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| <b>Application Number:</b> | RZ-4/2021  |
| <b>Proposal:</b>           | Planning proposal to amend Schedule 5 of Liverpool Local Environmental Plan 2008 to include 122 Atkinson Street and 124 Moore Street, Liverpool. |
| <b>Property Address</b>    | Various sites  |
| <b>Legal Description:</b>  | Various sites  |
| <b>Recommendation:</b>     | Proceed to Gateway determination   |
| <b>Assessing Officer:</b>  | Thomas Wheeler, Heritage Officer   |

## 1. EXECUTIVE SUMMARY

At the Ordinary Meetings of Council for 28 April 2021 (**Attachment 1**) and 30 June 2021 (**Attachment 2**), Liverpool City Council resolved, in accordance with the Heritage Impact Assessments prepared for 122 Atkinson Street (**Attachment 3**) and 124 Moore Street (**Attachment 4**), to proceed with listing the properties in Schedule 5 of Liverpool Local Environmental Plan 2008.

In addition, the proposal seeks to remove existing items which have been identified as being demolished because of Part 3A or SSD/SSI applications.

In accordance with the above resolution and report (**Attachment 5**), Council requests the Local Planning Panel (LPP) provide comments on the proposed amendment to the Liverpool Local Environmental Plan 2008 (LLEP 2008).

## 2. BACKGROUND

The proposal to amend the Liverpool Local Environmental Plan 2008 to include two new properties to the Heritage Register relates to two Interim Heritage Orders issued for 122 Atkinson Street (November 2020) and 124 Moore Street (February 2021), which were initiated at the request of the community of Liverpool.

In accordance with the NSW Government guidelines for Interim Heritage Orders. A preliminary assessment was undertaken for each property, identifying the potential for heritage significance and the need to issue an order to undertake a more detailed assessment of each property.

In November 2020, FORM Architects were engaged to prepare an assessment for 122 Atkinson Street, Liverpool. The report noted that the building was historically and socially significant and therefore meets the threshold for heritage listing.

In March 2021, Edwards Heritage were engaged to prepare an assessment for 124 Moore Street, Liverpool. The report noted that despite the locality evolving over time, the significance of the building is being one of the first scout halls in the area and a purpose-built scout hall is not undermined. Therefore, the property was also seen to meet the threshold for heritage listing.

Determination of strategic merit and site-specific merit has been assessed in accordance with *A Guide to Preparing Planning Proposals*, as updated and published by the NSW Department of Planning, Industry and Environment in 2018. It is deemed by Council staff that this planning proposal demonstrates both site-specific merit and strategic merit.

This report recommends that the LPPs comments are reported back to a future Council meeting. Subject to the comments received by the LPP, the subsequent council report will also recommend the planning proposal proceeds to a Gateway determination.

### **3. SITE DESCRIPTION AND LOCALITY**

This planning proposal applies to numerous lots within the suburbs of Liverpool, Bringelly, Prestons, Greendale, Edmondson Park (noted as being in Ingleburn due to a suburb boundary change) and Moorebank.

### **4. DETAILS OF THE PROPOSAL**

#### **The Proposal**

This planning proposal seeks to amend Schedule 5 of the Liverpool Local Environmental Plan 2008 to:

Add:

1. *122 Atkinson Street, Liverpool*
2. *124 Moore Street, Liverpool*

Remove:

1. *Item 4 – Badgerys Creek Road*
2. *Item 5 – 225-245 Badgery's Creek Road, Bringelly*
3. *Item 59 – 5-35 Yarrunga Road, Prestons*
4. *Item 27 – Greendale Road, Greendale*
5. *Item 36 – Campbelltown Road, Ingleburn [Edmondson Park]*
6. *Item 57A – Moorebank Avenue*

The planning proposal has been drafted in responses to resolutions of Council (**Attachment 1**) and (**Attachment 2**).

### **5. CONSIDERATIONS FOR STRATEGIC MERIT**

In summary, the proposed amendment is deemed to have strategic merit as outlined within the planning proposal (**Attachment 5**). The planning proposal will result in the conservation of site identified as being historically significant while also removing sites that are no longer required to be listed.

The proposal gives effect to the Metropolitan and District Plan, as well as the Liverpool Local Strategic Planning Statement (LSPS). These documents identify the long-term identification and retention of significant heritage sites as being core to the culture and character of development in the Liverpool area.

### **6. CONSIDERATIONS FOR SITE SPECIFIC MERIT**

In summary, the proposed amendment is deemed to have site specific merit as outlined within the planning proposal justification report (**Attachment 5**). Impacts have been assessed regarding restrictions to the development potential of properties as well as the wider implications of the proposed heritage listing and de-listing process.

## **7. CONCLUSION**

This report recommends that the LPP supports the proposal. The LPPs comments will be reported back to the next available Council meeting. Subject to the comments received by the LPP, the subsequent Council report will recommend the planning proposal proceeds to a Gateway determination.

**8. ATTACHMENTS**

- 1. Council Resolution – 28 April 2021 – CONF 04 – Update on Interim Heritage Orders**
- 2. Council Resolution – 30 June 2021 – CONF 06 – Interim Heritage Order – 124 Moore Street.**
- 3. 122 Atkinson Street – Assessment of Heritage Significance – FORM Architects**
- 4. 124 Moore Street – Assessment of Heritage Significance – Edwards Heritage**
- 5. Planning Proposal Justification Report – Schedule 5 Amendment**
- 6. Draft LEP Mapping**