Communications and Engagement Plan has been developed including this briefing (Circled) to ensure we have captured all the project stakeholders needed.

As we develop the DMF for wider use across the Council – Operations will re-engage with this Plan.

DMF Comms & Engagement Plan



The DMF will include, and will be configured for WestInvest reporting to, again, reduce any duplication in reporting and streamline project management. All Major Projects (>\$5m AUD) will be reported on using the tools and systems described, in this fashion by November 2023.

This report has been prepared for the advice of Councillors and in response to questions asked during the previous governance committee as they relate to project forecasting, overruns, and delays.

For the information of the Governance Committee.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	Enhance operational and thus, economic performance. Facilitate economic development.
Environment	There are no environmental and sustainability considerations.
Social	There are no social and cultural considerations.
Civic Leadership	Deliver services that are customer focused. Operate a well-developed governance system that demonstrates accountability, transparency, and ethical conduct.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

Nil

ITEM 10**Reconciliation Action Plan September 2023 -
September 2024**

Strategic Objective	Healthy, Inclusive, Engaging Promote a harmonious community that celebrates its diversity
File Ref	295063.2023
Report By	Jacqueline Newsome - Coordinator Community Development
Approved By	Tina Bono - Director Community & Lifestyle

EXECUTIVE SUMMARY

The Reconciliation Action Plan (RAP) outlines Council's ongoing commitment to the advancement of First Nations people in Liverpool by sustainably and strategically taking meaningful action to advance reconciliation.

Based around the core pillars of relationships, respect and opportunities, RAPs provide tangible and substantive benefits for Aboriginal and Torres Strait Islander peoples, increasing economic equity and supporting First Nations self-determination.

Liverpool's 'Reflect' RAP represents the first time Council has officially sought endorsement of a RAP from Reconciliation Australia (RA). Previous plans and strategies focussing on supporting First Nations communities have not undergone this process and have therefore not been considered formal RAPs.

RECOMMENDATION

The Governance Committee recommends that Council receive a briefing on the Reconciliation Action Plan September 2023 – September 2024.

REPORT**Background**

The Reconciliation Action Plan (RAP) outlines Council's ongoing commitment to the advancement of First Nations people in Liverpool by sustainably and strategically taking meaningful action to advance reconciliation.

Based around the core pillars of relationships, respect and opportunities, RAPs provide tangible and substantive benefits for Aboriginal and Torres Strait Islander peoples, increasing economic equity and supporting First Nations self-determination.

Liverpool's 'Reflect' RAP represents the first time Council has officially sought endorsement of a RAP from Reconciliation Australia (RA). Previous plans and strategies focussing on supporting First Nations communities have not undergone this process and have therefore not been considered formal RAPs.

Liverpool's draft RAP has been developed by Ngurra Advisory, a wholly First Nations-owned and operated consultancy group, in collaboration with Council's Community Development team. This 'Reflect' RAP outlines realistic and achievable goals for reconciliation and promotes Council's broader commitment to supporting the advancement of First Nations people in Liverpool. This Reflect RAP represents Council's first steps on its formal RAP journey.

The draft RAP was presented to RA for conditional endorsement in May 2023 as part of a public exhibition process. Positive feedback was received from RA in June 2023 and formal endorsement of Council's Reflect RAP was granted in August 2023.

Governance Committee briefing

At its meeting on 30 August 2023, Council received the draft RAP for endorsement. This matter was subsequently deferred to the September 2023 Council meeting to allow a briefing to occur at the next Governance Committee meeting. This report is presented to facilitate this briefing.

The purpose of this briefing is to inform Councillors of the direction and goals outlined within the RAP, as well as provide further context on the formal RAP process and stages of an organisation's RAP journey.

FINANCIAL IMPLICATIONS

There are no financial implications relating to this recommendation.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	<p>Preserve and maintain heritage, both landscape and cultural as urban development takes place.</p> <p>Promote community harmony and address discrimination.</p>

Civic Leadership	Encourage the community to engage in Council initiatives and actions. Operate a well-developed governance system that demonstrates accountability, transparency and ethical conduct.
Legislative	There are no legislative considerations relating to this report.
Risk	There is no risk associated with this report.

ATTACHMENTS

1. Reconciliation Action Plan September 2023 - September 2024



REFLECT RECONCILIATION ACTION PLAN

September 2023 –
September 2024

LIVERPOOL
CITY
COUNCIL



ACKNOWLEDGEMENT OF COUNTRY

Liverpool City Council respectfully acknowledges the Traditional Custodians of the lands within our footprint area, the Cabrogal Clan of the Darug Nation.

We also pay respect to the wisdom of Elders past, present and emerging and their continuing connection to land, waters and community.

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OUR VISION FOR RECONCILIATION

Our vision for reconciliation is to create a thriving community. One that supports the self-determination of Aboriginal and Torres Strait Islander peoples.

To achieve this vision, Liverpool City Council must be true, brave and bold.

We are committed to:

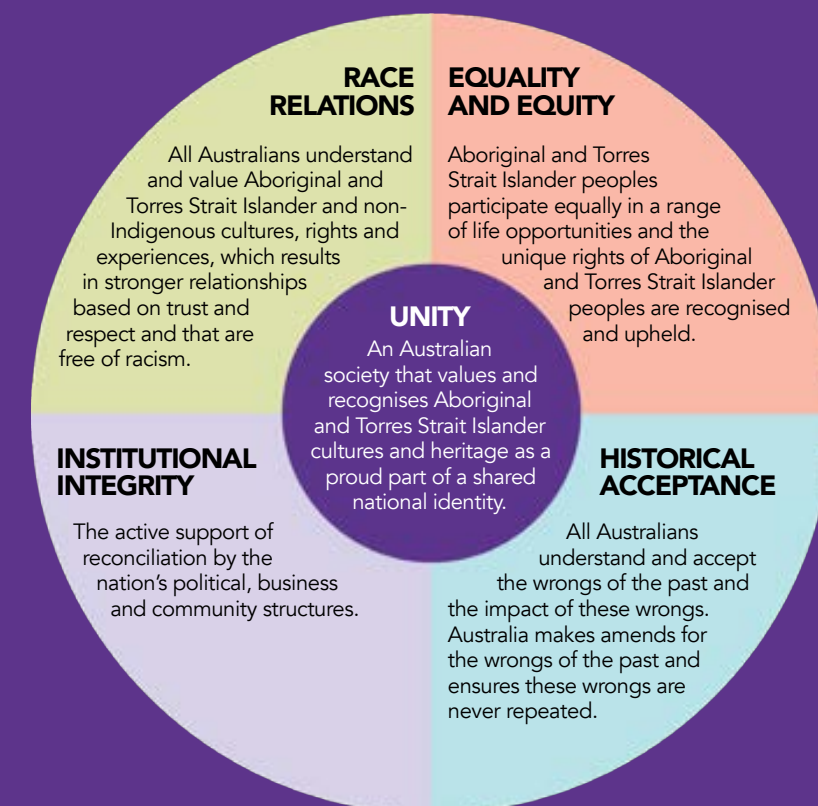
- working with Aboriginal and Torres Strait Islander people to create a culturally safe, aware and capable community
- more access to opportunities to contribute to positive outcomes for Aboriginal and Torres Strait Islander people in:
 - » education
 - » employment
 - » business
 - » health and wellbeing.
- sharing history and culture through truth-telling and respect
- listening to and embedding Aboriginal and Torres Strait Islander voices and perspectives in decision-making.

OUR DRIVING PRINCIPLES

Reconciliation is the process of building and strengthening respectful relationships between Aboriginal and Torres Strait Islander peoples and the wider community, for the benefit of all Australians.

Council will address all five dimensions to work towards reconciliation.

The Five Dimensions of Reconciliation



Source: The State of Reconciliation in Australia - Reconciliation Australia



ABOUT THE ARTWORK

'Connected by Water'

The artwork represents the lands of the Cabrogal people of the Darug Nation in the Liverpool area, particularly around Georges River and Cabramatta Creek.

It recognises the ongoing connection to land, waters and community and embraces the diversity within our area.

ABOUT THE ARTISTS

Jason Douglas is a proud member of the Kubi-Kubi people. Trevor Eastwood is a proud member of the Ngamba people. Together the artists own Aboriginal business Dalmarri.

Dalmarri is a Supply Nation certified business operating on Darug Land in Western Sydney. Dalmarri collaborated with Council staff to develop Connected by Water.

Trevor and Jason understand the importance of art and culture and the power it has to connect people.

MESSAGE FROM THE CEO OF RECONCILIATION AUSTRALIA

Reconciliation Australia welcomes Liverpool City Council to the Reconciliation Action Plan (RAP) program with the formal endorsement of its inaugural Reflect RAP.

Liverpool City Council joins a network of more than 2,200 corporate, government, and not-for-profit organisations that have made a formal commitment to reconciliation through the RAP program.

Since 2006, RAPs have provided a framework for organisations to leverage their structures and diverse spheres of influence to support the national reconciliation movement. The program's potential for impact is greater than ever, with close to 3 million people now working or studying in an organisation with a RAP.

The four RAP types — Reflect, Innovate, Stretch and Elevate — allow RAP partners to continuously develop and strengthen reconciliation commitments in new ways. This Reflect RAP will lay the foundations, priming the workplace for future RAPs and reconciliation initiatives.

The RAP program's strength is its framework of relationships, respect, and opportunities, allowing an organisation to strategically set its reconciliation commitments in line with its own business objectives, for the most effective outcomes.

These outcomes contribute towards the five dimensions of reconciliation: race relations; equality and equity; institutional integrity; unity; and historical acceptance.

It is critical to not only uphold all five dimensions of reconciliation, but also increase awareness of Aboriginal and Torres Strait Islander cultures, histories, knowledge, and leadership across all sectors of Australian society.

This Reflect RAP enables Liverpool City Council to deepen its understanding of its sphere of influence and the unique contribution it can make to lead progress across the five dimensions. Getting these first steps right will ensure the sustainability of future RAPs and reconciliation initiatives, and provide meaningful impact toward Australia's reconciliation journey.

Congratulations Liverpool City Council, welcome to the RAP program, and I look forward to following your reconciliation journey in the years to come.



Karen Mundine
Chief Executive Officer
Reconciliation Australia

STATEMENT FROM OUR CEO



In Liverpool, we are lucky to live, learn and work on the lands of the Cabrogal People of the Darug Nation. We recognise their deep connection with, knowledge of, and respect for the land, waters and skies, and that theirs is the oldest surviving culture in the world.

Over the past 18 months, we have been asking how to contribute to improved socio-economic outcomes for Aboriginal and Torres Strait Islander people in our community. Council has worked hard to listen to and understand the changes we need to make.

We recognise that we must take our reconciliation journey step by step. That is why we now have a Reflect Reconciliation Action Plan (RAP). Liverpool RAP is a framework that focuses our efforts over the next 12 months.

Through this process, we will ensure our employees are culturally aware and respectful in the way we operate. We will address areas where we can make a difference. In particular, we will strengthen

relationships and support employment and procurement opportunities for Aboriginal and Torres Strait Islander people and businesses.

This RAP is an important step on our journey. We can only truly take it when Council is a genuine partner with local Aboriginal and Torres Strait Islander communities.

Council's RAP Working Group (RWG) and the Aboriginal Consultative Committee will support the implementation of this RAP.

I thank the many staff across Council who gave their time to creating this RAP. I extend thanks to the local Aboriginal and Torres Strait Islander community who shared experiences and gave time to this important document.

The actions in this RAP are our contribution to reconciliation and we are proud of the difference they will make. They are how we strengthen relationships with Aboriginal and Torres Strait Islander peoples and bring about meaningful change to benefit all Australians.

Hon John Ajaka
Chief Executive Officer

ABOUT LIVERPOOL

Liverpool is one of the oldest urban centres in the Greater Sydney Area. Located on Darug and Dharawal Country, it is one of the most culturally diverse centres in the Greater Sydney Commission's Western Parklands City.

As Liverpool City Council, we are ready to lead the community through great change over the next 10 years. We will keep working with its fast-growing population and stakeholders as we complete:

- the construction of Western Sydney Airport
- Liverpool's city centre's growth as a modern health, education and lifestyle precinct.

Our council covers an area of 306 km² including 42 suburbs.

Our work includes:

- providing and managing services, facilities, resources and support to benefit the community
- protecting the community to make sure it is safe and clean
- preventing harm such as from too much noise and pollution
- planning and developing for Liverpool's future
- representing Liverpool to other areas of government.

OUR RAP JOURNEY

Liverpool City Council is committed to walking alongside Aboriginal and Torres Strait Islander peoples to learn, connect and create meaningful opportunities in our community.

The following milestones outline our achievements to date:



December 2021: Reflect RAP Development
Council decision to undertake development of a Reflect RAP



February 2022: RAP Discovery Workshop
Workshop with Council staff to scope and reflect on how Council can contribute to reconciliation



March to July 2022: Staff & Community Consultations
Sought feedback from local Aboriginal and Torres Strait Islander members, organisations and staff to better understand reconciliation aspirations



June 2022: Community Art Workshop
A collaborative workshop to engage and promote awareness of the RAP



August 2022: Cultural Awareness Training
A stepping stone in building cultural capability with members of the Council team



August 2022: Cultural Immersion Training
Council staff participated in an art workshop with Dalmarrri to create a collaborative artwork



November 2022: Establishment of a RAP Working Group
EOI to fill positions on the RAP Working Group



February 2023: Reflect RAP Staff and Community Validation
Draft Reflect RAP documents reviewed by Aboriginal Consultative Committee, RAP Working Group, community organisations, Council Executive Team, Council Staff and Public Exhibition



April 2023: Reflect RAP Submission and Endorsement
Documents submitted for review and endorsement by Reconciliation Australia



September 2023: Reflect RAP Launch
Launch of the City of Liverpool Reflect RAP 2023-2024

OUR RAP

Our RAP is an agreed framework on how Council will contribute to reconciliation between Aboriginal and Torres Strait Islander peoples and wider Australia.

Creating our RAP has been a partnership over the last 12 months between:

- First Nations consultancy, Ngurra Advisory
- members of the Liverpool Council Executive team
- Council staff
- the RAP Working Group
- key stakeholders including local Aboriginal and Torres Strait Islander peoples and organisations.

We believe our Reflect RAP is how we tell the public we commit to reconciliation. It shows we want to make real change through steady and strong efforts to turn intentions into actions.

We know we have a long journey ahead of us. But we will build stronger relationships in every area we work in. Our solid relationships across Aboriginal and Torres Strait Islander peoples and the wider community are central to success under each RAP pillar.

Michael Anderson, Community Development Worker - First Nations will be our RAP Champion and will champion a shared vision for reconciliation both internally and externally. This will be done with support from members of Liverpool City Council's RWG who is responsible for driving, implementing and managing the RAP.

We commit to reconciliation through putting this Reflect RAP into action. And we are excited to move forward with our reconciliation journey.

WORKING TOGETHER

Liverpool City Council is lucky to have three local Aboriginal Land Councils within our local government area. Various Aboriginal organisations are also active in the area.

We work closely with these stakeholders and the Aboriginal Consultative Committee who guides us on Aboriginal affairs and local Aboriginal Heritage matters.

We will take strong steps to expand our networks and continue to partner and work with these organisations as we implement our RAP:



Deerubbin LALC



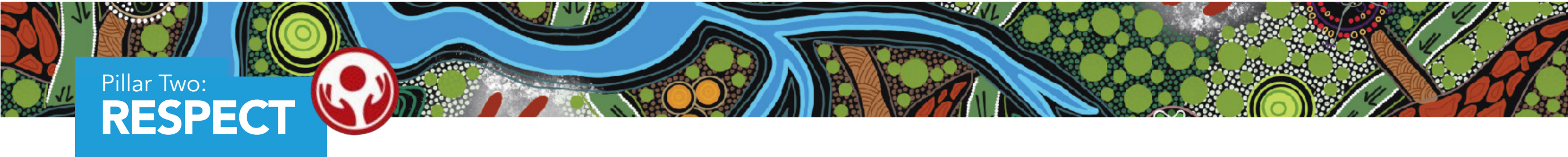
To achieve reconciliation, we must build strong, real and ongoing relationships based on trust and respect.

This section of the RAP says how we will grow relationships with Aboriginal and Torres Strait Islander peoples, communities and organisations that are:

- respectful
- meaningful
- mutually beneficial.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
1. Establish and strengthen mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	Identify Aboriginal and Torres Strait Islander stakeholders and organisations within our local area or sphere of influence.	September 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Develop guiding engagement principles in collaboration with local Aboriginal and Torres Strait Islander stakeholders and organisations.	December 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Develop and implement an engagement plan to work with key Aboriginal and Torres Strait Islander stakeholders and organisations.	December 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Establish and strengthen mutually beneficial relationships with Aboriginal and Torres Strait Islander stakeholders and organisations.	February 2024	Lead: Community Development Worker: First Nations Support: Community Development team
	Partner and collaborate with key Aboriginal and Torres Strait Islander organisations and groups.	April 2024	Lead: Community Development Worker: First Nations Support: Community Development team

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
2. Build relationships through celebrating National Reconciliation Week (NRW)	Circulate Reconciliation Australia's NRW resources and reconciliation materials to our staff.	May 2024	Lead: Community Development Worker: First Nations Support: Community Development team
	RAP Working Group members to participate in an external NRW event.	27 May to 3 June 2024	Lead: Community Development Worker: First Nations Support: Community Development team and RAP Working Group
	Encourage and support staff and senior leaders to participate in at least one external event to recognise and celebrate NRW..	27 May to 3 June 2024	Lead: Community Development Worker: First Nations Support: Community Development team and RAP Working Group
3. Promote reconciliation through our sphere of influence.	Communicate our commitment to reconciliation to all staff.	September 2023	Lead: Manager Communications Support: Communications team
	Identify external stakeholders that our organisation can engage with on our reconciliation journey.	November 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Identify RAP and other like-minded organisations that we could approach to collaborate with on our reconciliation journey.	December 2023	Lead: Community Development Worker: First Nations Support: Community Development team and RAP Working Group
4. Promote positive race relations through anti-discrimination strategies.	Research best practice and policies in areas of race relations and anti-discrimination.	November 2023	Lead: Community Development Worker: First Nations Support: Community Development team and Community Development
	Conduct a review of HR policies and procedures to identify existing anti-discrimination provisions and future needs.	February 2024	Lead: Chief People Officer Support: People and Organisational Development
	Review Diversity and Inclusion policies for specific inclusion of Aboriginal and Torres Strait Islander peoples.	February 2024	Lead: Chief People Officer Support: People and Organisational Development



Being more aware of and respecting Aboriginal and Torres Strait Islander cultures, history and experiences are key to our reconciliation journey.

This section of the RAP says how we will:

- build cultural capability
- respectfully engage with Aboriginal and Torres Strait Islander people
- promote reconciliation
- celebrate important dates.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
5. Increase understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights through cultural learning.	Conduct a review of cultural learning needs within our organisation.	October 2023	Lead: Chief People Officer Support: People and Organisational Development
	Develop a formal cultural learning strategy for increasing understanding, value and recognition of Aboriginal and Torres Strait Islander cultures, histories, knowledge and rights within our organisation.	April 2024	Lead: Community Development Worker: First Nations Support: Community Development team
	All staff to participate in at least one cultural awareness training activity.	July 2024	Lead: Chief People Officer Support: People and Organisational Development
6. Demonstrate respect to Aboriginal and Torres Strait Islander peoples by observing cultural protocols.	Develop an understanding of the local Traditional Owners or Custodians of the lands and waters within our organisation's operational area.	October 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Display a plaque in our offices acknowledging the local Traditional Owners or Custodians of the lands and waters.	November 2023	Lead: Manager Property Service Support: Property team
	Increase staff's understanding of the purpose and significance behind cultural protocols, including Acknowledgement of Country and Welcome to Country protocols.	November 2023	Lead: Chief People Officer Support: People and Organisational Development Community Development
	Include Acknowledgement of Country at the start of all Board meetings and formal meetings.	November 2023	Lead: Chief People Officer Support: Community Development Worker: First Nations

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
	All staff email signatures to include an acknowledgement of the local Traditional Owners or Custodians of the lands and waters.	November 2023	Lead: Chief Information Officer Support: IT/ Communications
	Liverpool City Council website to include an acknowledgement of the local Traditional Owners or Custodians of the lands and waters.	November 2023	Lead: Chief Information Officer Support: IT/ Communications
7. Build respect for Aboriginal and Torres Strait Islander cultures and histories by celebrating NAIDOC Week.	Raise awareness and share information among our staff about the meaning of NAIDOC Week.	June 2024	Lead: Community Development Worker: First Nations Support: Community Development team and RAP Working Group
	Introduce our staff to NAIDOC Week by promoting external events in our local area.	June 2024	Lead: Community Development Worker: First Nations Support: Community Development team and Major Events team
	RAP Working Group to participate in an external NAIDOC Week event.	First week in July 2024	Lead: Community Development Worker: First Nations Support: Community Development team and RAP Working Group
	Host one internal or public NAIDOC Week event in partnership with Aboriginal and Torres Strait Islander peoples, communities, or organisations annually	First week in July 2024	Lead: Community Development Worker: First Nations Support: Community Development team and RAP Working Group



Aboriginal and Torres Strait Islander peoples experience significant economic and social imbalances that limit access to equality and equitable opportunities compared to other Australians.

This section of the RAP shows the opportunities we will make to:

- contribute to better outcomes for Aboriginal and Torres Strait Islander peoples in schools, jobs and business
- support Aboriginal and Torres Strait Islander people in the economy.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
8. Improve employment outcomes by increasing Aboriginal and Torres Strait Islander recruitment, retention and professional development.	Build understanding of current Aboriginal and Torres Strait Islander staffing to inform future employment and professional development opportunities.	November 2023	Lead: Chief People Officer Support: People and Organisational Development
	Develop a business case for Aboriginal and Torres Strait Islander employment within our organisation.	February 2024	Lead: Chief People Officer Support: People and Organisational Development
	Explore opportunities to develop existing or potential community partnerships that provide pathways to education for Aboriginal and Torres Strait Islander people.	February 2024	Lead: Community Development Worker: First Nations Support: Community Development and People and Organisational Development teams
	Develop an employment strategy for Aboriginal and Torres Strait Islander employment within our organisation.	June 2024	Lead: Chief People Officer Support: People and Organisational Development

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
9. Increase Aboriginal and Torres Strait Islander supplier diversity to support improved economic and social outcomes.	Develop a business case for procurement from Aboriginal and Torres Strait Islander owned businesses.	November 2024	Lead: Manager Governance, Legal and Procurement Support: Procurement team
	Investigate Supply Nation and NSW Indigenous Chamber of Commerce membership.	December 2024	Lead: Manager Governance, Legal and Procurement Support: Procurement team
	Conduct a review of the Liverpool City Council Procurement Policy to ensure the policy is inclusive of social and ethical procurement of Aboriginal and Torres Strait Islander businesses.	February 2024	Lead: Manager Governance, Legal and Procurement Support: Procurement team
	Build an understanding of Aboriginal and Torres Strait Islander businesses aligned to the items and services procured by Liverpool City Council.	March 2024	Lead: Manager Governance, Legal and Procurement Support: Procurement team
10. Promote the activities of the Australian Local Government Association agenda for Aboriginal and Torres Strait Islander equality through reconciliation.	Develop and distribute culturally appropriate and appealing educational materials to Aboriginal and Torres Strait Islander people and communities.	February 2024	Lead: Manager Communications Support: Communications team
	Identify Aboriginal and Torres Strait Islander charities and include them in Liverpool City Council workplace giving and volunteering campaigns.	April 2024	Lead: Chief People Officer Support: People and Organisational Development
	Host at least two events in partnership with Aboriginal and Torres Strait Islander organisations that promote the Aboriginal and Torres Strait Islander health equality agenda.	July 2024	Lead: Community Development Worker: First Nations Support: Community Development team






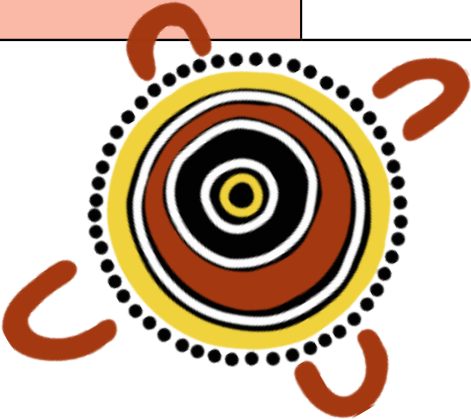
We recognise it is important to measure RAP progress as we deliver it.

This section of the RAP says how we will show strong governance so our RAP moves forward and stays on track.

ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
11. Establish and maintain an effective RAP Working Group to drive governance of the RAP.	Form a RAP Working Group to govern RAP implementation.	September 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Draft a Terms of Reference for the RAP Working Group.	September 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Establish Aboriginal and Torres Strait Islander representation on the RAP Working Group.	September 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	RAP Working Group to meet quarterly to oversee the development and implementation of the RAP.	September 2023; January, May, September 2024	Lead: Community Development Worker: First Nations Support: Community Development team
12. Provide appropriate support for effective implementation of RAP commitments.	Define resource needs for RAP implementation.	October 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Engage senior leaders in the delivery of RAP commitments.	November 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Define appropriate systems and capability to track, measure and report on RAP commitments.	November 2023	Lead: Community Development Worker: First Nations Support: Community Development team
	Continue to engage the senior leaders appointed to champion our RAP internally.	April 2024	Lead: Community Development Worker: First Nations Support: Community Development team



ACTION	DELIVERABLE	TIMELINE	RESPONSIBILITY
13. Build accountability and transparency through reporting RAP achievements, challenges and learnings both internally and externally.	Contact Reconciliation Australia to ensure that our primary and secondary contacts are up-to-date to ensure we are receiving important correspondence.	June 2024	Lead: Community Development Worker: First Nations Support: Community Development team
	Communicate Liverpool City Council's RAP milestones and achievements to improving the health, wellbeing and inclusion of Aboriginal and Torres Strait Islander people.	June 2024	Lead: Community Development Worker: First Nations Support: Community Development team
	Follow up with Reconciliation Australia if we have not yet received our unique reporting link to participate in the RAP Impact Measurement Questionnaire.	August 2024	Lead: Community Development Worker: First Nations Support: Community Development team
	Complete and submit the annual RAP Impact Measurement Questionnaire to Reconciliation Australia.	30 September 2024	Lead: Community Development Worker: First Nations Support: Community Development team
14. Continue our reconciliation journey by developing our next RAP.	Register via Reconciliation Australia's website to begin developing our next RAP.	May 2024	Lead: Community Development Worker: First Nations Support: Community Development team





ENQUIRIES

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ITEM 11**Independent Library Review**

Strategic Objective	Healthy, Inclusive, Engaging Communicate, listen, engage and respond to the community by encouraging community participation
File Ref	332497.2023
Report By	Elysa Dennis - Information Services Coordinator
Approved By	Tina Bono - Director Community & Lifestyle

EXECUTIVE SUMMARY

An independent review of the Library Service will be examining opportunities to deliver innovative and effective service to Liverpool in the future.

It will include significant consultation with the community and stakeholders to ensure a service that aligns with Liverpool's strategic direction. The Mayor, Councillors and Executive Leadership Team will be invited to contribute to this consultation as key stakeholders.

Review outcome will include a presentation to the Mayor and the Councillors on the community led vision for library service and recommendations plan for delivery.

RECOMMENDATION

That the Governance Committee receives and notes the report.

REPORT

In accordance with the Integrated Planning and Reporting guidelines, Council is required to identify the services it will review during its term of office. Council has selected the Provision of services at Council's libraries as part of 2022-2023 review and will engage with the local community and other stakeholders to determine service level expectations, sustainability, relevance, and appropriate performance measures.

The council will assess the selected service areas using an evidence-based approach to identify areas of improvement. Actions will be implemented and a report on the progress of the service review will feature in the Council's Annual Report and highlight any changes made and the benefits to Council's service delivery.

Jan Richards consulting has been appointed to provide an independent review process. The objective is ensuring alignment of the service to Liverpool's strategic direction.

The review will include:

- **Benchmarking of current service;**
Comparison of similar library services using State Library Public Library network data;
and
Review against the ALIA Public Library national standards.
- **Community Priorities consultation;**
Community consultation to establish satisfaction with current service and barriers to usage;
Consult community to establish vision for library services; and
Identify opportunities for new or improved services based on community vision.
- **Service model options;**
Identify new technology for alternate service delivery;
Develop a range of options for service delivery models; and
Consult community response to service delivery model options.
- **Recommendations and Implementation plan**

Consultation with stakeholders will be key to this review. The Mayor, Councillors and Executive Leadership Team will be invited to share their views through attendance at community focus groups or individual interviews.

FINANCIAL IMPLICATIONS

Costs associated with this recommendation have been included in Council's budget for the current year and long-term financial plan.

CONSIDERATIONS

Economic	There are no economic and financial considerations.
Environment	There are no environmental and sustainability considerations.
Social	<p>Raise awareness in the community about the available services and facilities.</p> <p>Provide cultural centres and activities for the enjoyment of the arts.</p> <p>Support access and services for people with a disability.</p> <p>Deliver high quality services for children and their families.</p>

Civic Leadership	<p>Undertake communication practices with the community and stakeholders across a range of media.</p> <p>Encourage the community to engage in Council initiatives and actions.</p> <p>Provide information about Council's services, roles, and decision-making processes.</p> <p>Deliver services that are customer focused.</p>
Legislative	<p>Library Act, NSW</p> <p>Local Government Act, NSW</p>
Risk	<p>There is no risk associated with this report.</p>

ATTACHMENTS

Nil