How are local communities involved with Regional Panel decisions?

The views of the community are considered throughout the assessment and decision-making processes.

Firstly, the proposed development is placed on public exhibition and the community is encouraged to comment on the proposal by way of a submission lodged with the local council. The council's planner will undertake an assessment of the development application, and include comments on submissions received for consideration by the Regional Panel in its determination of the application.

As part of the determination process members of the public can appear before the Regional Panel with their comments being considered as part of the information which assists the Regional Panel to make its final determination.

Will objectors have an automatic right to address a Regional Panel Meeting?

Every effort will be made to provide the opportunity for applicants of a proposed development and people/ groups who made a submission to address the meeting of the Regional Panel.

Where there are a significant number of people from an organisation that wishes to address the Panel, the Chairperson can direct large groups to nominate a spokesperson.

How are Regional Panel Meetings held?

Meetings are held regularly, depending on the volume of matters to be determined.

Every effort is made to have Regional Panel meetings held in the local community in the council area where the application is lodged or in a location that is convenient for those that wish to attend the meeting.

The Panel Secretariat consults with the Chairperson about the venue of regional meetings. The chairperson may decide to also consult with the council's general manager.

How are conflicts of interest handled by Regional Panel members?

All Regional Panel members are required to comply with the Code of Conduct for Regional Panels which outlines the standard of conduct expected of them and which includes specific requirements on how members are to deal with conflicts of interest.

Generally, Regional Panel members are required to disclose any conflicts of interest and not participate in decisions about the matter. The Code of Conduct requires that particulars of all disclosures are to be recorded and made available for inspection.

Will Regional Panels be monitored?

The overall performance of Regional Panels will be monitored and reported in the Department of Planning's annual monitoring report of local councils which will include a section about Regional Panels and their performance.

Commencing in a May 2010, the Department will also publish a monthly report about the applications received and determined by the Regional Panels.

Complaints about Regional Panels

A Complaints Handling Policy has been established to address any complaints about a Regional Panel. The Policy is available from **http://jrpp.nsw.gov.au**

Further Information

- Regional Panel website – **http://jrpp.nsw.gov.au**
- Joint Regional Planning Panels – Operational Procedures (available on the Regional Panel website – these provide the principles to direct every aspect of Regional Panel activities)
- Joint Regional Planning Panels - Code of Conduct (available on the Regional Panel Website – The Code outlines the standards of behaviour which all members of a Regional Panels must comply with)

Disclaimer: *While every reasonable effort has been made to ensure that this document is correct at the time of publication, the State of New South Wales, its agencies and employees, disclaim any and all liability to any person in respect of anything or the consequences of anything done or omitted to be done in reliance upon the whole or any part of this document.*

Attachment 4 - NSW Metropolitan Public Libraries Association regarding representatives to the Association

NSW metropolitan Public Libraries Association

Mr Farooq Portelli
General Manager
Liverpool City Council
Locked Bag 7064
Liverpool BC NSW 1871

23 July 2012

Dear Mr Portelli

As you know your Council is a member of the NSW Metropolitan Public Libraries Association Inc. (NSW MPLA). In view of the September Local Government elections I felt it timely to remind you that your Council is entitled to two representatives.

4 (1)
(b) One of the member's two authorised representatives shall be an elected councillor of the member (councillor representative), the other generally being the library manager.
NSW MPLA Constitution

Another clause of interest to Councillors is:

16 (7)
Eligibility of for the offices of president and vice president shall be restricted to those member representatives who are elected councillors of the member they represent.
NSW MPLA Constitution

The benefit of involvement to Councillors is that they have an opportunity to meet and network with Councillors from all over metropolitan NSW. If Councillors have an interest in the direct delivery of community services to residents this might assist them to understand issues facing other councils.

The President of NSW MPLA sits on the NSW Public Libraries Consultative Committee (PLCC). The PLCC is a sub-committee of the Library Council of New South Wales which provides policy advice to Library Council and acts as a consultative framework for key public library stakeholders in NSW. The Library Council of NSW advises the Minister of Arts on vital issues to public libraries and Councils e.g. public library funding.

The President also sits on the Australian Libraries and Information Association (ALIA) Public Libraries Advisory Committee (PLAC). This Committee comprises representatives from all the

State and Territory Associations. The ALIA Public Libraries Advisory Committee advises the ALIA Board of Directors about matters relating to public libraries and is charged with delivering against the national vision and framework for public libraries.

NSW MPLA holds three General Meetings (March, May and August) and an Annual General Meeting in November. These meetings are held during business hours on a Friday at different Libraries/Councils around Sydney.

I would respectfully request that your Council include NSW MPLA on your annual list of Councillor Committee Representation.

If any of your Councillors would like to discuss the requirement from Councillors I am happy to speak to them. I can be contacted on 9911 3542.

Yours sincerely

Win Gaffney

Cr Win Gaffney, Mayor of Lane Cove

President, NSW Metropolitan Public Libraries Association

LIVERPOOL CITY COUNCIL

GENERAL MANAGERS REPORT

ORDINARY MEETING **08/10/2012**

ITEM NO:	**GMRR 02**	**FILE NO:**	**2010/1979**
SUBJECT:	**LOCAL GOVERNMENT ASSOCIATION OF NEW SOUTH WALES ANNUAL CONFERENCE 2012**		
COMMUNITY STRATEGIC PLAN REFERENCE:	**THE COMMUNITY IS SUPPORTED BY A WELL MANAGED AND RESPONSIVE COUNCIL**		

EXECUTIVE SUMMARY:

The Local Government Association of New South Wales Annual Conference 2012 is being held in Dubbo from Sunday 28 to Tuesday 30 October 2012.

Liverpool City Council is entitled to seven voting delegates. This report recommends that Council nominate delegates and two alternate delegates to attend the Conference.

DETAILED REPORT:

The 2012 Local Government Association of New South Wales Annual Conference is being held in Dubbo from Sunday 28 to Tuesday 30 October 2012.

As a member of the Local Government Association, Liverpool City Council is entitled to seven delegates with voting rights. It is recommended that Council also nominate two alternate delegates should a voting delegate be unable to attend. Registration, accommodation and travel costs will be met by Council.

The Conference is the annual policy making event for councils which are members of the Local Government Association. Councils work together through the Association to promote local government and advocate on behalf of their communities for local democracy, informed decision making and good governance. The Conference is the pre-eminent event of the local government year where councillors come together to share ideas and debate issues contained within the conference agenda.

The Local Government Association is also seeking motions that Council would like to have considered at the conference. At the Council meeting on 23 July 2012, Council resolved to submit the following motions for consideration at the conference.

1. **Motion: Funding for Library Services**
   That the Local Government Association advocate to the NSW Government for significantly increased funding for public library services to support both capital and recurrent library projects and services.

2. **Motion: Section 94 Cap**
   That the Local Government Association lobby the NSW Government to reconsider the Section 94 Cap and include the provision of critical community facility and open space embellishments in light of the significant shortfall in the provision of infrastructure that will occur as a result of capped contributions.

3. **Motion: Coordination of all Infrastructure**
   That the Local Government Association establishes a State Infrastructure Delivery Committee to assist in the efficient and coordinated delivery of infrastructure across the State.

4. **Motion: Intermodal and Freight Facilities**
   That the Local Government Association lobby the NSW Government to adopt a more fair and consistent approach to the spread of intermodal, freight and logistics facilities around the Sydney metropolitan area, rather than focus significant intermodal, freight and logistics centres in only a few locations.

5. **Motion: Strategic Location of State Government Agencies**
   That the Local Government Association establishes a State Government Agency Location Strategy which provides a coordinated approach for the repositioning of State Government agencies to match National and State government employment targets.

6. **Motion: Sydney's Second Airport**
   That the Local Government Association lobby the NSW Government to acknowledge the impact that noise restrictions have on land owners surrounding the former airport site, and be proactive about removing unnecessary restrictions that are associated with the Badgerys Creek airport that is no longer proceeding.

7. **Motion: Consistency in Policy**
   That the Local Government Association lobby the NSW Government to create a consistent legislative and policy direction for land use planning.

8. **Motion: Governor Macquarie Drive**
   That Governor Macquarie Drive in Chipping Norton be reclassified from Regional Road to a State Road.

9. **Motion: Upgrading of Hume Highway and Hoxton Park Road Intersection, Liverpool**
   That the Hume Highway and Hoxton Park Road Intersection to be upgraded to a graded separated intersection.

It is recommended that Council notes the motions that were submitted to the Local Government Association of New South Wales Annual Conference 2012 and nominates seven voting delegates and two alternate delegates to attend the Conference.

FINANCIAL IMPLICATIONS:

Registration is $1,155 per person, plus accommodation (from $135 per night). Travel costs will also be incurred. The costs associated with attending the 2012 Local Government Association of New South Wales Annual Conference are included in the 2012/2013 budget.

RECOMMENDATION:

That Council nominates seven delegates and two alternate delegates to attend the 2012 Local Government Association of New South Wales Annual Conference.

SIGNED BY:

Farooq Portelli
General Manager

LIVERPOOL CITY COUNCIL

GENERAL MANAGERS REPORT

ORDINARY MEETING 08/10/2012

ITEM NO:	**GMRR 03**	**FILE NO:**	
SUBJECT:	**COUNCIL MEETING DATES - NOVEMBER 2012 TO DECEMBER 2013**		
COMMUNITY STRATEGIC PLAN REFERENCE:	**THE COMMUNITY IS SUPPORTED BY A WELL MANAGED AND RESPONSIVE COUNCIL**		

EXECUTIVE SUMMARY:

This report outlines the adopted Council meeting schedule for the remainder of 2012 and proposes that Council meetings for the 2013 calendar year continue to be held monthly commencing at 7.00pm and be scheduled for the last Wednesday of each month, with exception where required.

It is recommended that Council confirm the meetings for the remainder of 2012 and adopt the proposed meeting dates for 2013, as contained in this report.

DETAILED REPORT:

Section 365 of the Local Government Act 1993 stipulates that councils must meet at least 10 times per year. Section 366 of the Act makes provision for additional meetings to be called if necessary.

At its meeting on the 17 October 2011, Council endorsed the meeting dates for the 2012 calendar year, with the remaining dates still to be held:

- Monday 5 November 2012
- Monday 26 November 2012
- Monday 17 December 2012

To assist in meeting statutory requirements and provide reporting consistency, it is proposed that the Council meetings for the 2013 calendar year remain on a monthly cycle, commencing at 7.00pm. It is also proposed that for the 2013 calendar year, the meetings be changed from a Monday to Wednesday to allow additional time to review business papers in the days immediately preceding the meeting. The meetings are proposed to fall on the last Wednesday of each month, with the exception of December 2013 where it is recommended it be held on the third Wednesday in the month. This will also allow

sufficient time to collect data and receive information from external sources to complete reports and meet statutory reporting requirements. A meeting early in February 2013 is also scheduled to deal with business accumulated during the January break.

Additional meetings can be called at any time if necessary, subject to appropriate notice provisions. These could cater for extraordinary matters that arise from time to time or to prevent agenda items becoming too voluminous.

It is therefore recommended that Council notes the meeting dates for the remaining meetings for 2012 and adopts the meeting dates for the 2013 calendar year according to Table 1.

Table 1 - Proposed Council meeting dates 2013

Meeting date	**Comments**
6 February 13	First meeting after January break needed to deal with accumulated business
27 February 13	Last Wednesday of the month
27 March 13	Last Wednesday of the month
24 April 13	Last Wednesday of the month
29 May 13	Last Wednesday of the month
26 June 13	Last Wednesday of the month
31 July 13	Last Wednesday of the month
28 August 13	Last Wednesday of the month
25 September 13	Last Wednesday of the month
30 October 13	Last Wednesday of the month
27 November 13	Last Wednesday of the month
18 December 13	Third Wednesday of the month

The above schedule also makes provision for:

- Public holidays that fall due,
- At least one meeting per month and 10 meetings in a year, and
- Meeting monthly and quarterly statutory, financial and delivery program obligations.

FINANCIAL IMPLICATIONS:

Costs associated with Council meetings and advertising meeting dates are provided in the budget.

RECOMMENDATION:

That Council:

1. Notes the Council meeting time as 7.00pm and meeting dates for the remainder of 2012 as follows:

    - Monday 5 November 2012
    - Monday 26 November 2012
    - Monday 17 December 2012

2. Confirms Council meeting time as 7.00pm and Council meeting dates for the 2013 calendar year as follows:

    - Wednesday 6 February 2013
    - Wednesday 27 February 2013
    - Wednesday 27 March 2013
    - Wednesday 24 April 2013
    - Wednesday 29 May 2013
    - Wednesday 26 June 2013
    - Wednesday 31 July 2013
    - Wednesday 28 August 2013
    - Wednesday 25 September 2013
    - Wednesday 30 October 2013
    - Wednesday 27 November 2013
    - Wednesday 18 December 2013

3. Places appropriate notices in the local newspapers advising the community of the dates and commencing times of Council meetings for the 2013 calendar year.

SIGNED BY:

Farooq Portelli
General Manager

LIVERPOOL CITY COUNCIL

GENERAL MANAGERS REPORT

ORDINARY MEETING 08/10/2012

ITEM NO:	**GMRR 04**	**FILE NO:**	**2006/0685**
SUBJECT:	**ORDER OF LIVERPOOL AWARDS**		
COMMUNITY STRATEGIC PLAN REFERENCE:	**THE CULTURE AND DIVERSITY OF LIVERPOOL IS RECOGNISED AND VALUED**		

EXECUTIVE SUMMARY:

The Order of Liverpool Advisory Committee has determined its recommendation for the 2012 Awards. This report recommends that Council thanks the Committee members who are responsible for selecting the Award recipients; adopts the Award recipients as recommended by the 2012 Order of Liverpool Advisory Committee; resolves to affix the Common Seal of Council to the Award Certificates and reviews the Order of Liverpool Awards policy for the purpose of providing guidelines for Group Award eligibility.

It is also recommended the recipients details are kept in the confidential attachment to this report. By doing this Council is operating in the spirit of the Awards by preserving the names until they are officially announced on 7 November 2012.

DETAILED REPORT:

The Order of Liverpool Advisory Committee held its meeting on Tuesday 27 August 2012 to consider nominations for the 2012 Awards.

The Advisory Committee consisted of:

- Clr Wendy Waller, Mayor of Liverpool City (2008-2012)
- Clr Peter Harle (Deputy Mayor's delegate)
- Clr Mazhar Hadid
- Billie Sankovic (General Manager's delegate)
- Brian Rope CLO (2011 Gold recipient)
- Lorriane Perry CLO (2011 Gold recipient)
- June Young CLO (Historical Gold representative)
- Bob Brassell OLO (Community representative)

A total of fourteen nominations were received this year. The recommendations of the Committee for the 2012 award recipients are detailed in the 'Confidential Attachment' to Council.

The eligibility criteria for selection of the award recipients are as follows:

- Nominations must be submitted on Council's official nomination form
- Nominees cannot apply on their own behalf
- Nominations must be received by the closing date shown on the nomination form
- Residents, ratepayers and formal or constituted organisations in the Liverpool local government area, that have made a significant voluntary contribution over a number of years to the Liverpool community, can be nominated in one or more of the following categories: civic, community, recreation and sports or commerce and industry.
- Persons who reside outside of the Liverpool local government area but contribute to the Liverpool community can be nominated as 'honorary' members of the Order of Liverpool
- Posthumous awards will be considered providing the date of the nominee's death occurred within the 12 months following the previous closing date of the Awards
- Nominee's contributions to the Liverpool community must be voluntary and not as a result of paid employment.

All nominations received are assessed by the Order of Liverpool Advisory Committee and a report is then prepared for consideration by Council.

All nominations were assessed in regard to:

- Voluntary community service contribution
- Duration of service to the community
- Involvement and commitment to the Liverpool community
- Outstanding achievements.

All nominations were required to provide:

- Details of voluntary community service (including membership of organisations and positions held etc.)
- Duration of community service
- Details of involvement and contribution to the Liverpool community
- Details of outstanding achievements
- Reasons for nomination
- Name and contact details of one additional referee
- Letters of support or further information.

It is proposed that the annual awards presentation ceremony will be held on Wednesday 7 November 2012 at the Casula Powerhouse Arts Centre.

The Order of Liverpool Advisory Committee requested that consideration be given to reviewing the Order of Liverpool Awards Policy to provide guidelines for the Group Award eligibility.

FINANCIAL IMPLICATIONS:

Sufficient funding has been allowed in the 2012 / 2013 adopted budget to stage the annual presentation ceremony for the Order of Liverpool Awards.

RECOMMENDATION:

That Council:

1. Adopts the award recipients as recommended by the 2012 Order of Liverpool Advisory Committee as set out in the confidential attachment.

2. Thanks the members of the Advisory Committee for their time and efforts deliberating this year's nominations.

3. Resolves to affix the Common Seal of Council to the Award Certificates.

4. Keeps confidential the report supplied under separate cover containing the recommended award recipients until they are officially announced on 7 November 2012.

5. Reviews the Order of Liverpool Awards Policy for the purpose of providing guidelines for Group Award eligibility.

SIGNED BY:

Farooq Portelli
General Manager

Attachment: Confidential Attachment - Recommendation List of Award Recipients
Order of Liverpool Awards Policy (under separate cover)

LIVERPOOL CITY COUNCIL

CORPORATE SERVICES REPORT

ORDINARY MEETING **08/10/2012**

ITEM NO:	**CORS 01**	**FILE NO:**	**2012/1432**
SUBJECT:	**COUNCIL TO SEEK EXPRESSIONS OF INTEREST FOR THE FORMER COUNCIL ADMINISTRATION BUILDING SITE AT 1-3 HOXTON PARK ROAD, LIVERPOOL**		
COMMUNITY STRATEGIC PLAN REFERENCE:	**DECISION MAKING PROCESSES ARE TRANSPARENT AND THE COMMUNITY HAS OPPORTUNITIES TO BE INVOLVED**		

EXECUTIVE SUMMARY:

Liverpool Council purchased the building at 33 Moore Street, Liverpool as the new Administration Building for Council and is progressively consolidating its administrative services to the City Centre. Although the move has provided a positive economic stimulus to the City Centre, the former administration site at 1 Hoxton Park Road, Liverpool remains under utilised.

In January 2012 Council called for expressions of interest for the use of the site. Invitations for submissions closed at 3.00pm on Thursday 15 March 2012 with a single submission received. Following assessment, it was determined that the application, as submitted, overwhelmingly met Council's primary objective to provide extensive social and economic benefits to Liverpool, however, it did not provide an acceptable financial return.

This report recommends that Council again seeks Expressions of Interest for 1 Hoxton Park Road, Liverpool to consider the potential sale, lease or community use of the land. It is considered that appropriate development of this land could potentially act as a catalyst to stimulate economic development and contribute to Liverpool's growing Regional City status.

DETAILED REPORT:

On 21 November 2011, Council resolved to prepare a planning proposal to rezone the southern portion of the site from 'SP2 Infrastructure - Administration Building' to 'B6 Enterprise Corridor' and to seek Expressions of Interest to confirm and or assist in determining the future use/development of the site.

Expressions of Interest to determine an alternative use of the subject site were publicly advertised over eight weeks commencing 19 January 2012 and closing 15 March 2012. A single expression was received and investigated by Council officers. It is noted that the expression did not meet all of Council's primary objectives.

A report to the Ordinary Meeting of Council on 25 June 2012 (refer Attachment 2) recommended that Council do not proceed with the Expression of Interest received for 1 Hoxton Park Road, Liverpool and to proceed with the making of the Liverpool Local Environmental Plan Amendment 23 to rezone a part of 1 Hoxton Park Road, Liverpool.

Amendment 23 of the Liverpool Local Environmental Plan 2008 is awaiting Ministerial approval. This approval is anticipated to occur this month at which point the southern portion of the land will be rezoned from 'SP2 Infrastructure - Administration Building' to 'B6 Enterprise Corridor'.

In line with the rezoning of a part of 1 Hoxton Park Road, Liverpool, it is recommended that Council recommences the Expression of Interest campaign and seeks expressions for the appropriate use of the site. It is considered that the appropriate development/use of the site would stimulate economic development and contribute to Liverpool's growing Regional City status.

The objectives of the campaign are to source a development that will provide extensive social and economical benefits to Liverpool and that would provide an acceptable financial return to Council.

Expressions of Interest are to be invited on the following basis:

- The purchase of the entire and or a portion of the site;
- A lease of existing improvements and land; or
- A ground rental of the entire and or a portion of the site

An eight week Expression of Interest campaign is proposed with advertising in the Sydney Morning Herald, The Australian Financial Review, Liverpool Leader, Liverpool Champion and through Council's eTenderlink website.

This report recommends that Council seeks Expressions of Interest for 1 Hoxton Park Road, Liverpool to determine the future use/development of the land.

FINANCIAL IMPLICATIONS:

It is recommended that funding for advertising the 'Expression of Interest' campaign be sourced from the Property Development Reserve.

RECOMMENDATION:

That Council:

1. Seeks Expressions of Interest for 1 Hoxton Park Road, Liverpool to determine the future use/development of the site.

2. Notes that a further report will be submitted to Council outlining the outcomes of the Expression of Interest campaign.

SIGNED BY:

Julie Hately
Director
Corporate Services

Attachments: 1. Location Map
2. Previous Report from 25 June Council Meeting

Attachment 1

LOCATION

Attachment 2

LIVERPOOL CITY COUNCIL

GENERAL MANAGERS REPORT

ORDINARY MEETING **25/06/2012**

ITEM NO:		**FILE NO:**	**2011/4555**
SUBJECT:	**EXHIBITION OUTCOMES FOR DRAFT AMENDMENT 23, REZONING OF 1-3 HOXTON PARK ROAD, LIVERPOOL TO B6 ENTERPRISE CORRIDOR AND THE OUTCOME OF THE 'EXPRESSIONS OF INTEREST' CAMPAIGN FOR 1-3 HOXTON PARK ROAD, LIVERPOOL**		
COMMUNITY STRATEGIC PLAN REFERENCE:	**DECISION MAKING PROCESSES ARE TRANSPARENT AND THE COMMUNITY HAS OPPORTUNITIES TO BE INVOLVED**		

EXECUTIVE SUMMARY:

At its meeting on 21 November 2011 Council resolved to prepare a Planning Proposal to rezone the southern portion of 1-3 Hoxton Park Road from SP2 Infrastructure to B6 Enterprise Corridor and RE1 Public Recreation and to forward the Planning Proposal and supporting documentation to the Department of Planning and Infrastructure for a Gateway Determination.

A Gateway Determination was issued by the Department of Planning and Infrastructure on 25 January 2012. In accordance with the conditions of the Gateway Determination, Council undertook public authority consultation and public exhibition. This report details the results of these processes.

Council also resolved on 21 November 2011 to seek Expressions of Interest for the site. This report details the outcomes of that process.

It is recommended that Council proceed with the making of Liverpool Local Environmental Plan Amendment 23. It is also recommended that Council does not proceed with the Expressions of Interest received for the potential development/use of the site.

DETAILED REPORT:

Background

In May 2011 Council purchased 33 Moore Street, Liverpool as the new Administration Building and is progressively consolidating its administrative services to the City Centre. The move has provided a positive economic stimulus to the City Centre and now leaves the former administration site at 1 Hoxton Park Road available for alternative use.

The development of 1-3 Hoxton Park Road may provide an important catalyst to encourage further development within the area. At its meeting on 28 February 2011, Council resolved, in part, to consider the future use of Council's Hoxton Park Road site for sale, lease or alternative community use.

At its meeting on 25 July 2011, Council considered a report to provide direction on the future of the former Council administration building site at 1-3 Hoxton Park Road, Liverpool and the adjoining site at 110 Memorial Avenue, Liverpool. Council resolved to engage an independent town planning consultant to detail the potential future use and/or development options for the site and to receive a future report outlining the consultant's findings.

Council engaged APP Corporation Pty Limited (APP) to undertake the land use study, which considered the site constraints, planning controls and market climate. Upon review of the consultants report, Council officers recommended that Council undertake a number of actions to realise the social and economic benefits of the currently under utilised site.

At its meeting on 21 November 2011 Council resolved to:

1. *Prepare a Planning Proposal to rezone the southern portion of the site from SP2 Public Administration Building to B6 Enterprise Corridor and RE1 Public Recreation and forward the Planning Proposal and supporting documentation to the Department of Planning and Infrastructure seeking Gateway Determination.*

2. *Note that extensive public consultation will be undertaken as part of the rezoning process.*

3. *Seek Expressions of Interest for the site to confirm and/or assist in the determining an appropriate zone for the site.*

4. *Consider a further report outlining the outcomes of the public consultation and Expressions of Interest for the future use/development of the site.*

A map of the subject sites is shown in Attachment 1.

Gateway Determination
On 21 December 2011 Council forwarded the Planning Proposal and supporting documentation to the Department of Planning and Infrastructure for a Gateway Determination.

The Department of Planning and Infrastructure issued a Gateway Determination (Attachment 1) on 25 January 2012, stipulating the requirements of public authority consultation and public exhibition.

Public Authority Consultation
The Office of Environment and Heritage raised no comments on the planning proposal.

The Roads and Maritime Services (RMS - formerly the Roads and Traffic Authority) have stipulated that any future Development Application for the site shall include a detailed traffic and transport study and that the RMS will only concur to one vehicular access from Hoxton Park Road for the whole site. As such the RMS raised no objection to the planning proposal.

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Public Exhibition
Public exhibition of the proposal was originally from the 7 March to 22 March 2012 in accordance with the timeframe stipulated within the Gateway Determination. However, Council extended this period to 10 April 2012 to give the community more time to make submissions.

A total of 24 submissions were received, including four petitions. The comments made in the submissions are detailed in Attachment 2.

The comments regarding the proposal are varied and range from opposition to the sale of the site, requests for Council to retain the site, either to construct a new administration centre or for community or recreation use. Some submissions state that leasing the site but retaining ownership would be the preferred outcome. Other submissions were positive about Council's decision to locate in the Liverpool City Centre and to find another use for the former administration building site.

With regard to the planning proposal which seeks to apply the B6 Enterprise Corridor zoning to the site, comments were received that it is not an appropriate zone for the site. The reasons for this varied from the possibility of a helipad on the site to the wider economic implications of a retail or commercial development on the site and its potential to undermine the hierarchy of commercial centres. These concerns are addressed in detail in Attachment 2.

The Hoxton Park Road frontage ensures excellent commuter exposure and potential economic viability for a range of commercial developments on the site. Rezoning this site to B6 Enterprise Corridor is consistent with the application of the zone under the Liverpool Local Environmental Plan 2008 (Liverpool LEP 2008) and provides for a range of commercial and other employment generating uses along a key corridor leading into the Liverpool City Centre. The permissible uses in the zone allows for a wide variety of business, community and recreation uses that give Council flexibility in terms of sale, lease or retention of the site.

On balance, the proposal to rezone the subject site to B6 Enterprise Corridor is considered appropriate given the planning context and it is considered that redevelopment of this site should provide a development catalyst and a positive outcome for Liverpool.

Expressions of Interest
On 21 November 2011, Council resolved to seek 'Expressions of Interest' for the former Council Administration Building site to confirm and/or assist in determining the future use/development of the site. The main three objectives that Council was seeking to satisfy from prospective applicants, were:

1. The social and economic benefits,
2. The type, scale and purpose of any proposed development, and
3. The financial returns to Liverpool.

The 'Expressions of Interest' campaign commenced 19 January 2012 and closed 15 March 2012 comprising a total of eight weeks. Expressions were invited for the following purposes:

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1. The purchase of the entire and or a portion of the site;
2. A lease of existing improvements and land; or
3. A ground rental of the entire and or a portion of the site.

Expressions were invited publicly through the Sydney Morning Herald over five consecutive weeks commencing 21 January 2012 and ending 18 February 2012 and again, over five consecutive weeks through the Australian Financial Review commencing 19 January 2012 and ending 16 February 2012.

Advertisements appeared in the local Liverpool Newspapers and Council's eTenderlink portal from 16 January 2012. The invitation for 'Expressions of Interest' was also advertised under the Public Notices on the Liverpool Council website from the 19 January 2012.

Throughout the campaign a total of 34 organisations/individuals registered on eTenderlink and downloaded the Memorandum of Information and Application Forms.

Invitations for expressions closed at 3:00pm on Thursday 15 March 2012, with a single expression being received. A second, late submission, received Friday the 16 March 2012 was not considered as it was not received within the requested time.

Expression of Interest received and Assessment of Application

A summary of the proposal submitted to Council as part of the Expression of Interest process is contained in a confidential report attached under separate cover.

An extensive assessment of the proposal was completed. Council engaged an independent consultant, APP Corporation Pty Limited (APP), to provide an assessment of the social and economic implications of the proposal. In addition, Council officers completed a further assessment of the application and sought supplementary information regarding the proposal.

Following assessment, it was determined that the application, as submitted, overwhelmingly met Council's primary objective to provide extensive social and economic benefits to Liverpool, however did not provide an acceptable financial return.

Further details on the assessment process are contained in the confidential report attached under separate cover.

Conclusion

The site at 1-3 Hoxton Park Road and 110 Memorial Avenue Liverpool is currently under utilised and available for development. Consultation regarding the planning proposal seeking to rezone the area has been undertaken with both State agencies and the public. Council has received and considered public comments relating to the proposed future use of the land.

From a planning perspective the proposed B6 Enterprise Corridor zone is appropriate for the site.

Expressions of Interest to determine an alternate use of the subject site were publicly invited over eight weeks commencing 19 January 2012 and closing 15 March 2012. A single expression was received and investigated by Council officers.

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No expressions of interest were received that met all of Council's primary objectives of sourcing a development/developer that could utilise the site to provide extensive social and economic benefits to Liverpool and that would provide an acceptable financial return.

It is recommended that Council proceed with the making of Liverpool LEP 2008 Amendment 23 to rezone 1-3 Hoxton Park Road, Liverpool and that Council not proceed with the Expressions of Interest received for the site at this time.

FINANCIAL IMPLICATIONS:

The proposal to rezone the land to B6 Enterprise Corridor increases the range of development types that can be undertaken on the site by developers. As such, there is a positive impact on the value of Council's property. There are no financial implications resulting from the 'Expressions of Interest' process.

RECOMMENDATION:

That Council:

1. Proceed with the making of Liverpool Local Environmental Plan Amendment 23 to rezone 1-3 Hoxton Park Road Liverpool.

2. Does not proceed with the Expressions of Interest received for 1-3 Hoxton Park Road, Liverpool at this time.

3. Keeps confidential the attachment supplied under separate cover containing information on the expression of interest received, pursuant to the provisions of Section 10A(2)(d)(i) of the Local Government Act 1993 as it contains commercial information of a confidential nature that would, if disclosed, prejudice the commercial position of the person who supplied it.

4. Informs the applicant of Council's decision.

SIGNED BY:

Farooq Portelli
General Manager

Attachments:
1. Map of subject site
2. Summary of submissions

COPY

Attachment 1

Map of subject site

Attachment 2

Summary of Submissions

Objection/Comment	Council Response	Action
The Former Administration Building		
The property should not be sold.	The Planning Proposal seeks to rezone the land to allow for an expanded range of development options. No decisions have been made in regards to future ownership.	None
Council should rebuild the administration centre on the site.	Council has purchased the building at 33 Moore Street, Liverpool for use as its Administration Building. This is part of consolidating its administrative services in the Liverpool City Centre.	None
Council should purchase all land in this precinct for the community and keep it for community uses, sports facilities, a community plant nursery etc.	Council has an oversupply of open space in the central portion of its local government area. Approximately 7 hectares of open space is provided per 1,000 people when the accepted standard is 2.83 hectares per 1,000 people. The Whitlam Centre complex, netball courts and Woodward Park are not part of this proposal and will continue to be publicly accessible recreation facilities.	None
Community ties to the site are strong, for example people were made Australian citizens on the site. The site has high significance and represents Council's connection to the community.	Council acknowledges that the previous administration building held significance in terms of civic and community presence. However its significance is linked to the building itself which was destroyed in August 2010. The site is since underutilised and thus a rezoning and expressions of interest is being investigated to provide improved value to Council and its ratepayers.	None
The administration building made the community proud.	Noted.	None
The site is a central location and is easily accessible and so it should remain the administration building.	The City Centre provides for increased accessibility, particularly in regard to public transport and the ability to cater for those making multi-purpose trips e.g. to shop, recreate, eat and undertake administrative functions, including visiting Council.	None
Private ownership of the site could create problems, as it	Noted. The majority of the outdoor parking area adjoining the netball court is not part of	None

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is used for car parking for the events in the area and this would no longer be allowed if it was privately owned.	the site being rezoned. During the planning of each event, an assessment should be made whether the existing public parking available at the Whitlam centre, along Memorial Avenue and the Hume Highway is sufficient.	
A reduction in publicly owned land results in a reduction in amenity for Liverpool.	Council has an oversupply of open space in the central area. Approximately 7 hectares of open space is provided per 1,000 people when the general standard is 2.83 hectares per 1000 people. Furthermore, Brickmakers Creek will be rezoned from SP2 Infrastructure Administration Building to RE1 Public Recreation and will be retained in Council ownership. Further, Woodwork Park and the Whitlam Leisure centre sites are being retained for public use.	None
It is not a good time to sell in terms of the property market i.e. Council would not be selling the land for its real value.	Market conditions depend on a number of factors including macro economic conditions and the availability of funding to potential investors. Council will consider its options in terms of future use and development of the site in due course.	None
The buildings on the old site are poorly maintained and the grass is not mown.	Council officers still occupy the 'northern wing' portion of the former administration building which is appropriate for office accommodation. The maintenance of the remainder of the site is part of Council's overall maintenance regime.	None
Council should retain ownership of the site but lease the site so it has options in the future.	The future of the site in terms of lease or sale is to be considered as part of the Expressions of Interest process.	None
Appropriateness of B6 Enterprise Corridor Zone		
The site is not suitable for retail or commercial purposes with regard to the principles of centres hierarchy.	Enterprise Corridors are part of the Metropolitan Strategy's typology of centres and corridors and are considered suitable for uses to serve both local catchment and commuter needs including retail premises, offices, showrooms and other uses which benefit from high levels of passing traffic. Council continues to apply this zone along major road corridors leading into the Liverpool City Centre as per the Department of	None

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