



Burwood ^{Inc.1874}

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

Attachments

**Burwood Council Meeting
24 October, 2023
6:00pm**

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4.7.2 Heritage Controls

It is important to conserve the heritage properties in the Burwood LGA. Many of these properties are dwelling houses that are located in a residential precinct or conservation area of similar buildings, or they may be individual houses which have been heritage listed by virtue of their own significance. In conserving our heritage, Council seeks to ensure that future generations will be able to understand and visualise Burwood's past through the physical evidence of important buildings, places and development patterns.

Where alterations and additions are proposed to heritage properties, the works should be sympathetic to the heritage significance of the property. Alterations and additions should be undertaken in such a way that minimise impacts on the heritage property. Demolition of heritage properties is generally discouraged.

The Appian Way Heritage Conservation Area and Malvern Hill Heritage Conservation Area represent Burwood's longest established and possibly most intact conservation precincts. Additional controls apply to these two precincts. (Refer to Section 4.7.4)

Objectives

- O1** ~~To support the retention of heritage properties and maintain their heritage significance.~~ Retain and conserve heritage items and contributory items within heritage conservation areas and maintain their heritage significance.
- O2** ~~To ensure that alterations or additions to heritage properties are sympathetic to the heritage significance of the property and in keeping with its character.~~ Ensure that alterations or additions to heritage listed buildings and contributory items within heritage conservation areas are sympathetic to the heritage significance of the property and do not detract from the character of the streetscape.
- O3** ~~To ensure that any alterations or additions to heritage properties reflect the predominant scale, height, proportion, character and setbacks of the existing property, and surrounding development.~~ Ensure that alterations or additions to heritage listed buildings and contributory items within heritage conservation areas reflect the predominant scale, height, proportion, character and setbacks of the existing building, and surrounding development.
- O4** ~~To ensure that development located in the vicinity of a heritage property is designed and sited in a manner sympathetic to the significance of the heritage property and its setting.~~ Ensure development in the vicinity of a heritage item or heritage conservation area is designed and sited to protect the heritage significance of the item or heritage conservation area.
- O5** Retain the original subdivision and building patterns of heritage conservation areas and heritage listed properties.
- O6** Ensure that subdivision or amalgamation of lots does not result in adverse impacts on the curtilages or settings of heritage items or contributory items in heritage conservation areas.

Subdivision

- P41** ~~Development shall not be permitted to subdivide the front portion (i.e. front yard) of a heritage property such that new development would obscure the existing building.~~

ITEM NUMBER 73/23 - ATTACHMENT 1

Amendment to Section 4.7.2 Heritage Subdivision of Burwood DCP, as exhibited

~~negatively affect the property's setting, or alter the established pattern of development in that street.~~

Subdivision of an existing lot will not be permitted where it is proposing to subdivide the front portion (i.e. front yard) of a heritage items or contributory item in a heritage conservation area unless it can be demonstrated that the subdivision and associated new development will not:

- i. obscure the existing heritage building and its curtilage, and
- ii. negatively affect the property's setting, or alter the established subdivision pattern of development in that street and/or heritage conservation area.

- P42** A proposed subdivision of an existing lot within a heritage conservation area will generally not be supported, unless the lots are of a size in area and dimensions which reflects the characteristics of historically relevant allotments adjoining and in the vicinity of the site and where the proposed subdivision does not adversely impact on the setting and curtilage of the significant building or place
- P43** Subdivision of a heritage property is generally not supported by virtue of the likely impact on the setting and curtilage of the significant building or place, and on account of limiting the ability of the heritage property to adapt to future needs on a significantly reduced lot size.
- P44** Applications for the subdivision of an existing lot to create a new lot or site consolidation are to demonstrate that:
- i. the setting of the heritage items on the site, or contributory items on the site or within the vicinity, are not compromised;
 - ii. the relationship between the heritage item or contributory item and associated features such as landscaping, trees, fences, and outbuildings are retained; and
 - iii. the heritage item or contributory item retains the ability to adapt to future needs on a smaller lot size.
- P45** Where the subdivision or amalgamation of an existing lot is proposed the demolition of the heritage item or contributory item on the original lot will not be permitted.
- P46** Where a heritage building forms part of a larger redevelopment, Council will generally require that repair or restorative work to the heritage building or place is undertaken prior to any subdivision or occupation. For instance, through a condition of consent requiring certain works prior to the issue of a Subdivision Certificate or Occupation Certificate. This approach seeks to ensure that the conservation of the heritage property is integral to the redevelopment.



23, 25 and 27 Woodside Avenue, Burwood

Heritage Assessment

Report prepared for Burwood Council

October 2023



LISA TRUEMAN
HERITAGE ADVISOR

Acknowledgement of Country

I acknowledge the traditional custodians of the land on which I live and work – the peoples of the Eora Nation. I recognise their continuing connection to land, waters and culture. I pay my respects to their elders past and present.



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Report Register

The following report register documents the development and issue of the report entitled 23, 25 and 27 Woodside Avenue, Burwood – Heritage Assessment, undertaken by Lisa Trueman Heritage Advisor.

Job No.	Issue No	Notes	Issue Date
Woodside 23, 25 and 27 - Heritage Assessment	1	Draft Report	25 September 2023
Woodside 23, 25 and 27 - Heritage Assessment	2	Final Report	11 October 2023

Executive Summary

Burwood Council (Council) has engaged Lisa Trueman Heritage Advisor (LTHA) to prepare a Heritage Assessment of 23, 25 and 27 Woodside Avenue, Burwood, to determine if they reach the threshold for listing as heritage items within Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP2012).

Council, at its meeting of 23 May 2023 considered a Mayoral Minute (MM1/23) relating to a heritage investigation of properties in Woodside Avenue, Burwood. Council resolved, in part, to undertake a preliminary, in-house assessment of the properties in Woodside Avenue, Burwood to determine if they should be considered for heritage listing. The preliminary assessment, undertaken by Council's Heritage Advisor, found that the three Federation houses, Nos. 23, 25 and 27 Woodside Avenue, were likely to meet the threshold for listing under at least three of the seven standard criteria for heritage listing. The preliminary heritage assessment recommended that Council conduct a full independent Heritage Assessment for 23, 25 and 27 Woodside Avenue, Burwood.

Accordingly, Council resolved, at its meeting of 27 June 2023, to engage an independent heritage consultant to undertake a detailed heritage assessment of the properties to determine if their level of heritage significance either individually or as a group, and to provide heritage inventory sheets for each property. This report fulfills the requirements of that recommendation.

This report has assessed the heritage significance of three dwellings at 23, 25 and 27 Woodside Avenue, Burwood, based on historical research, physical investigation, comparative analysis and an assessment of the local context. The assessment has been undertaken against the standard criteria for assessing heritage significance in NSW, to determine the level of significance of each property to the Burwood LGA.

This assessment concludes that all three properties demonstrate heritage significance at the local levels for the following reasons:

- The dwellings date from the early twentieth century, a key period in the development of Burwood.
- No. 23 Woodside Street has a longstanding association with the Mathews family, who were a prominent local family in Burwood in the early twentieth century.

- The houses are Federation Bungalows with Queen Anne details, a typology that is historically important in the development of Burwood.
- The original lot sizes have not been modified since the construction of the houses and the original curtilage of the three houses, separately and together, has been retained.
- The dwellings demonstrate key architectural features of the Federation Bungalow style and are fine representation of the typology in the Burwood area. The houses have a very high degree of integrity, both internal and external, that is rare in the locality.
- The lawn tennis court at No,23 Woodside Avenue, which originates from the early era of development of the site, is rare in the locality.
- The houses contribute to the historical and visual character of the Burwood LGA.
- The scale, setting, form, architectural features, materials and very high degree of intactness of the houses is comparable to other heritage listed houses and groups of houses in the Burwood LGA.

The following Statement of Significance is provided in Section 5 of the report:

The Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.

The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.

The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classed and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathew constructed the house on the property and retained ownership until 1953.

The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.

Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.

The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.

The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.

Nos. 23, 25 and 27 Woodside Avenue have been assessed as meeting the threshold for local heritage listing under criteria (a) historical significance, (c) aesthetic significance, (f) rarity and (g) representativeness of the standard criteria. No.23 Woodside Avenue also has significance under criterion (b) historical associations. It is recommended that the three properties be listed as a group heritage item under Schedule 5 (Heritage Items) of the Burwood Local Environmental Plan 2012. The listing should be supported by individual inventory sheets that describe the significant features of each property, including interiors.



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INTRODUCTION





1. Introduction

1.1 Background

Burwood Council (Council) has engaged Lisa Trueman Heritage Advisor (LTHA) to prepare a Heritage Assessment of 23, 25 and 27 Woodside Avenue, Burwood, to determine if they reach the threshold for listing as heritage items within Schedule 5 of the *Burwood Local Environmental Plan 2012* (BLEP2012).

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Accordingly, Council resolved, at its meeting of 27 June 2023, to engage an independent heritage consultant to undertake a detailed heritage assessment of the properties to determine if their level of heritage significance either individually or as a group, and to provide heritage inventory sheets for each property. This report fulfills the requirements of that recommendation.

1.2 Location of the Site

The subject sites are located at 23, 25 and 27 Woodside Avenue, Burwood. They are within the Burwood Council Local Government Area (LGA). 23 Woodside Avenue is located on Lot 10 DP935162 and Lot 11 DP166782. 25 Woodside Avenue is located on Lot 1 DP925281. 27 Woodside Avenue is located on Lot 1 DP925281. The location is as detailed in Figure 1.1. Property information is provided in Table 1.1.



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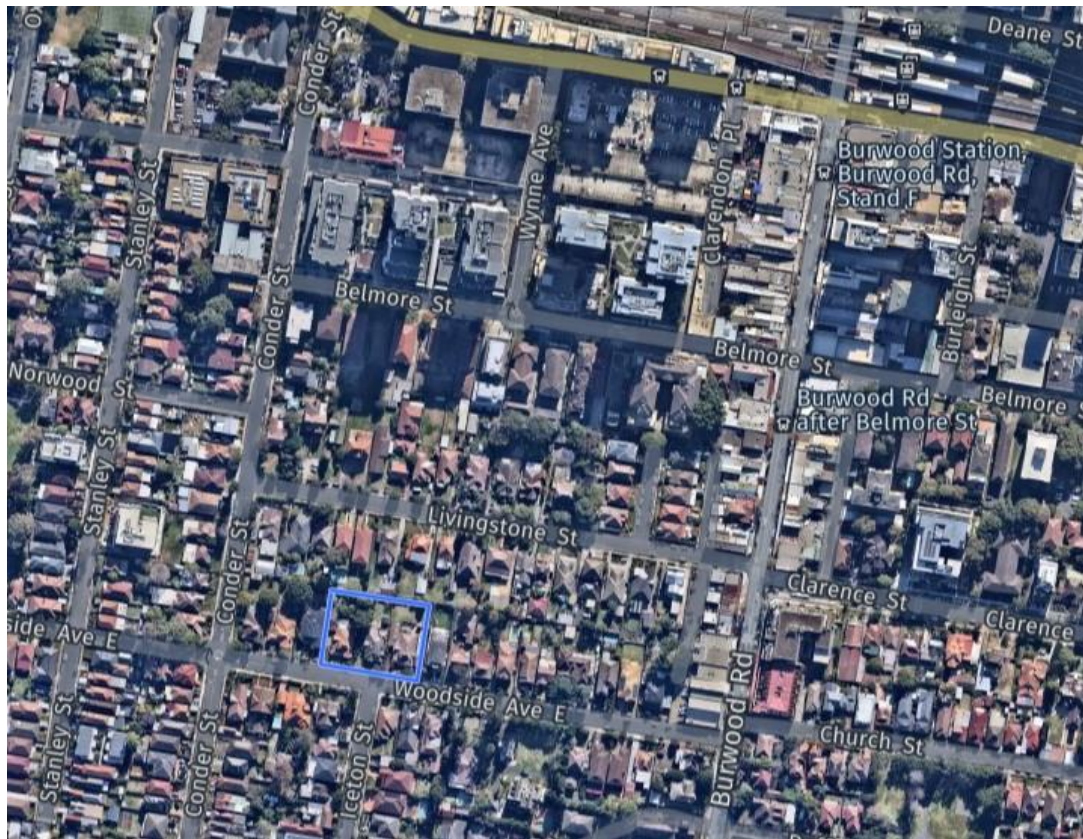


Figure 1.1 General Location of subject sites (Source: Nearmap with LTHA overlay)



Figure 1.1: Subject Sites (Source: Nearmap with LTHA overlay)

Address	Lot Number	Land Zoning	Maximum building height
23 Woodside Avenue	Lot 11 DP166782 Lot 10 DP935162	R2: Low Density Residential	8.5m
25 Woodside Avenue	Lot 1 DP936531	R2: Low Density Residential	8.5m
27 Woodside Avenue	Lot 1 DP925281	R2: Low Density Residential	8.5m

Table 1.1: Property Information.



1.3 Heritage Context

The subject sites are not listed as a heritage item under the *Burwood Local Environmental Plan 2012* (BLEP2012), nor are they located within a heritage conservation area (HCA). However, they are located in the vicinity of several locally listed heritage items and a heritage conservation area, as outlined in Table 1.2 below.



Figure 1.2: Burwood LEP Heritage Map showing the heritage context of the subject site (Source: BLEP 2012)

Item Name	Address	Significance	Item No.
St Pauls Close Heritage Conservation Area	-	Local	C18
Wellings and Gatehouse	4 Woodside Avenue East	Local	I119
Bungalow and Garden	6 Woodside Avenue East	Local	I120
'Luscombe'	7 Woodside Avenue East	Local	I121
Victorian Villas	201 and 203 Burwood Road	Local	I29

Table 1.2: Heritage Items in the Vicinity of the Subject Site.



1.4 Methodology

The approach, methodology, assessment procedures, criteria and recommendations of this report have been prepared in accordance with the *Australia ICOMOS Burra Charter, 2013* and the guideline document 'Assessing Heritage Significance' prepared by the Heritage Division of the Office of the Environment and Heritage and contained in the *NSW Heritage Manual*.

1.5 Literature Review

The following documents have been reviewed in the preparation of this report:

- Burwood Local Environmental Plan 2012 (BLEP2012)
- Preliminary Heritage Assessment – Woodside Avenue, Burwood – Burwood Council, June 2023

1.6 Terminology

The terminology used in this report is consistent with the NSW Heritage Manual, prepared by the Heritage Office (now Heritage Division), and the Burra Charter.

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. Places may have a range of values for different individuals or groups.

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

Conservation means all the processes of looking after a place so to retain its cultural significance.

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. **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 the 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.



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Use means the functions of a place, as well as the activities and practices that may occur at the place.

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

Curtilage is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.

Setting means the area around a place, which may include the visual catchment. **Related place** means a place that contributes to the cultural significance of another place.

1.7 Limitations

This report does not include an assessment of the historical archaeological potential or First Nations cultural values of the sites. It is limited to an assessment of the existing buildings on the sites and their current setting. Research includes a desktop analysis of available information and primary research undertaken at Burwood Library.

1.8 Authorship and Acknowledgements

This report has been prepared by Lisa Trueman (Director and Principal Heritage Advisor) and Janna St Leon (Heritage Consultant). We gratefully acknowledge the assistance of Burwood Council's Heritage Advisor, Gavin Patton, and the staff at Burwood Library.

STATUTORY CONTEXT





2. Statutory Context

2.1 Introduction

In NSW items of heritage significance are afforded statutory protection under the following Acts:

- The *Heritage Act 1977* (NSW) (Heritage Act); and
- The *Environmental Planning and Assessment Act 1979* (NSW) (EPA Act).

2.2 Heritage Act 1977

The Heritage Act is a statutory tool designed to conserve NSW's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as 'a place, building, work, relic, moveable object or precinct'. The subject site is not listed on the State Heritage Register (SHR) and there are no items listed on the SHR within the vicinity of the site.

2.3 Environmental Planning and Assessment Act 1979

The EPA Act is administered by the NSW Department of Planning and Environment and provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs), which provide local councils with the framework required to make planning decisions.

2.4 Burwood Local Environmental Plan 2012

The Burwood Local Environmental Plan 2012 is the principal environmental planning instrument applying to the land. Schedule 5 of the LEP identifies heritage items and heritage conservation areas. The objectives of Clause 5.10 are as follows:

(a) to conserve the environmental heritage of Burwood,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views,



(c) to conserve archaeological sites,

(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

The subject properties are not currently listed as heritage items, nor are they located within a heritage conservation area, within the Burwood LEP.

HISTORICAL OVERVIEW





3. Historical Overview

This section provides a detailed history of 23, 25 and 27 Woodside Avenue using primary and secondary sources, supplemented with additional research from the State Library of NSW (SLNSW), NSW Land Registry Services and NSW State Archives and Records. Principal research was undertaken at Burwood Library including the research of Indigenous history, the development of Burwood and the history of the subject dwellings. Historic information, including building plans, development applications, valuations and rate records were obtained from the Burwood Council Archives, Burwood Library, and other electronic databases. A search of the Sands Directory was undertaken via electronic data available from the City of Sydney Archives.

3.1 Indigenous History of Burwood

Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³

The Wangal accessed the Burwood area by canoes which travelled from the Cook River and Parramatta River. The clan also used native land pathways from Sydney to Parramatta which is believed to have followed the present-day route of Parramatta Road. The geographical terrain of Burwood was generally flat with no prominent rock shelters or overhangs suitable for camping. This would suggest that the Wangal camped in the district using bark huts or 'gunyahs'; a small temporary shelter commonly made from bark and branches. The lack of suitable rock shelters suggests that the Wangal frequented the area to gather plant foods

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

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and hunt animals, rather than set up long-term camps. Despite this, the Burwood area was an integral part of the social and cultural life of the Wangal. The Wangal were a coastal clan who hunted and gathered most of their food from the land, rivers, and bays. During the summer season, the Wangal would gather shellfish, mussels and fish from the Cooks River and Parramatta River. In the winter months, they relied on hunting kangaroos, possums, emus, and ducks.

Lieutenant William Bradley documented an early interaction with the Wangal people on 5 February 1788. Bradley recorded seeing several Wangal people along the banks of the river near present-day Mortlake. Bradley documented that upon the British landing on the opposite shore to cook breakfast, seven Wangal men joined them, leaving their spears in their canoes.

*'We made signs to them to cover over and waved green boughs, soon after which 7 of them came over in two canoes and landed near our boats, they left their spears in the canoes and came to us; we tied beads etc about them and left them our fire to dress their muscles, which they went about as soon as our boats put off.'*⁴

The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁵ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁶

⁴ Lieutenant William Bradley, *A Voyage to New South Wales*, December 1786-May 1792, State Library of NSW

⁵ Aboriginal People and Place," City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁶ Ibid.



3.2 Early European Settlement of Burwood

The development of Burwood can be traced to the early stages of British colonial settlement in Sydney. The early years of the colony under the command of Governor Arthur Phillip, were increasingly desolate and marred with instability caused by rampant illness and an insecure food supply.⁷ The soil surrounding the Sydney Cove settlement was deemed too poor to grow substantial fertile crops which further pressured the dwindling food supply brought over from Britain. The food shortage prioritised the establishment of a secondary settlement and farming community that would supply crops and food for the expanding colony.

The Parramatta district was chosen in 1788 after a successful surveying expedition undertaken by Governor Phillip, and the settlement was named 'Rose Hill.' Communication and access between Rose Hill and Sydney Cove was initially made by boat which travelled to the upper reaches of the Parramatta River. A land route was soon established through a rough bush track which followed much of the same route as present-day Parramatta Road.⁸ The passage was widened and cleared using convict labour and by 1794 formed a usable road. The increased use of the road necessitated the need for an overnight resting place between Sydney Cove and Rose Hill.⁹ The chosen site was selected in 1792 and was located near present-day Concord. The respite site rapidly developed with the construction of several huts and the clearance of more land and became known as the 'Longbottom Government Farm.'¹⁰

With the departure of Governor Phillip in 1792, there was an increase in private farm ownership, much of which was undertaken in the Burwood district. Lieutenant Governor Major Grose, established a policy to grant 100-acres of land to any officer who wished to cultivate land, and formed a similar policy to make smaller grants to soldiers and emancipated convicts on the condition that they improve the cultivation of the land.¹¹ The earliest recorded settler in the Burwood area was a free settler named Sarah Nelson who arrived in Sydney in 1789.

⁷ Alan Birch and David S. Macmillan, *The Sydney Scene: 1788 – 1960*, (Melbourne: Melbourne University Press, 1962), 3-6.

⁸ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974* (Sydney: National Library of Australia, 1974), Page 11.

⁹ 'Longbottom Stockade,' City of Canada Bay: Longbottom Stockade, Accessed 20/08/2023, <https://canadabayheritage.asn.au/canada-bay-history/longbottom-stockade/>

¹⁰ Ibid.

¹¹ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 12.

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Nelson was granted 15-acres of land on November 19, 1794, which was known as 'Nelson Farm.'¹² Nelson Farm was located on the area now known as the Malvern Hill estate in Croydon.

On 3 August 1799, Governor John Hunter granted Captain Thomas Rowley 260-acres of land situated on the south side of Parramatta Road. Rowley named the land 'Burwood,' after Burwood Farm in his native Cornwall.¹³ A second land grant was made in late 1799 which comprised of the land east of Burwood Road, which increased Rowley's Burwood Estate to 750-acres.¹⁴ The estate was cleared and a flock of 500 sheep were purchased from Captain Waterhouse.¹⁵ Upon Rowley's death in 1806, the estate was passed onto his two sons, however as both were minors, the role of trustee was appointed to Thomas Moore.¹⁶ In 1812, Moore gave instruction to a firm of auctioneers to sell the Burwood Estate, which was sold to prominent businessman Alexander Riley.¹⁷ Riley built a large cottage on the estate which he named 'Burwood Villa,' and resided there until he returned to England in 1817.¹⁸ Contention would later arise between Riley and Rowley's children who disputed the unlawful sale of their father's estate by Thomas Moore.

Other prominent land grants include 1000-acres granted to William Faithful on 1 January 1810. Faithful's farm adjoined Rowley's Burwood Estate and extended south to the Cooks River. The land was granted to Faithful with several conditions including a 5-year period of ownership before selling and the Government retaining the right to build a public roadway through the land.¹⁹ Faithful exchanged the grant at the end of the five-year period for land at Jordan Hill. The stipulation to build a public roadway was fulfilled by the time of Faithful's departure. The newly formed roadway linked Sydney to Liverpool and passed directly through Faithful's Farm. The roadway necessitated the division of the estate in 1815 which was separated into a north and south section. Alexander Riley purchased 200 acres located on the northern side of the Road and incorporated the land into his existing Burwood estate.²⁰ The remaining 800-acres south of Liverpool Road were regranted to Simeon Lord in 1816.

¹² Ibid, Page 12.

¹³ Ibid, Page 15.

¹⁴ Ibid, Page 15.

¹⁵ Ibid, Page 15.

¹⁶ Ibid, Page 16.

¹⁷ Ibid, Page 16.

¹⁸ Ibid, Page 16.

¹⁹ Ibid, Page 16.

²⁰ Ibid, Page 16.



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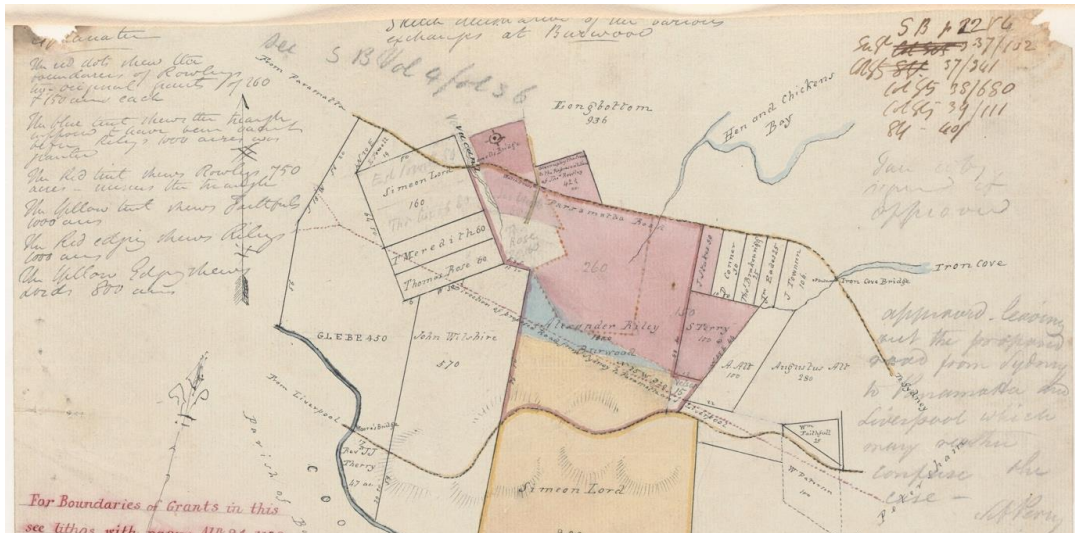


Figure 3.1: Sketch showing the transfer of William Faithful's land grant to Alexander Riley and Simeon Lord. The land north of Liverpool Road was conveyed to Alexander Riley. The remaining 800-acres south of Liverpool Road was regranted to Simeon Lord in 1816. (Source: State Archives and Records, NRS13886, Sketch Book 4 Folio 22)

3.3 Early Subdivision of Burwood

Following Riley's death in 1833, Rowley's sons successfully challenged the unlawful sale of the Burwood Estate and regained ownership of the 750-acres illegally sold in 1812.²¹ The estate was then divided amongst Rowley's sons Thomas Rowley Jr and John Rowley, and his sons in law Henry Sparrow Briggs and John Lucas. The new owners subdivided and sold off the estates into blocks ranging from 4 to 20-acres.

²¹ Ibid, Page 26.



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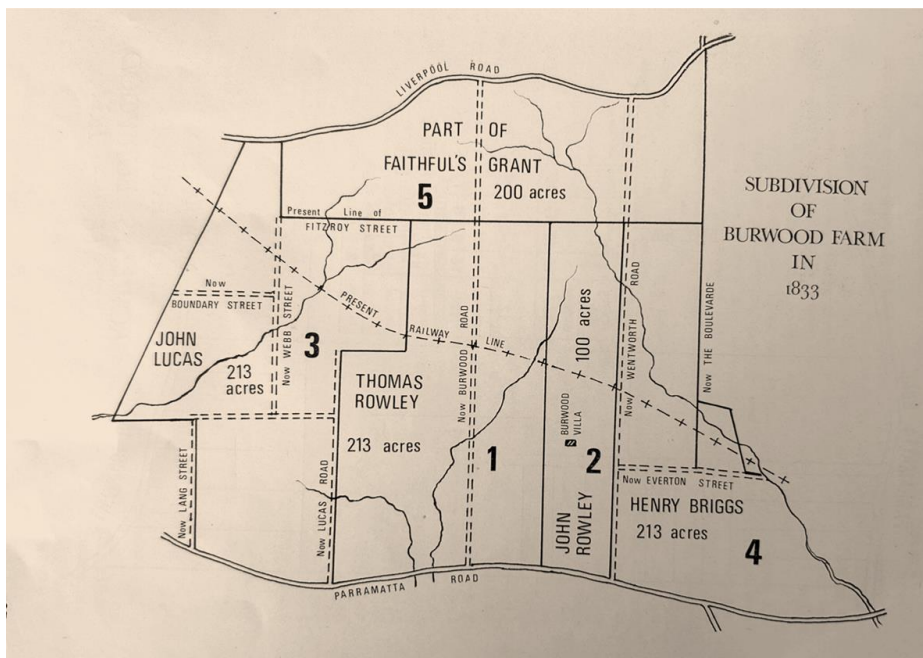


Figure 3.2: Map of the Subdivision of Rowley's estate in 1833 with each section now belonging to his sons and sons in law (Source: Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974* (Sydney: National Library of Australia, 1974), Page 27).

Twenty-eight allotments in the 'Village of Burwood' were advertised for auction on 4 December 1835.²² The small sections were mostly bought for the purpose of building gentlemen's country homes, while the larger sections were sold for private farming.²³ The subdivided blocks had access to either Liverpool Road or Parramatta Road, which influenced the formation of Burwood's early street layout. The streets were commonly named after the original 1833 and 1834 landowners and first residents. Notable early streets include Comer Street named after landowner James Comer in 1834 and Neich Parade named after Emanuel Neich of The Bath Arms Inn.²⁴ Despite the sale of Rowley's estate, the development of Burwood from a farming settlement to a village did not take full effect until the late 1850s.

²² GML Heritage, *Heritage Impact Statement 11 Seale Street, Burwood*, 2021, Page 7.

²³ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 31.

²⁴ *Ibid*, Page 29.



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Figure 3.3: Burwood Railway Station c.a1855-1877 (Source: State Records and Archives, NRS 17420-2-29-887-000)

Burwood railway station opened in 1855 with the Sydney to Parramatta railway service providing fast and easy access to the previously isolated farming settlement. The railway services encouraged further subdivision and development in town, with many small allotments in close proximity to the railway station and corridor sold off during the 1860s. A village centre close to the railway station soon followed with the formation of a post office agency and general store in 1861. The railway line had a significant impact on the socio-economic landscape of Burwood as it ushered in a new class of wealthy landowners, most of whom were professionals or businessmen, drawn to the generous blocks of lands and rail accessibility to Sydney. Burwood became a popular suburb for new residents wanting to establish country estates with extensive gardens. Some notable estates built during this period include *Wellings* (4 Woodside Avenue) which was built during the late 1830s but was converted into the Victorian Gothic style during the 1860s, *Cicada* built in 1863 on Queen Street and *Humberstone* built in 1869 in nearby Croydon. The influx of wealthy residents led to the construction of several stately Victorian mansions and estates during the late 19th Century. Notable examples of Victorian mansions include *The Priory* built in 1877 for Mowbray Forrest, *Woodstock* built in the late 1860s by Edwin Penfold, and *Cintra* built in 1863 by Walter Friend.

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While majority of the Victorian mansions were built with the intention of establishing ancestral estates, the development boom of Burwood would continue to intensify into the late 19th Century.²⁵

Following the incorporation of the Municipality of Burwood in 1874, a number of the large country estates established in the previous years were subdivided into small suburban lots and offered for sale. This further increased commercial activity in the area and attracted middle-class residents who could now afford to purchase land in Burwood. In 1874, the Burwood Municipal Council was formed, and several civic works were undertaken which greatly improved living standards in Burwood.²⁶ Works included the first kerbing and guttering of roadways and streets, the installation of street lighting and the creation of public parks and reserves.²⁷ By 1896, the Council had laid down a further 31 miles (49.6 km) of roadway, and by 1900, much of the land in Burwood had been subdivided and built on.²⁸ The urban development of Burwood during this period was also driven by a rapid population increase which grew from 1,250 in 1874 to 7,400 by 1900.²⁹ The development boom would continue well into the 20th Century. In the 1920s, Burwood Council prohibited the construction or use of residential flat buildings in four residential districts in the municipality. Burwood Council also restricted commercial development to specified zones.³⁰ This would ultimately influence the predominately residential character of the district, with commercial premises largely confined along Burwood Road and surrounding the railway station.

²⁵ Ibid, Page 41.

²⁶ GML Heritage, *Heritage Impact Statement 11 Seale Street, Burwood*, 2021, Page 8.

²⁷ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 51.

²⁸ Ibid, Page 51.

²⁹ Ibid, Page 51.

³⁰ GML Heritage, *Heritage Impact Statement 11 Seale Street, Burwood*, 2021, Page 9.



Date	Detail
Pre 1788	The Wangal people of the Dharug tribe occupy the Burwood area for at least 10,000 years prior to 1788.
1788	The First Fleet arrive at Sydney Cove.
1792	Present-day Concord chosen as a respite site between Rose Hill and Sydney Cove.
1794	Sarah Nelson, a free settler, receives the first land grant at Burwood.
1799	Captain Thomas Rowley is granted 260-acres on the south side of Parramatta Road. Rowley names the land 'Burwood.' Rowley receives a second land grant later in 1799 which increases his land to 750-acres.
1806	Thomas Rowley dies and his estate is appointed to trustee Thomas Moore.
1810	William Faithful is granted 1000-acres of land.
1812	Thomas Moore gives instructions to sell Burwood Estate. Burwood Estate is sold to Alexander Riley who builds a cottage on the named 'Burwood Villa.'
1815	Faithful's grant is divided into a north and south section due to the formation of Liverpool Road. Alexander Riley purchases 200-acres of Faithfuls land on the north side of the road which is then incorporated into his Burwood estate.
1833	Thomas Rowleys son's successfully challenge the unlawful sale of their father's estate. The estate is returned to Rowleys sons and sons in law. The new owners subdivide and sell off the estate into blocks ranging from 4 to 20-acres.
1835	28 allotments in the 'Village of Burwood' are advertised for auction.
1855	Burwood railway station opens.
1861	Burwood post office agency and general store is established.
1874	The Burwood Municipal Council is formed.

Table 3.1: Chronology of the History of Burwood



3.4 History of Woodside Avenue

Woodside Avenue is located on the southern boundary of Thomas Rowley's original 750-acre estate. The estate located south of the boundary originally belonged to William Faithful's 1000-acre land grant. Faithful and Alexander Riley, who had purchased Thomas Rowley's estate in 1812, entered into a land swap on 21 April 1815 with Riley acquiring 200-acres of Faithful's land north of the new Liverpool Road and directly below the original southern boundary of Rowley's estate. Alexander Riley died in May 1833 and ownership of the land was successfully challenged by the descendants of Thomas Rowley. The estate was regranted to Rowley's sons Thomas Rowley Jr and John Rowley, and his sons in law Henry Sparrow Briggs and John Lucas. The new owners subdivided and sold off the estates into blocks ranging from 4 to 20-acres. Woodside Avenue is located in the 100-acre section re-granted to Rowley's son, John Rowley.



Figure 3.4: Subdivision map of the Burwood Estate. The subject site is located in section B2 which shows John Rowley's section of land c.a 1860s (Source: State Library of NSW, FL8778811 with overlay)



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The west-section of the avenue between Redmire Road (later The Boulevard) and Wentworth Road was named 'Woodside Avenue' after the 'Woodside Estate' which formed part of Lot 75, Lot 76 and Lot 77.

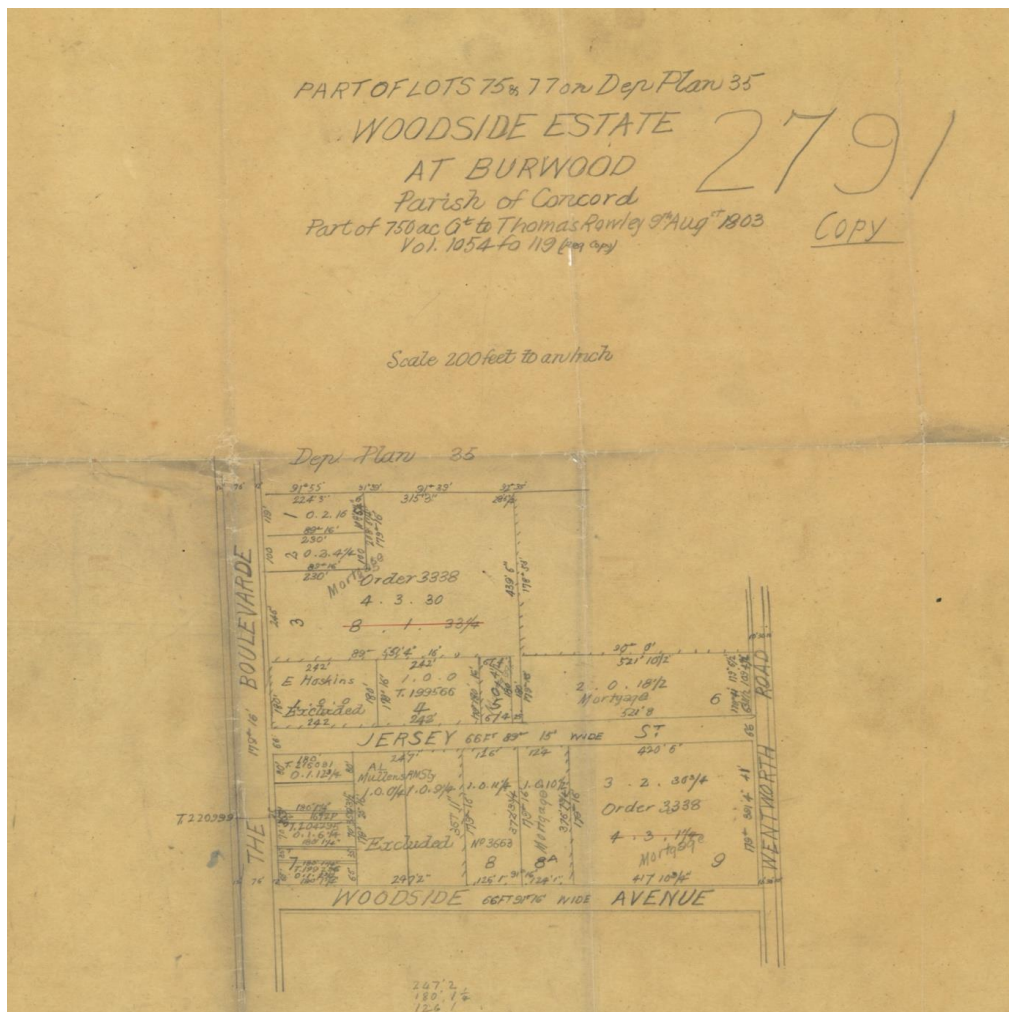


Figure 3.5: Woodside Estate c.a 1893 (Source: State Library of NSW, FL9110813)

The east section of the avenue between Wentworth Road and Burwood Road, where the subject sites are located, was originally named 'Want Place' and later 'Want Street' after John Want, one of Burwood's earliest residents who bought several blocks of the Rowley



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Subdivision during the 1840s.³¹ Want Street was renamed 'Woodside Avenue East' on the 3rd of December 1924.³²

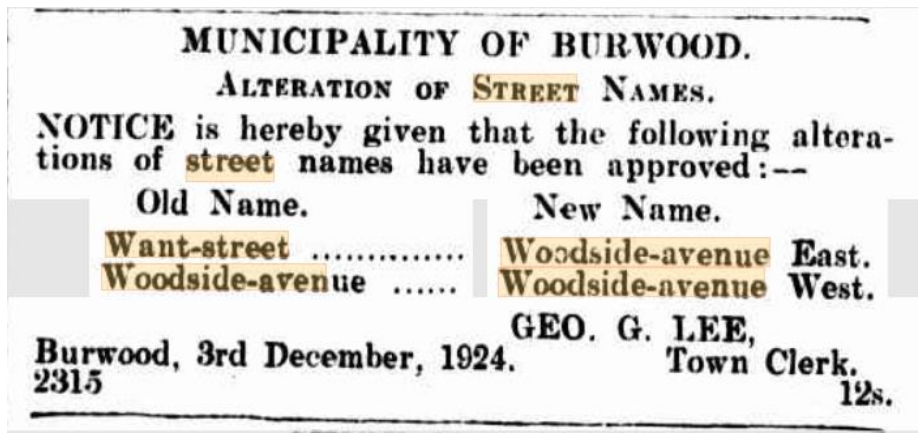


Figure 3.6: NSW Government Gazette announcing the alteration of Street Names c. 1924 (Source: Government Gazette of the State of New South Wales, 5 December 1924)

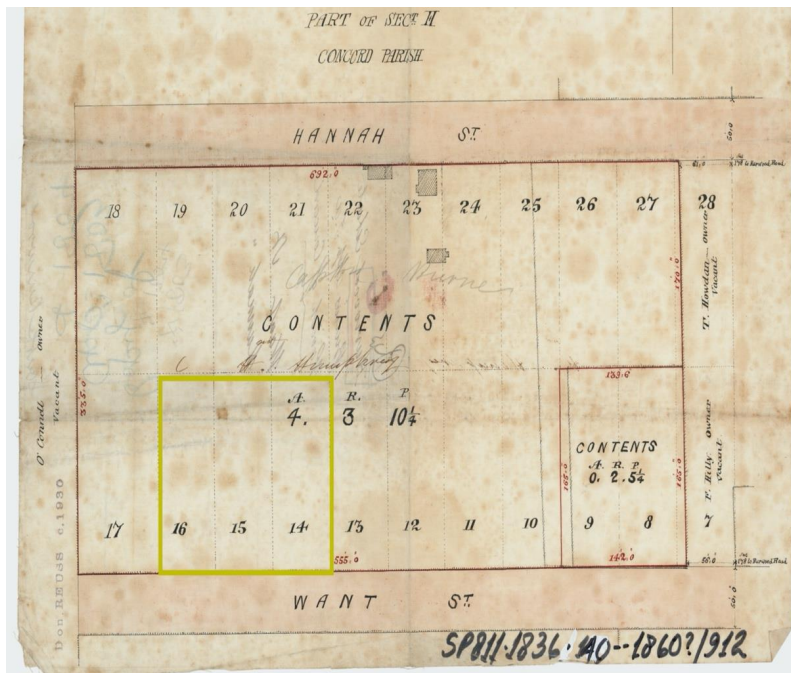


Figure 3.7: Map of the Burwood Estate showing the early subdivision of Want Street c.a1860 (Source: State Library of NSW, FL9117672 with overlay)

³¹ Eric Dunlop, *Harvest of the Years: The Story of Burwood 1794-1974*, Page 29.

³² *Ibid*, Page 188.



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The subject sites presently located at 23, 25, 27 Woodside Avenue appear in an early map of the Burwood Estate dated in 1860 (Figure 7). The map shows the subdivision pattern of Want Street which was divided into several lots between Conder Street and Burwood Road. The subject sites comprise Lot 16, Lot 15 and Lot 14 as marked on the subdivision map, however there is no record of a dwelling on these lots. The subject sites also appear in an 1893 Higginbotham and Robinson Map of the Burwood Municipality (Figure 8) as part of the Cheltenham Estate. The map shows further subdivision along Want Street and the construction of dwellings on Lot 11, Lot 10, and Lot 8. The subject sites remain as Lot 14, Lot 15 and Lot 16 and are marked as vacant. It is likely that the Lot numbers were reallocated after 1893 as Lot 7, Lot 8, and Lot 9.

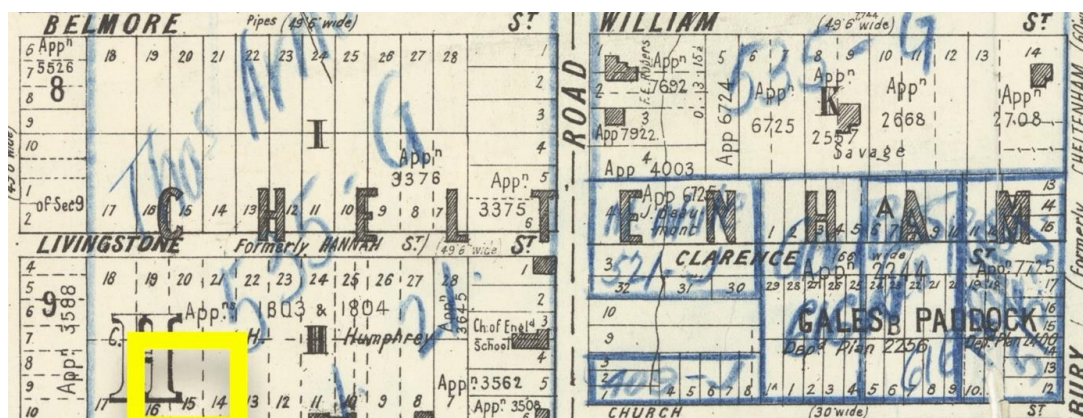


Figure 3.8: Details from Map of the Municipality of Burwood by Higginbotham and Robinson in 1893. Details of the map show the subject sites listed under Section H of the Cheltenham Estate. The Lot numbers were likely reallocated during the early 1900s. (Source: State Library of NSW, FL16812409 with overlay)

3.5 No. 23 Woodside Avenue Burwood

No. 23 Woodside Avenue was first conveyed to John Ogilvie Henry Wrenford Mathews who purchased 1rd. at Lot 7, Section H of the Cheltenham Estate, Livingstone Street, Burwood, in December 1909.³³

³³ NSW Land Registry Services, Torrens Purchaser Index, Vol 879, Folio 57.

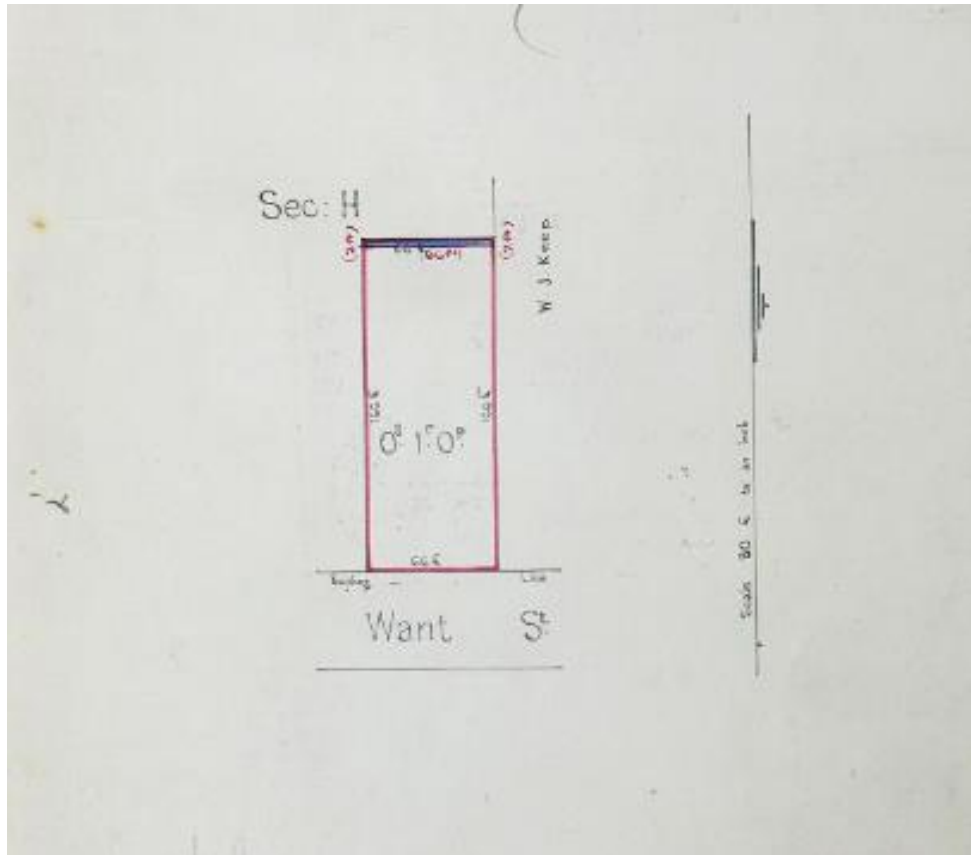


Figure 3.9: Block plan of land conveyed to J. W. Mathews in December 1909 (Source: NSW Land Registry Services, CT Vol 2025, Fol 105)

Mathews erected a Federation style cottage on Lot 7 facing Want Street which was named 'Amsterdam'. The dwelling first appears in the 1911 edition of the Sands Directory which records detail from the previous year. The property is listed as 'Amsterdam' occupied by J. W. Mathews.³⁴ The property appears in subsequent yearly editions of the Sands Directory from 1912 to 1922 listed as 'Amsterdam' occupied by J. W. Mathews. The 1923 edition lists the property as 9 Want Street occupied by J. W. Mathews, likely reflecting the establishment of a street number.³⁵ The alteration of the street name from Want Street to Woodside Avenue in December 1924 reallocated the street number and address to 23 Woodside Avenue. The house was renamed during this period from 'Amsterdam' to 'Wandook'. The Sands Directory continues to list J. W. Mathews as the occupant of the dwelling from 1924 until the cessation

³⁴Sands Sydney, Suburban and Country Commercial Directory, 1911.

³⁵Sands Sydney, Suburban and Country Commercial Directory, 1923.

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of the directory in 1932. Valuation records for the property appear in several yearly editions of the *Valuation Books for the Municipality of Burwood*. The property is first listed in 1911 as having an improved value of £965.³⁶ Records indicate the property grew in value over the proceeding decades, likely reflecting improvements and additions to the property. The 1925 valuation record lists the property, then known as '23 Wandook,' with an improved value of £2000.³⁷

3.5.1 Ownership by J. W Mathews

John Ogilvie Henry Wrenford Mathews (1874-1954), also known as John Wrenford Mathews, was a prominent sheep classer and wool expert who contributed to Australia's agricultural development and wool industry. Mathews was born in Moorabool, Victoria and completed a diploma in wool-growing and wool classing from the Working Men's College in Melbourne.³⁸ In 1905, Mathews began teaching as a wool instructor at the School of Mines and Industries, Adelaide, and would later lecture in sheep-breeding and wool-growing at Roseworthy Agricultural College, Adelaide.³⁹ In August 1909, Mathews was appointed a new role as a sheep and wool expert and instructor in the New South Wales Department of Agriculture on an annual salary of £400.⁴⁰ Upon receiving the appointment, Mathews relocated to Sydney with his wife Isobel Zevenboom, whom he married on 29 July 1903, and their sons Wrenford John Mathews, Donald Zevenbottom Mathews, and Herbert Clive Mathews.⁴¹ Mathews purchased the land at Burwood in late 1909 shortly after receiving his appointment in August.⁴² The dwelling was erected sometime in early 1910 and was an established family residence at the time of his twin daughters birth on May 8, 1910. The birth announcement published in *The Sydney Morning Herald* on 18 May 1910 announced the birth of twin daughters Isabel and Ethel to Mrs. J. Wrenford Mathews, born May 8, 1910, at 'Amsterdam' Want Street, Burwood.⁴³

The Mathews family were a prominent and active family in Burwood society, presumably due to Mathews senior role at the NSW Department of Agriculture, and his later work as a lecturer

³⁶ Valuation Books for the Municipality of Burwood, 1911, Burwood Council.

³⁷ Valuation Books for the Municipality of Burwood, 1925, Burwood Council.

³⁸ G.P. Walsh, 'Mathews, Wrenford John Ogilvie (1874-1954)', Australian Dictionary of Biography, Accessed 22/8/2023, <https://adb.anu.edu.au/biography/mathews-wrenford-john-ogilvie-674>

³⁹ Ibid.

⁴⁰ Ibid.

⁴¹ *The Register*, 13 September 1922, Page 13.

⁴² NSW Land Registry Services, Torrens Purchaser Index, Vol 879, Folio 57

⁴³ *The Sydney Morning Herald*, 18 May 1910, Page 8.



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at the Hawkesbury Agricultural College and writer for the *Agricultural Gazette of New South Wales*.⁴⁴ The social status of the Mathews family is evident as their various milestones such as births, engagements, weddings, and retirements appeared in great detail in the society sections of *The Sydney Morning Herald*, *The Sun*, and *The Daily Telegraph*. Information regarding the dwelling at 23 Woodside Avenue can be obtained from these articles including likely additions and improvements, and periods of occupation by the Mathews family. A wedding announcement published by *The Daily Telegraph* on 17 April 1936 titled 'Burwood Bride,' details the wedding of Ethel Mathews to William H. Mann which took place at nearby St Paul's Anglican Church. The article reports that the wedding reception took place at 'Wandook,' the home of the bride's parents where a marquee was erected on the tennis court located at the property.⁴⁵



Figure 3.10: Wedding Announcement for Miss Ethel Mathews
(Source: The Daily Telegraph, 17 April 1936)

Isobel Mathews died at the property in 1941 aged 68.⁴⁶ John Wrenford Mathews then relocated to the family's merino stud located at Wahroongah, Nevertire, in north-west New South Wales, however he retained ownership of the Burwood property until 1953.⁴⁷ The

⁴⁴ G.P. Walsh, 'Mathews, Wrenford John Ogilvie (1874-1954)', *Australian Dictionary of Biography*, Accessed 22/8/2023, <https://adb.anu.edu.au/biography/mathews-wrenford-john-ogilvie-674>.

⁴⁵ *The Daily Telegraph*, 17 April 1936, Page 15.

⁴⁶ New South Wales State Archives and Records, Item No A29955, INX-15-42589

⁴⁷ Australia Electoral Rolls, New South Wales, 1954, Lowe, Burwood, Page 62.



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property was likely leased to tenants during this period or may have remained as Mathew's Sydney base. The property was conveyed to Alvin Ross Gardner and his mother-in-law Margaret Harriet Withers in 1953.⁴⁸ Withers resided at the property at the time of her death in September 1972⁴⁹ The property likely remained in the ownership of her daughter and son-in-law, Margaret Maud Gardner, and Alvin Ross Gardner. Alvin Ross Gardner died in March 1987 with his last place of residence listed as Burwood.⁵⁰ The property was then sold in 1990 to Ian and Diana Ditchfield who lived at the property until 2023. It was sold in May 2023 to its current owner.

Year	Owner	Description
Late 1909	J. W. Mathews	1 Rood, Lot 7, Section H of the Cheltenham Estate, Livingstone Street, Burwood.
1909/1910	J. W. Mathews	Dwelling erected on Lot 7, Section H, named 'Amsterdam'. Twin daughters Ethel and Isobel Mathews are born at the property on 8 May 1910.
1911	J. W. Mathews	'Amsterdam' first appears in the 1911 Sands Directory and the Valuation Books for the Municipality of Burwood, 1911.
1923	J. W. Mathews	Dwelling appears in the 1923 Sands Directory as 9 Want Street.
1924	J. W. Mathews	Want Street is renamed Woodside Avenue East. The subject dwelling previously known as 'Amsterdam' or 9 Want Street, is renamed 'Wandook' and reallocated as 23 Woodside Avenue East, Burwood.
1925	J. W. Mathews	The subject dwelling is recorded in the Valuation Books for the Municipality of Burwood with an improved value of £2000.
1936	J. W. Mathews	Ethel Mathews is married to William H. Mann at nearby St Paul's Anglican Church. Newspaper announcements describe the reception taking place at 'Wandook' where a marquee is erected on the tennis court. This article indicates that the tennis court was an established feature of the dwelling by the 1930s.

⁴⁸ NSW Land Registry Services, Old Torrens Register, Vol 2025, Folio 105.

⁴⁹ *The Sydney Morning Herald*, 2 September 1972, Page 124.

⁵⁰ *The Sydney Morning Herald*, 14 March 1987, Page 160.



Year	Owner	Description
1941	J. W. Mathews	Mrs. J. W. Mathews dies at the property.
1949	J. W. Mathews	J. W. Mathews uses 23 Woodside Avenue as his primary address for the NSW Electoral Roll
1953	J. W. Mathews Alvin Ross Gardner and Margaret Harriet Withers	J. W. Mathews uses 23 Woodside Avenue as his primary address for the NSW Electoral Roll, however he resides mostly at his merino stud in rural NSW. Property is sold to Alvin Ross Gardner and Margaret Harriet Withers in December 1953.
1972	Margaret Harriet Withers and Alvin Ross Gardner	Margaret Harriet Withers dies in 1972 and the property likely remains in the ownership of Alvin Ross Gardner.
1987	Alvin Ross Gardner	Alvin Ross Gardner dies
1990	Ian and Diana Ditchfield	Property sold to Ian and Diana Ditchfield in 1990
2023	Current Owners	Sold to current owners in 2023.

Table 3.2: 23 Woodside Avenue Chronology of Property Owner and Dwelling Details

3.6 No. 25 Woodside Avenue

No. 25 Woodside Avenue was first conveyed to Bertha Newton Ward, a spinster and teacher, who purchased 1rd. at Lot 8, Section H of the Cheltenham Estate, Want Street, in November 1910.⁵¹

⁵¹ NSW Land Registry Services, Old Torrens Register, Vol 2104, Folio 59.

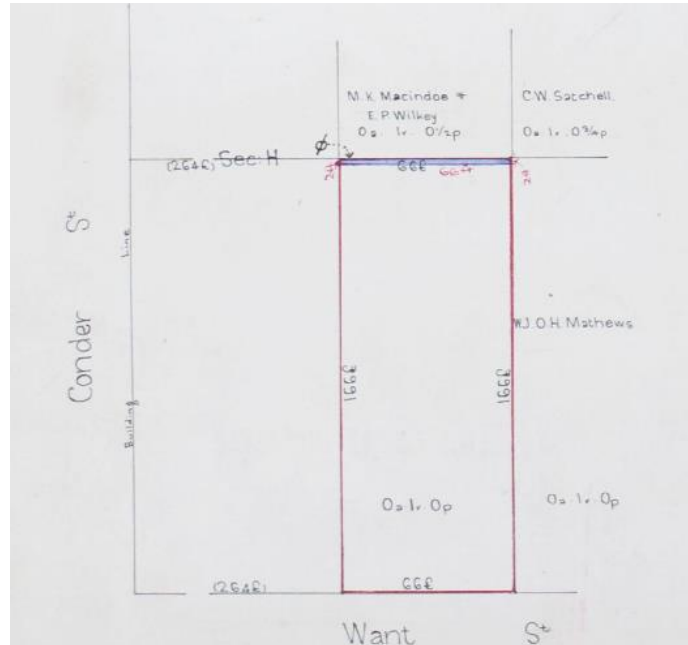


Figure 3.11: Block plan of land conveyed to Bertha Lewton Ward in November 1910
(Source: NSW Land Registry Services, CT Vol 2104, Fol 59)

Bertha Newtown Ward likely purchased the property for her widowed mother Anna Matilda Ward and her siblings who may have been minors at the time of purchase.⁵² New South Wales Electoral Rolls from 1913 list several members of the Ward family as occupants of Want Street, including Anna Matilda Ward, Bertha Newton Ward, Eveline Esdaile Ward, Harry Landstein Ward, Heaton Joseph Ward, and Lily Elizabeth Ward.⁵³

The 1911 edition of the Sands Directory first lists 'Mrs A. M Ward' as the main occupant of Want Street, however no street number or property name accompanies this listing.⁵⁴ As the 1911 Sands Directory reflected information from the previous year, and Bertha Newton Ward purchased the land in November 1910, it is likely that a dwelling was not yet constructed in 1911. A dwelling first appears in the 1913 edition of the Sands Directory, which makes it likely that a property was erected sometime in 1912.⁵⁵ The property is listed as 'Landstein' occupied by Mrs A. M Ward. It was likely named after her son Harry Landstein Ward. The property

⁵² Australia Electoral Rolls, New South Wales, Burwood, 1913, Page 63.

⁵³ Australia Electoral Rolls, New South Wales, Burwood, 1913, Page 63.

⁵⁴ Sands Sydney, Suburban and Country Commercial Directory, 1911.

⁵⁵ Sands Sydney, Suburban and Country Commercial Directory, 1913.

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appears in subsequent yearly editions of the Sands Directory from 1913 to 1916 as 'Landstein' occupied by Mrs. A. M Ward. It appears in the 1917 edition of the Sands Directory as 'Toxteth' occupied by Mrs. A. M Ward.⁵⁶ Anna Matilda Ward died in 1921. Her funeral notice published in *The Daily Telegraph* on 25 August 1921 notes her last residence as 'Toxteth' Want Street, Burwood.⁵⁷ The property appears in the Sands Directory between 1919 and 1922 as occupied by Miss Lena Ward. It is possible that Miss Lena Ward was Eveline Esdaile Ward as noted in the 1913 electoral roll. The property is then listed between 1923 and 1925 as No. 11 Want Street occupied by Miss Lena Ward, reflecting the establishment of a street number. The alteration of the street name from Want Street to Woodside Avenue in December 1924 reallocated the street number and address to 25 Woodside Avenue. It appears in the 1926 edition of the Sands Directory as 25 Woodside Avenue occupied by Miss Lena Ward.⁵⁸

Under the ownership of the Ward family, the property appears in several yearly editions of the *Valuation Books for the Municipality of Burwood*. The property appears in the 1913 edition as occupied by H. J Ward, likely Heaton Joseph Ward, with an improved value of £1300.⁵⁹ It appears again in 1917 occupied by Heaton Joseph Ward with an improved value of £1350.⁶⁰ The 1922 edition lists the occupier as Miss Eveline E. Ward with an improved value of £1550.⁶¹ The 1922 listing of Miss Eveline E. Ward as the occupier confirms that 'Miss Lena Ward' recorded as the occupier in the Sands Directory between 1919 and 1926 is most likely Eveline Esdaile Ward. The property appears in the 1925 *Valuation Books for the Municipality of Burwood* first under the occupancy of H. L Ward, or Harry Landstein Ward, but the listing is amended to Muriel Fawcett Power, reflecting the change of ownership in 1926.⁶² The property name is recorded as 'Toxteth' with an improved value of £1750.

The property was conveyed to Frederick Danvers Power and his wife Muriel Fawcett Power in March 1926.⁶³ Frederick Danvers Power (1861-1955) was a prominent mining engineer who was a lecturer in mining at the Department of Geology at the University of Sydney.⁶⁴ Frederick

⁵⁶ Sands Sydney, Suburban and Country Commercial Directory, 1917.

⁵⁷ *The Daily Telegraph*, 25 August 1921, Page 4.

⁵⁸ Sands Sydney, Suburban and Country Commercial Directory, 1926.

⁵⁹ Valuation Books for the Municipality of Burwood, 1913, Burwood Council.

⁶⁰ Valuation Books for the Municipality of Burwood, 1917, Burwood Council.

⁶¹ Valuation Books for the Municipality of Burwood, 1922, Burwood Council.

⁶² Valuation Books for the Municipality of Burwood, 1925, Burwood Council.

⁶³ NSW Land Registry Services, Old Torrens Register, Vol 2104, Folio 59.

⁶⁴ 'Frederick Danvers Power 1861-1855' Australian Museum: History of our museum collection, Accessed 23/8/2023, <https://australian.museum/about/history/collections/frederick-danvers-power-1861-1955/>.



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Danvers Power is listed as the occupant of 25 Woodside Avenue in the Sands Directory from 1927 until its cessation in 1932. Power lived at the property with his wife Muriel, and his sons Charles Danvers Power and Robert Danvers Power. Power appears in New South Wales Electoral Rolls as an occupant of 25 Woodside Avenue until his death in 1955. His death certificate indicates he died at Burwood in 1955, and likely passed away at the property.⁶⁵ Prior to his death, the property was transferred to his eldest son, Charles Danvers Power, a chemical engineer, in November 1931.⁶⁶ Charles Danvers Power occupied 25 Woodside Avenue with his wife Jean Darvall Power until his death in August 1995. Jean Darvall Power continued to live at the property until her death in February 1996.⁶⁷ A notice published in the *Sydney Morning Herald* on 11 March 1996 indicate that the accounts in relation to the estate of Charles Danvers Power had been filed in the registry of the Court.⁶⁸ The property at 25 Woodside Avenue was sold soon afterwards in 1996 to its current owners who have retained ownership since.

Year	Owner	Description
1910	Bertha Newton Ward	1 rd. Lot 8, Section H of Cheltenham Estate, Want Street is purchased in November 1910 by Bertha Newtown Ward.
1911	Bertha Newton Ward	Property first appears in the Sands Directory under A. M Ward, or Anna Matilda Ward, the widowed mother of Bertha Ward.
1912	Bertha Newton Ward	Dwelling is erected sometime in 1912.
1913	Bertha Newton Ward	A dwelling named 'Landstein' is first listed in the 1913 Sands Directory. Several members of the Ward family are listed as occupants of Want Street on the NSW Electoral Roll 1913. The property appears in the 1913 Valuation Books for the Municipality of Burwood as occupied by H.J Ward with an improved value of £1300.
1917	Bertha Newton Ward	The dwelling is listed a 'Toxteth' in the 1917 edition of the Sands Directory.

⁶⁵ New South Wales State Archives and Records, NRS-13660-25-123357-Series 4-435139.

⁶⁶ NSW Land Registry Services, Old Torrens Register, Vol 2104, Folio 59.

⁶⁷ *The Sydney Morning Herald*, 5 February 1996, Page 43.

⁶⁸ *The Sydney Morning Herald*, 11 March 1996, Page 38.



Year	Owner	Description
1919	Bertha Newton Ward	The property appears in the 1919 edition of the Sands Directory as occupied by Miss Lena Ward, who is likely Eveline Esdaile Ward.
1921	Bertha Newton Ward	Anna Matilda Ward dies in 1921 at Burwood.
1922	Bertha Newton Ward	The property appears in the 1922 Valuation Books for the Municipality of Burwood as occupied by Miss Eveline E. Ward with an improved value of £1550.
1923	Bertha Newton Ward	Property is listed in the Sands Directory as No 11 Want Street occupied by Miss Lena Ward.
1924	Bertha Newton Ward	Want Street is renamed Woodside Avenue East
1926	Bertha Newton Ward	Property is listed in the Sands Directory as 25 Woodside Avenue occupied by Miss Lena Ward. Property is sold to Frederick Danvers Power and his wife Muriel Fawcett Power in 1926. The property is later amended in the 1925 Valuation Books for the Municipality of Burwood to reflect the change of ownership. The property name is recorded as 'Toxteth' with an improved vale of £1750.
1931	Charles Danvers Power	The property is transferred into the name of Charles Danvers Power in November 1931. Frederick Danvers Power and Muriel Fawcett Power remain as occupants of the property.
1955	Charles Danvers Power	Frederick Danvers Power dies at the property in 1955.
1959	Charles Danvers Power	Charles Danvers Power marries Jean Darvall Power.
1995	Charles Danvers Power	Charles Danvers Power dies at the property in August 1995. The property transfers into the name of his widow Jean Power.
1996	Jean Darvall Power	Jean Power dies in February 1996.
1996	Lesia Babij	Current owner purchases the property from the estate of Charles Danvers Power and Jean Darvall Power.

Table 3.3: 25 Woodside Avenue Chronology of Property Owner and Dwelling Details



3.7 No. 27 Woodside Avenue

No. 27 Woodside Avenue was first conveyed to Sara Susan Nolan, widow of Reverend J. A. Nolan.⁶⁹ Nolan purchased 1rd. at Lot 9, Section H of Cheltenham Estate, Want Street, Burwood, in January 1912.⁷⁰

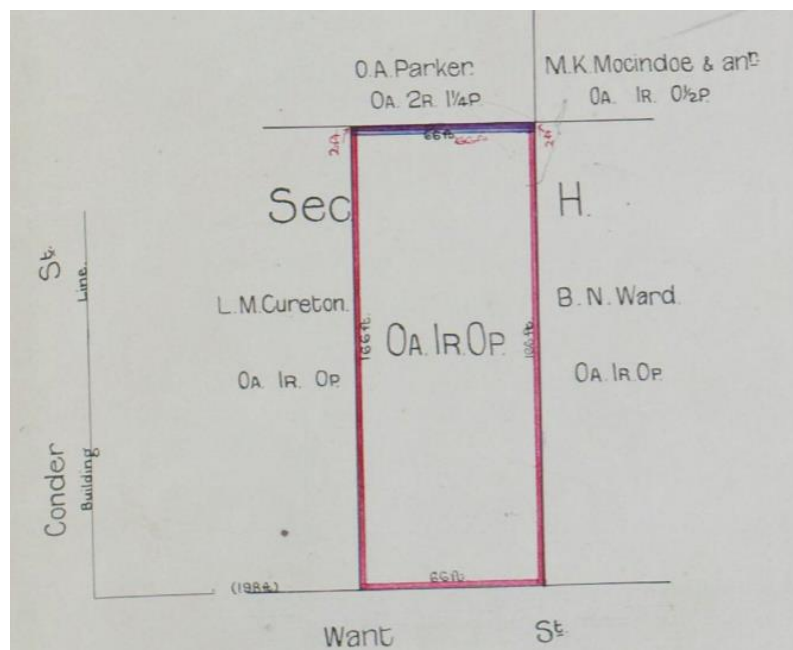


Figure 3.12: Block plan of land conveyed to Sara Susan Nolan in January 1912 (Source: NSW Land Registry Services, CT Vol 2217, Fol 245)

The property first appears in the 1913 edition of the Sands Directory as 'Finmount' occupied by Sara S. Nolan.⁷¹ It is likely that the dwelling was erected in 1912 shortly after Nolan purchased the land in January. The property is listed in yearly editions of the Sands Directory from 1913 to 1922 as 'Finmount' occupied by Sara S. Nolan. In the 1923 edition of the Sands Directory, the property is listed as No. 13 Want Street occupied by Sara S. Nolan, reflecting the establishment of a street number.⁷² The alteration of the street name from Want Street to Woodside Avenue in December 1924 reallocated the street number and address to 27 Woodside Avenue. The property appears in the 1926 edition of the Sands Directory as 27

⁶⁹ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷⁰ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷¹ Sands Sydney, Suburban and Country Commercial Directory, 1913.

⁷² Sands Sydney, Suburban and Country Commercial Directory, 1923.

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Woodside Avenue occupied by Sara S. Nolan.⁷³ State records indicate that Sara Susan Nolan died at the property on 6 March 1927.⁷⁴ Torrens records indicate that the property was transferred to her eldest son Percy Leonard Nolan in January 1928 and was again transferred in February 1928 to another son Wesley Holme Nolan.⁷⁵ Percy Leonard Nolan was a solicitor and served as the 28th Mayor of Manly from 1935 to 1938. Wesley Holme Nolan was a dentist who practiced in Macquarie Street, Sydney.⁷⁶ Wesley Holme Nolan is listed in the Sands Directory as the occupant of 27 Woodside Avenue from 1930 till its cessation in 1932. Wesley Holme Nolan died in 1938. Torrens records indicate the property was transferred back to Percy Leonard Nolan in April 1939.⁷⁷ The property was likely tenanted during the early 1940s. Under the ownership of the Nolan family, the property appears in several yearly editions of the *Valuation Books for the Municipality of Burwood*. The property appears in the 1913 edition with an improved value of £1300.⁷⁸ It appears again in 1919 with an improved value of £1350, and in 1922 with an improved value of £1550.⁷⁹ The 1925 listing notes the property name as 'Finmount' with an improved value of £1750.⁸⁰ The property was conveyed to Elsie Louise Polley who purchased the property from Percy Leonard Nolan in November 1948.⁸¹ The property was then sold to Wasyl and Maria Suszko in 1958.

⁷³ Sands Sydney, Suburban and Country Commercial Directory, 1926.

⁷⁴ New South Wales State Archives and Records, NRS-13660-11-133-Series 4-145326.

⁷⁵ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷⁶ *The Sydney Morning Herald*, 4 October 1938, Page 13.

⁷⁷ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

⁷⁸ Valuation Books for the Municipality of Burwood, 1913, Burwood Council.

⁷⁹ Valuation Books for the Municipality of Burwood, 1919 and 1922, Burwood Council.

⁸⁰ Valuation Books for the Municipality of Burwood, 1925, Burwood Council.

⁸¹ NSW Land Registry Services, Old Torrens Register, Vol 2217, Folio 245.

ITEM NUMBER 74/23 - ATTACHMENT 1

23, 25 and 27 Woodside Avenue Burwood - Heritage Assessment - Final Report 12 October 2023



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Date	Owner	Description
1912	Sara Susan Nolan	1rd. Lot 9, Section H of the Cheltenham Estate, Want Street, Burwood, purchased in January 1912 by Sara Susan Nolan. A dwelling is erected during 1912.
1913	Sara Susan Nolan	The property first appears in the Sands Directory of 1913 listed as 'Finmount' occupied by Sara S. Nolan. The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1300.
1919	Sara Susan Nolan	The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1350.
1922	Sara Susan Nolan	The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1550.
1923	Sara Susan Nolan	The property is listed in the 1923 edition of the Sands Directory as No. 13 Want Street.
1924	Sara Susan Nolan	Want Street is renamed Woodside Avenue East
1925	Sara Susan Nolan	The property appears in the Valuation Books for the Municipality of Burwood with an improved value of £1750.
1926	Sara Susan Nolan	The property is listed in the 1926 edition of the Sands Directory as 27 Woodside Avenue.
1927	Sara Susan Nolan	Sara Susan Nolan dies at the property in March 1927.
1928	Percy Leonard Nolan	The property is transferred to Percy Leonard Nolan in January 1928.
	Wesley Holme Nolan	The property is transferred to Wesley Holme Nolan in February 1928.
1930	Wesley Holme Nolan	The property is listed in the 1930 Sands Directory as occupied by W.H Nolan until its cessation in 1932.
1938	Wesley Holme Nolan	Wesley Holme Nolan dies in 1938.



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Date	Owner	Description
1939	Percy Leonard Nolan	The property is transferred to Percy Leonard Nolan in April 1939 and is likely tenanted for several years.
1948	Elsie Louise Polley	The property is conveyed to Elsie Louise Polley in November 1948.
1958	Wasył and Maria Suszko	
1990s	Mark Thomas Babij	Current owner.

Table 3.4: 27 Woodside Avenue Chronology of Property Owner and Dwelling Details

SITE ANALYSIS





4. Site Analysis

This section summarises the key physical elements of the subject sites relevant to assessing their heritage significance, including the buildings and their setting. It has been prepared based on an inspection of Nos. 25 and 27 Woodside Avenue on 31 August 2023, including the building interiors. No. 23 Woodside Avenue was inspected from the public domain only, on the same date.

All photographs were taken by Lisa Trueman on 31 August 2023 unless noted otherwise.

4.1 Local Context

Woodside Avenue, Burwood, extends from the major thoroughfare of Burwood Road in the east, to The Boulevard in the west, south of Burwood Station and the train line, within the suburb of Burwood and the Burwood Local Government Area. The surrounding area is largely residential, with the core commercial precinct located to the north-east, near Burwood Station. Woodside Avenue and surrounding area is relatively flat, characterised by single and two storey detached dwelling houses constructed in the first half of the twentieth century, set within established gardens. Closer to Burwood Road, housing stock originates from the later part of the twentieth century.

The large estate of the heritage listed 'Wellings', a two storey Victorian Gothic manor, and its gardens is located at 4 Woodside Avenue on the southern side of Woodside Avenue and forms a landmark within the street. The subject properties, Nos. 23, 25 and 27 Woodside Avenue are located on the northern side of the street, between Burwood Road and Conder Street. Surrounding development is predominantly from the Federation era and displays a uniformity of features including face brick walls, intact chimneys, steeply sloping tile or slate roofs, timber framed windows and doors with traditional proportions, and established gardens which form the streetscape character of this part of Woodside Avenue.

4.2 No.23 Woodside Avenue

No. 23 Woodside Avenue is a double lot that contains a single storey detached Federation era bungalow, with attached tandem garage, additional detached carport, swimming pool, gazebo and lawn tennis court. It is a relatively flat site with the house at the front, addressing

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the street, gardens and lawn tennis court at the rear, and swimming pool to the side behind an open carport. The house has its primary façade to Woodside Avenue. Built in 1910, the house features a steep hipped terracotta tiled roof with projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah, which is partially enclosed, wraps around the south-western sides of the house and features brick and rendered columns, brick balustrade and tessellated tiles. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, triple paned leadlight windows and doors and lead window hoods with decorative brackets.

The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The garage and carport, located at either the side of the house, is clearly not original but has been designed to complement the style of the house, using similar materials and details. The front boundary has a low timber picket fence and vehicular access gates. The property is entered through a lych gate which likely originates from the same time as the carport. The front garden features gravel paths and formal garden beds. The tennis court is located at the rear of the property, and the swimming pool to the eastern side of the house, screened from the street by the carport. The house has two bitumen driveways.

The interior of the house was not inspected. However, recent real estate photographs (from c. April 2023) demonstrate that the house retains its original layout with modifications limited to the rear. The interior features a central hallway with reception rooms and bedrooms to either side. It retains original marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. It has an unusual vaulted ceiling with skylight in the central dining room. The rooms at the rear, including the family room and kitchen, have been modified and extended.

The lawn tennis court at the rear of the site has existed since at least 1936 and likely earlier. It is now surrounded by a high wire fence and walls and separated from the house by a paved terrace and retaining wall with high hedge.



4.2.1 Site Photographs



Figure 4.1 No. 23 Woodside Avenue



Figure 4.2 No. 23 Woodside Avenue



Figure 4.3 No. 23 Woodside Avenue



Figure 4.4 No. 23 Woodside Avenue



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Figure 4.5 23 Woodside Avenue – front façade (source: Realestate.com.au)



Figure 4.6 23 Woodside Avenue – internal features including marble fireplace, decorative ceiling, timber framed leadlight windows (source: Realestate.com.au)



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Figure 4.7 23 Woodside Avenue – interior (source: Realestate.com.au)

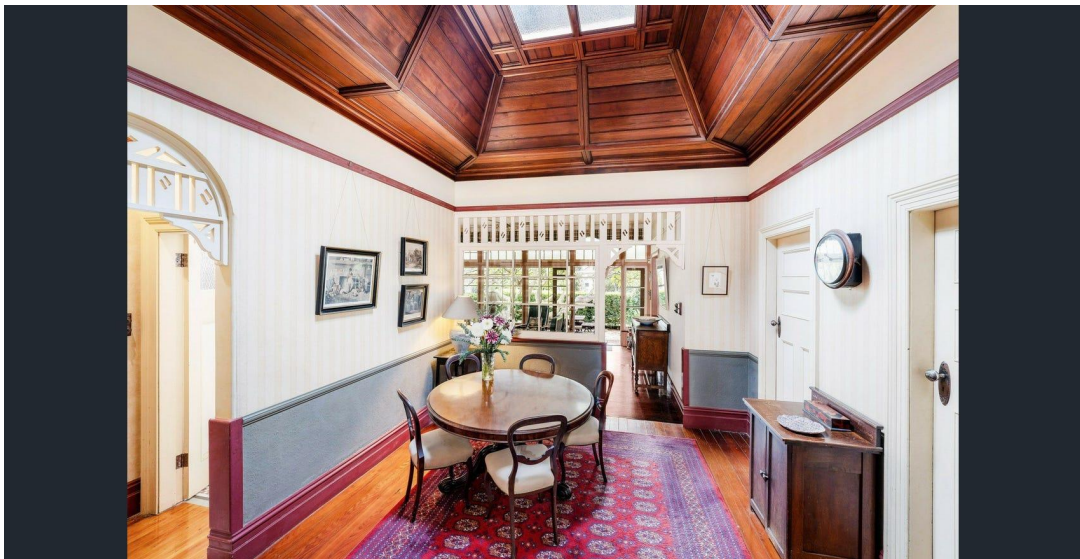


Figure 4.8 23 Woodside Avenue – central dining room with vaulted ceiling (source: Realestate.com.au)



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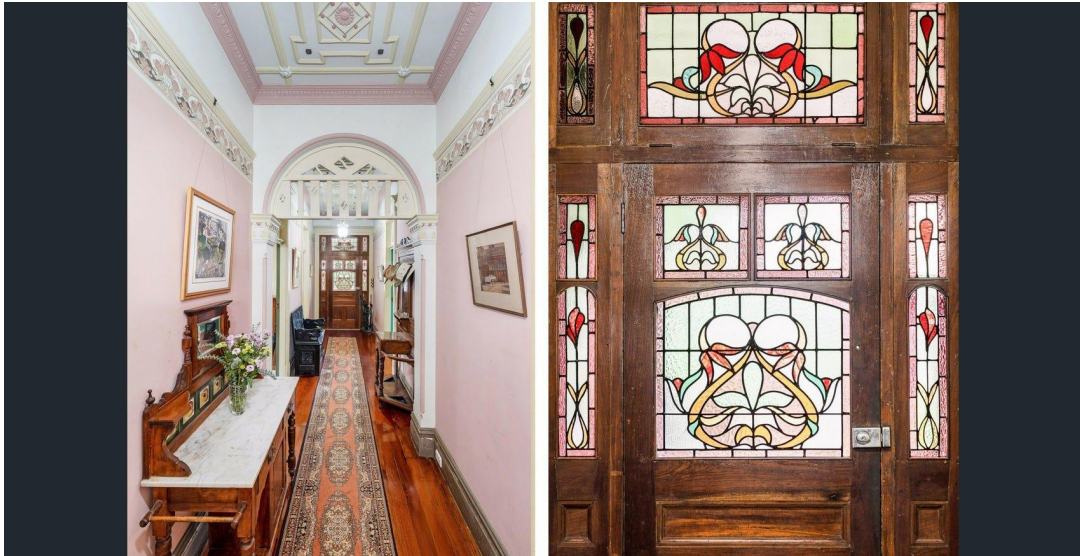


Figure 4.9 23 Woodside Avenue – entrance hall and front door details (source: Realestate.com.au)



Figure 4.10 23 Woodside Avenue – swimming pool (source: Realestate.com.au)



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Figure 4.11 23 Woodside Avenue – lawn tennis court (source: Realestate.com.au)

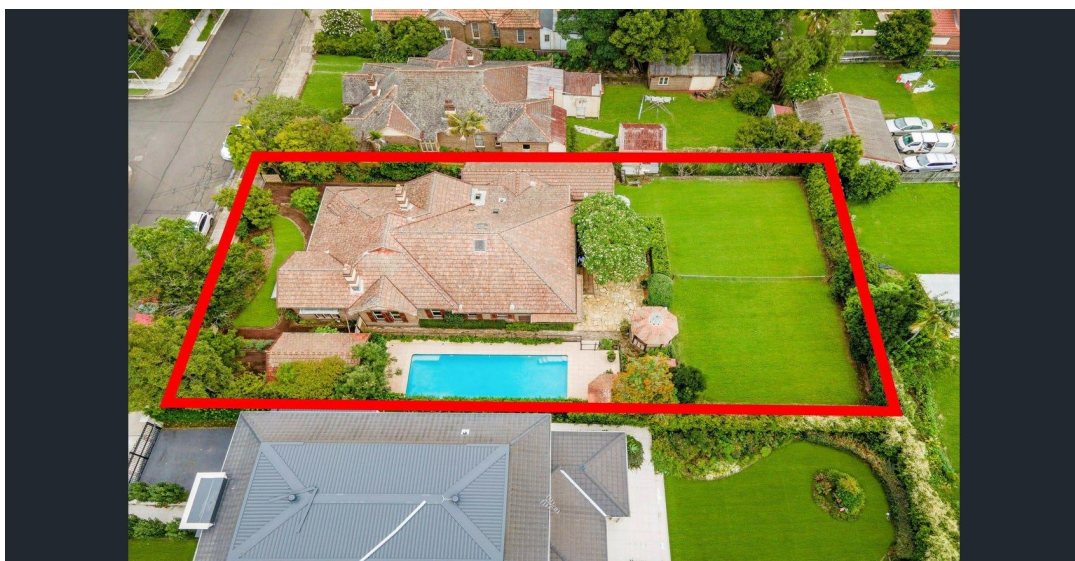


Figure 4.12 23 Woodside Avenue – site aerial photograph (source: Realestate.com.au)



4.3 No.25 Woodside Avenue

No. 25 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, an outbuilding and a single garage located at the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped slate roof with terracotta ridge caps. The roof has a complex form with multiple gables and gablets to the main ridge. The front of the house has a central projecting gable with rough cast render gable end to the front façade, with a deep front entry porch at one side. It has an open gable above a verandah to the south-eastern corner, and a second projecting gable and open verandah to the western side of the house. Both verandahs and the entrance porch have tessellated tiles and decorative timber posts and brackets. The house retains three original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled window awnings, timber framed, triple paned leadlight windows and doors and decorative brackets.

The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low brick fence with rounded brick capping. The front garden has formal gardens beds with low planting and near level lawn. Wheel strips at the western side provide access to the garage at the rear.

The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated by the owner. The interior features an entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen, located at the rear, has been modified. A small brick, skillion roofed addition is located at the rear of the kitchen and a further early weatherboard addition is attached at one side of the rear door.

The rear garden has near level lawns and scattered early plantings of shrubs and trees. An early weatherboard outbuilding with gabled metal roof is located close to the house at the rear. A face brick garage with pitched roof is located at the rear of the site, in the north western corner of the block and there is another a small outbuilding at the rear boundary.



4.3.1 Site Photographs



Figure 4.13 25 Woodside Avenue as seen from the street



Figure 4.14 25 Woodside Avenue



Figure 4.15 25 Woodside Avenue



Figure 4.16 25 Woodside Avenue



Figure 4.17 25 Woodside Avenue – front porch



Figure 4.18 25 Woodside Avenue – western verandah



Figure 4.19 25 Woodside Avenue- western elevation



Figure 4.20 25 Woodside Avenue – wheel strips



Figure 4.21 25 Woodside Avenue – front entrance foyer



Figure 4.22 25 Woodside Avenue - bedroom



Figure 4.23 25 Woodside Avenue – entrance hall



Figure 4.24 25 Woodside Avenue – entry detail



Figure 4.25 25 Woodside Avenue – reception room



Figure 4.26 25 Woodside Avenue – marble fireplace



Figure 4.27 25 Woodside Avenue – ceiling detail



Figure 4.28 25 Woodside Avenue – bedroom window



Figure 4.29 25 Woodside Avenue – front reception room



Figure 4.30 25 Woodside Avenue – ceiling repair detail



Figure 4.31 25 Woodside Avenue – front reception room



Figure 4.32 25 Woodside Avenue – ceiling detail



Figure 4.33 25 Woodside Avenue – plaster arch detail



Figure 4.34 25 Woodside Avenue – window detail



Figure 4.35 25 Woodside Avenue – reception room



Figure 4.36 25 Woodside Avenue - bedroom

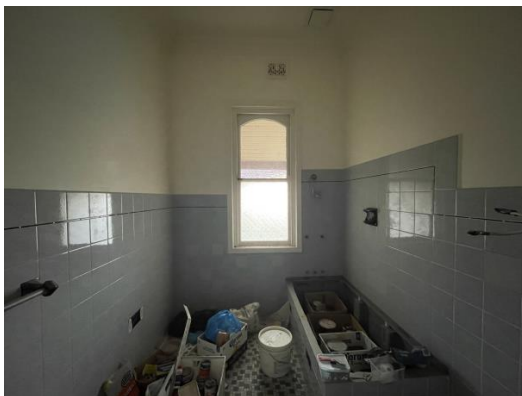


Figure 4.37 25 Woodside Avenue - bathroom

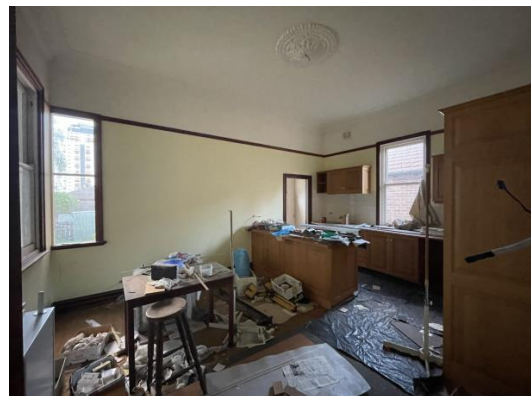


Figure 4.38 25 Woodside Avenue - kitchen



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Figure 4.39 25 Woodside Avenue – rear of house



Figure 4.40 25 Woodside Avenue – rear of house



Figure 4.41 25 Woodside Avenue - garage



Figure 4.42 25 Woodside Avenue - outbuilding



Figure 4.43 25 Woodside Avenue - garage



Figure 4.44 25 Woodside Avenue – rear of house



Figure 4.45 25 Woodside Avenue – western side of house

Figure 4.46 25 Woodside Avenue – western side of house

4.4 No.27 Woodside Avenue

No. 27 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, and a single fibro garage located at the western side of the house towards the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped terracotta tiled roof that is almost identical in form to the roof of No. 23 Woodside Avenue (and 33 Woodside Avenue). It has a projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah wraps around the south-western sides of the house and features timber posts and decorative fretwork and brackets, timber soffit, exposed eaves, low brick balustrade to the corner, and tessellated tile floor. The verandah has been enclosed on the western side to form a sun room. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, multi paned leadlight windows and doors, decorative timberwork and arched brick lintels.

The house is highly intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low timber picket fence. The front garden has formal gardens beds with low planting and near level lawn. A concrete path leads to the centrally located front entrance door and a concrete drive along western side provides access to the garage at the rear.



The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated and restored by the owner and the renovation of some rooms is complete. The interior features a central entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen is located within a fibro extension that has a flat metal roof and timber framed windows with leadlight panes.

The rear garden has near level lawns and scattered early plantings of shrubs and several large mature trees. A gate in the eastern boundary fence provides access to the adjacent property at 25 Woodside Street.

4.4.1 Site Photographs



Figure 4.47 27 Woodside Avenue – front facade



Figure 4.48 27 Woodside Avenue – front facade



Figure 4.49 27 Woodside Avenue – front verandah



Figure 4.50 27 Woodside Avenue – front facade



Figure 4.51 27 Woodside Avenue – front garden



Figure 4.52 27 Woodside Avenue – corner detail



Figure 4.53 27 Woodside Avenue - verandah



Figure 4.54 27 Woodside Avenue - verandah



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Figure 4.55 27 Woodside Avenue – reception room



Figure 4.56 27 Woodside Avenue – ornate ceiling



Figure 4.57 27 Woodside Avenue – front entry



Figure 4.58 27 Woodside Avenue - bedroom



Figure 4.59 27 Woodside Avenue - bedroom



Figure 4.60 27 Woodside Avenue – reception room



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Figure 4.61 27 Woodside Avenue – reception room



Figure 4.62 27 Woodside Avenue – marble fireplace



Figure 4.63 27 Woodside Avenue – enclosed side verandah



Figure 4.64 27 Woodside Avenue – bedroom/study

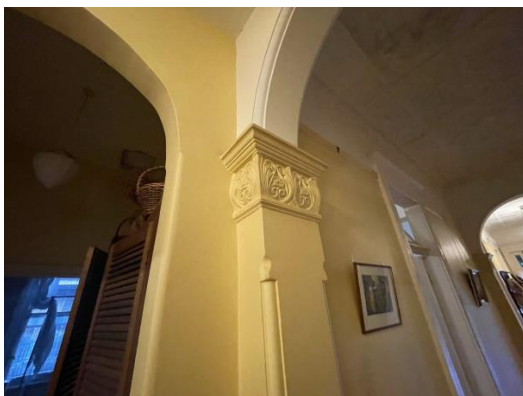


Figure 4.65 27 Woodside Avenue – hall detail

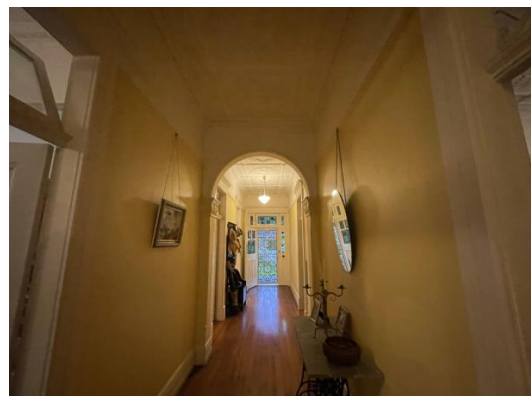


Figure 4.66 27 Woodside Avenue - hall



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Figure 4.67 27 Woodside Avenue – kitchen addition



Figure 4.68 27 Woodside Avenue – back porch



Figure 4.69 27 Woodside Avenue – rear garden



Figure 4.70 27 Woodside Avenue – rear garden



Figure 4.71 27 Woodside Avenue – rear of house



Figure 4.72 27 Woodside Avenue – rear of house



Figure 4.73 27 Woodside Avenue - garage



Figure 4.74 27 Woodside Avenue – rear of house and garage

ASSESSMENT OF SIGNIFICANCE





5 Assessment of Significance

5.1 Preamble

This section provides an assessment of the heritage significance of the properties at 23, 25 and 27 Woodside Avenue, Burwood. It follows the methodology and terminology of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* and the NSW Heritage Manual.

Cultural significance is defined in the Burra Charter, published by Australia ICOMOS (2013), as:

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. Places may have a range of values for different individuals or groups.

The NSW heritage assessment guidelines, 'Assessing Heritage Significance' published by the NSW Department of Planning and Environment (June 2023), provide the framework for the assessment in this report. These guidelines incorporate the five types of heritage values identified in the Burra Charter into a structural framework that is the format used by heritage authorities in New South Wales.

Under these guidelines, places are assessed in accordance with a set of seven criteria, as set out below. For an item to be considered to meet the threshold for heritage listing, it must meet one or more of the standard criteria. To apply the criteria, both the nature and degree of significance of the place need to be determined. An assessment of cultural significance aims to establish why a place or item is considered important and valued by the community. Significance is embodied in the fabric of the place, including the setting, the records associated with the place and the response that the place evokes in the community.

The seven standard criteria for the assessment of heritage significance in NSW are:

Criterion (a) Historical 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)

Criterion (b) Associative 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)

Criterion (c) Aesthetic Significance

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 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;

Criterion (e) 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)

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) Representativeness

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

5.2 Comparative Analysis

This comparative analysis has been undertaken based on buildings of similar architectural style and age within the Burwood area, that are listed a heritage items of local significance within the Burwood LEP. The examples have been sourced using a search of similar, heritage listed properties on the State Heritage Inventory Database and a visual survey of the area. The comparative analysis includes both individual items and groups of houses.

This comparative analysis includes a comparison against the following heritage items:

- 11 Seale Street, Burwood
- 16 Wyatt Street, Burwood
- 25 Nicholson Street, Burwood
- 32 Shaftsbury Rd, Burwood
- 9 and 21 Seymour Street, Croydon Park (group)
- 11,14,17,21 Selbourne Avenue, Burwood (group)
- 11,17,19 Gladstone Street, Burwood (group)

'Carinya' 11 Seale Street, Burwood



Figure 5.1 11 Seale Street Burwood (Source: GML Heritage)

Item No	225	Date of Construction	c1913
Significance	Local	Architect	Unknown

Statement of Significance

The house at 11 Seale Street, known as Carinya, has cultural heritage significance at a local level as a fine and intact example of a Federation dwelling. The dwelling has longstanding connections to the prominent Ireland family who resided at the dwelling since its construction in 1913 until the 1960s and played a crucial role in the development of the Burwood area in the early twentieth century. The house has significance as a fine and intact example of a modest Federation dwelling in the Federation Queen Anne and Federation Bungalow style elements and represents a distinctive architectural typology that demonstrates an important part of the historical pattern of development of Burwood. (Source: GML Heritage)

Key Features

- Constructed c1913
- Federation Bungalow with Queen Anne detailing
- Asymmetrical front façade
- Hipped slate roof
- Wrap around verandah
- Decorative timber details
- Interior intact

16 Wyatt Street, Burwood



Figure 5.2 16 Wyatt Street, Burwood (Source: NSW State Heritage Inventory)

Item No	124	Date of Construction	c1900-1910
Significance	Local	Architect	Unknown

Statement of Significance

No. 16 Wyatt Avenue, Burwood has local historical significance as part of the c.1902 Wyatt subdivision and Federation period of development in the local area constructed in early c. 1900s. It has aesthetic significance as an excellent intact example of a single storeyed c. 1900's – 1910's Federation Bungalow with Queen Anne detailing. The buildings retains its original form, character and detailing including an asymmetrical front facade constructed in dichromatic brickwork, a splayed verandah corner detail with timber posts on a curved brick balustrade, decorative timber brackets and valence and casement windows with coloured glass panels. The house and garden make a positive contribution to the Wyatt Avenue streetscape.

Key Features

- Constructed 1900s -1910s
- Federation Bungalow with Queen Anne detailing
- Asymmetrical front façade
- Splayed verandah corner detail
- Decorative timber details
- Casement windows with coloured glass

25 Nicholson Street, Burwood



Figure 5.3 25 Nicholson Street, Burwood (Source: NSW State Heritage Inventory)

Item No	86	Date of Construction	c1920
Significance	Local	Architect	Unknown

Statement of Significance

No. 25 Nicholson Street, Burwood has historic and aesthetic significance as a very good example of a single storeyed c. 1920 house designed in the Federation bungalow style. The building retains its original form, character and detailing including a broken roof line with gables, symmetrical front facades constructed of face brickwork with brick quoining, a corner verandah with a flying entrance gable supported by squat rounded columns on wide brick piers, timber framed casement leadlight windows with highlight windows over, slate roofed window awnings with decorative timber brackets, timber and glass panelled entry door with highlight. The building makes a positive contribution to the Nicholson Street streetscape. (Source: NSW Heritage Inventory)

Key Features

- Constructed c1920
- Federation Bungalow
- Symmetrical front façade, projecting gables to both streets
- Steep hipped and gabled slate roof with terracotta ridge
- Corner verandah with flying entrance gable supported by squat rounded columns on wide brick piers
- Timber frames casement leadlight windows, slate roofed window awnings, decorative timber brackets, timber and glass panelled entry door

'Fernleigh' 32 Shaftesbury Road, Burwood



Figure 5.4 32 Shaftesbury Road, Burwood (Source: NSW State Heritage Inventory)

Item No	105	Date of Construction	c1916
Significance	Local	Architect	Unknown

Statement of Significance

No. 32 Shaftesbury Street, Burwood has historic and aesthetic significance as a very good intact example of a single storeyed c.1916 Federation Bungalow. The building retains its original form, character and detailing including an asymmetrical front façade, projecting bay, verandah with timber detailing, dichromatic brickwork, timber framed leadlight casement windows with arched top and highlight over and timber and glass panelled front door with sidelight and fanlight, gablet detail, timber entry door with sidelight and fanlight and timber screen door. The house and garden make a positive contribution to the streetscape.(Source: NSW Heritage Inventory)

Key Features

- Constructed c1916
- Federation Bungalow
- Asymmetrical front façade, projecting gable with slate awning
- Dichromatic brick
- Steep hipped and gabled slate roof with terracotta ridge, brick chimneys
- Front verandah with square timber posts and brick balustrade
- Timber framed casement leadlight windows



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9 and 21 Seymour Street, Croydon Park



Figure 5.5 9 and 21 Seymour Road, Croydon Park (Source: NSW State Heritage Inventory)

Item No	180	Date of Construction	c1900-1915
Significance	Local	Architect	Unknown



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9 and 21 Seymour Street, Croydon Park
<p>Statement of Significance</p>
<p><i>Nos. 9 and 21 Seymour Street, Croydon have historic and aesthetic significance as very good intact examples of single storeyed c.1900's -1915 Federation style houses. The buildings retain their original form, character and detailing including face brickwork, a gabled and hipped roof clad in slate tiles with tall decorative chimneys, ridge capping and finials, a projecting gable with a roughcast panel, central motif and timber battens, front verandah with detailing on a tessellated tiled base and timber framed casement windows featuring small coloured glass panels. The buildings make a positive contribution to the Seymour Street streetscape.</i>(Source: NSW Heritage Inventory)</p>
<p>Key Features</p>
<ul style="list-style-type: none"> • Pair of cottages constructed c1900-1915, similar form but differing details • Federation Bungalows • Asymmetrical front façade, projecting gable with rough cast e rendered panel, a central motif and timber battens, window awning with timber shingles • Steep hipped and gabled slate roof with terracotta ridge, brick or rendered chimneys • Front verandah with decorative posts, timber balustrade to No.21 and brick balustrade to No.9 • Timber framed casement leadlight windows, centrally located front door



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11,14,17 and 21 Selborne Street, Burwood



Figure 5.6 11,14, 17 and 21 Selborne Road, Burwood (Source: NSW State Heritage Inventory)

Item No	100	Date of Construction	c1918
Significance	Local	Architect	Unknown



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11,14,17 and 21 Selborne Street, Burwood

Statement of Significance

Nos. 11, 14, 17 and 21 Selborne Street, Burwood have historic and aesthetic significance as very good intact examples of single storeyed early c. 1900s houses designed in the Federation Bungalow style. The buildings retain their original form, character and detailing including a symmetrical front façade, verandah with timber detailing, dichromatic brickwork, timber framed leadlight casement windows and timber and glass panelled front door with sidelight and fanlight. The buildings and gardens make a good contribution to the streetscape. (Source: NSW Heritage Inventory)

Key Features

- Federation Bungalows with Queen Anne details
- Dichromatic face brick
- Each house has the same form and style with slightly different details
- Steep pitched terracotta tiled hipped roofs
- Symmetrical facades with central entry and front verandah
- Decorative timber detailing and turned verandah posts
- Roughcast and brick chimneys

11,17 and 19 Gladstone Street, Burwood



Figure 5.7 11, 17 and 19 Gladstone Street, Burwood (Source: NSW State Heritage Inventory)

Item No	59	Date of Construction	1918
Significance	Local	Architect	Unknown



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11,17 and 19 Gladstone Street, Burwood
<p>Statement of Significance</p>
<p><i>Nos 11, 17 and 19 Gladstone Street, Burwood have historic and aesthetic significance as good intact examples of a single storeyed c. 1900's – 1910's houses designed in the Federation Bungalow style. Despite some modifications to No.11 the buildings retain their original form, character and detailing including decorative gable ends, deep returning verandahs, timber posts, timber frieze and brackets, timber framed casement and double hung windows and timber panelled front door with fanlight window. The group of houses contribute to the Gladstone Street streetscape. (Source: NSW Heritage Inventory)</i></p>
<p>Key Features</p>
<ul style="list-style-type: none"> • A group of Federation Bungalows with Queen Anne details all located on corner lots • Projecting gables, decorative gables ends • Steep pitched slate or terracotta tiled hipped roofs • Deep returning verandahs • Decorative timber detailing and turned verandah posts • Timber framed casement windows • Roughcast and brick chimneys



5.2.1 Summary Comparative Analysis

Burwood contains a large stock of Federation dwellings, many of which are heritage listed or located within heritage conservation areas. The heritage items and listed groups of houses in this comparative analysis have been assessed as having historic, aesthetic, and representative significance at the local level under the NSW standard criteria for the assessment of heritage significance.

The houses at 23, 25 and 27 Woodside Avenue are Federation bungalows with stylistic influences from the Queen Anne style. The houses are remarkably intact, and comparable with other heritage listed dwellings located within the Burwood area, with similar age, style, intactness and integrity. These properties have a number of key indicators that are similar to the houses and groups of houses detailed in the comparative analysis, including:

- The heritage items and the dwellings at 23, 25 and 27 Woodside Avenue all originate from the first decades of the twentieth century and contribute to an understanding of the suburban development of Burwood.
- The subject dwellings are Federation bungalows with Queen Anne influences, similar to the heritage items at 11 Seale Street, 16 Wyatt Street, and the Selborne and Gladstone Street groups.
- The subject houses are comparable examples of the Federation Bungalow typology to the listed dwellings, being single storey in scale, with similar roof and building forms, materials palette, detailing and garden setting.
- The subject houses have a strong contribution the streetscape, similar to the listed houses.
- The subject houses complement and contribute to the historic character and significance of the suburb of Burwood and the wider Burwood area.
- The subject dwellings share many architectural features attributed to the Federation Bungalow style and Queen Anne style, common to heritage items in Burwood as demonstrated in the comparative analysis. This includes their steeply pitched terracotta or slate roofs, face brick facades, projecting gables, deep verandahs and entry porches with intact decorative timber posts and brackets, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, with vertical proportions, and gardens with planter beds and lawns.

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5.3 Assessment against NSW Standard Criteria

The following section provides an assessment of the significance of the properties against the NSW standard criteria, based on the historical research, physical analysis and comparative analysis contained in the previous sections of this report. Given their similar histories, typology, architectural style, scale, form, materials, details, setting and integrity, the properties have been grouped together with additional specific information provided where relevant.

Criterion (a) Historical 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)

The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.

- The land at No. 23 Woodside Avenue was purchased by John Ogilvie Henry Wrenford Mathews in December 1909. The Federation style dwelling was erected by Mathews in 1910. Originally called Amsterdam, it was renamed 'Wandook' in 1924. The Mathews family was a prominent and active family in Burwood society and retained ownership of the property until 1953. It has since changed ownership in 1972, 1990 and 2023.
- The land at 25 Woodside Avenue was purchased by Bertha Newton Ward in 1910. The house was constructed in 1912, and named 'Landstein', and later 'Toxteth'. The property was retained by the Ward family until 1926. It was owned by Charles Danvers Power from 1926 to 1996, when it was purchased by the current owner.
- The land at 27 Woodside Avenue was purchased by Sara Susan Nolan, in 1912. The house on the site was constructed by Nolan in 1912 and named 'Finmount'. The property was retained by the Nolan family until 1948. It has since changed ownership in 1958 and the 1990s, when it was purchased by the current owner.

The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

Criterion (b) Historical Associations

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 property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the

LISA TRUEMAN
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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)

NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.

The properties at 25 and 27 Woodside Avenue do not have any known associations with any persons of importance to the history of the local area.

No. 23 Woodside Avenue has cultural significance at the local level under this criterion.

However, Nos. 25 and 27 Woodside Avenue do not meet the threshold for listing under this criterion

Criterion (c) Aesthetic Significance

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

The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.

The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.

Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.

The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

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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

Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.

Nos. 23, 25 and 27 Woodside Avenue do not meet the threshold for heritage listing under this criterion.

Criterion (e) 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)

An assessments of the properties archaeological potential is beyond the scope of this assessment. However, they are unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.

Nos. 23, 25 and 27 Woodside Avenue do not meet the threshold for heritage listing under this criterion.

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)

The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

Criterion (g) Representativeness

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

The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative

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

timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.

Nos. 23, 25 and 27 Woodside Avenue have cultural significance at the local level under this criterion.

5.4 Statement of Significance

The Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.

The land on which the houses is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.

The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.

The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.



Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.

The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.

The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.

5.5 Inventory Sheet

A draft State Heritage Database Inventory Sheet for each property, based on the State Heritage Database template, is attached at Appendix A of this report.

CONCLUSIONS AND RECOMMENDATIONS



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6 Conclusions and Recommendations

This report has assessed the heritage significance of three dwellings at 23, 25 and 27 Woodside Avenue, Burwood, based on historical research, physical investigation, comparative analysis and an assessment of the local context. The assessment has been undertaken against the standard criteria for assessing heritage significance in NSW, to determine the level of significance of each property to the Burwood LGA.

This assessment concludes that all three properties demonstrate heritage significance at the local level for the following reasons:

- The dwellings date from the early twentieth century, a key period in the development of Burwood.
- No. 23 Woodside Street has a longstanding association with the Mathews family, who were a prominent local family in Burwood in the early twentieth century.
- The houses are Federation Bungalows with Queen Anne details, a typology that is historically important in the development of Burwood.
- The original lot sizes have not been modified since the construction of the houses and the original curtilage of the three houses, separately and together, has been retained.
- The dwellings demonstrate key architectural features of the Federation Bungalow style and are fine representation of the typology in the Burwood area. The houses have a very high degree of integrity, both internal and external, that is rare in the locality
- The lawn tennis court at No.23 Woodside Avenue, which originates from the early era of development of the site, is rare in the locality.
- The houses contribute to the historical and visual character of the Burwood LGA.
- The scale, setting, form, architectural features, materials and very high degree of intactness of the houses is comparable to other heritage listed houses and groups of houses in the Burwood LGA.

Nos. 23, 25 and 27 Woodside Avenue have been assessed as meeting the threshold for local heritage listing under criteria (a) historical significance, (c) aesthetic significance, (f) rarity and (g) representativeness of the standard criteria. No.23 Woodside Avenue also has significance under criterion (b) historical associations. It is recommended that the three properties be listed as a group heritage item under Schedule 5 (Heritage Items) of the Burwood Local



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Environmental Plan 2012. The listing should be supported by individual inventory sheets that describe the significant features of each property, including interiors.



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Appendix A: Inventory Sheets - Nos. 23, 25 and 27 Woodside Avenue

Heritage Data Form

ITEM DETAILS					
Name of Item	'Wandook' , 23 Woodside Avenue, Burwood				
Other Name/s Former Name/s	'Amsterdam" 23 Want Street 9 Want Street				
Item type (if known)	House				
Item group (if known)	23, 25, 27 Woodside Avenue				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	23				
Street name	Woodside Avenue				
Suburb/town	Burwood		Postcode	2134	
Local Government Area/s	Burwood				
Property description	Lot 10 DP 935162 and Lot 11 DP 166782				
Location - Lat/long	Latitude	33.88053°S		Longitude	151.10065°E
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Single residence				
Former Use	Single residence				
Statement of significance	<p>No. 23 Woodside Avenue forms part of a groups of Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, which have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.</p> <p>The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.</p> <p>The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.</p> <p>The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors</p>				

Heritage Data Form

ITEM DETAILS						
	<p>have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.</p> <p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p>					
Level of Significance	State <input type="checkbox"/>			Local <input type="checkbox"/>		
DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 23 Woodside Avenue is a double lot with that contains a single storey detached Federation era bungalow, with attached tandem garage, additional detached carport, swimming pool, gazebo and lawn tennis court. It is a relatively flat site with the house at the front, addressing the street, gardens and lawn tennis court at the rear, and swimming pool to the side behind an open carport. The house has its primary façade to Woodside Avenue. Built in 1910, the house features a steep hipped terracotta tiled roof with projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah, which is partially enclosed, wraps around the south-western sides of the house and features brick and rendered columns, brick balustrade and tessellated tiles. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, triple paned leadlight windows and doors and lead window hoods with decorative brackets.</p> <p>The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The garage and carport, located at either the side of the house, is clearly not original but has been designed to complement the style of the house, using similar materials and details. The front boundary has a low timber picket fence and vehicular access gates. The property is entered through a lych gate which likely originates from the same time as the carport. The front garden features gravel paths and formal garden beds. The tennis court is located at the rear of the property, and the swimming pool to the eastern side of the house, screened from the street by the carport. The house has two bitumen driveways.</p> <p>The interior of the house was not inspected. However, recent real estate photographs demonstrate that the house retains its original layout with modifications limited to the rear. The interior features a central hallway with reception rooms and bedrooms to either side. It retains original marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. It has an usual vaulted ceiling with skylight in the central dining room. The rooms at the rear, including the family room and kitchen, have been modified and extended.</p> <p>The lawn tennis court at the rear of the site has existed since at least 1936 and likely earlier. It is now surrounded by a high wire fence and walls and separated from the house by a paved terrace and retaining wall with high hedge</p>					
Physical condition and Archaeological potential	<p>The building appears to be in excellent condition and is well maintained.</p> <p>The archaeological potential of the site is unknown</p>					
Construction years	Start year	1910	Finish year	1910	Circa	<input type="checkbox"/>

Heritage Data Form

DESCRIPTION	
Modifications and dates	Swimming pool, integrated garage, rear addition and carport likely constructed in 1990s
Further comments	

HISTORY
<p>Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³</p> <p>The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁴ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁵</p> <p>The first land grants in the Burwood area were those to Thomas Rowley in August 1799 and William Faithful in January 1810. Alexander Riley built the first house in the district, 'Burwood Villa' in c.1814. During the 1830s and 1840s the area remained dominated by farming. Other early activities in the area included timber-getting and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. The Municipality of Burwood was incorporated in 1874. The area underwent a building boom in the 1880s with large country estates subdivided into smaller suburban lots. Burwood transformed into a middle-class neighbourhood in this period. Burwood remained an attractive railway suburb of gentlemen's residences, and during the following two decades its character as a garden suburb developed. An extensive shopping centre along Burwood Road also developed as a hub for the wider district.</p> <p>The land comprising of 23 Woodside Avenue (previously Want Street) was subdivided as early as 1860, however it was not sold until 1909. The land was first sold to John Ogilvie Henry Wrenford Mathews who purchased Lot 7, Section H of the Cheltenham Estate in December 1909. Mathews purchased the land shortly after receiving his appointment as a Wool Expert in the NSW Department of Agriculture in August 1909. A Federation style house was erected in 1910 and first appears in the 1911 edition of the Sands Suburban Directory as 'Amsterdam' occupied by J.W Mathews. The dwelling also appeared in the <i>Sydney Morning Herald</i> on May 8, 1910, which announced the birth of Mathew's twin daughters at 'Amsterdam' Want Street, Burwood.</p> <p>The 1923 edition of the Sands Directory lists the dwelling as '9 Want Street,' reflecting the allocation of street numbers. Want Street was renamed 'Woodside Avenue' in 1924 and subsequently the house was renamed 'Wandook' and was reallocated the new street number of 23 Woodside Avenue. Mathews and his family resided at 23 Woodside Avenue until 1953. The property was then conveyed to Harriet Withers in 1953 who died at the property in 1972; the property likely remained in the ownership of Withers family until 1987. The property was then sold in 1990 to Diana and Ian Ditchfield who resided at there until the property was sold again in May 2023.</p> <p>John Wrenford Mathews, the original owner of the property, was a prominent wool expert who contributed to Australia's agricultural development and wool industry. Mathews was born in Moorabool, Victoria in 1874. In 1905, Mathews began teaching as a wool instructor at the School of Mines and Industries, Adelaide, and would later lecture in sheep-breeding and wool growing at Roseworthy Agricultural College, Adelaide. In August 1909, Mathews was appointed a new role as a sheep and wool expert in the NSW Department of Agricultural. Upon receiving the appointment, Mathews relocated to Sydney with his wife Isobel</p>

¹ Aboriginal History,' Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

⁴ Aboriginal People and Place," City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁵ Ibid.

Heritage Data Form

HISTORY

Zevenbottom, and their sons Wrenford John, Donald Zevenbottom and Herbert Clive. Twin daughters Isabel and Ethel were born at the property in May 1910. The Mathews family were prominent members of Burwood society, presumably due to Mathews senior role at the NSW Department of Agriculture, and the family often appeared in various society sections of the *Sydney Morning Herald*, *The Sun* and *The Daily Telegraph*

THEMES

National historical themes	4 Building settlements, towns and cities. 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme/s	Towns, suburbs and villages Domestic Life Birth and Death Persons

APPLICATION OF CRITERIA

Historical significance SHR criteria (a)	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at No. 23 Woodside Avenue was purchased by John Ogilvie Henry Wrenford Mathews in December 1909. The Federation style dwelling was erected by Mathews in 1910. Originally called Amsterdam, it was renamed 'Wandook' in 1924. The Mathews family was a prominent and active family in Burwood society and retained ownership of the property until 1953. It has since changed ownership in 1972, 1990 and 2023.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property at 23 Woodside Avenue is associated with John Ogilvie Wrenford Mathews and his family. The Mathews family was a prominent and active family in Burwood society, hosting many events at the house. Mathews was a prominent sheep classer and wool expert who worked in the NSW Department of Agriculture and contributed to Australia's agricultural development and wool industry. Mathews constructed the house on the property and retained ownership until 1953.</p> <p>The properties at 25 and 27 Woodside Avenue do not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors</p>

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APPLICATION OF CRITERIA	
	<p>have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>No. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>No. 23 Woodside Avenue does not meet the threshold for heritage listing under this criterion</p>
Technical/Research significance SHR criteria (e)	<p>An assessments of the property's archaeological potential is beyond the scope of this assessment. However, it is unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>No. 23 Woodside Avenue does not meet the threshold for heritage listing under this criterion.</p>
Rarity SHR criteria (f)	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common. The retention of the early lawn tennis court at the rear of No. 23 Woodside Avenue is very rare within the local area.</p> <p>No. 23 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Representativeness SHR criteria (g)	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>No. 23 Woodside Avenue have cultural significance at the local level under this criterion.</p>
Integrity	<p>The property at 23 Woodside Avenue has a very high level of integrity. The house incorporates many key architectural features typical of the style and period. The setting and curtilage of the dwelling is highly intact, the original lot boundaries has not been altered since the construction of the dwelling and it retains its small open gardens to the street and larger levels gardens to the rear. Significant elements of the house include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>Modifications to the property include a carport and swimming pool, and integrated garage and rear extension. The modifications have been designed to complement the design of the house and do not detract from its overall integrity. The lawn tennis court has been retained at the rear of the dwelling.</p>

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HERITAGE LISTINGS

Heritage listing/s	No current statutory listings
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS

Recommendations	No. 23 Woodside Avenue should be listed as a heritage item within Schedule 5 of the Burwood Local Environmental Plan, as part of the group of Federation Bungalows at 23, 25 and 27 Woodside Avenue.
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SOURCE OF THIS INFORMATION

Name of study or report	Nos 23, 25 and 27 Woodside Avenue, Burwood - Heritage Assessment	Year of study or report	2023
Item number in study or report	n/a		
Author of study or report	Lisa Trueman Heritage Advisor		
Inspected by	Lisa Trueman		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Lisa Trueman	Date	September 2023

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IMAGES - 1 per page

Image caption	Aerial photograph – 23 Woodside Avenue				
Image year	2023	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	1943 Aerial photograph – 23 Woodside Avenue				
Image year	1943	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	Front elevation of 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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IMAGES - 1 per page

Image caption	Interior of 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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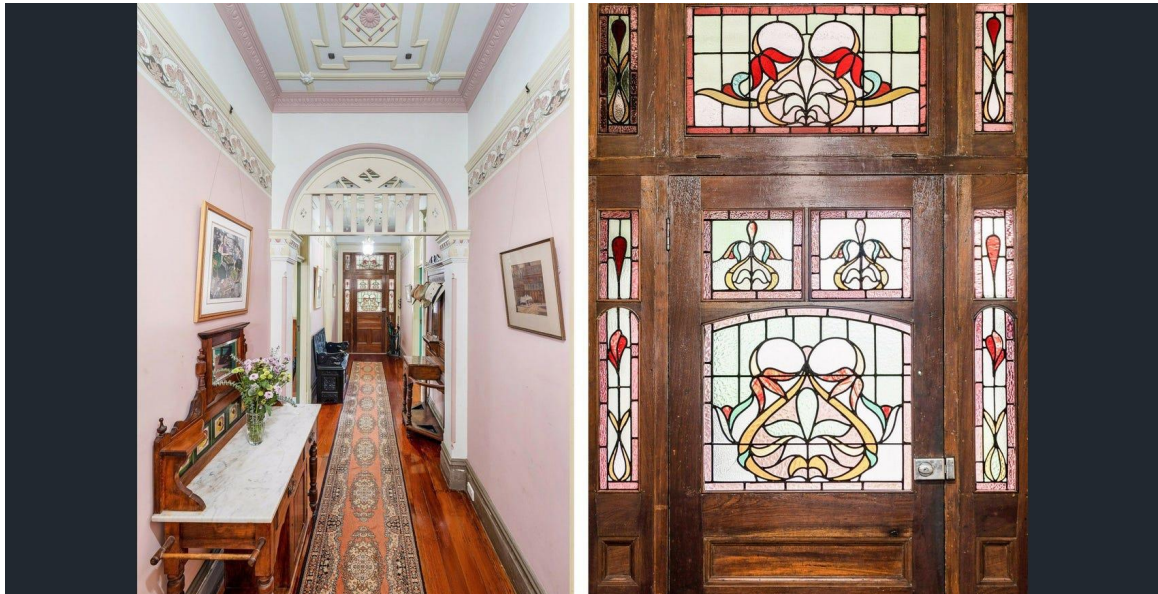
Image caption	Dining Room - 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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IMAGES - 1 per page

Image caption	Interior of 23 Woodside Avenue				
Image year	2023	Image by	Realtstate.com.au	Image copyright holder	Realtstate.com.au



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IMAGES - 1 per page

Image caption	Tennis Court - 23 Woodside Avenue				
Image year	2023	Image by	Realsetate.com.au	Image copyright holder	Realsetate.com.au



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ITEM DETAILS					
Name of Item	'Landstein', 25 Woodside Avenue, Burwood				
Other Name/s Former Name/s	25 Want Street 13 Want Street				
Item type (if known)	House				
Item group (if known)	23, 25, 27 Woodside Avenue				
Item category (if known)	Built				
Area, Group, or Collection Name					
Street number	25				
Street name	Woodside Avenue				
Suburb/town	Burwood		Postcode	2134	
Local Government Area/s	Burwood				
Property description					
Location - Lat/long	Latitude	33.88053°S		Longitude	151.10065°E
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Single residence				
Former Use	Single residence				
Statement of significance	<p>No. 25 Woodside Avenue forms part of a groups of Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, which have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.</p> <p>The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.</p> <p>The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p>				

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ITEM DETAILS						
	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p>					
Level of Significance	State <input checked="" type="checkbox"/>			Local <input type="checkbox"/>		
DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	<p>No. 25 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, an outbuilding and a single garage located at the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped slate roof with terracotta ridge caps. The roof has a complex form with multiple gables and gablets to the main ridge. The front of the house has a central projecting gable with rough cast render gable ender to the front façade, with a deep front entry porch at one side. It has an open gable above a verandah to the south-eastern corner, and a second projecting gable and open verandah to the western side of the house. Both verandahs and the entrance porch have tessellated tiles and decorative timber posts and brackets. The house retains three original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled window awnings, timber framed, triple paned leadlight windows and doors and decorative brackets.</p> <p>The house is largely intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low brick fence with rounded brick capping. The front garden has formal gardens beds with low planting and near level lawn. Wheel strips at the western side provide access to the garage at the rear.</p> <p>The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated by the owner. The interior features an entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen, located at the rear, has been modified. A small brick, skillion roofed addition is located at the rear of the kitchen and a further early weatherboard addition is attached at one side of the rear door.</p> <p>The rear garden has near level lawns and scattered early plantings of shrubs and trees. An early weatherboard outbuilding with gabled metal roof is located close to the house at the rear. A face brick garage with pitched roof is located at the rear of the site, in the north western corner of the block and there is another a small outbuilding at the rear boundary.</p>					
Physical condition and Archaeological potential	<p>The building appears to be in sound condition but is currently in the process of being restored.</p> <p>The archaeological potential of the site is unknown</p>					
Construction years	Start year	1912	Finish year	1912	Circa	<input type="checkbox"/>
Modifications and dates	<p>Largey unmodified and highly intact. Kitchen is not original. Currently being restored with original fabric and layout conserved.</p>					
Further comments						

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HISTORY

Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³

The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁴ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁵

The first land grants in the Burwood area were those to Thomas Rowley in August 1799 and William Faithful in January 1810. Alexander Riley built the first house in the district, 'Burwood Villa' in c.1814. During the 1830s and 1840s the area remained dominated by farming. Other early activities in the area included timber-getting and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. The Municipality of Burwood was incorporated in 1874. The area underwent a building boom in the 1880s with large country estates subdivided into smaller suburban lots. Burwood transformed into a middle-class neighbourhood in this period. Burwood remained an attractive railway suburb of gentlemen's residences, and during the following two decades its character as a garden suburb developed. An extensive shopping centre along Burwood Road also developed as a hub for the wider district.

The land comprising 25 Woodside Avenue (previously Want Street) was subdivided as early as 1860, however it was not sold until 1910. Lot 8, Section H of the Cheltenham Estate was first sold to Bertha Newtown Ward in November 1910. Bertha Newtown Ward likely purchased the property for her mother Anna Matilda Ward, who is listed as the main occupant, and her siblings.

A dwelling was constructed in 1912 and first appears in the 1913 edition of the Sands Suburban Directory. The property was named 'Landstein' and was likely named after Anna Matilda Ward's son, Harry Landstein Ward. The property was renamed 'Toxteth' in 1916 and appears as '11 Want Street' in 1923 reflecting the allocation of street numbers. Want Street was renamed 'Woodside Avenue' in 1924 and the property was reallocated as 25 Woodside Avenue. Anna Matilda Ward died in 1921, and the house was subsequently occupied by her daughter Eveline Esdaille Ward. The property was sold to Frederick Danvers Power and his wife Muriel Fawcett Power in March 1926. Power (1861-1955) was a prominent mining engineer who was a lecturer in mining at the Department of Geology at the University of Sydney. Power lived at the property with his wife and his sons Charles and Robert until his death in 1955. Prior to his death, the property was transferred to his eldest son, Charles Danvers Power, a chemical engineer, in November 1931. Charles Power occupied the property with his wife Jean Darvall Power until his death in August 1995. Jean Darvall Power continued to live at the property until her death in February 1996. The property was sold to its current owners in 1996.

THEMES

National historical themes	4 Building settlements, towns and cities. 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme/s	Towns, suburbs and villages Domestic Life Birth and Death Persons

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

⁴ Aboriginal People and Place, 'City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁵ Ibid.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at 25 Woodside Avenue was purchased by Bertha Newton Ward in 1910. The house was constructed in 1912, and named 'Landstein', and later 'Toxteth'. The property was retained by the Ward family until 1926. It was owned by Charles Danvers Power from 1926 to 1996, when it was purchased by the current owner.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 25 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property at 25 Woodside Avenue does not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 25 Woodside Avenue does not reach the threshold for listing under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>No. 25 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>No. 25 Woodside Avenue does not meet the threshold for heritage listing under this criterion</p>
Technical/Research significance SHR criteria (e)	<p>An assessments of the property's archaeological potential is beyond the scope of this assessment. However, it is unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>No. 25 Woodside Avenue does not meet the threshold for heritage listing under this criterion.</p>

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APPLICATION OF CRITERIA	
<p>Rarity SHR criteria (f)</p>	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p> <p>No. 25 Woodside Avenue has cultural significance at the local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>No. 25 Woodside Avenue have cultural significance at the local level under this criterion.</p>
<p>Integrity</p>	<p>The property at 25 Woodside Avenue has a very high level of integrity with very little alteration or modification. The house incorporates many key architectural features typical of the style and period. The setting and curtilage of the dwelling is highly intact, the original lot boundaries has not been altered since the construction of the dwelling and it retains its small open gardens to the street and larger levels gardens to the rear. Significant elements of the house include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p>

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HERITAGE LISTINGS	
Heritage listing/s	No current statutory listings

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	No. 25 Woodside Avenue should be listed as a heritage item within Schedule 5 of the Burwood Local Environmental Plan, as part of the group of significant Federation Bungalows at 23, 25 and 27 Woodside Avenue.

SOURCE OF THIS INFORMATION			
Name of study or report	Nos 23, 25 and 27 Woodside Avenue, Burwood - Heritage Assessment	Year of study or report	2023
Item number in study or report	n/a		
Author of study or report	Lisa Trueman Heritage Advisor		
Inspected by	Lisa Trueman		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>
This form completed by	Lisa Trueman	Date	September 2023

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IMAGES - 1 per page

Image caption	Aerial photograph of 25 Woodside Avenue, Burwood				
Image year	2023	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	1943 Aerial photograph of 25 Woodside Avenue, Burwood				
Image year	1943	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	Primary Elevation – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	Interior Detail – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	Ceiling Detail – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	Rear of house and outbuilding – 25 Woodside Avenue				
Image year	2023	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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ITEM DETAILS					
Name of Item	'Finmount' 27 Woodside Avenue, Burwood				
Other Name/s Former Name/s	27 Want Street 13 Want Street				
Item type (if known)	House				
Item group (if known)	23, 25, 27 Woodside Avenue				
Item category (if known)	House				
Area, Group, or Collection Name					
Street number	27				
Street name	Woodside Avenue				
Suburb/town	Burwood		Postcode	2134	
Local Government Area/s	Burwood				
Property description					
Location - Lat/long	Latitude	33.88053°S		Longitude	151.10065°E
Location - AMG (if no street address)	Zone		Easting		Northing
Owner					
Current use	Single residence				
Former Use	Single residence				
Statement of significance	<p>No. 27 Woodside Avenue forms part of a groups of Federation Bungalows at Nos. 23, 25 and 27 Woodside Avenue, Burwood, which have historical, aesthetic, rarity and representative significance at the local level. The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of the Burwood local government area.</p> <p>The land on which the houses are located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate. The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912, formed part of the Federation period of development that is historically important in the Burwood area.</p> <p>The dwellings demonstrate the typology of the Federation Bungalow with Queen Anne details. They incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear. The houses display a very high level of integrity with little alteration.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster moldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the three Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p>				

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ITEM DETAILS					
	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p>				
Level of Significance	State	Local <input type="checkbox"/>			
DESCRIPTION					
Designer	Unknown				
Builder/ maker	Unknown				
Physical Description	<p>No. 27 Woodside Avenue contains a single storey detached Federation era bungalow that is highly intact with little modification. It is a relatively flat site with the house at the front, addressing the street, gardens, and a single fibro garage located at the western side of the house towards the rear. The house has its primary façade to Woodside Avenue. Built c1912, the house features a steep hipped terracotta tiled roof that is almost identical in form to the roof of No. 23 Woodside Avenue (and 33 Woodside Avenue). It has a projecting gable to the front and corner projection to the west. Two smaller gables project to each side. The deep front verandah wraps around the south-western sides of the house and features timber posts and decorative fretwork and brackets, timber soffit, exposed eaves, low brick balustrade to the corner, and tessellated tile floor. The verandah has been enclosed on the western side to form a sun room. The house retains two original brick and rendered chimneys with chimney pots. Original decorative features include timber shingled gable ends, timber framed, multi paned leadlight windows and doors, decorative timberwork and arched brick lintels.</p> <p>The house is highly intact when viewed from the street, retaining its original scale, form, architectural style, historic character and garden setting. The front boundary has a low timber picket fence. The front garden has formal gardens beds with low planting and near level lawn. A concrete path leads to the centrally located front entrance door and a concrete drive along western side provides access to the garage at the rear.</p> <p>The interior of the house is also largely in original condition with limited change and no significant modifications to its layout or fabric. It is currently being renovated and restored by the owner and the renovation of some rooms is complete. The interior features a central entry hall at one side and central hallway with reception rooms and bedrooms to either side. It retains most of its original features and fabric including marble and timber fireplaces, ornate plaster ceilings, timber joinery including original leadlight windows, fretwork, architraves and skirting boards and decorative arched openings. The kitchen is located within a fibro extension that has a flat metal roof and timber framed windows with leadlight panes.</p> <p>The rear garden has near level lawns and scattered early plantings of shrubs and several large mature trees. A gate in the eastern boundary fence provides access to the adjacent property at 25 Woodside Street.</p>				
Physical condition and Archaeological potential	<p>The building appears to be in sound condition but is currently in the process of being restored. Parts of the house are fully restored and other parts in original condition.</p> <p>The archaeological potential of the site is unknown</p>				
Construction years	Start year	1912	Finish year	1912	Circa <input type="checkbox"/>
Modifications and dates	Large unmodified and highly intact. Kitchen is not original. Currently being restored with original fabric and layout conserved.				
Further comments					

Heritage Data Form

HISTORY

Burwood is the traditional land belonging to the Wangal people of the Dharug tribe. The Wangal had a large territory known as Wanne that extended from the present-day suburbs of Balmain, Birchgrove and Leichardt in the east, and Silverwater and Auburn in the west.¹ The north boundary reached the southern bank of the Parramatta River and went as far south as the northern bank of the Cook River.² It is unknown how long the Wangal clan occupied Burwood, but archaeological excavations suggest that the Dharug tribe were living in the Sydney area for at least 10,000 years prior to British settlement.³

The longevity and survival of the Wangal clan was severely impacted by the detrimental effects of British settlement. The colonisation of Wangal land and neighbouring Gadigal land involved heavy land clearing, culling of native animals, widespread water pollution and the introduction of foreign agriculture and farming practices.⁴ The disruption of Wangal land upended the traditional social and cultural practices of the Wangal people and forced many into foreign territories, depriving them of their spiritual connection to both culture and country. Contributing to the displacement of Aboriginal people was the introduction of foreign diseases, most notably a smallpox epidemic in 1789 that is estimated to have killed half of Sydney's Aboriginal population.⁵

The first land grants in the Burwood area were those to Thomas Rowley in August 1799 and William Faithful in January 1810. Alexander Riley built the first house in the district, 'Burwood Villa' in c.1814. During the 1830s and 1840s the area remained dominated by farming. Other early activities in the area included timber-getting and the development of service industries along Parramatta and Liverpool Roads. A railway was constructed in c.1855 to link Sydney and Parramatta, with Burwood being one of six stops. It became a passenger service for the wealthy city businessmen who lived in villa estates. A village subdivision was laid out around the railway line in c.1854 and the area remained relatively open. The Municipality of Burwood was incorporated in 1874. The area underwent a building boom in the 1880s with large country estates subdivided into smaller suburban lots. Burwood transformed into a middle-class neighbourhood in this period. Burwood remained an attractive railway suburb of gentlemen's residences, and during the following two decades its character as a garden suburb developed. An extensive shopping centre along Burwood Road also developed as a hub for the wider district.

The land comprising 27 Woodside Avenue (previously Want Street) was subdivided as early as 1860, however it was not sold until 1912. The land made up Lot 9, Section H of the Cheltenham Estate and was first sold to Sara Susan Nolan in January 1912. A dwelling was erected in 1912 and first appears in the 1913 edition of the Sands Suburban Directory as 'Finmount' occupied by Sara S. Nolan. The property was allocated the street number of 13 Want Street in 1922 and was renamed 27 Woodside Avenue in 1924.

Sara Nolan died at the property on 6 March 1927; and the property was subsequently transferred to her eldest son Percy Leonard Nolan in January 1928. Percy Nolan was a solicitor and served as the 28th Mayor of Manly from 1935 to 1938. The property was transferred again in February 1928 to another son, Wesley Holme Nolan, who was a dentist that practicing in Macquarie Street, Sydney. Wesley Holme Nolan died in 1938 and the property was transferred back to Percy Nolan in 1939. The property was tenanted during the 1940s and was sold to Elsie Louise Polley in 1948. The property was then sold to Wasył and Maria Susko in 1958. The property has been in the ownership of the Babij family since the 1990s, and is currently under the ownership of Mark Thomas Babij.

THEMES

National historical themes	4 Building settlements, towns and cities. 8 Developing Australia's cultural life 9 Marking the phases of life
State historical theme/s	Towns, suburbs and villages Domestic Life Birth and Death Persons

¹ Aboriginal History, 'Strathfield Council: About, Accessed 21/8/2023, <https://www.strathfield.nsw.gov.au/history/aboriginal-history>.

² Ibid.

³ *History and Heritage*, 'Burwood: Our Burwood, Accessed 21/8/2023, <https://www.burwood.nsw.gov.au/Our-Council/Our-Burwood/History-and-Heritage>

⁴ Aboriginal People and Place, 'City of Sydney: Barani, Sydney's Aboriginal History, Accessed 20/08/2023 <https://www.sydneybarani.com.au/sites/aboriginal-people-and-place/>

⁵ Ibid.

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The land on which the houses at 23, 25 and 27 Woodside Street is located originally formed part of Thomas Rowley's grant, named Burwood Farm. The land was subdivided in 1893, forming lots 7,8 and 9 of Section H of the Cheltenham Estate.</p> <p>The land at 27 Woodside Avenue was purchased by Sara Susan Nolan, in 1912. The house on the site was constructed by Nolan in 1912 and named 'Finmount'. The property was retained by the Nolan family until 1948. It has since changed ownership in 1958 and the 1990s, when it was purchased by the current owner.</p> <p>The properties have historical significance at the local level as being part of an early subdivision and the houses, built 1910-1912 formed part of the Federation period of development that was historically important in the Burwood area.</p> <p>Nos. 27 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The property at 27 Woodside Avenue does not have any known associations with any persons of importance to the history of the local area.</p> <p>No. 27 Woodside Avenue does not reach the threshold for listing under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The dwellings at 23, 25 and 27 Woodside Avenue demonstrate the typology of the Federation Bungalow with Queen Anne details. They demonstrate a very high degree of integrity and intactness and incorporate many key architectural features typical of the style and period. The setting and curtilage of the dwellings is highly intact, their original lot boundaries have not been altered since the construction of the dwellings and they retain their small open gardens to the street and larger levels gardens to the rear.</p> <p>The houses at 25 and 27 Woodside Avenue display a very high level of integrity with little alteration. No 23 Woodside Avenue has a carport and swimming pool to one side and an integrated garage and rear addition thought to have been constructed in the 1990s. These modifications have been designed to reflect the original style of the dwelling and do not diminish its aesthetic appeal when viewed from the street. This property retains a lawn tennis court at the rear of the house that has existed since at least the 1930s and likely earlier.</p> <p>Significant elements of the houses include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p> <p>The dwellings are notable and highly intact examples of their typology and provide a strong contribution to the historic character of Woodside Avenue, the suburb of Burwood and the wider Burwood local government area.</p> <p>No. 27 Woodside Avenue has cultural significance at the local level under this criterion.</p>
Social significance SHR criteria (d)	<p>Although a detailed social values study has not been undertaken, there is no evidence to suggest that the properties hold any strong or significant associations with any local community of cultural groups.</p> <p>No. 27 Woodside Avenue does not meet the threshold for heritage listing under this criterion</p>
Technical/Research significance SHR criteria (e)	<p>An assessments of the property's archaeological potential is beyond the scope of this assessment. However, it is unlikely to yield any information that could contribute to the understanding of the local area that is not otherwise available.</p> <p>No. 27 Woodside Avenue does not meet the threshold for heritage listing under this criterion.</p>

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APPLICATION OF CRITERIA	
<p>Rarity SHR criteria (f)</p>	<p>The high level of integrity and intactness of the lot boundary curtilage, setting and fabric of the Federation dwellings, including interior layout and details, is rare within the Burwood area, where development and subdivision of larger properties is common.</p> <p>No. 27 Woodside Avenue has cultural significance at the local level under this criterion.</p>
<p>Representativeness SHR criteria (g)</p>	<p>The dwellings at 23, 25 and 27 Woodside Avenue are fine representative examples of Federation Bungalows with Queen Anne details. They exhibit typical features of the style, including the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, gardens with planter beds and lawns, original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork. The very high and unusual degree of integrity and intactness of the houses and their settings make them particularly fine representations of the type.</p> <p>No. 27 Woodside Avenue have cultural significance at the local level under this criterion.</p>
<p>Integrity</p>	<p>The property at 27 Woodside Avenue has a very high level of integrity with very little alteration or modification. The house incorporates many key architectural features typical of the style and period. The setting and curtilage of the dwelling is highly intact, the original lot boundaries has not been altered since the construction of the dwelling and it retains its small open gardens to the street and larger levels gardens to the rear. Significant elements of the house include the steep pitched roofs with projecting gables, face brick facades, deep verandahs and entry porches with tessellated tiles and decorative timber posts and brackets or brick piers, prominent brick and rendered chimneys, timber framed windows with slender proportions and colours or lead light features, and gardens with planter beds and lawns. The interiors have a very high level of integrity, retaining their original configurations and internal walls, timber flooring, decorative timber and plaster mouldings, decorative plaster ceilings, original internal doors, marble and timber fireplaces and fretwork.</p>

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HERITAGE LISTINGS	
Heritage listing/s	No current statutory listings

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	No. 27 Woodside Avenue should be listed as a heritage item within Schedule 5 of the Burwood Local Environmental Plan, as part of the group of significant Federation Bungalows at 23, 25 and 27 Woodside Avenue.

SOURCE OF THIS INFORMATION			
Name of study or report	Nos 23, 25 and 27 Woodside Avenue, Burwood - Heritage Assessment	Year of study or report	2023
Item number in study or report	n/a		
Author of study or report	Lisa Trueman Heritage Advisor		
Inspected by	Lisa Trueman		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Lisa Trueman	Date	September 2023

Heritage Data Form

IMAGES - 1 per page

Image caption	Aerial photograph				
Image year	2023	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	1943 Arial photograph				
Image year	1943	Image by	Six Maps	Image copyright holder	NSW Government



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Front facade				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Corner Detail				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Ceiling detail				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



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IMAGES - 1 per page

Image caption	27 Woodside Avenue – Marble Fireplace				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman



Heritage Data Form

IMAGES - 1 per page

Image caption	27 Woodside Avenue – Rear of house and garage				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman

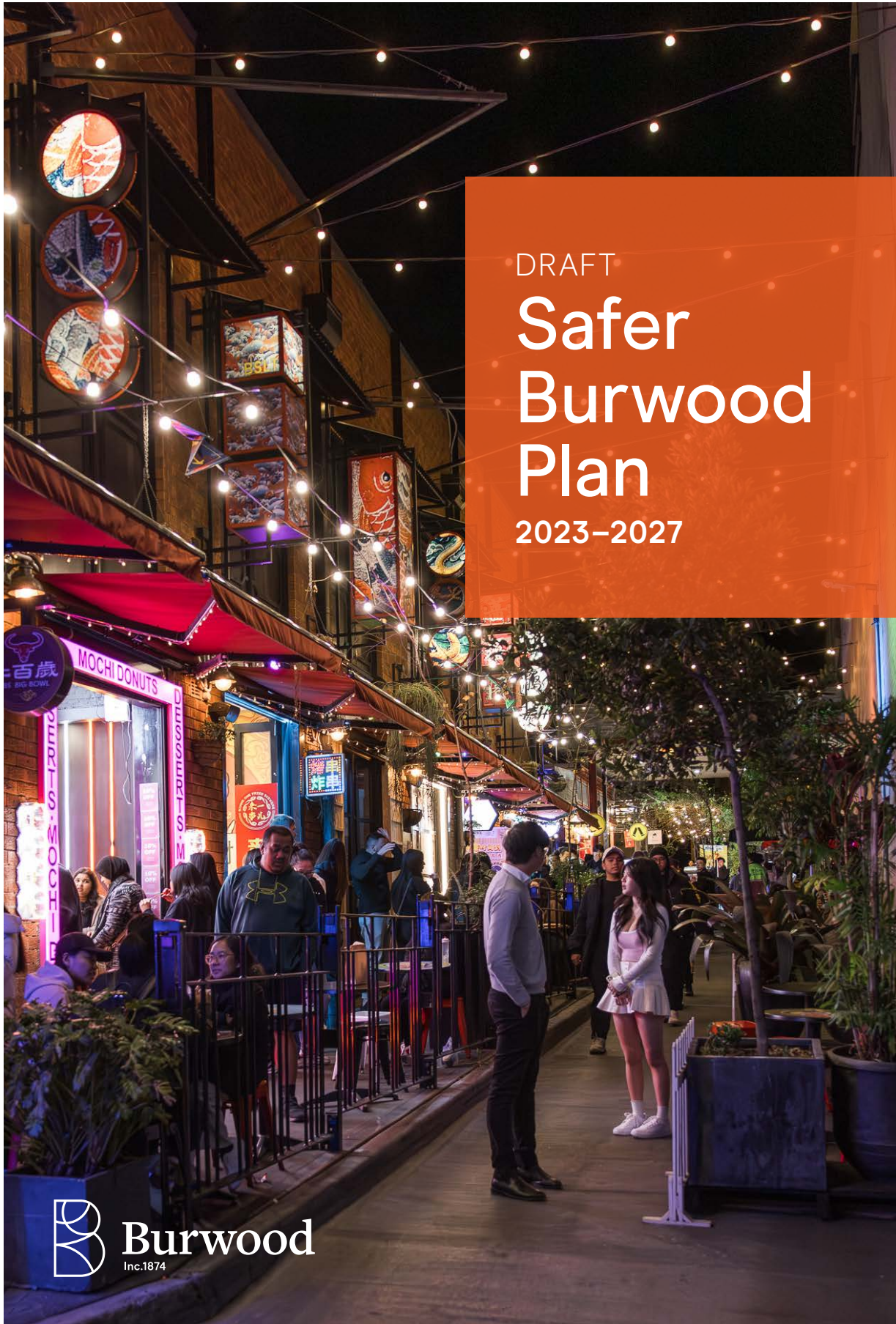


Heritage Data Form

IMAGES - 1 per page

Image caption	27 Woodside Avenue – Rear Garden				
Image year	2021	Image by	Lisa Trueman	Image copyright holder	Lisa Trueman





DRAFT
**Safer
Burwood
Plan**
2023-2027

Acknowledgment of Country

Burwood Council acknowledges the Wangal Clan of the Eora Nation, the traditional custodians of the lands in which the Burwood Local Government Area is located.

We pay our respects to their elders past, present and emerging. We acknowledge and respect their cultural heritage, beliefs and ongoing relationship with the land.





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Message from The Mayor, John Faker



Burwood is a welcoming, inclusive and dynamic Local Government Area with a strong sense of community and vibrant public places. Our Council is committed to working collaboratively with Police, residents, business and other stakeholders to ensure that Burwood continues to be a safe place to live, work and visit.

I am pleased to present the Safer Burwood Plan 2023 - 2027, which outlines our commitment to addressing both recorded crime and community perceptions of safety, ensuring our community can enjoy the security and wellbeing they deserve.

It focuses on achieving two key outcomes: Safe Places and Safe People and includes a comprehensive set of priorities and actions to be implemented over the next 4 years.

The Safer Burwood Plan is the result of extensive research, community engagement and collaboration with NSW Police, government agencies, service providers, business and the local community. By taking a whole-of-community approach to improving safety, the Plan will enable Burwood to remain recognised as a safe area with overall lower crime rates compared to the rest of NSW.

We also recognise that feeling safe in one's community is fundamental to overall wellbeing. On this note, the Plan also seeks to cultivate a greater sense of safety experienced by our community by both day and night. The result is a Plan that combines proven crime prevention methods with innovative, community-driven approaches.

I want to express my gratitude to all the dedicated community members and stakeholders who have contributed to the development of this Plan, as well as those who make Burwood the vibrant and caring community it is today. We have listened to your concerns, analysed data, and incorporated evidence based and good practice approaches to preventing crime, improving safety and perceptions of safety from across NSW and beyond.

Community safety and crime prevention is important to everybody, and I encourage everyone to embrace the Safer Burwood Plan and work with us to help people feel connected, supported and safe when in Burwood.

By working together, we can build a Safer Burwood for everyone.

Cr John Faker,
Mayor of Burwood



Our priorities

Priority crime issues:

- Fraud
- Retail theft
- Domestic violence

Priority community safety issues:

- Public spaces
- Perceptions of safety
- Online safety
- Safe and stable housing
- Personal safety
- Safe and respectful relationships
- Social inclusion

About this Plan

Community safety plays an important role in helping us achieve our vision for Burwood as a welcoming and inclusive community, with safe, vibrant and liveable places.

Burwood is recognised as a generally safe area, with overall lower crime rates compared to the rest of NSW. However, community safety is not just about recorded crime. It is also about how safe people feel.

This Plan aims to create a safer Burwood. It outlines the actions that Council will take, working with NSW Police, our community and other partners, to address priority crime issues and improve the safety, security and well-being of those who live, visit and work in the Burwood Local Government Area (LGA).

The Plan will be implemented over a four-year period, from 2023 to 2027. It focuses on achieving two key outcomes: Safe Places and Safe People. The actions in our Plan set out how we will work to prevent crime, and improve safety and perceptions of safety in our public spaces, online, in our homes, and in our relationships.

Crime prevention

Crime prevention focuses on reducing crime and the risk of crime before it occurs by eliminating factors that lead to crime occurring. Examples include changing the physical environment to make it difficult or to discourage people from committing crimes, encouraging behaviour change and personal safety practices and improving community cohesion and connections so that neighbours are looking out for, and supporting one another.

Community safety

Community safety includes the perception and experience of safety, as well as feeling welcome and comfortable in a place.

Feeling unsafe can lead to people avoiding certain places or people and in some cases, may discourage people from being actively part of their communities. People who perceive their neighbourhood has high levels of crime or disorder are inclined to be more anxious about crime, fearful and mistrustful of their neighbours.

Community safety is about building a community where everyone can belong and live without fear that their lives will be impacted by crime, violence, discrimination or exclusion.




Council's role in community safety

Safety is everyone's business

Community safety is a complex issue that requires a whole-of-community approach. Improving safety in the Burwood LGA involves the combined efforts of government, NSW Police, service providers, business and the community.

 <p>Australian Government</p>	<p>Australian Government</p>	<p>Develops national policies, legislation and research. Leads prevention, monitoring and awareness of scams and e-safety. Involved in national policy areas such as social inclusion, multiculturalism, family violence and alcohol, tobacco and drugs. Sometimes provides funding to address crime and safety issues</p>
	<p>NSW Government</p>	<p>Responsible for law and order, public housing, health, public transport, emergency management and child protection as well as policy and legislation</p>
 <p>NSW Police Force</p>	<p>NSW Police</p>	<p>Responds to local crime and safety issues and works with Council to deliver community awareness activities</p>
	<p>Council</p>	<p>Works with the community and other government agencies to reduce the risk of crime and build safe, confident and well-connected communities. Responsible for public health and safety</p>
	<p>Service providers</p>	<p>Provide social, housing and health services to the community including victims/survivors of crime, perpetrators of crime, as well as vulnerable and marginalised members of our community</p>
	<p>Community and business</p>	<p>Inform, support, deliver and promote community safety prevention and awareness activities</p>

 Burwood Police Area Command (PAC) meets monthly with Council's Community Safety Liaison Officer to monitor and analyse crime data from the Computerised Operational Policing System (COPS) utilised by the NSW Police Service. This helps to identify emerging trends in localised crime and develop highly responsive, targeted initiatives to minimise the impact of specific crimes on the local community.



Council contributes to the safety of our community in a number of ways:

Safer places

	<p>Improving the public domain</p>	<p>Creating public spaces that are well-designed, provide opportunities for communities to connect and reduce opportunities for crime or behaviour that makes people feel unsafe</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Public infrastructure and amenity improvements such as lighting and design. • Growing the night-time economy and activations
	<p>Place management</p>	<p>Maintaining clean, safe and vibrant public spaces and places across Burwood, including town centres, parks and reserves, sporting grounds, community centres and halls</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Cleaning and waste management • Graffiti management • Activations and public art • Creating alcohol and smoke-free zones
	<p>Safeguarding public health and safety (regulatory functions)</p>	<p>Providing community education, regulation control and law enforcement around public health and safety issues</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Food business safety inspections • Road safety campaigns • Monitoring parking around town centres and schools • Pet ownership • Building inspections
	<p>Addressing specific local issues through a place-based approach</p>	<p>Monitoring and responding to crime trends through targeted community education and crime prevention activities</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Safety audits and 'Preventing Theft Workshops' with retail businesses • 'Lock IT or Lose IT' campaign involving CCTV, increased Police patrols and community education to reduce stealing from motor vehicles



Safer people



Improving social inclusion, participation and perceptions of safety

Supporting and delivering local community safety programs and services, particularly for those most vulnerable or marginalised

Examples include:

- Community events and cultural celebrations
- Youth programs
- Homelessness protocols and support
- Ensure community programs and services are culturally appropriate
- Positive local media stories



Addressing and preventing community safety issues through education and awareness

Partner with Police and community to inform and educate the community on crime prevention and safety and improve reporting of crime

Examples include:

- Scam awareness campaigns
- Domestic violence prevention
- Personal safety workshops



Building the capacity of the local community services sector

Supporting, connecting and advocating for local services and community groups

Examples include:

- Community Grants
- Community service directories
- Training workshops
- Community sector forums and inter-agencies



Research, advocacy and partnerships

Issue identification and local needs analysis. Work closely with key stakeholders to build understanding, collaboration and advocacy on safety issues affecting the Burwood Local Government Area

Examples include:

- Social research
- Share crime and safety information with police
- Burwood Local Emergency Management Committee

Strategic context

This Plan aligns with various Council plans and government legislation.

Burwood Council plans

Community safety is addressed in various ways through a number of Council plans:

Burwood2036 (Community Strategic Plan)

Sets out a vision for Burwood as a welcoming and inclusive community, with safe, clean and vibrant streets, town centres and public spaces and places that are safe and activated by day and night.

Delivery Program 2022–2026

Outlines activities that promote social inclusion and connection, respond to community needs, as well as plan and deliver infrastructure and services that keep our community safe.

Burwood Development Control Plan (DCP)

Provides guidelines and controls for the design and management of buildings and places which aim to reduce opportunities for crime to occur as well as improve perceptions of safety.

Burwood After Dark (2023)

Outlines a series of actions to grow Burwood's night time economy with a key focus on safety, activation and placemaking.

Key legislation

NSW Children (Protection and Parental Responsibility) Act 1997, Part 4

Identifies local councils as taking a lead in identifying and implementing local community safety and crime prevention strategies, including developing a Community Safety Plan.

NSW Local Government Act (1993)

Outlines Council's responsibility for maintaining a sense of safety and security for users of public land. It also gives councils the power to issue and enforce orders that aim to prevent activities that place members of the public at risk.

NSW Environmental Planning and Assessment Act (1979)

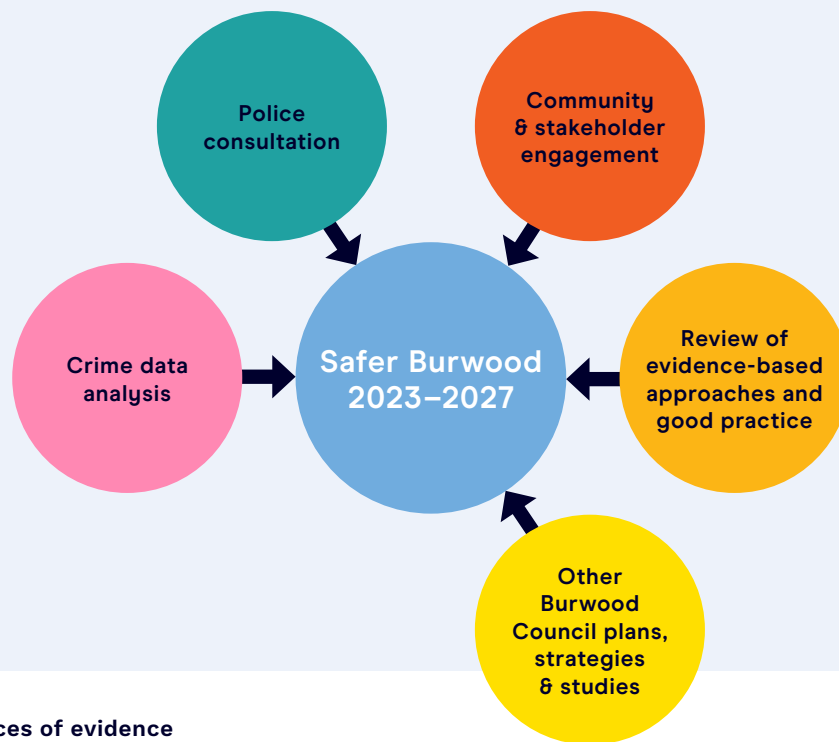
Requires Council, as the local consent authority for the assessment of development proposals, to consider and assess whether an application addresses community safety and crime prevention matters.

The Safer Burwood Plan also interacts with a range of other policies and plans including:

- Traffic and Transport Study
- Disability Inclusion Action Plan
- Public Art Policy
- Community Facilities and Open Space Strategy
- Local Employment and Investment Strategy
- Capital Works Plan
- Place Management Framework
- Multicultural Strategy
- Youth Action Plan
- Cultural Plan
- Customer Experience Strategy
- Affordable Housing Contributions Plan and Policy
- Pedestrian Mobility Plan
- Traffic and Transport Study
- Plans of Management for Parks
- Burwood CD Parking Strategy.

How we developed this Plan

This Plan has been informed by research and evidence, including an analysis of local crime data and extensive consultation with our community.

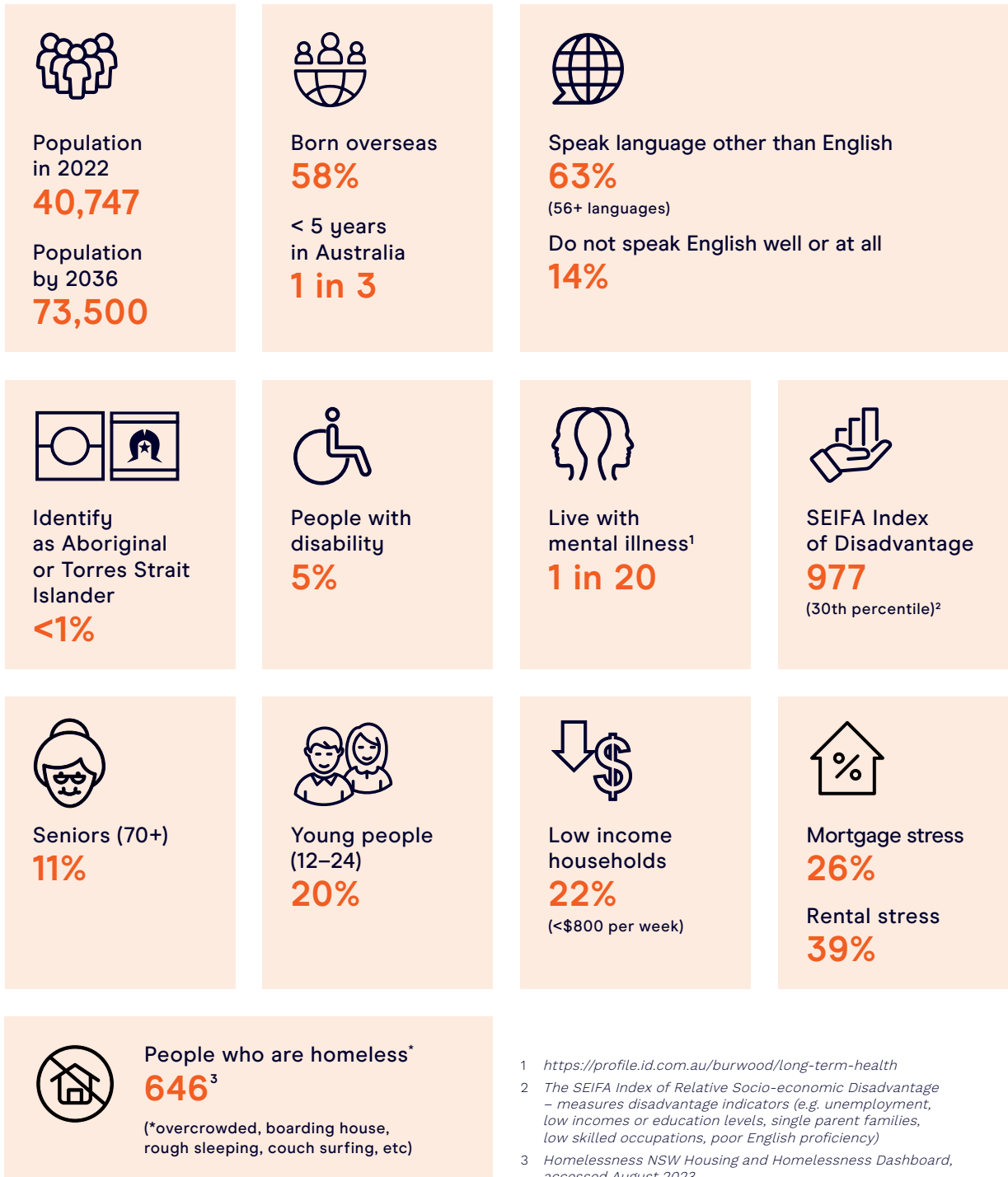


Other sources of evidence

- Burwood Perceptions of Safety Survey (2022) – 72 responses
- Community Safety Workshops (2023) – 24 participants
- Council Staff Workshop (2023) – 15 participants
- Advisory Committees and Groups Workshop (2023) – 10 participants
- Community Priorities and Satisfaction Survey (2023) – 301 residents
- Burwood After Dark Survey (2022) – 400+ participants and 40 businesses
- Diverse Communities of Burwood 1:1 Interviews (2022) – 48 stakeholders
- High Street Engagement Survey (2021) – 42 businesses, 44 customers
- Burwood Youth Survey (2021) – 248 responses
- Disability Inclusion Action Plan consultations (2022) – 156 people
- Towards Burwood 2036 Engagement Program (2021) – 367 people
- NSW Bureau of Crime Statistics and Research (BOCSAR)
- NSW Computerised Operational Policing System (COPS) Data
- NSW Housing and Homelessness Dashboard
- ABS Census data 2021
- Council internal data.

Burwood at a glance

Our people



1 <https://profile.id.com.au/burwood/long-term-health>

2 The SEIFA Index of Relative Socio-economic Disadvantage – measures disadvantage indicators (e.g. unemployment, low incomes or education levels, single parent families, low skilled occupations, poor English proficiency)

3 Homelessness NSW Housing and Homelessness Dashboard, accessed August 2023

Our places




Suburbs
6
(7km²)



Households
in 2021
14,817



Apartments
45%



Train stations
2
Burwood
Croydon




Group (shared)
households
10%
(3 x NSW average)



Residents living
in Burwood
Town Centre
45%




Local businesses
in 2022
5,381



Daily commuters
through
Burwood station
972,840







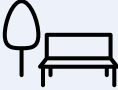




Retail industry
3rd largest
(11%)



Major shopping
centres
3
Westfield Burwood
Burwood Plaza
Emerald Square

Burwood at a glance cont'd

Our public spaces

 <p>Civic Square 1</p>	 <p>High streets 5</p> <p>Burwood Road, Burwood The Strand, Croydon Georges River Road, Croydon Park Liverpool Road, Enfield The Boulevard, Strathfield</p>	 <p>COMMUNITY FACILITIES</p> <p>6 Community venues 1 Library & community hub 1 Aquatic centre</p>	 <p>STREETS & PATHS</p> <p>179 km of footpath 90 km of roads</p>
 <p>Parks 29</p>			
 <p>16+ CCTV street cameras</p>			
 <p>STREET LIGHTS 2,165 Ausgrid lights</p>			

Safety at night in Burwood Town Centre

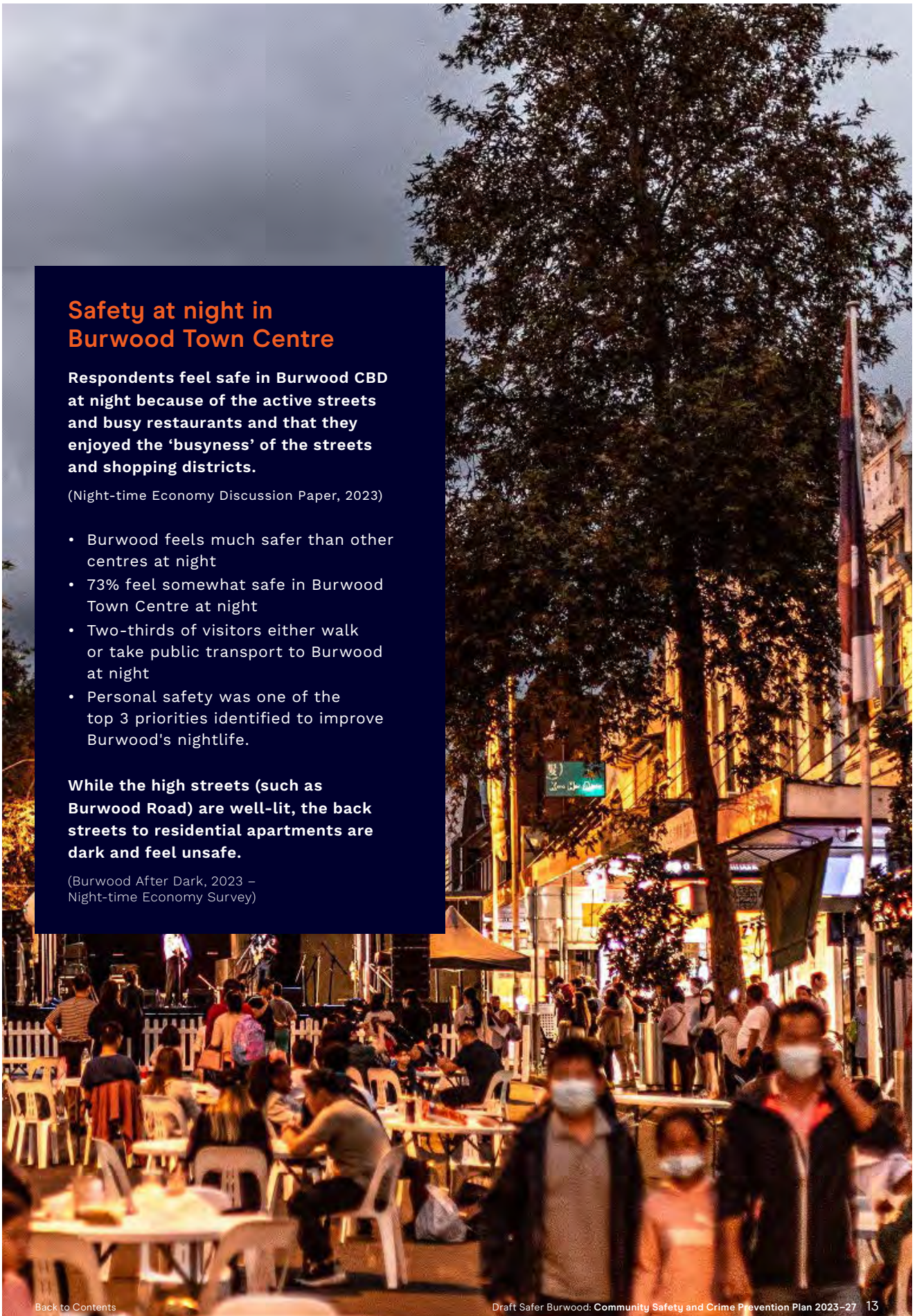
Respondents feel safe in Burwood CBD at night because of the active streets and busy restaurants and that they enjoyed the 'busyness' of the streets and shopping districts.

(Night-time Economy Discussion Paper, 2023)

- Burwood feels much safer than other centres at night
- 73% feel somewhat safe in Burwood Town Centre at night
- Two-thirds of visitors either walk or take public transport to Burwood at night
- Personal safety was one of the top 3 priorities identified to improve Burwood's nightlife.

While the high streets (such as Burwood Road) are well-lit, the back streets to residential apartments are dark and feel unsafe.

(Burwood After Dark, 2023 – Night-time Economy Survey)





Community safety is not just about recorded crime. It is also about how safe people feel living in, working and visiting the Burwood LGA.

Crime and safety snapshot

Crime statistics show that the Burwood Local Government Area is a relatively safe place to live, with lower incident rates compared to the rest of NSW. However, there remain a number of crime and safety issues of concern for our community.

Where are crimes occurring?

Reported crimes tend to be concentrated in the Burwood CBD, along the train line and in high-traffic areas such as around Burwood Train Station, Burwood Park, Burwood Road and Westfield.

Underreporting of crime

A significant proportion of crime is underreported. Reasons for not reporting crime can include:

- Fear of the process of reporting a crime
- Fear of retribution from the perpetrator
- Embarrassment
- Inconvenience
- Language barriers
- Not knowing how or barriers to reporting.

For many new arrivals to Australia, a person's experience with the Police in their country of birth or pre-arrival journey may also reflect their willingness to report a crime.

Crimes and offences that tend to be underreported include retail theft, sexual assault, domestic violence, scams and fraud, and abuse of the elderly or vulnerable.

Crime trends

Crime data and Police feedback indicates that crime in the Burwood Local Government Area is decreasing overall, however, reports of offences such as **fraud and retail theft** remain relatively high, with a 21% increase in overall theft over the last two years.

Incidents of **domestic violence** assault increased over the last 5 years. Police feedback indicates that domestic violence is likely to be underreported due to the complexity of the problem and barriers to reporting.

Other reported theft-related crimes such as ‘steal from vehicle’, ‘break and enter’ and ‘steal from dwelling’ are opportunistic and have the potential to be reduced through awareness and preventative design and measures to avoid the occurrence of the crime.

While crime rates are stable in recorded incidents for a number of offence categories, Burwood LGA ranks highly proportionate to our population size for a number of offence categories when compared to other councils in Greater Sydney and in NSW.

	Offence	#incidents (last 12 months) ⁴	Rate per 100,000	LGA rank (by rate) ⁵		Crime trends		Hotspot locations
				In NSW (130 councils)	Greater Sydney (33 councils)	2 year trend	5 year trend	
Theft	Theft (ALL)	1,314	3,252	28	2	Increase (21%)	Stable	Retail
	Fraud	406	1,005	4	2	Stable	Stable	Online
	Steal from retail premises	303	750	4	3	Stable	Stable	Burwood CBD, especially Westfield
	Steal from dwelling	122	302	28	2	Stable	Increase (8%)	Medium-high density apartments
	Steal from motor vehicle	114	282	63	9	Stable	Stable	Burwood CBD and along the train line, car parks and street parking
Assault	Domestic violence related assault	93	230	105	18	Stable	Increase (15%)	Residential

4 April 2022 – March 2023

5 Note: Although crime in Burwood LGA is decreasing overall, crime rates in proportion to our small population size often ranks Burwood higher compared to other Councils in Greater Sydney.

Other safety concerns



460
Incidents



90 tonnes
dumped waste removed 2022/2023



50-60m²
graffiti removed (in 2022)



10
abandoned vehicles removed (in 2022)

Crime & safety snapshot cont'd

Homelessness & overcrowding



Homelessness and overcrowding in Burwood:

There are
646
 people who
 are homeless
 (Rate of 161 people
 per 10,000)⁶

6
 rough sleepers⁸

Homelessness

Homelessness is a multifaceted problem, often resulting from the interaction between a number of complex and often persistent issues.

The Australian Bureau of Statistics (ABS) defines homelessness as 'When a person does not have suitable accommodation alternatives they are considered homeless if their current living arrangement:

- Is in a dwelling that is inadequate or
- Has no tenure, or if their initial tenure is short and not extendable or
- Does not allow them to have control of, and access to space for social relations.⁶

This definition of homelessness is informed by an understanding of homelessness as 'home'lessness, not 'roof'lessness and extends beyond the commonly recognised form of people 'sleeping rough'. Homelessness is a lack of one or more of the elements that represent 'home' which may include: a sense of security, stability, privacy, safety, and the ability to control living space.

In line with the trend across NSW, the majority of homeless people living in the Burwood Local Government Area are classified as living in 'crowded' or 'severely crowded' dwellings or boarding houses. Overcrowding can have significant impacts on a person's personal safety, health and wellbeing.⁹

⁶ Australian Health and Welfare Institute, 2023, *Homelessness and homelessness services*

⁷ Homelessness NSW Housing and Homelessness Dashboard, accessed August 2023

⁸ *Ibid*

⁹ Homelessness Australia (2023), *About Homelessness*, access via <https://homelessnessaustralia.org.au/about-homelessness/> September 2023





What we heard

Feelings of safety

97%
of residents feel safe during the day

74%
of residents feel safe after dark
(lower for females and long-term residents – 20+years)¹⁰

26%
of residents have felt worried about being a victim of crime in the last 12 months

1 in 3
people were concerned about being a victim of an online fraud, scam or online abuse

1 in 5
people had been scammed, experienced fraud or online abuse in the last 12 months¹¹

Inclusion and connection

71%
feel part of the local community

76%
of residents feel Burwood is a harmonious, respectful, and inclusive community

60%
feel local events offer opportunities for communities to connect¹⁰

Public domain and road safety

80%
feel satisfied with traffic management and road safety

90%
feel satisfied that graffiti is adequately removed

91%
feel satisfied with cleanliness of town centres

92%
feel satisfied that illegally dumped rubbish is adequately removed¹⁰

¹⁰ Micromex Community Priorities and Satisfaction Survey, 2023

¹¹ Burwood Perceptions of Community Safety Survey, 2022



Key themes we heard through engagement with our community:

What the community values

- Safe and welcoming public spaces for all
- Clean and safe streets and neighbourhoods
- Vibrant, active town centres during the day and at night
- Events and programs that are inclusive and connect our community
- Local services that are accessible, responsive and culturally safe.

Crime and safety priorities

- Domestic and family violence, including elder abuse
- Fraud, scams and cyberbullying
- Safety in public spaces, day and night
- Safety while travelling by foot, bike or car
- Safe, stable and affordable housing
- Retail and mail theft as well as theft from motor vehicles
- Support and inclusion for people who are vulnerable, isolated or unsafe
- Increased awareness and reporting of crime, especially by diverse communities
- Support and collaboration with local services, police and community groups.



Our action plan

This Plan outlines how we will work with NSW Police, the community and other stakeholders to improve community safety across the Burwood LGA over the next four years.

These actions focus on two key outcomes that will benefit our community – Safer Places and Safer People.

Priority areas and actions reflect the key issues identified by crime data as well as safety concerns identified by our community and the agencies that we work with.

1. Safe places



Public spaces



Businesses



Online



Travel



Homes

2. Safe people



Relationships



Communities



Support services



- Key priorities**
- Improvements to lighting on main pedestrian routes between transport links and car parks, and through parks
 - An active and busy night-time economy
 - Events and community activities in public and open spaces such as parks.

1. Safe places

1.1 SAFE & ACTIVE PUBLIC SPACES

How a place looks and how well it is used, can impact feelings of safety. There are a number of things that Council can do to improve the look, feel and vibrancy of public spaces, as well as reduce opportunities for crime to occur.

Crime statistics indicate that the Burwood LGA is generally a safe area with lower incident rates compared to the rest of NSW. However, reported crimes tend to be concentrated in public spaces with high-traffic areas, such as around Burwood Train Station, Burwood Park and Burwood Road.¹²

It is important to note that perceived fears can also impact people’s quality of life and the social and economic wellbeing of communities. Perceptions of safety often come from how people feel about an area or place.

Community engagement tells us that residents and visitors generally feel safe in Burwood. However, some people report feeling less safe after dark, and avoid areas that are isolated or inactive like laneways and pocket parks.

The community values the **sense of personal safety experienced** in Burwood (for all ages, genders, day or night).
(Australian Liveability Census, 2023)

97% of residents stated they feel safe in their local area during the day, while **74%** feel safe alone after dark¹³
(Community Priorities and Satisfaction Survey, 2023)

¹² NSW Bureau of Crime Statistics and Research, 2022 (NTE Discussion Paper)

¹³ 2023 Burwood Community Priorities and Satisfaction Survey



The community told us they want public spaces and places that are:



- Accessible, high quality and welcoming
- Safe, vibrant and well-utilised
- Activated by day and night
- Well-maintained, clean and orderly
- Activated and offer a diversity of experiences.

What we can do to help:



Lighting & wayfinding



CCTV cameras



Cleaning & waste management



Graffiti removal



Designing public places that are safe and welcoming



Infrastructure maintenance and upgrades



Public art and placemaking projects



Activations, events and night-time trading

Major public domain improvements

A number of transformative public domain projects are planned to be delivered across the Burwood LGA which will improve the safety, amenity and use of public spaces.

These projects will revitalise high streets, parks and urban spaces including Burwood Road, Deane Street Precinct, Bells Lane (Strathfield), Burwood Urban Park and Arts and Cultural Centre, Paisley Road connecting Burwood and Croydon Stations, Burwood Park, Henley Park, Russell Reserve and Woodstock Park.

Placemaking and safety improvements will be incorporated into the design of these public spaces increasing the level of observation or surveillance that people have of one another when moving about, improving vibrancy and increasing activity, and contributing to a safer Burwood.

Strategies and actions to improve safety in public spaces

Focus Area		Action	Council's role	Timeframe
Safety by Design (CPTED)	1.1.1	Update the Burwood Development Control Plan (DCP) to include objectives and provisions that promote best practice "safer by design" principles	Lead	Y3
Community safety audits	1.1.2	Conduct a program of community safety audits with NSW Police in response to identified crime and safety concerns in known hotspots and public spaces and identify opportunities to address safety and crime issues	Partner	Ongoing
	1.1.3	Conduct place experience audits to identify opportunities to improve community safety	Lead	Ongoing
Place management and public domain improvements	1.1.4	Develop a principles-based Place Management Framework and an Open Space Vision and Action Plan to lead the management and delivery of public and open spaces that are inviting, safe and adaptable	Lead	Y2
	1.1.5	Promote the connection between key precincts in the Burwood Town Centre	Lead	Ongoing
Activating public spaces	1.1.6	Activate key public and open spaces through events, installations and programs that enhance safety, vibrancy and belonging	Lead	Ongoing
	1.1.7	Collaborate with business, community and other stakeholders to support projects to revitalise and encourage safe activation of the LGA's centres including promotion of night-time activities	Partner	Ongoing
	1.1.8	Explore the feasibility of improving the infrastructure to support activations and events in Burwood Park and laneways	Lead	Y3
Night time economy activation	1.1.9	Advocate for the Burwood Town Centre to be accredited under the Purple Flag Program	Lead	Y3
	1.1.10	Review Council's planning framework to encourage activation of the public domain at night	Lead	Y3
	1.1.11	Implement Burwood After Dark Strategy actions that relate to safer places and safer people	Lead	Y2 Y3 Y4
Lighting improvements	1.1.12	Conduct Lighting in Place Audits and explore lighting improvements in Burwood Town Centre, neighbourhood centres, streets, around key buildings and public squares	Lead Partner	Y1
	1.1.13	Explore targeted improvements to building lighting based on the gaps identified in the Burwood After Dark Audit and investigate creative lighting opportunities and installations in dark and inactive spaces	Lead	Y4
Sportsgrounds lighting	1.1.14	Investigate opportunities to extend after-hours lighting in key parks and sportsgrounds to improve night-time usage and experience	Lead	Y2
Perceptions of safety	1.1.15	Conduct community engagement to determine how people feel across the LGA and encourage community-led activation of public spaces	Lead	Ongoing

Our action plan / Safe places cont'd



Safer by design (CPTED)

Many crimes are opportunistic and happen because the surroundings are conducive to crime. Feeling safe is often about the 'look' and the 'feel' of the environments we find ourselves in. Dark and deserted public spaces may be avoided while we may be attracted to places that are animated by the presence of other people.

CPTED¹⁴ is about designing and managing buildings and places to reduce opportunities for criminal activity, because it is harder for offenders to go undetected. It involves creating clear lines of sight, improving lighting and encouraging pedestrian activity, among many other elements. This helps prevent crime, reduce costs and improve perceptions of safety.

Council uses CPTED principles to assess development applications and design spaces that are accessible, vibrant, welcoming and safe.

Safe and Clean Campaign

Council's Safe and Clean Campaign is a community education campaign aimed at increasing awareness amongst children and the wider community on how to stay safe in public places and how littering impacts the community.

The campaign uses two superhero characters, 'Super Safe Sally' and 'Captain Clean Up', who visited primary schools throughout the area. 'Super Safe Sally' reinforces personal safety tips and 'Captain Clean Up' highlights the importance of how littering affects the environment. A comic book about the two superheroes is also distributed to students with Council badges.



¹⁴ Crime Prevention Through Environmental Design (CPTED) principles

Purple Flag accreditation

Purple Flag is an international accreditation scheme that recognises an area that has a safe and vibrant night-time economy. Purple Flag towns and cities benefit from more visitors, lower crime and anti-social behaviour and improved perceptions of safety. Town centres that achieve a Purple Flag are considered safe, vibrant, appealing, well-managed and offer a positive experience to visitors and users of the space.

The accreditation process is based on five core standards that town centres must meet.

Safety is a key consideration including well designed, safe and welcoming spaces, vibrant and active places that are alive during the day and night as well as the ability to move around the centre on foot with ease and get home safely.

Policy envelope

Wellbeing

Welcoming, clean, and safe

Movement

A secure pattern of arrival circulation and departure

A broad appeal

A vibrant choice and a rich mix of entertainment and activity

Place

A stimulating destination and a vital place

A clear aim and a common purpose

We will also continue to:

- Apply the international standard of Crime Prevention through Environmental Design (CPTED) principles into all Council development, urban design and infrastructure projects, including the planning and design of open spaces, public places and business precincts and encourage our community to input into the design process
- Deliver public domain improvement projects in town centres, parks and other places across the Burwood LGA which improve the safety, amenity and use of public spaces and create new cultural or entertainment precincts
- Provide a high standard of waste management, recycling and cleansing services in streets, town centres and parks
- Remove graffiti in a timely manner especially offensive material, with a focus on hot spot areas such as town centres, car parks and shopping districts.
- Provide and maintain a high-quality CCTV network in key locations across the LGA
- Enforce Alcohol Free Zones in public places and Alcohol Prohibited Areas in parks to minimise alcohol-related offences and antisocial behaviour
- Provide advice on major projects with regard to safety by applying CPTED principles where applicable
- Engage with Council's Disability Inclusion Advisory Panel, Multicultural Advisory Committee and Burwood Youth Advisory Committee on design and experience of key places and infrastructure
- Refer relevant development applications, such as public car parks, licensed premises, public buildings, and apartments to the Burwood Police Area Command for comment.

CCTV city safe network

There are over 16 CCTV street cameras and 88 CCTV cameras in and around Council community facilities across the Burwood LGA. These cameras help NSW Police detect and prosecute crime. The presence of these cameras can also deter crime and increase community perceptions of safety.

Safety audits

Safety Audits are specific to sites and usually arise due to an identified issue with recommendations relevant to the site.

Council's Community Safety Officer meets regularly with Police to review crime statistics and identify crime issues and patterns relating to the Burwood LGA. This helps determine if an audit and/or crime prevention strategy is required.

Rapid graffiti removal

Council has an adopted Graffiti Management Policy that outlines our commitment to maintaining amenities, facilities and public places by providing a rapid graffiti removal service.



Our action plan / Safe places cont'd

NSW Police and business engagement tells us that many retail theft offences go unreported, often due to delays or the time involved in reporting a crime. This can allow offenders who commit crimes to continue their activities and potentially target multiple retailers without being detected or stopped.

1.2 SAFE BUSINESSES

Burwood remains ranked in the fourth highest area for retail theft compared to other councils in NSW and third in Greater Sydney.¹⁵

Despite local incidents remaining stable over the past two years, retail theft rose by 38% across NSW.¹⁶ This includes the theft of food and grocery items from supermarkets as well as high-end goods from retail outlets. Community engagement indicates that financial hardship as a result of the cost of living crisis may be contributing to increased rates of shoplifting.

NSW Police feedback and hotspot maps show these offences mainly occur in the Burwood Town Centre, particularly in major shopping centres. These centres benefit from their prime location and easy access to public transport, which likely contributes to foot traffic as well as potential opportunities for shoplifting.

¹⁵ NSW Bureau of Crime Statistics and Research Crime Tool, *Incidents of Theft (Steal from retail store) from April 2018 to March 2023*.

¹⁶ *Ibid.*

¹⁷ ABS data presented by economic profile

¹⁸ 2021/22 data -National Institute of Economic and Industry Research (NIEIR) ©2023. Compiled and presented in economy.id

¹⁹ Burwood Economic Development & Night Time Discussion Paper July 2023

Retail business snapshot:

381

retail businesses operate across the LGA (7% of all businesses) (ABS, 2022)¹⁷

Retail is the

3rd largest industry sector in the Burwood area (11%)¹⁸

26%

of Employed Residents in the Burwood LGA work in the Retail Trade¹⁹

The Burwood Town Centre has a large and vibrant retail centre.

The retail centre is projected to **increase by 61%**

by 2036²⁰, with supermarkets comprising the largest increase

Burwood has three major shopping precincts – Westfield Burwood Shopping Centre, Burwood Town Centre shopping strip and a smaller centre at Burwood Plaza.²¹

²⁰ The Burwood Town Centre is one of the largest retail centres in the surrounding area, with over 85,900m² of floor space, and a 61% increase forecast by 2036.

²¹ Burwood Local Employment and Investment Strategy, SGS Economics, 2020 based on floor space

Strategies and actions to improve local business safety

Strategy	Action	Council's role	Timeframe
Reducing retail theft	1.2.1	In collaboration with NSW Police, undertake Safer by Design site audits for local businesses in key locations to improve the safety and security of their premises	Partner Y1 Y2
	1.2.2	Develop and deliver multilingual crime prevention public awareness and education programs and resources for local businesses on retail theft and other crime	Lead Y4
	1.2.3	Collaborate with shopping centre management, individual retailers, Chambers of Commerce and NSW Police in the promotion of strategies to reduce stealing and other safety issues	Partner Ongoing
Improve reporting of crime	1.2.4	In partnership with NSW Police, Chambers of Commerce and shopping centre management, explore ways to improve the reporting and response processes for crimes affecting local businesses	Partner Y1
	1.2.5	Develop and deliver a multilingual public awareness and education program for retailers and the general public about the importance of staying safe and the reporting crimes promptly	Lead Y3
Business support programs	1.2.6	Disseminate Local and State Government business support information	Lead Ongoing
	1.2.7	Undertake research and consult with stakeholders to identify and deliver business support programs in partnership with Chambers of Commerce	Lead Ongoing

We will also continue to:

- Monitor local crime trends in retail precincts and licenced premises, identify hotspots and determine appropriate strategies to address risk areas in collaboration with NSW Police
- Manage registration of local businesses and implement proactive strategies to raise business awareness of regulatory requirements
- Monitor and enforce compliance with safety requirements by local business including fire safety, food safety, brothels, skin penetration services and beauty treatment salons
- Involve businesses in the design and maintenance of public spaces and delivery of projects, activations or events occurring in business and retail precincts
- Fund local business community safety and amenity improvements through our Shopfront Improvement Program initiative.

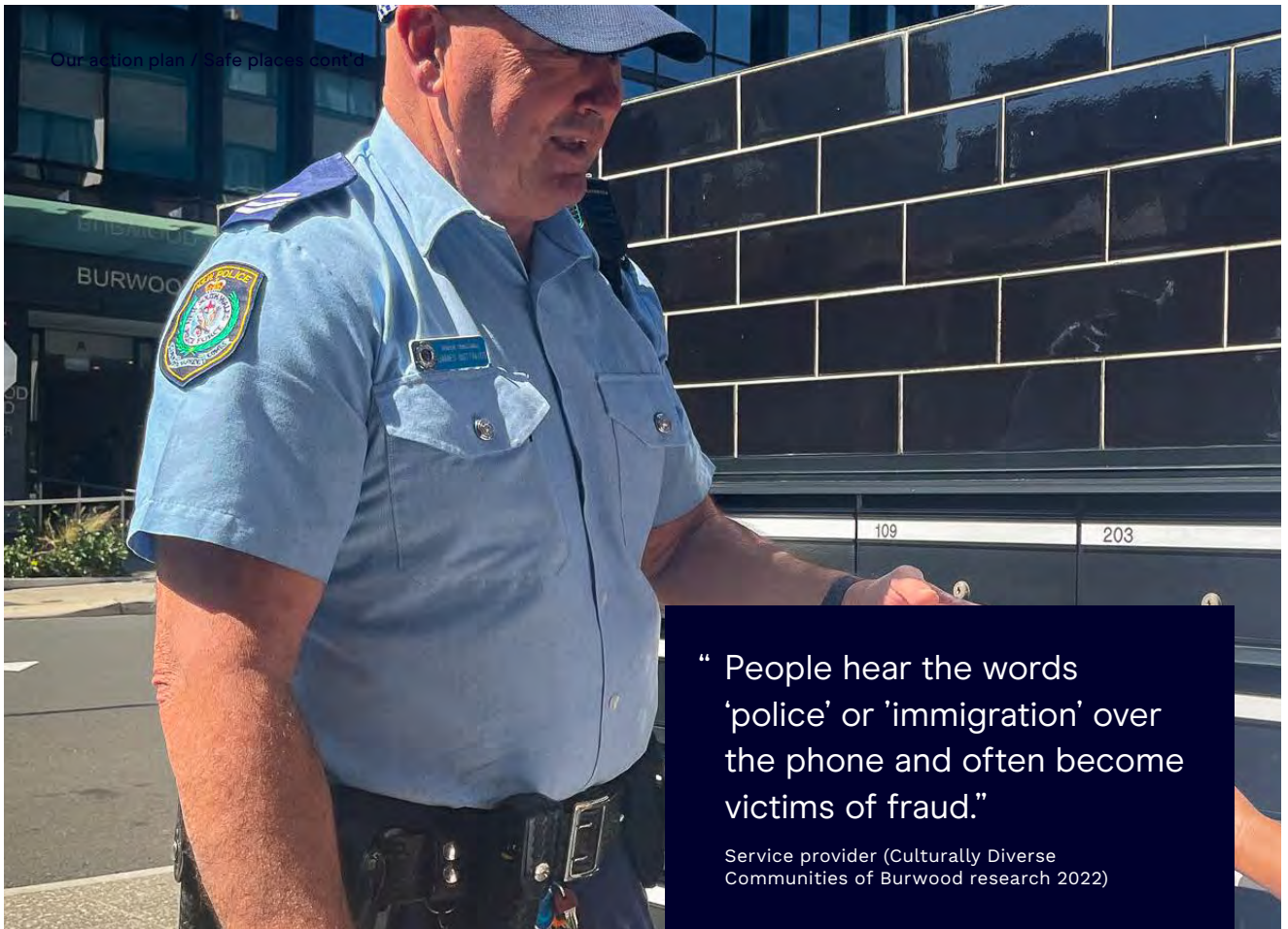
Business safety compliance

A range of business regulatory requirements are in place to ensure the safety of business owners, their staff and customers, for example, safe food practices, hairdressers, skin penetration businesses, beauty treatment salons, and fire safety.

Council promotes those standards through regular inspections of business premises, continuing education and enforcement when required. Council provides information on business support available to local businesses and is able to assist businesses to navigate licences and permits.

Shopfront improvement program

Council provides grant opportunities to local businesses for projects which improve the appearance of their shopfront. Eligible projects which improve community safety include improvements to awnings and structures that increase pedestrian safety, shopfront safety and security, and provide a deterrent for anti-social behaviour.



1.3 SAFE ONLINE

Burwood has the second highest rate of fraud offences compared to other council areas in Greater Sydney and 3rd highest rate across NSW.²²

Police report that the majority of these offences occur online through cybercrime and the theft of mail to commit credit card fraud or to assume another person’s identity.

Steal from dwelling offences have also increased over the last 5 years (by 8%).²³ Hotspot maps show these offences occur in areas with medium-high density apartments.²⁴

Community engagement tells us that this is an issue affecting local residents, with seniors, young people and linguistically diverse community members often at greater risk.

Fraud is an ongoing problem and is constantly changing with new and increased levels of technologies and online services, data breaches as scams become more sophisticated.

The community told us they want to feel:



- Safe online
- Protected against identity theft and scams
- Protected against social media abuses

²² NSW BOCSAR Crime Tool, Incidents of Theft (Fraud) from April 2018 to March 2023

²³ Ibid

²⁴ NSW BOCSAR Crime Tool, Incidents of Theft (Fraud) from April 2018 to March 2023, Hotspot maps compared to High density housing, ABS 2021 (Social Atlas)



Online scams, fraud and cybercrime are growing safety issues affecting our community. Mail theft has also escalated as a means of identity theft to aid credit card fraud and other types of fraud.

Fraud is a crime that involves someone using deceptive or dishonest behaviour, to obtain money, goods or services or to evade a liability. It can include personal fraud, including card fraud, identity theft, and scams (phishing, romance, computer support, financial advice and more).

A scam is a way of tricking people into handing over money or personal details. Due to the deceptive nature of scams, people may not always be aware that they have been exposed to or responded to a scam.

Cybercrime is a crime in which a computer is the object of the crime (for example, hacking, phishing and spamming) or is used as a tool to commit an offence electronically (for example, theft, fraud, distribution of child pornography, online abuse and hate crimes).

24%

of people who had reported crime over the last 12 months were victims of a scam, fraud or online abuse (Burwood Perceptions of Safety Survey 2023)

In Australia:

- Card fraud is the most common type of personal fraud, followed by scam, online impersonation and identity theft²⁵
- Older Australians continue to lose more money than other age groups²⁶
- People from culturally and linguistically diverse communities experience higher financial losses to scams – more than one-quarter (28%) of losses from identity theft and a third (33%) of all losses to pyramid schemes²⁷
- Two thirds of Australians were exposed to a scam in 2022²⁸
- 30% of victims do not report scams to anyone
- Phishing is the most common scam (ie. tricking victims into giving out personal information such as bank accounts, passwords, credit cards or super). Most phishing scams are sent as text messages.²⁹

Mailbox theft and identity fraud

Mailbox theft leading to identity fraud is increasing. The theft of items such as driver’s licences and utility bills is more common in areas of medium-high density apartments, where mailboxes are easily accessible. Most standard locks fitted on commercially made letterboxes are easy to breach or open. Replacing them with a lock and key or high-security letterbox locks that have no master key function is harder to force open.

²⁵ ABS Personal Fraud Survey 2021-22

²⁶ ACCC 2023, Targeting Scams report 2022 quoted in The Guardian article (Apr 2023)

²⁷ Ibid

²⁸ ABS Personal Fraud Survey 2021-22, quoted in ABS Media Release (22 Feb 2023)

²⁹ ACCC, Media release (Scamwatch 2023 Report) <https://minister.infrastructure.gov.au/rowland/media-release/albanese-government-acts-disrupt-illegal-text-message-scams>

'Spot a Scam, Stop a Scam'

Tackling fraud is complex and involves a multifaceted approach. Education which encourages people to make safe choices can be effective in reducing crime.

Council works with NSW Police, community partners and agencies working in cybercrime to identify methods of minimising risk and increasing awareness of the community, especially our community members most at risk.

In 2021, Council distributed the 'Spot a Scam, Stop a Scam' booklet and fridge magnet to all households in the Burwood LGA. It provided information in English and Chinese on how scams work, examples of scams and how to protect yourself, as well as help to report crime or find help and support.

Council continues to work with NSW Police and community organisations to deliver workshops and initiatives targeted at vulnerable community groups, including seniors and new migrants, to increase awareness of common scams and how to 'Spot a Scam to Stop a Scam'.



Reduce parcel theft campaign

The surge in online shopping over recent years has transformed the way we shop, making convenience a top priority for consumers. Alongside this trend, the adoption of contact-free delivery options gained momentum.

In 2021, an analysis of local crime statistics showed certain areas within the LGA, particularly apartment blocks, were hotspots for mail theft.

Council and Police visit the strata management of affected apartments to bring the parcel theft issues to their attention and to collectively develop solutions.

Information and education are provided for residents with advice on enhancing building security, reinforcing the importance of community vigilance, and encouraging residents to promptly retrieve their delivered packages.

Strategies and actions to prevent fraud and improve online safety

Strategy	Action	Council's role	Timeframe
Mail theft prevention	1.3.1	Work with NSW Police to identify and audit hotspots for mail and parcel theft	Lead Y2
	1.3.2	Update Council's Development Control Plan (DCP) to ensure that mailboxes are located inside secure entries and are fitted with individualised non-master key locks in medium-high density apartment settings and apply relevant conditions of consent	Lead Y2
	1.3.3	Investigate and promote best practice letterbox design to residents and strata managers to reduce opportunities for mail theft to occur, including the upgrade of mailbox locks located on the outside of apartments to a safer mailbox lock targeting multi-dwelling developments in hotspot areas	Lead Y4
Fraud prevention education	1.3.4	Work with NSW Police and the community to deliver and evaluate campaigns/programs that raise awareness and assist in the prevention of fraud in community languages and through online and in person methods (protecting against mail theft, credit card and identity theft and scams)	Partner Y2
Protecting against fraud	1.3.5	Work with local organisations, community services and groups to reduce the risk of vulnerable and isolated members of the community from being victims of fraud	Lead Ongoing
Cyber safety and online bullying	1.3.6	Support, promote and deliver cyber-safety and online bullying prevention initiatives and campaigns targeting at risk groups	Partner Y3

We will also continue to:

- Work with the Child and Families Interagency to identify opportunities to inform and educate young people and families about e safety
- Collaborate with the Office of the e-Safety Commissioner on opportunities to provide information and 1-1 discussions on e-safety through Council's Mobile Play Van service.





‘There are some safety concerns at night as lots of people work as shift workers and rely on public transport’

(Service provider interview, Culturally Diverse Communities of Burwood research 2022)

‘Nine out of ten women in NSW have said they’ve changed the way they’ve travelled because they’ve felt unsafe in the past’.

(Transport NSW study 2023)

1.4 SAFE TRAVEL

Creating a safe travel environment for community members and visitors is a key priority for Burwood. Community consultation identified opportunities to improve road and pedestrian safety, especially on high streets and through town centres, to and from public transport, and when travelling at night.

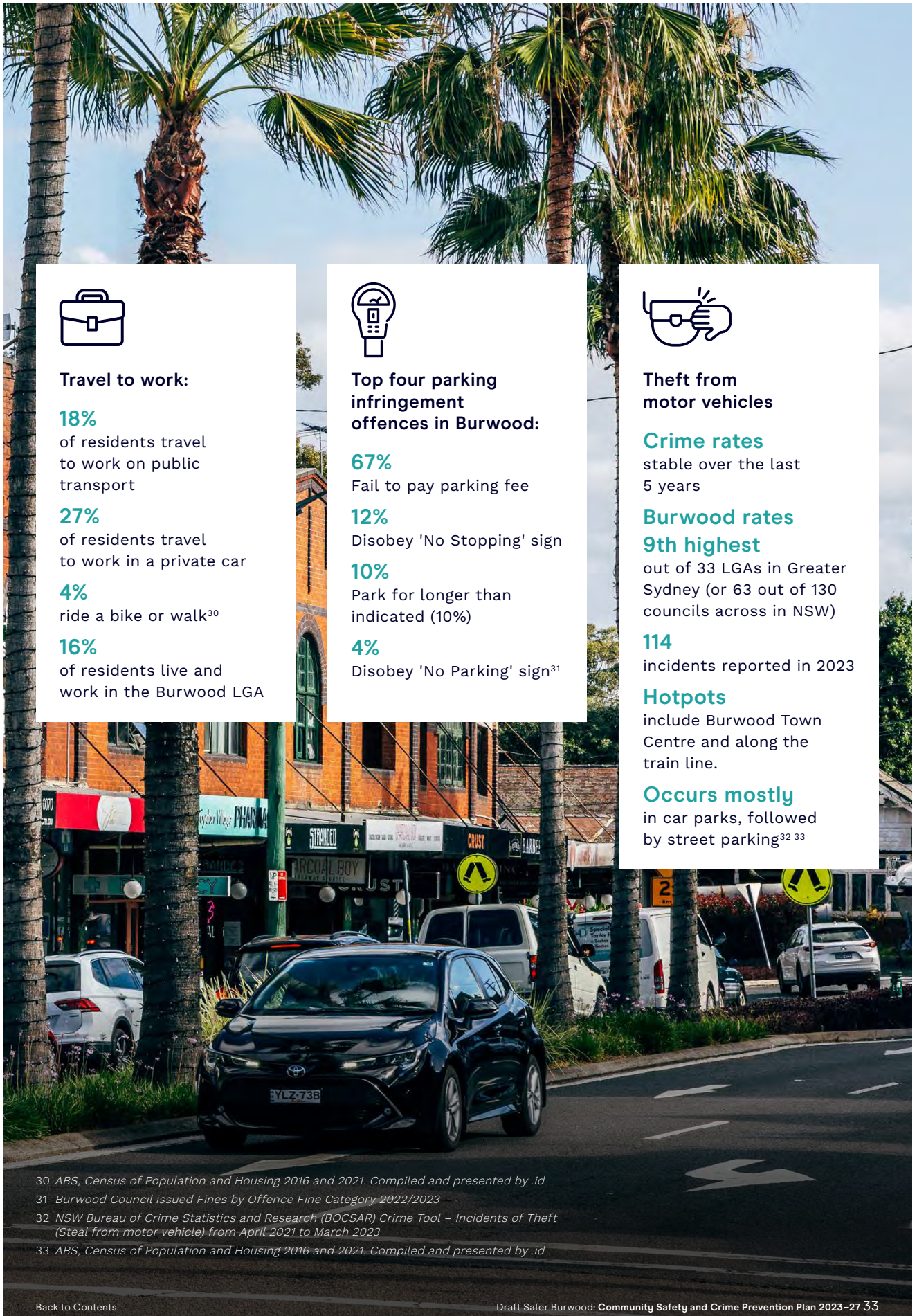
Excellent transport infrastructure and easy access to shops, services and the Sydney CBD has made the Burwood LGA an attractive destination for people to live, work and visit.

Council plays a key role in providing safe roadways, walkways and cycleways, managing traffic and parking, and ensuring a safe travel environment for community members and visitors.

The community told us their key road and travel safety concerns were:



- Travel at night including travelling to and from public transport and walking through poorly lit or isolated areas
- Road congestion and lack of accessible parking drop-off areas in the town centres
- Pedestrian safety and congestion on footpaths, particularly in the Burwood Town Centre
- Impact of e-bikes on footpaths.



Travel to work:

- 18%** of residents travel to work on public transport
- 27%** of residents travel to work in a private car
- 4%** ride a bike or walk³⁰
- 16%** of residents live and work in the Burwood LGA



Top four parking infringement offences in Burwood:

- 67%** Fail to pay parking fee
- 12%** Disobey 'No Stopping' sign
- 10%** Park for longer than indicated (10%)
- 4%** Disobey 'No Parking' sign³¹



Theft from motor vehicles

- Crime rates** stable over the last 5 years
- Burwood rates 9th highest** out of 33 LGAs in Greater Sydney (or 63 out of 130 councils across in NSW)
- 114** incidents reported in 2023
- Hotspots** include Burwood Town Centre and along the train line.
- Occurs mostly** in car parks, followed by street parking^{32 33}

³⁰ ABS, Census of Population and Housing 2016 and 2021. Compiled and presented by .id
³¹ Burwood Council issued Fines by Offence Fine Category 2022/2023
³² NSW Bureau of Crime Statistics and Research (BOCSAR) Crime Tool – Incidents of Theft (Steal from motor vehicle) from April 2021 to March 2023
³³ ABS, Census of Population and Housing 2016 and 2021. Compiled and presented by .id

Strategies and actions to improve travel safety

Strategy		Action	Council's role	Timeframe
Pedestrian safety improvements	1.4.1	Implement pedestrian safety improvements in town centres and transport corridors through the design and delivery of public domain revitalisation and upgrade projects	Lead	Ongoing
Theft awareness	1.4.2	Monitor hotspot areas and deliver targeted campaigns in partnership with NSW Police	Partner	Y3
Car park and commuter safety	1.4.3	Investigate strategies to promote vehicle safety messages in Town Centre car parks, such as the installation of lighting, signage and pavement markings	Lead	Y3
Number plate theft prevention	1.4.4	Develop an awareness campaign to highlight the benefits of Anti-Theft Screws for vehicle number plates and potential use for serious crime and partner with local vehicle repairers to install anti-theft number plate screws	Lead	Y1
Travelling safely after dark	1.4.5	Investigate the expansion of defined set-down and pick-up points for Rideshare within Town Centres	Lead	Y3
E-Bike safety	1.4.6	In partnerships with NSW Police, deliver E-Bike Safety Workshops to improve awareness of the road rules and laws for e-bike riders including mandatory safety equipment and age restrictions to improve safety and awareness	Partner	Y1 Y2

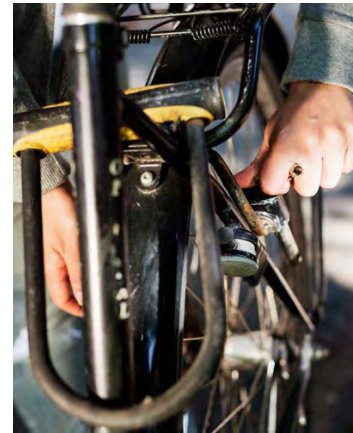
We will also continue to:

- Undertake public awareness and education programs to encourage safe driving practices and pedestrian safety
- Implement the Traffic and Transport Study's recommendations
- Undertake Council parking patrols in reported problem areas for unsafe parking practices and parking offences at regular intervals
- Work with local schools experiencing traffic issues to identify and implement proactive strategies to better address and manage pick-up and drop-off arrangements
- Undertake focused parking patrols at key schools experiencing ongoing road safety issues and liaise with NSW Police to increase Police patrolling at regular intervals
- Identify and assess problem areas for speeding and install traffic calming measures and pedestrian crossing upgrades where appropriate
- Deliver and upgrade Council-managed aspects of transport hubs, roads, pathways and cycleways that are accessible, activated, well maintained and planned with CPETD principles
- Undertake traffic and transport planning and works which deliver integrated pedestrian, traffic, roads and parking management and support alternative modes of transport.

"Lock it or Lose it" bicycle safety campaign

As part of a community awareness campaign to reduce bicycle thefts, Council partners with Burwood Police Area Command to implement a series of education and prevention strategies which involved:

- Undertaking a risk assessment of all bike racks within the LGA
- Surveying the community to better understand views on bike usage
- Installing signage at bike rack sites, reminding bike users to "Lock it or Lose it" and offering \$50 vouchers to be used towards the purchase of bike locks
- Encouraging bike owners to register with BikeVAULT (an initiative of Crime Stoppers and NSW Police to expose and defeat the illicit trade in stolen bikes).



Safer streets through road safety education

Council's Road Safety Officer develops road safety programs and awareness campaigns to educate pedestrians and road users, reduce traffic and parking problems, and address community safety outside school areas.

Key areas of focus include:

- Child Restraint Fittings
- Workshops for Learner Drivers
- Pedestrian Safety and Walking Safely Campaigns
- Radar Speed Displays
- Speed Cameras
- 40km/h speed zones in high traffic and local areas
- Driver Fatigue
- Seniors Road Safety
- Motorcycle Riders
- School Zone Road Safety.

Safety around schools

Council's Community Safety Team proactively patrol all school zones within the Burwood LGA. These patrols focus on child safety and act as a deterrent as well as community education and awareness. Council acknowledges that school areas can be heavily congested and vehicular movement can be difficult. Enforcement is used in areas that pose a threat to the safety of children, road users or pedestrians, or significantly impact local neighbourhoods.





Burwood LGA has a rate of homelessness of 161 people per 10,000.³⁴

1.5 SAFE HOMES

Access to safe and secure housing is a basic human right and critical to health and wellbeing. Lack of housing availability, affordability and rental security is placing people at increased risk of homelessness, overcrowding or living in unsafe or insecure housing.

While Burwood does not have a highly visible homeless population, homelessness is a growing issue in the Burwood LGA.

Homelessness takes many forms including sleeping rough, couch surfing, staying in boarding houses or mostly in unstable or overcrowded accommodation. Lack of safe or affordable alternatives often places people in vulnerable situations.

‘Burwood is a safe area for rough sleepers – there are places to sleep comfortably under shelter, food and other supports. It also has a generous community.’

(Service provider 2022)

³⁴ ABS 2021 Census – Number of Homeless people by LGA, counting persons, estimating homelessness compiled and presented in Homelessness and Housing Dashboard (accessed August 2023)

‘There is lots of couch surfing. And people are living in exploitative situations – being charged a lot of money for inadequate conditions e.g. renting by the bed. There is a need for more regulation and monitoring of boarding houses.’

(Service provider, 2022)

The community told us they want:

- Housing security and housing options that are safe and affordable
- Boarding houses to be monitored to ensure they are maintained and safe
- People who are homeless to be able to access food, shelter, and amenities
- Council to advocate on housing availability, affordability and rental security and cost of living pressures which are affecting our residents
- Community awareness about the dangers of combustible energy for heating and cooking.



**Residential theft
(steal from dwelling)**

8%
increase in offences over the past
5 years (or stable over last 2 years)

116
incidents reported in 2023

Burwood ranks the
2nd highest
of 33 LGAs in Greater Sydney

Medium-high density
housing areas are the main hotspots³⁵



**Homelessness &
overcrowding in Burwood:**

There are
646
people who are homeless

6
rough sleepers at the
2023 annual street count³⁶

³⁵ NSW Bureau of Crime Statistics and Research Crime Tool – Incidents of Theft (Steal from Dwelling) from April 2021 to March 2023

³⁶ Homelessness NSW Homelessness Census Data dashboard (accessed August 2023)

Strategies and actions to address homelessness and improve safety at home

Strategy		Action	Council's role	Timeframe
Homelessness in public spaces	1.5.1	Implement and monitor Council's Homelessness Protocol and Procedure to ensure the safety of people who are homeless in the Burwood area and continue to provide training to frontline staff	Lead	Ongoing
	1.5.2	Advocate for the safety of people who are homeless or sleeping rough in open spaces and work with key stakeholders to facilitate safe housing and access to support services	Partner	Ongoing
Homelessness awareness	1.5.3	Support local initiatives and strategies to assist in addressing and preventing homelessness	Partner	Ongoing
	1.5.4	Support advocacy related to the key drivers of homelessness including housing availability, affordability, rental security and cost of living pressures which are affecting Burwood residents	Partner	Ongoing
Addressing drivers of homelessness	1.5.5	Develop an Affordable Housing Contributions Plan and Policy	Deliver	Y1
	1.5.6	Advocate to the NSW Government for increased funding for community housing options to improve choice and affordability	Deliver	Y1
Safe and secure housing	1.5.7	Implement and support targeted community awareness campaigns to promote home safety and crime prevention, including promotion of existing initiatives such as NSW CCTV Police Register and BikeVAULT	Lead	Ongoing
	1.5.8	Implement and support programs and activities that educate the community about home safety (e.g. fire safety, property identification, building better security habits and securing their property) and measure their effectiveness	Lead	Ongoing

We will also continue to:

- Work with service providers and faith based organisations to monitor cost of living impacts on local residents and identify ways to increase service provision and resources to the community
- Address safety issues in the home through broad and targeted community education, regulation enforcement and collaboration
- Work with Council's Advisory Committees and Groups to ensure any emerging safety issues for our community are captured and our community education campaigns are effective
- Deliver programs, services and infrastructure that help facilitate 'active' lifestyles to help reduce the risk of falls or injuries
- Undertake annual street count to monitor the level of rough sleepers in Burwood Town Centre
- Inspect registered Boarding Houses annually to ensure compliance with safety standards.

Low cost rental accommodation

Boarding houses and co living housing provide compact rental accommodation for a range of occupants. Both housing types are typically built in well-connected areas, where residents have convenient access to work, study and recreation opportunities.

Boarding Houses

Boarding houses must be used for affordable housing in perpetuity and must be managed by the community housing provider (CHP) in perpetuity. Each room is generally designed to be self contained, with its own bathroom and kitchenette.

Boarding houses are to be managed in accordance with the requirements of the Boarding Houses Act 2012. The Act provides a regulatory framework that aims to ensure that boarding houses are maintained to high standards however, research shows that due to a lack of legal protections offered to boarding house residents, they can experience high degrees of instability and vulnerability in their housing.³⁷

Co-living accommodation

Co-living housing was introduced as a housing type by the NSW Government in November 2021. Co-living housing is not required to be managed by a CHP, however must provide a primary place of residence for all occupants.

Co-living housing must contain at least 6 private rooms and include key features such as fully furnished, ready-to-occupy private and shared spaces. A manager, who is responsible for the shared spaces, should actively encourage a sense of community.

Co-living housing often appeals to students, young professionals, or key workers.



Homelessness Protocol

Council has developed a Homelessness Protocol and Procedure to support a consistent response across the organisation on identifying and responding to homelessness, and connecting people with appropriate support.

Council-wide training is delivered on the Homelessness Protocol and Procedure to increase awareness and to upskill frontline staff.



Regulating community safety

Council is responsible for building the community's awareness of safety regulations applying to homes and neighbourhoods including swimming pool fencing, overgrown residential properties, hoarding and companion animals.

Our Community Safety Team conducts inspections and enforces compliance where it becomes necessary to maintain property in a safe and healthy condition.

³⁷ Registrar of Community Housing (2019), Regulation of Boarding Houses in NSW Final discussion paper



“ Language barriers or fear of Police prevents people from reporting.”

“ It is hard to access services. They don't know where to go”

“ Cultural expectations, shame and stigma can mean the issue is often hidden.”

“ For some newly arrived communities, domestic violence is often not recognised and reporting it as a crime to NSW Police is a new concept.”

“ Women on temporary visas have a precarious status when they escape DV... some have been living in refuges with no income for more than two years and are totally reliant on charities to support them.”

(Service provider interviews, Culturally Diverse Communities of Burwood 2022)

2. Safe people

2.1 SAFE RELATIONSHIPS

Domestic violence and elder abuse are growing safety issues affecting our community.

Domestic and family violence

Crime statistics show that domestic violence assaults in the Burwood LGA have increased 15% over the past 5 years.³⁸ However, NSW Police and community feedback indicates that incidents of domestic and family violence are likely to be significantly underreported and recorded crime statistics provide only part of the picture.

Council plays an important role in working with our community to raise awareness of the incidence and prevalence of domestic violence in our community, in the promotion of respectful relationships and promoting gender equity. Council also plays a vital role in supporting local services providing support to victims, and in advocating for funding to, and availability of, services and housing to ensure families and individuals are safe.

Domestic and family violence includes any behaviour, in an intimate or family relationship, which is violent, threatening, coercive or controlling, causing a person to live in fear.

There are several socio-cultural conditions or behaviours that drive violence against women, including:

- Condoning violence against women
- Controlling and/or coercive behaviour that limits women’s independence
- Cultural stereotypes that promote an ‘ideal’ masculinity and femininity, and
- Male peer relations and cultures of masculinity that emphasise aggression, dominance and control, disrespect, objectification and/or hostility towards women.³⁹

38 NSW Bureau of Crime Statistics Research – Number of recorded domestic violence related assault incidents by Local Government Area from April 2018 to March 2023

39 Our Watch website: <https://www.ourwatch.org.au/the-issue/>

The community told us they want to:



- Stop domestic and family violence
- Protect our elderly from abuse occurring across all cultures
- Build an understanding of respectful relationships in families and communities
- Provide support and resources to victim-survivors and service providers
- Have access to more culturally responsive services, programs and support.



Elder abuse

Abuse of older people is also a complex and sometimes hidden problem. Psychological (emotional) abuse is the most common type of abuse. Other forms include financial abuse, physical abuse, sexual abuse, and neglect.

Elder abuse amongst culturally diverse communities includes:

- Lack of respect due to culture, race or ethnicity
- Feeling like ‘free labour’
- Restricting contact with friends or relatives or to access cultural activities
- Use of language barriers and mistranslation or denial of important information
- Physical and financial abuse.



Domestic and family violence in Burwood

93 incidents⁴⁰

230 incidents per 100,000 people in Burwood LGA

Ranked 19 out of 33 LGAs in Greater Sydney

15% Increase over the last five years

72% of victim survivors were female

66% of perpetrators were male



Elder abuse

15% of people aged 65 and older experience elder abuse

Emotional abuse is the most common form of elder abuse

Higher rates of abuse for women than for men⁴¹



⁴⁰ Ibid

⁴¹ AIFS, National Elder Abuse Prevalence Study: Final Report (2021)

Strategies and actions to address family violence and elder abuse

Strategy		Action	Council's role	Timeframe
Increase local understanding and responses to domestic and family violence and elder abuse	2.1.1	Work with local services and community groups to promote awareness of domestic and family violence and elder abuse within the community, identify gaps and opportunities to respond	Partner	Y1 Y2
	2.1.2	Undertake research to identify effective, culturally-tailored awareness and prevention strategies to inform local responses to addressing domestic violence and elder abuse and partner with community agencies to co-design and evaluate a pilot program	Partner	Y2 Y3
Promote respectful relationships	2.1.3	Work with the community to plan and deliver targeted programs to raise awareness about safe, healthy and respectful behaviour and relationships	Partner	Y2
Supporting women and children escaping violence	2.1.4	Promote information about support services in key locations and through appropriate channels and partner with services to address key barriers to access	Partner	Ongoing
	2.1.5	Work with local organisations to investigate models to provide occasional, short-term child-minding for victim-survivors to attend appointments	Partner	Y2
	2.1.6	Investigate the feasibility of providing support worker parking permits for services such as DV, homelessness and housing	Lead	Y2
	2.1.7	Investigate opportunities to provide free activities or community programs for women and children escaping violence	Lead	Ongoing
	2.1.8	Support and promote targeted programs for women and girls escaping violence which provide skills development and connections to support services	Partner	Y1 Y2
Safe spaces for women, girls and gender diverse people	2.1.9	Join the NSW Greater Cities Commission Women's Safety Charter and identify opportunities to support, advocate and trial local interventions to create more welcoming and inclusive public places for women, girls and gender diverse people	Partner	Y1

We will also continue to:

- Monitor the implementation of Council's Child Safety Framework
- Update Council's Child Safe webpage with links to child safe resources and services
- Deliver training for frontline staff to provide information and referral to support services to community members seeking assistance
- Support and promote child safety initiatives and campaigns such as Child Protection Week.

Women's and Girl's Self Defence Program

The Women's and Girl's Self Defence Program is a nine-week program, run in collaboration with a local Kung Fu academy. The program brings women together in a safe environment to challenge themselves, learn self-defence techniques and promote self-development. Through the program participants gain confidence in themselves and are empowered knowing they can keep themselves safe.



The Women In Touch (WIT) program

Council partners with a local DV specialist service to design and deliver a women’s empowerment program. The program provides a safe space for local women/victim-survivors to come together for social connection and empowerment through education, holistic health and personal development. The program includes sessions on job seeking, renting, banking and e-safety, government services such as legal aid, police, health and wellbeing, cooking, as well art and craft therapy. Child minding is also provided.

Women’s Safety Charter

Research shows that women, girls and gender diverse people are more likely to experience unsafe situations and feel unwelcome or uncomfortable in public places.

The Women’s Safety Charter brings together government, business and community partners to take collective action to create more welcoming and inclusive public places for women, girls and gender diverse people.⁴²

This includes involving diverse women in the design of safety solutions and addressing the perceptions and experiences of safety, from early intervention and prevention through to targeted actions against unsafe behaviour.

Activities may include trialling interventions to address issues such as poor lighting, surveillance, wayfinding, activation, safety perceptions, infrastructure, lack of welcoming spaces, and bystander inaction.

The Charter aims to shift attitudes and behaviours around women’s safety, with particular focus on the following areas:



⁴² An initiative of the NSW Greater Cities Commission



“ Social isolation is a big thing especially for children with complex disabilities... create events and forums where people with disability of all ages can come together in a safe space and get to know one another. ”

Survey respondent (Disability Inclusion Action Plan engagement 2021)

2.2 CONNECTED COMMUNITIES

Communities that are welcoming, inclusive and celebrate diversity are shown to be safer places. People who are connected with their neighbours and to their community have a stronger sense of identity, belonging and wellbeing.

Research shows that socially inclusive communities have higher levels of trust, community connectedness and more positive perceptions of safety. Strengthening social cohesion and fostering community and economic participation are recognised crime prevention initiatives.

Council can play a key role in bringing our diverse communities together, strengthening community networks and supporting the inclusion of those most vulnerable.

“ Burwood is a welcoming and diverse place, but racism and discrimination still exists. Council can help to promote respect and cross-cultural understanding.”

Service provider (Culturally Diverse Communities of Burwood research 2022)

76%

agree/strongly agree that ‘Burwood is a harmonious, respectful, and inclusive community’

71%

agree/strongly agree that they ‘feel part of the community’⁴³

The community told us they want:



- All people in Burwood to feel included and to belong
- Opportunities to build stronger and trusted relationships
- Events and programs that celebrate diversity, promote intercultural connection and cohesion
- Welcoming and safe spaces for young people where they feel connected and engaged
- Programs and activities that are inclusive and accessible, particularly for those most vulnerable or isolated.

43 Burwood Community Priorities and Satisfaction Survey (Micromex, March 2023)



Strategies and actions to strengthen social inclusion, community connection and resilience

Strategy		Action	Council's role	Timeframe
Stronger networks	2.2.1	Develop and implement the Burwood Multicultural Strategy to build partnerships with the culturally diverse communities of Burwood and promote opportunities for cross-cultural and intercultural connection	Lead	Ongoing
Community connection and inclusion	2.2.2	Continue to deliver and support events that celebrate our diverse and multicultural and multi-faith communities	Lead	Ongoing
Address racism	2.2.3	Work with Council's Multicultural Advisory Committee to support and promote local #RacismNotWelcome initiatives	Lead	Ongoing
Safe places for young people	2.2.4	Identify and promote opportunities to provide safe and welcoming places and spaces that are designed for, and by, young people and address diverse interests	Lead	Y2
	2.2.5	Develop and implement the Burwood Youth Action Plan to promote activities to increase connection, social inclusion and engagement of young people and respond to identified needs	Partner	Y1
Neighbourhood cohesion	2.2.6	Promote 'Neighbour Day' and other community-driven initiatives that connect community members and reduce social isolation	Lead	Ongoing

We will also continue to:

- Support and promote community-driven initiatives that strengthen social cohesion
- Deliver community programs that are free, inclusive and accessible for community members who are new arrivals, with low incomes or socially isolated
- Support and promote programs and events which increase connection and inclusion for people with disability
- Collaborate on the delivery of resilience building initiatives including updated flood mapping and controls, building finishes to reduce heat sink and guidelines for increased landscaping on private properties.

Neighbours Every Day

is an ongoing social connection campaign, which culminates in a national day of action, Neighbour Day, held annually on the last Sunday of March. It aims to build stronger relationships within communities, focusing on inclusion and connection and belonging.⁴⁴

The #RacismNotWelcome Campaign

is a community-led, grassroots initiative intended to acknowledge the existence of racism and take a public stance against racism. Council signed up to this in July 2021 and works in partnership with our Multicultural Advisory Committee to implement. Local initiatives include: Burwood Chinatown Public Art Project, The Last Lion, and 'No Room for Racism in Burwood' Video.

⁴⁴ Relationships Australia, Neighbours Every Day website: <https://neighbourseveryday.org/>





" It is important to tailor and adapt programs for each group, understanding the cultural needs of participants, for example running programs in English and co-facilitated with a bi-lingual co-facilitator."

2.3 COMMUNITY AWARENESS & SUPPORT

Community awareness is an effective strategy in preventing crime and improving safety in our community. Access to information and local support services when needed is also vital to improve the safety and wellbeing of our community.

Community feedback indicates that many people are not aware of how to access the support available. Language, recency of arrival, lack of trust or cultural safety are some of the barriers which can prevent community members from accessing or engaging with services and programs.

Council plays a key role in supporting and connecting local services, providing information and education to our community and partnering with NSW Police and community to increase awareness and reporting of crime and safety issues.

“ Language barriers or fear of police prevents people from reporting.”

“ It is hard to access services. They don't know where to go or there are barriers to access.”

The community and service providers told us they want:



- Stronger relationships between Council, Police and the community, especially with diverse communities
- To know what services are available and how to access them
- To know where to go for information and support
- Information to be provided in community languages and distributed through trusted community networks
- Targeted community safety programs co-designed and delivered by communities
- Programs to be adapted and tailored for the cultural and language needs of participants
- Culturally safe and accessible services providing an environment which is spiritually, socially and emotionally safe, as well as physically safe for people without assault, challenge or denial of their identity
- Improved reporting and support processes
- More support and funding for local services.

Strategies and actions to increase community safety awareness and strengthen local support services

Strategy		Action	Council's role	Timeframe
Stronger networks	2.3.1	Create networking opportunities between NSW Police, local service providers, faith based groups, community networks, leaders, community members and other stakeholders to build trust, information sharing and partnerships to address community safety issues	Lead	Y2
Service awareness	2.3.2	Work with community partners to increase awareness of support services and programs available to the community and pilot the use of a range of innovative and community-led methods	Lead	Y1
Child safeguarding	2.3.3	Implement Council's Child Safety and Wellbeing Policy	Lead	Ongoing
Safety education	2.3.4	Partner with key emergency services to deliver the Burwood Safety Expo to provide safety education and build stronger relationships with services and the community	Lead	Ongoing
	2.3.5	Partner with community organisations and NSW Police to design, translate and distribute relevant community safety resources and deliver awareness campaigns that can be tailored to different audiences in community languages	Partner	Ongoing
	2.3.6	Partner with Royal Life, Surf Life Saving Australia and NSW Government to deliver water, surf and rock-fishing education and cultural programs to Burwood residents to facilitate recreational safety	Partner	Y1
	2.3.7	Provide community safety information on Council's website, through social media channels and in visible locations, such as in Council facilities, or at Council events	Lead	Ongoing
Capacity building	2.3.8	Deliver annual Community Grants Program and include community safety as a funding priority to support the vision or expansion of community-led programs in the Burwood LGA	Lead	Ongoing
	2.3.9	Identify and promote external funding opportunities and facilitate partnerships with local services and community groups to implement local safety initiatives	Lead	Ongoing
	2.3.10	Facilitate the delivery of mental health training for community groups to support their communities	Partner	Y2
Data collection	2.3.11	Measure perceptions of safety and social cohesion in engagement and data collection processes	Lead	Ongoing

We will also continue to:

- Attend Police Community Safety Precinct Committee Meetings with Burwood Police Area Command to stay informed of local issues impacting on crime
- Attend Liquor Accord meetings and work with members to keep informed about alcohol-related crime and safety
- Attend and represent Burwood Council at the Community Safety Precinct Committee Police Meetings
- Meet and work with the Women and Girls Emergency Centre in the Burwood LGA.

Burwood Safety Expo

The Expo provides an opportunity for community members to meet with Burwood Police Area Command, Council and emergency services to increase awareness of the services provided. Interactive displays and demonstrations provide education on key home, road and community safety issues. Examples of activities include:

- Meet and greet opportunities with officers and emergency responders including 'coffee with a cop'
- Emergency vehicle and equipment displays
- Car crash vehicle displays
- Home fire safety and smoke alarm home safety visits
- Road and bike safety displays and information.

Community safety education

Council's Community Safety Team delivers education programs which target topics in response to emerging trends or community requests. Examples of topics include:



Parking especially School Education



Dumped Rubbish



Building Site Management



Animal Management



Health



Food Safety

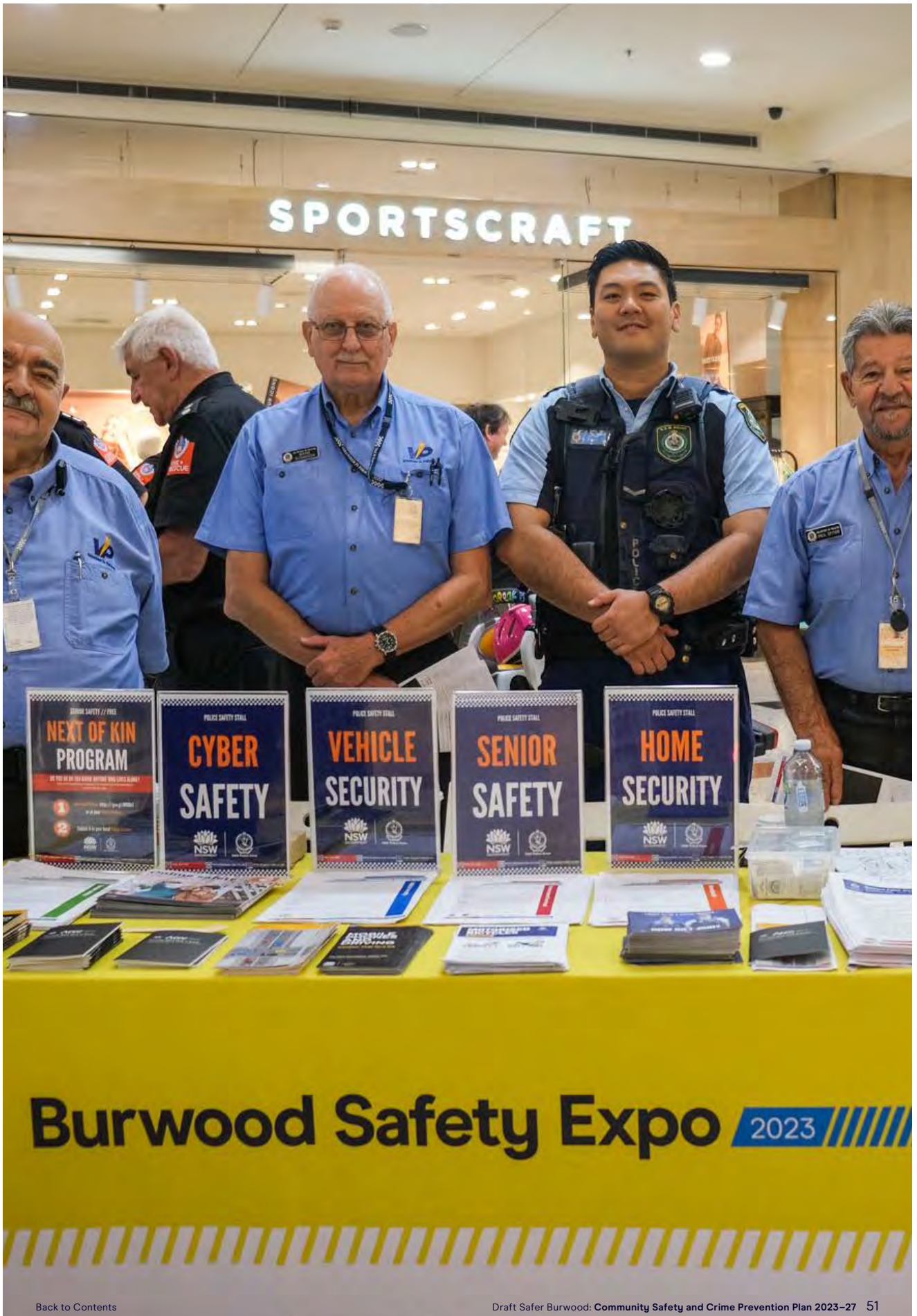


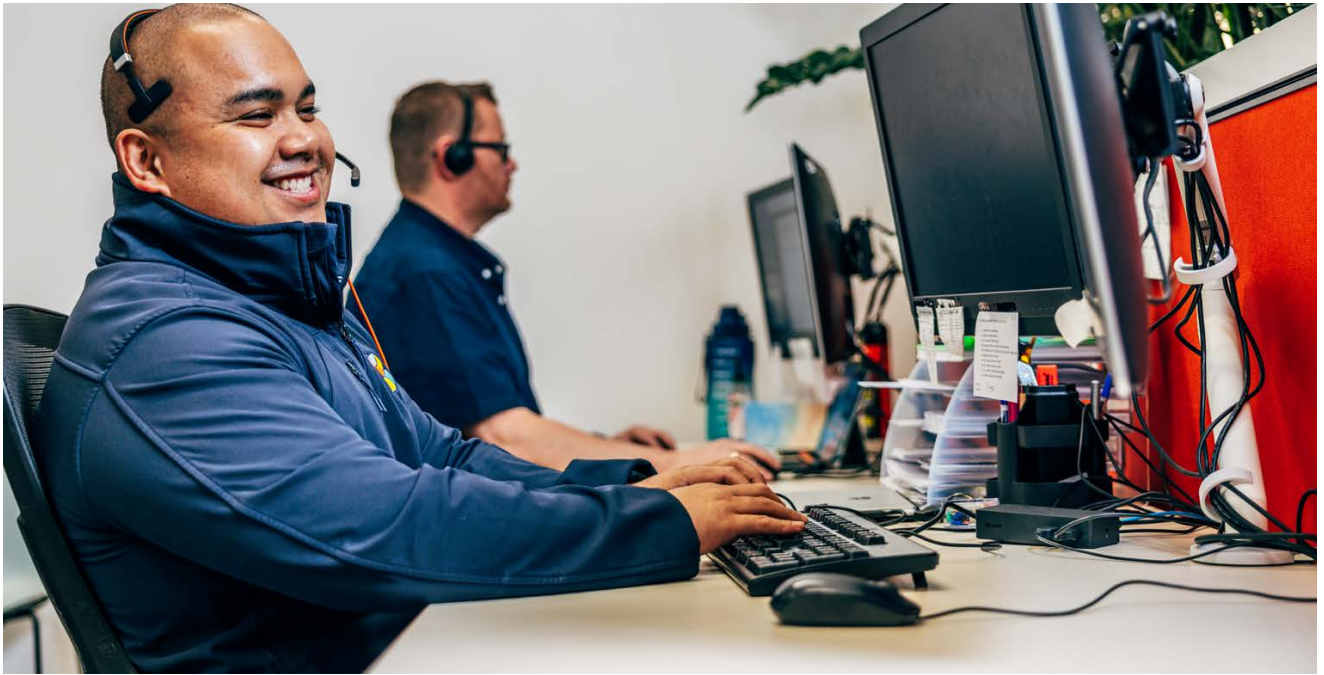
Skin penetration



Boarding houses







Monitoring our progress

Council will work together with the community, NSW Police and stakeholders to implement, monitor and evaluate this plan.

An implementation plan will be developed for each year of the four years of the Plan. Key strategies will be incorporated into Council's Operational Plan. We will regularly review and measure the outcomes of our activities through our corporate reporting.

We will continue to monitor and review:

- Crime data from BOCSAR and local police to analyse trends, and monitor safety outcomes and reporting levels at the population level
- Levels of collaboration with project partners
- Changes in community perceptions of safety and the impact of programs and services delivered as part of the Plan through:
 - Community priority and satisfaction survey results*
 - Consultation and community engagement activities
 - Feedback from program participants on changes in community awareness, feelings of safety and behaviour for targeted crime and safety issues
 - Outcomes of safety and place experience audits and public domain improvements.

45 Micromex, Burwood Community Priorities and Satisfaction Survey, 2023

Measures⁴⁵:

- Feeling safe in the day (Baseline: 97%)
- Feeling safe at night (Baseline: 74%)
- Feeling part of local community (Baseline: 71%)
- Burwood is a harmonious, respectful, and inclusive community (Baseline: 76%)
- Vibrant and inviting town centres (Baseline: 64%)
- Local events offering opportunities to connect (Baseline: 60%)
- A vibrant nightlife (Baseline: 84%)
- Community safety programs (Baseline: 89%)
- Traffic management and road safety (Baseline: 85%)
- Graffiti removal (Baseline: 87%)
- Removal of illegally dumped rubbish (Baseline: 84%)
- Town centre cleanliness (Baseline: 91%)
- Support for local business (Baseline: 91%)





Follow Council @BurwoodCouncil
www.burwood.nsw.gov.au

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Burwood Council

ANNUAL FINANCIAL STATEMENTS
for the year ended 30 June 2023

*A well connected, sustainable and safe community that
embraces and celebrates its culture and diversity.*



Burwood Council

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2023

*A well connected, sustainable and safe community that
embraces and celebrates its culture and diversity.*



Burwood Council

General Purpose Financial Statements

for the year ended 30 June 2023

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Overview

Burwood Council is constituted under the Local Government Act 1993 (NSW) and has its principal place of business at:
2 Conder Street
BURWOOD NSW 2134

Council's guiding principles are detailed in Chapter 3 of the LGA and includes:

- principles applying to the exercise of functions generally by council,
- principles to be applied when making decisions,
- principles of community participation,
- principles of sound financial management, and
- principles for strategic planning relating to the development of an integrated planning and reporting framework.

A description of the nature of Council's operations and its principal activities are provided in Note B1-2.

Through the use of the internet, we have ensured that our reporting is timely, complete and available at minimum cost. All press releases, financial statements and other information are publicly available on our website: www.burwood.nsw.gov.au.

Burwood Council

General Purpose Financial Statements

for the year ended 30 June 2023

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 24 October 2023.

John Faker
Mayor
24 October 2023

George Mannah
Deputy Mayor
24 October 2023

Tommaso Briscese
General Manager
24 October 2023

Sarah Seaman
Responsible Accounting Officer
24 October 2023

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Income Statement | for the year ended 30 June 2023

Burwood Council

Income Statement

for the year ended 30 June 2023

Original unaudited budget 2023	\$ '000	Notes	Actual 2023	Actual 2022
Income from continuing operations				
35,414	Rates and annual charges	B2-1	35,712	34,039
9,828	User charges and fees	B2-2	9,544	6,806
4,893	Other revenues	B2-3	5,454	4,937
2,956	Grants and contributions provided for operating purposes	B2-4	5,476	3,979
16,242	Grants and contributions provided for capital purposes	B2-4	14,535	4,352
650	Interest and investment income	B2-5	1,910	506
2,350	Other income	B2-6	1,706	1,695
<u>72,333</u>	Total income from continuing operations		<u>74,337</u>	<u>56,314</u>
Expenses from continuing operations				
23,151	Employee benefits and on-costs	B3-1	20,828	19,816
23,490	Materials and services	B3-2	29,205	23,773
335	Borrowing costs	B3-3	337	314
10,413	Depreciation and amortisation of intangible assets and IPP&E	B3-4	10,743	10,535
1,000	Other expenses	B3-5	1,435	1,021
–	Net loss from the disposal of assets	B4-1	1,398	1,081
<u>58,389</u>	Total expenses from continuing operations		<u>63,946</u>	<u>56,540</u>
<u>13,944</u>	Operating result from continuing operations		<u>10,391</u>	<u>(226)</u>
<u>13,944</u>	Net operating result for the year attributable to Council		<u>10,391</u>	<u>(226)</u>
<u>(2,298)</u>	Net operating result for the year before grants and contributions provided for capital purposes		<u>(4,144)</u>	<u>(4,578)</u>

The above Income Statement should be read in conjunction with the accompanying notes.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Statement of Comprehensive Income | for the year ended 30 June 2023

Burwood Council

Statement of Comprehensive Income

for the year ended 30 June 2023

\$ '000	Notes	2023	2022
Net operating result for the year – from Income Statement		10,391	(226)
Other comprehensive income:			
Amounts which will not be reclassified subsequently to the operating result			
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	25,995	43,590
Total items which will not be reclassified subsequently to the operating result		25,995	43,590
Total other comprehensive income (loss) for the year		25,995	43,590
Total comprehensive income for the year attributable to Council		36,386	43,364

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Statement of Financial Position | for the year ended 30 June 2023

Burwood Council

Statement of Financial Position

as at 30 June 2023

\$ '000	Notes	2023	2022
ASSETS			
Current assets			
Cash and cash equivalents	C1-1	10,056	15,198
Investments	C1-2	12,000	14,250
Receivables	C1-4	5,540	5,799
Contract assets and contract cost assets	C1-5	81	175
Other	C1-9	652	1,025
Total current assets		28,329	36,447
Non-current assets			
Investments	C1-2	30,550	16,146
Infrastructure, property, plant and equipment (IPPE)	C1-6	572,400	543,469
Investment property	C1-7	5,000	4,975
Intangible assets	C1-8	211	295
Right of use assets	C2-1	743	860
Total non-current assets		608,904	565,745
Total assets		637,233	602,192
LIABILITIES			
Current liabilities			
Payables	C3-1	10,409	8,753
Contract liabilities	C3-2	5,219	7,287
Lease liabilities	C2-1	253	214
Borrowings	C3-3	691	727
Employee benefit provisions	C3-4	5,582	5,665
Total current liabilities		22,154	22,646
Non-current liabilities			
Lease liabilities	C2-1	527	681
Borrowings	C3-3	4,385	5,076
Employee benefit provisions	C3-4	134	142
Total non-current liabilities		5,046	5,899
Total liabilities		27,200	28,545
Net assets		610,033	573,647
EQUITY			
Accumulated surplus	C4-1	254,994	244,603
IPPE revaluation reserve	C4-1	355,039	329,044
Total equity		610,033	573,647

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Statement of Changes in Equity | for the year ended 30 June 2023

Burwood Council

Statement of Changes in Equity

for the year ended 30 June 2023

\$ '000	Notes	2023			2022		
		Accumulated surplus	IPPE revaluation reserve	Total equity	Accumulated surplus	IPPE revaluation reserve	Total equity
Opening balance at 1 July		244,603	329,044	573,647	244,829	285,454	530,283
Opening balance		244,603	329,044	573,647	244,829	285,454	530,283
Net operating result for the year		10,391	-	10,391	(226)	-	(226)
Net operating result for the period		10,391	-	10,391	(226)	-	(226)
Other comprehensive income							
Gain (loss) on revaluation of infrastructure, property, plant and equipment	C1-6	-	25,995	25,995	-	43,590	43,590
Other comprehensive income		-	25,995	25,995	-	43,590	43,590
Total comprehensive income		10,391	25,995	36,386	(226)	43,590	43,364
Closing balance at 30 June		254,994	355,039	610,033	244,603	329,044	573,647

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Statement of Cash Flows | for the year ended 30 June 2023

Burwood Council

Statement of Cash Flows

for the year ended 30 June 2023

Original unaudited budget 2023	\$ '000	Notes	Actual 2023	Actual 2022
Cash flows from operating activities				
<i>Receipts:</i>				
35,401	Rates and annual charges		35,492	33,604
9,953	User charges and fees		10,543	6,219
601	Interest received		1,660	486
17,858	Grants and contributions		18,392	13,641
1,500	Bonds, deposits and retentions received		1,589	1,025
5,554	Other		10,160	9,262
<i>Payments:</i>				
(23,089)	Payments to employees		(20,867)	(21,412)
(22,424)	Payments for materials and services		(33,497)	(26,946)
(326)	Borrowing costs		(340)	(315)
(1,300)	Bonds, deposits and retentions refunded		(1,304)	(978)
(1,012)	Other		(51)	(1,060)
22,716	Net cash flows from operating activities	G1-1	21,777	13,526
Cash flows from investing activities				
<i>Receipts:</i>				
33,000	Sale of investments		44,250	25,000
825	Proceeds from sale of IPPE		140	411
<i>Payments:</i>				
(33,000)	Purchase of investments		(23,250)	(25,000)
–	Acquisition of term deposits		(33,000)	(3,000)
(15,630)	Payments for IPPE		(14,030)	(16,307)
–	Purchase of intangible assets		(53)	(88)
(14,805)	Net cash flows from investing activities		(25,943)	(18,984)
Cash flows from financing activities				
<i>Receipts:</i>				
–	Proceeds from borrowings		–	1,000
<i>Payments:</i>				
(729)	Repayment of borrowings		(727)	(683)
(217)	Principal component of lease payments		(249)	(212)
(946)	Net cash flows from financing activities		(976)	105
6,965	Net change in cash and cash equivalents		(5,142)	(5,353)
15,189	Cash and cash equivalents at beginning of year		15,198	20,551
22,154	Cash and cash equivalents at end of year	C1-1	10,056	15,198
27,351	plus: Investments on hand at end of year	C1-2	42,550	30,396
49,505	Total cash, cash equivalents and investments		52,606	45,594

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Burwood Council

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Burwood Council

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A About Council and these financial statements

A1-1 Basis of preparation

These financial statements were authorised for issue by Council on 26 September 2023. Council has the power to amend and reissue these financial statements in cases where critical information is received from public submissions or where the OLG directs Council to amend the financial statements.

The principal accounting policies adopted in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

These general purpose financial statements have been prepared in accordance with Australian Accounting Standards and Australian Accounting Interpretations, the *Local Government Act 1993 (Act)* and *Local Government (General) Regulation 2021 (Regulation)*, and the Local Government Code of Accounting Practice and Financial Reporting.

Council is a not-for-profit entity.

The financial statements are presented in Australian dollars and are rounded to the nearest thousand dollars.

Historical cost convention

These financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain infrastructure, property, plant and equipment and investment property.

Significant accounting estimates and judgements

The preparation of financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Council's accounting policies.

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Council and that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

Council makes estimates and assumptions concerning the future.

The resulting accounting estimates will, by definition, seldom equal the related actual results.

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year include:

- (i) estimated fair values of investment properties – refer Note C1-7
- (ii) estimated fair values of infrastructure, property, plant and equipment – refer Note C1-6
- (iii) employee benefit provisions – refer Note C3-4

Significant judgements in applying the Council's accounting policies

- i. Impairment of receivables – refer Note C1-4.
- ii. Determination of whether performance obligations are sufficiently specific and whether the contract is within the scope of AASB 15 *Revenue from Contracts with Customers* and / or AASB 1058 *Income of Not-for-Profit Entities* – refer to Notes B2-2 – B2-4.
- iii. Determination of the lease term, discount rate (when not implicit in the lease) and whether an arrangement contains a lease – refer to Note C2-1.

Monies and other assets received by Council

The Consolidated Fund

In accordance with the provisions of Section 409(1) of the *Local Government Act 1993*, all money and property received by Council is held in the Council's Consolidated Fund unless it is required to be held in the Council's Trust Fund.

The Consolidated Fund has been included in the financial statements of the Council.

Cash and other assets of the following activities have been included as part of the Consolidated Fund:

- general purpose operations

A1-1 Basis of preparation (continued)

Goods and Services Tax (GST)

Revenues, expenses and assets are recognised net of the amount of associated GST, unless the GST incurred is not recoverable from the taxation authority. In this case it is recognised as part of the cost of acquisition of the asset or as part of the expense.

Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the Statement of Financial Position.

Cash flows are presented on a gross basis. The GST components of cash flows arising from investing or financing activities that are recoverable from, or payable to, the taxation authority, are presented as operating cash flows.

Volunteer services

Council does not have a material dependence on volunteer services, however the use of volunteer services is to provide opportunities for residents to experience different areas of the workforce, gain recognisable work experience, and allow them to identify and work towards future career goals. This also benefits Council as we are able to harness the skill sets of our local community without any expectation of paid employment. Volunteer services will not be purchased if it is not donated.

New accounting standards and interpretations issued but not yet effective

Certain new accounting standards and interpretations (ie. pronouncements) have been published by the Australian Accounting Standards Board that are not mandatory for the 30 June 2023 reporting period.

Council has elected not to apply any of these pronouncements in these financial statements before their operative dates.

As at the date of authorisation of these financial statements Council does not consider that any of these new (and still to be applied) standards and interpretations are likely to have a material impact on the Council's future financial statements, financial position, financial performance or cash flows.

New accounting standards adopted during the year

During the year Council adopted all accounting standards and interpretations (as issued by the Australian Accounting Standards Board) which were mandatorily effective from the first time at 30 June 2023.

None of these had a significant impact on reported position or performance.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

B Financial Performance

B1 Functions or activities

B1-1 Functions or activities – income, expenses and assets

Income, expenses and assets have been directly attributed to the following functions or activities. Details of those functions or activities are provided in Note B1-2.

\$ '000	Income		Expenses		Operating result		Grants and contributions		Carrying amount of assets	
	2023	2022	2023	2022	2023	2022	2023	2022	2023	2022
Functions or activities										
Inclusive community and culture	3,104	2,164	10,872	9,103	(7,768)	(6,939)	1,116	676	59,200	56,928
Open and collaborative leadership	4,267	2,888	19,257	17,401	(14,990)	(14,513)	1,013	790	156,101	154,597
Sustainable and protected environment	10,942	10,043	14,435	13,983	(3,493)	(3,940)	2,808	1,849	148,593	135,221
Places for people	23,559	12,132	18,197	14,940	5,362	(2,808)	13,725	3,835	271,792	254,758
Vibrant city and villages	154	10	1,185	1,113	(1,031)	(1,103)	2	-	1,547	688
General purpose income	32,311	29,077	-	-	32,311	29,077	1,347	1,181	-	-
Total functions and activities	74,337	56,314	63,946	56,540	10,391	(226)	20,011	8,331	637,233	602,192

B1-2 Components of functions or activities

Details relating to the Council's functions or activities as reported in B1-1 are as follows:

Inclusive community and culture

The theme 'community and lifestyle' relates to supporting the community to create a feeling of belonging, inclusiveness and wellbeing amongst Burwood's diverse population. Community and lifestyle is about people being proud of where they live, feeling safe and engaged in the community and having access to facilities and services that ensure they can lead a healthy and satisfying lifestyle.

Open and collaborative leadership

This theme relates to the leadership not only of our elected representatives but also leaders in our business, volunteer, spiritual and environmental community. It is about encouraging greater participation and engagement in decision making processes and involving people in local activities and programs. Leadership through innovation is also about thinking outside the square to resolve some of the challenges facing our community as we strive to be a leading community in economic prosperity, environmental sustainability and social responsibility. We strive for community leadership that fosters our community values and celebrates our culture, diversity and heritage.

Sustainable and protected environment

This theme is focused on maintaining and ensuring we live in a healthy, safe and sustainable natural environment. This theme aims to protect our natural resources and assets including parks, trees, open green spaces and also ensure that our impact on the environment is reduced so that we continue to live in a clean and sustainable environment. The community, Council and other governments all have a role to play in protecting our environment and taking responsibility for preserving our natural resources for future generations.

Places for people

This theme relates to the services and infrastructure that supports our community including roads, public transport, health facilities and education providers. It also encompasses our strategic planning to ensure we can accommodate our growing population. This theme aims to improve the quality and equitable access to services in our community and also to enhance the visual appearance of our neighbourhoods, streetscapes and town centre. Transport plays a major role in keeping our community physically connected to work, recreational spaces and services. Being able to move around easily plays a key role in the liveability and sustainability of our area.

Vibrant city and villages

This theme relates to harnessing Burwood's strategic status and supporting the businesses and services that contribute to the wider Burwood economy. Burwood is characterised by a vibrant CBD and several business and shopping precincts. This theme aims to ensure an economically sustainable and prosperous future in Burwood with a strong network of services that support existing businesses and institutions, and attract new and diverse organisations. It also aims to stimulate the local economy and activate our surrounding villages to foster a sense of pride and enhance our local identity.

General purpose income

General purpose income is that income not attributed to directly to Council's Activities or Functions. Income includes Rates & Annual Charges, Untied General Purpose Grants and Interest on Investments.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

B2 Sources of income

B2-1 Rates and annual charges

\$ '000	2023	2022
Ordinary rates		
Residential	21,770	20,580
Business	6,991	6,694
Less: pensioner rebates (mandatory)	(138)	(135)
Less: pensioner rebates (Council policy)	(223)	(243)
Rates levied to ratepayers	28,400	26,896
Pensioner rate subsidies received	167	165
Total ordinary rates	28,567	27,061
Annual charges (pursuant to s496, 496A, 496B, 501 & 611)		
Domestic waste management services	6,859	6,687
Stormwater management services	298	297
Section 611 charges	28	33
Less: pensioner rebates (mandatory)	(39)	(39)
Less: pensioner rebates (Council policy)	(48)	(48)
Annual charges levied	7,098	6,930
Pensioner annual charges subsidies received:		
– Domestic waste management	47	48
Total annual charges	7,145	6,978
Total rates and annual charges	35,712	34,039

Council has used 2019 year valuations provided by the NSW Valuer General in calculating its rates.

Accounting policy

Rates and annual charges are recognised as revenue when the Council obtains control over the assets comprising these receipts.

Pensioner rebates relate to reductions in rates and certain annual charges for eligible pensioners' place of residence in the local government council area that are not subsidised by the NSW Government.

Pensioner rate subsidies are received from the NSW Government to provide a contribution towards the pensioner rebates and are recognised within the underlying revenue item based on their substance.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

B2-2 User charges and fees

\$ '000	Timing	2023	2022
Other user charges and fees			
(i) Fees and charges – statutory and regulatory functions (per s608)			
Private works – section 67	2	241	160
Section 10.7 certificates (EP&A Act)	2	120	98
Section 603 certificates	2	56	65
Other	2	11	2
Developer fees	2	404	400
Engineering and administration	2	1,201	1,216
Licence and inspection fees	2	505	259
Licence fees – outdoor eating	2	151	3
Total fees and charges – statutory/regulatory		2,689	2,203
(ii) Fees and charges – other (incl. general user charges (per s608))			
Community centres	2	370	119
Leaseback fees – Council vehicles	2	194	187
Park rents	2	99	72
Car parking meters	2	2,032	1,549
Car parking station	2	1,296	761
Street furniture advertising income	2	1,078	1,019
Swimming centre and gym fees	2	1,677	829
Other	2	109	67
Total fees and charges – other		6,855	4,603
Total other user charges and fees		9,544	6,806
Total user charges and fees		9,544	6,806
Timing of revenue recognition for user charges and fees			
User charges and fees recognised at a point in time (2)		9,544	6,806
Total user charges and fees		9,544	6,806

Accounting policy

Revenue arising from user charges and fees is recognised when or as the performance obligation is completed and the customer receives the benefit of the goods / services being provided.

The performance obligation relates to the specific services which are provided to the customers and generally the payment terms are within 30 days of the provision of the service or in some cases such as caravan parks, the customer is required to pay on arrival. There is no material obligation for Council in relation to refunds or returns.

Licences granted by Council are all either short-term or low value and all revenue from licences is recognised at the time that the licence is granted rather than the term of the licence.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

B2-3 Other revenues

\$ '000	Timing	2023	2022
Fines	2	189	179
Fines – parking	2	4,624	3,125
Legal fees recovery – other	2	113	673
Diesel rebate	2	7	9
Insurance claims recoveries	2	–	5
Sale of abandoned vehicles	2	6	4
Sales – general	2	45	22
Animal control fees	2	18	17
OHS incentive rebate	2	66	–
Recycling (domestic waste)	2	1	46
Trolley Impounding Fees	2	204	583
Other	2	53	86
Sales – library	2	5	9
Urban growth reimbursement	2	7	–
Workers compensation recovery	2	116	179
Total other revenue		5,454	4,937
Timing of revenue recognition for other revenue			
Other revenue recognised over time (1)		91	31
Other revenue recognised at a point in time (2)		5,363	4,906
Total other revenue		5,454	4,937

Accounting policy for other revenue

Where the revenue is earned for the provision of specified goods / services under an enforceable contract, revenue is recognised when or as the obligations are satisfied.

Statutory fees and fines are recognised as revenue when the service has been provided, the payment is received or when the penalty has been applied, whichever occurs first.

Other revenue is recorded when the payment is due, the value of the payment is notified, or the payment is received, whichever occurs first.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

B2-4 Grants and contributions

\$ '000	Timing	Operating 2023	Operating 2022	Capital 2023	Capital 2022
General purpose grants and non-developer contributions (untied)					
General purpose (untied)					
Current year allocation					
Financial assistance – general component	2	281	466	-	-
Financial assistance – local roads component	2	99	141	-	-
Payment in advance - future year allocation					
Financial assistance – general component	2	1,065	715	-	-
Financial assistance – local roads component	2	341	219	-	-
Amount recognised as income during current year		1,786	1,541	-	-
Special purpose grants and non-developer contributions (tied)					
Cash contributions					
Environmental programs	2	32	240	-	-
Library – per capita	2	116	108	-	-
Library – special projects	2	1	1	53	10
LIRS subsidy	2	4	8	-	-
Recreation and culture	2	902	144	4,175	2,262
Community services	2	129	82	-	-
Family leave subsidy	2	8	48	-	-
Street lighting	2	80	80	-	-
Other	2	562	785	-	-
Traffic route subsidy	2	17	19	-	-
Transport (roads to recovery)	2	-	-	190	162
Transport (other roads and bridges funding)	2	890	315	-	535
Other specific grants	2	222	84	681	174
Previously contributions:					
Community services	2	44	18	-	-
Kerb and gutter	2	395	217	266	788
Recreation and culture	2	3	-	-	-
Transport for NSW contributions (regional roads, block grant)	2	107	105	-	-
Other contributions	2	130	75	-	-
LSL transfer between councils	2	48	109	-	-
Total special purpose grants and non-developer contributions – cash		3,690	2,438	5,365	3,931
Total special purpose grants and non-developer contributions (tied)		3,690	2,438	5,365	3,931
Total grants and non-developer contributions		5,476	3,979	5,365	3,931
Comprising:					
– Commonwealth funding		17	144	190	165
– State funding		4,809	3,489	4,909	2,980
– Other funding		650	346	266	786
		5,476	3,979	5,365	3,931

continued on next page ...

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B2-4 Grants and contributions (continued)

Developer contributions

\$ '000	Notes	Timing	Operating 2023	Operating 2022	Capital 2023	Capital 2022
Developer contributions: (s7.4 & s7.11 - EP&A Act, s64 of the LGA):	G4					
Cash contributions						
S 7.4 – contributions using planning agreements		2	–	–	4,372	94
S 7.12 – fixed development consent levies		2	–	–	4,798	327
Total developer contributions – cash			–	–	9,170	421
Total developer contributions			–	–	9,170	421
Total contributions			–	–	9,170	421
Total grants and contributions			5,476	3,979	14,535	4,352
Timing of revenue recognition for grants and contributions						
Grants and contributions recognised at a point in time (2)			5,476	3,979	14,535	4,352
Total grants and contributions			5,476	3,979	14,535	4,352

B2-4 Grants and contributions (continued)

Unspent grants and contributions

Certain grants and contributions are obtained by Council on the condition they be spent in a specified manner or in a future period but which are not yet spent in accordance with those conditions are as follows:

\$ '000	Operating 2023	Operating 2022	Capital 2023	Capital 2022
Unspent grants and contributions				
Unspent funds at 1 July	23	18	-	-
Add: Funds recognised as revenue in the reporting year but not yet spent in accordance with the conditions	53	11	-	-
Less: Funds received in prior year but revenue recognised and funds spent in current year	(7)	(6)	-	-
Unspent funds at 30 June	69	23	-	-
Contributions				
Unspent funds at 1 July	-	-	8,716	11,179
Add: contributions recognised as revenue in the reporting year but not yet spent in accordance with the conditions	-	-	9,537	507
Less: contributions recognised as revenue in previous years that have been spent during the reporting year	-	-	(2,956)	(2,970)
Unspent contributions at 30 June	-	-	15,297	8,716

Accounting policy

Grant income under AASB 15

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations then the revenue are recognised when control of each performance obligations are satisfied.

Payment terms vary depending on the terms of the grant, cash is received upfront for some grants and on the achievement of certain payment milestones for others.

Each performance obligation is considered to ensure that the revenue recognition reflects the transfer of control and within grant agreements there may be some performance obligations where control transfers at a point in time and others which have continuous transfer of control over the life of the contract.

Where control is transferred over time, generally the input methods being either costs or time incurred are deemed to be the most appropriate methods to reflect the transfer of benefit.

Grant income Under AASB 1058

Assets arising from grants in the scope of AASB 1058 is recognised at the assets fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Income should be recognised immediately in profit or loss for the excess of the initial carrying amount of an asset over the related amounts recognised in accordance with the other relevant accounting standards.

B2-4 Grants and contributions (continued)

Capital grants

Capital grants received by Council under an enforceable contract for the acquisition or construction of infrastructure, property, plant and equipment to identified specifications which will be under Council's control on completion are recognised as revenue as and when the obligation to construct or purchase is completed.

For construction projects, this is generally as the construction progresses in accordance with costs incurred since this is deemed to be the most appropriate measure of the completeness of the construction project.

For acquisitions of assets, the revenue is recognised when the asset is acquired and controlled by the Council.

Developer contributions

Council has obligations to provide facilities from contribution revenues levied on developers under the provisions of sections 7.4, 7.11 and 7.12 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

While Council generally incorporates these amounts as part of a Development Consents Order, such developer contributions are only recognised as income upon receipt by Council, due to the possibility that individual development consents may not be acted upon by the applicant and, accordingly, would not be payable to Council.

Developer contributions may only be expended for the purposes for which the contributions were required, but Council may apply contributions according to the priorities established in work schedules for the contribution plan.

Other grants and contributions

Assets, including cash, received from other grants and contributions are recognised at fair value when the asset is received. Council considers whether there are any related liability or equity items associated with the asset which are recognised in accordance with the relevant accounting standard.

Once the assets and liabilities have been recognised then income is recognised for any remaining asset value at the time that the asset is received.

B2-5 Interest and investment income

\$ '000	2023	2022
Interest on financial assets measured at amortised cost		
– Overdue rates and annual charges (incl. special purpose rates)	123	94
– Cash and investments	1,687	412
Dividend income (other)	100	–
Total interest and investment income (losses)	1,910	506

Accounting policy

Interest income is recognised using the effective interest rate at the date that interest is earned.

Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment.

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B2-6 Other income

\$ '000	Notes	2023	2022
Fair value increment on investment properties			
Fair value increment on investment properties		25	275
Total fair value increment on investment properties	C1-7	25	275
Rental income			
Investment properties			
Lease income relating to variable lease payments not dependent on an index or a rate		357	337
Total Investment properties		357	337
Other lease income			
Other		1,170	1,038
Total other lease income		1,170	1,038
Total rental income	C2-2	1,527	1,375
Fair value increment on investments			
Fair value increment on investments through profit and loss		154	45
Total Fair value increment on investments		154	45
Total other income		1,706	1,695

B3 Costs of providing services**B3-1 Employee benefits and on-costs**

\$ '000	2023	2022
Salaries and wages	15,537	14,278
Employee termination costs (where material – other than vested leave paid)	35	976
Employee leave entitlements (ELE)	2,459	2,037
Superannuation	2,016	1,821
Workers' compensation insurance	864	702
Fringe benefit tax (FBT)	119	130
Other	–	50
Total employee costs	21,030	19,994
Less: capitalised costs	(202)	(178)
Total employee costs expensed	20,828	19,816

Accounting policy

Employee benefit expenses are recorded when the service has been provided by the employee.

Retirement benefit obligations

All employees of the Council are entitled to benefits on retirement, disability or death. Council contributes to various defined benefit plans and defined contribution plans on behalf of its employees.

Superannuation plans

Contributions to defined contribution plans are recognised as an expense as they become payable. Prepaid contributions are recognised as an asset to the extent that a cash refund or a reduction in the future payments is available.

Council participates in a defined benefit plan under the Local Government Superannuation Scheme, however, sufficient information to account for the plan as a defined benefit is not available and therefore Council accounts for its obligations to defined benefit plans on the same basis as its obligations to defined contribution plans, i.e. as an expense when it becomes payable – refer to Note E3-1 for more information.

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B3-2 Materials and services

\$ '000	Notes	2023	2022
Raw materials and consumables		1,707	1,580
Contractor and consultancy costs			
– Agency staff		1,982	2,214
– Domestic waste		1,890	1,786
– General		9,707	5,589
– Recycling		583	494
– SDR processing		785	518
– Planning and development		1,336	555
– Other contractor and consultancy costs		1,053	603
Audit Fees	F2-1	112	155
Councillor and Mayoral fees and associated expenses	F1-2	305	275
Advertising		179	358
Bank charges		254	184
Electricity and heating		544	547
Insurance		663	687
Postage		102	119
Printing and stationery		170	279
Street lighting		522	503
Subscriptions and publications		269	300
Telephone and communications		111	81
Computing		1,677	1,505
Contributions/levies to other levels of government			
Other expenses		23	45
Rental		110	83
Strata levy		247	135
Subscriptions LGA and SSROC		146	147
Training Costs		248	51
Valuation fees – council properties		38	3
Valuation fees – rates land values		50	48
Waste disposal fees		3,657	3,828
Water and sewerage charges		171	160
Expenses from short-term leases		4	11
Legal expenses:			
– Legal expenses: planning and development		262	328
– Legal expenses: debt recovery		–	1
– Legal expenses: other		298	601
Total materials and services		29,205	23,773
Total materials and services		29,205	23,773

Accounting policy

Expenses are recorded on an accruals basis as the Council receives the goods or services.

B3-3 Borrowing costs

\$ '000	2023	2022
(i) Interest bearing liability costs		
Interest on leases	25	27
Interest on loans	312	287
Total interest bearing liability costs	337	314
Total borrowing costs expensed	337	314

Accounting policy

Borrowing costs incurred for the construction of any qualifying asset are capitalised during the period of time that is required to complete and prepare the asset for its intended use or sale. Other borrowing costs are expensed as incurred.

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B3-4 Depreciation and amortisation of intangible assets and IPP&E

\$ '000	Notes	2023	2022
Depreciation and amortisation			
Plant and equipment		893	911
Office equipment		402	394
Furniture and fittings		961	955
Land improvements (depreciable)		74	75
Infrastructure:	C1-6		
– Buildings – non-specialised		104	105
– Buildings – specialised		2,290	2,258
– Other structures		107	120
– Roads		2,370	2,440
– Footpaths		995	950
– Other road assets		387	330
– Stormwater drainage		766	723
– Swimming pools		178	162
– Other open space/recreational assets		576	481
Right of use assets	C2-1	251	218
Other assets:			
– Library books		132	137
– Other		120	104
Intangible assets	C1-8	137	172
Total gross depreciation and amortisation costs		10,743	10,535
Total depreciation and amortisation costs		10,743	10,535
TOTAL DEPRECIATION AND AMORTISATION FOR INTANGIBLES AND IPP&E		10,743	10,535

Accounting policy

Depreciation and amortisation

Depreciation and amortisation are calculated using the straight line method to allocate their cost, net of their residual values, over their estimated useful lives. Useful lives are included in Note C1-6 for IPPE assets.

Impairment of non-financial assets

Council assets held at fair value that are not held primarily for their ability to generate net cash flow, and that are deemed to be specialised, are not tested for impairment since these assets are assessed on an annual basis to ensure that the carrying amount is not materially different from fair value and therefore an impairment loss would be captured during this assessment.

Intangible assets not yet available for use, are tested annually for impairment, or more frequently if events or changes in circumstances indicate that they might be impaired.

Other non-financial assets that do not meet the criteria above are tested for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash inflows that are largely independent of the cash inflows from other assets or groups of assets (cash-generating units).

Impairment losses for revalued assets are firstly offset against the amount in the revaluation surplus for the class of asset, with only the excess to be recognised in the Income Statement.

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B3-5 Other expenses

\$ '000	Notes	2023	2022
Impairment of receivables			
Other		388	90
Total impairment of receivables	C1-4	388	90
Other			
– Department of planning levy		82	80
– Emergency services levy (includes FRNSW, SES, and RFS levies)		109	59
– NSW fire brigade levy		786	707
Donations, contributions and assistance to other organisations (Section 356)		70	85
Total other		1,047	931
Total other expenses		1,435	1,021

Accounting policy

Other expenses are recorded on an accruals basis when Council has an obligation for the expenses. Impairment expenses are recognised when identified.

B4 Gains or losses

B4-1 Gain or loss from the disposal, replacement and de-recognition of assets

\$ '000	Notes	2023	2022
Gain (or loss) on disposal of plant and equipment			
Proceeds from disposal – plant and equipment	C1-6	132	408
Less: carrying amount of plant and equipment assets sold/written off		(7)	(127)
Gain (or loss) on disposal		125	281
Gain (or loss) on disposal of infrastructure			
Less: carrying amount of infrastructure assets sold/written off	C1-6	(1,531)	(1,359)
Gain (or loss) on disposal		(1,531)	(1,359)
Gain (or loss) on disposal of office equipment			
Proceeds from disposal – office equipment		8	3
Less: carrying amount of office equipment assets sold/written off		–	(6)
Gain (or loss) on disposal		8	(3)
Net gain (or loss) from disposal of assets		(1,398)	(1,081)

Accounting policy

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

The gain or loss on sale of an asset is determined when control of the asset has irrevocably passed to the buyer and the asset is de-recognised.

B5 Performance against budget**B5-1 Material budget variations**

Council's original budget was adopted by the Council on 28 June 2022 and is not required to be audited. The original projections on which the budget was based have been affected by a number of factors. These include state and federal government decisions, including new grant programs, changing economic activity, environmental factors, and by decisions made by Council.

While these General Purpose Financial Statements include the original budget adopted by Council, the Act requires Council to review its financial budget on a quarterly basis, so it is able to manage the variation between actuals and budget that invariably occur during the year.

Material variations of more than 10% between original budget and actual results or where the variance is considered material by nature are explained below.

Variation Key: **F** = Favourable budget variation, **U** = Unfavourable budget variation.

\$ '000	2023 Budget	2023 Actual	2023 ----- Variance -----	
Revenues				
Rates and annual charges	35,414	35,712	298	1% F
User charges and fees	9,828	9,544	(284)	(3)% U
Other revenues	4,893	5,454	561	11% F
The variance is attributed to increased policing of Council's Parking regulations.				
Operating grants and contributions	2,956	5,476	2,520	85% F
A favourable outcome due to State Government funding of projects (Faster Regional Significant Development and Planning Portal, Affordable Housing study, Traffic and Transport study and Amenity Improvement Program). In addition the Federal Government paid Council in advance the 2023-24 Financial Assistance Grant.				
Capital grants and contributions	16,242	14,535	(1,707)	(11)% U
The variance between actual and budget can be attributed to the slowing down in the construction industry, resulting in fewer Section 7.11 and Section 7.12 contributions being received from developers, however Council did receive additional granting funding for capital works projects.				
Interest and investment revenue	650	1,910	1,260	194% F
The variance is attributed to the Reserve Bank of Australia increasing the "Cash Rate" throughout the financial year. The budget estimate was set using the information obtained from the Reserve Bank of Australia stating that interest rates would not move until 2024.				
Other income	2,350	1,706	(644)	(27)% U
The variance is attributed to the impact Covid-19 had on Council's rental properties and the inability to lease out a number of Council properties.				

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Burwood Council | Notes to the Financial Statements 30 June 2023

B5-1 Material budget variations (continued)

\$ '000	2023 Budget	2023 Actual	2023 ----- Variance -----	
Expenses				
Employee benefits and on-costs	23,151	20,828	2,323	10% F
The variance is attributed to a number of positions within the organisation being vacant and not replaced throughout the year due to finding suitable personnel.				
Materials and services	23,490	29,205	(5,715)	(24)% U
The variance is attributed in part to the replacement of vacant positions within the organisation by temporary staff and the engagement of contractors performing work which would normally be done by permanent staff. Expenditure incurred for asbestos removal and remediation works at the Operations Centre, Wangal Park environmental remediation works, tree planting and increased streetscape expenses. Also additional consultancy was required toward the Burwood north precinct local environment plans (LEP) project				
Borrowing costs	335	337	(2)	(1)% U
Depreciation, amortisation and impairment of non-financial assets	10,413	10,743	(330)	(3)% U
Other expenses	1,000	1,435	(435)	(44)% U
Greater than expected Emergency Services Levy and an increase in provision of Bad debts associated with Health Inspection Licences.				
Net losses from disposal of assets	-	1,398	(1,398)	∞ U
Council writes off infrastructure assets as part of the renewal programme replacing the written down value of the assets with the current replacement costs of the renewal.				
Statement of cash flows				
Cash flows from operating activities	22,716	21,777	(939)	(4)% U
Cash flows from investing activities	(14,805)	(25,943)	(11,138)	75% U
The variance between actual and budget was attributed to a high volume of S7.4 and S7.12 contributions received during the year and Capital Works programme not meeting budget which resulted in larger than expected investment purchases.				
Cash flows from financing activities	(946)	(976)	(30)	3% U

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Burwood Council | Notes to the Financial Statements 30 June 2023

C Financial position

C1 Assets we manage

C1-1 Cash and cash equivalents

\$ '000	2023	2022
Cash assets		
Cash on hand and at bank	149	4,819
Cash equivalent assets		
– Deposits at call	1,907	4,379
– Short-term deposits	8,000	6,000
Total cash and cash equivalents	10,056	15,198

Reconciliation of cash and cash equivalents

Total cash and cash equivalents per Statement of Financial Position	10,056	15,198
Balance as per the Statement of Cash Flows	10,056	15,198

Accounting policy

For Statement of Cash Flow presentation purposes, cash and cash equivalents include: cash on hand; deposits held at call with financial institutions; other short-term, highly liquid investments with original maturities of three months or less that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value; and bank overdrafts. Bank overdrafts are shown within borrowings in current liabilities on the Statement of Financial Position.

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Burwood Council | Notes to the Financial Statements 30 June 2023

C1-2 Financial investments

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Financial assets at fair value through the profit and loss				
Long term deposits	6,000	3,000	8,000	3,000
NCD's, FRN's (with maturities > 3 months)	6,000	27,250	6,250	13,000
Other long term financial assets	–	300	–	146
Total	12,000	30,550	14,250	16,146
Total financial investments	12,000	30,550	14,250	16,146
Total cash assets, cash equivalents and investments	22,056	30,550	29,448	16,146

Accounting policy

Financial instruments are recognised initially on the date that the Council becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

Financial assets

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

Classification

On initial recognition, Council classifies its financial assets into the following categories – those measured at:

- amortised cost
- fair value through profit and loss (FVTPL)
- fair value through other comprehensive income – equity instrument (FVOCI-equity)

Financial assets are not reclassified subsequent to their initial recognition.

Amortised cost

Council's financial assets measured at amortised cost comprise trade and other receivables, term deposits and cash and cash equivalents in the Statement of Financial Position. Term deposits with an initial term of more than 3 months are classified as investments rather than cash and cash equivalents.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income, impairment and gains or loss on de-recognition are recognised in profit or loss.

Financial assets through profit or loss

All financial assets not classified as measured at amortised cost or fair value through other comprehensive income as described above are measured at fair value through profit or loss.

Net gains or losses, including any interest or dividend income, are recognised in profit or loss.

Council's financial assets measured at fair value through profit or loss comprise investments of interest in an insurance mutual "CivicRisk Mutual" (CRM) in the Statement of Financial Position.

Council's interest in its share of the surplus is calculated by CivicRisk Mutual Ltd's Actuary, and changes in fair value recognized, as an increase or decrease through its income statement at each reporting period. Fair value is calculated using the income approach whereby expected future cash flows are discounted to present value. Expected cash flows include investment income.

Prior to 1 July 2020 Council's interest in CRM was accounted for using the equity method due to the organisational structure and operational arrangements in place at that time Note D1-1 for further details.

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Burwood Council | Notes to the Financial Statements 30 June 2023

C1-3 Restricted and allocated cash, cash equivalents and investments

\$ '000	2023	2022
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(a) Externally restricted cash, cash equivalents and investments

External restrictions

External restrictions included in cash, cash equivalents and investments above comprise:

Developer contributions – general	15,296	8,716
Specific purpose unexpended grants (recognised as revenue) – general fund	69	23
Stormwater management	426	275
Unexpended general purpose loans	1,000	2,000
Domestic waste management	2,029	1,722
Total external restrictions	18,820	12,736

Cash, cash equivalents and investments subject to external restrictions are those which are only available for specific use by Council due to a restriction placed by legislation or third-party contractual agreement.

\$ '000	2023	2022
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Internal allocations

At 30 June, Council has internally allocated funds to the following:

Plant and vehicle replacement	3,699	2,091
Employees leave entitlement	1,171	1,189
Carry over works	1,141	1,270
Deposits, retentions and bonds	5,252	4,967
Park upgrade	265	770
Closed circuit television monitoring	130	193
Election	281	161
Enfield aquatic centre maintenance/upgrade	263	239
Financial assistance grant (in advance)	1,405	934
Future property investment	3,548	3,692
Information technology	2,101	835
Insurances	50	–
Local area traffic management	294	294
Parking meter replacement	566	466
Property maintenance	1,271	1,222
Property sales	500	500
Local environmental plan	556	1,045
Technology enhancements	–	971
Operations centre upgrade	222	600
Work health and safety	410	429
Business continuity (operational reimbursement)	600	600
Woodstock community building upgrade	287	287
Town centre festive decorations	150	150
Contract Liabilities (AASB 15 / AASB 1058)	5,219	7,288
Infrastructure - SRV	2,085	1,114
Other	473	425
Total internal allocations	31,939	31,732

Cash, cash equivalents and investments not subject to external restrictions may be internally allocated by resolution or policy of the elected Council.

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C1-4 Receivables

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Rates and annual charges	2,174	–	1,891	–
Interest and extra charges	168	–	121	–
User charges and fees	1,472	–	1,608	–
Private works	264	–	55	–
Accrued revenues				
– Interest on investments	318	–	115	–
– Parking fine income	392	–	401	–
– Other income accruals	362	–	817	–
Government grants and subsidies	6	–	503	–
Net GST receivable	635	–	520	–
Other debtors - Active Kids	10	–	5	–
Other debtors	179	–	8	–
Total	5,980	–	6,044	–
Less: provision for impairment				
User charges and fees	(440)	–	(245)	–
Total provision for impairment – receivables	(440)	–	(245)	–
Total net receivables	5,540	–	5,799	–

\$ '000	2023	2022
Movement in provision for impairment of receivables		
Balance at the beginning of the year	245	154
+ new provisions recognised during the year	195	91
Balance at the end of the year	440	245

Accounting policy

Receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. Receivables are generally due for settlement within 30 days.

Impairment

Impairment of financial assets measured at amortised cost is recognised on an expected credit loss (ECL) basis.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition, and when estimating ECL, the Council considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis based on Council's historical experience and informed credit assessment, and including forward-looking information.

When considering the ECL for rates debtors, Council takes into account that unpaid rates represent a charge against the rateable property that will be recovered when the property is next sold. For non-rates debtors, Council uses the presumption that an asset which is more than 30 days past due has seen a significant increase in credit risk.

C1-4 Receivables (continued)

The Council uses the presentation that a financial asset is in default when:

- the other party is unlikely to pay its credit obligations to the Council in full, without recourse by the Council to actions such as realising security (if any is held) or
- the financial assets (for non-rates debtors) are more than 90 days past due.

Credit losses are measured as the present value of the difference between the cash flows due to the entity in accordance with the contract, and the cash flows expected to be received. This is applied using a probability weighted approach.

On initial recognition of the asset, an estimate of the expected credit losses for the next 12 months is recognised. Where the asset has experienced significant increase in credit risk then the lifetime losses are estimated and recognised.

Council uses the simplified approach for trade receivables where the expected lifetime credit losses are recognised on day 1.

There has been no change in the estimation techniques or significant assumptions made during the current reporting period.

The Council writes off a trade receivable when there is information indicating that the debtor is in severe financial difficulty and there is no realistic prospect of recovery, e.g. when the debtor has been placed under liquidation or has entered into bankruptcy proceedings.

None of the receivables that have been written off are subject to enforcement activity.

Where the Council renegotiates the terms of receivables due from certain customers, the new expected cash flows are discounted at the original effective interest rate and any resulting difference to the carrying value is recognised in profit or loss.

Rates and annual charges outstanding are secured against the property.

C1-5 Contract assets and Contract cost assets

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Contract assets	81	–	175	–
Total contract assets and contract cost assets	81	–	175	–

Accounting policy**Contract assets**

Contract assets represent Council's right to payment in exchange for goods or services the Council has transferred to a customer when that right is conditional on something other than the passage of time.

Contract assets arise when the amounts billed to customers are based on the achievement of various milestones established in the contract and therefore the amounts recognised as revenue in a given period do not necessarily coincide with the amounts billed to or certified by the customer. Once an invoice or payment claim is raised or the relevant milestone is reached, Council recognises a receivable.

Impairment of contract assets is assessed using the simplified expected credit loss model where lifetime credit losses are recognised on initial recognition.

Contract cost asset – costs to fulfil a contract

Where costs are incurred to fulfil a contract and these costs are outside the scope of another accounting standard, they are capitalised as contract cost assets if the following criteria are met:

- the costs relate directly to a contract
- the costs generate or enhance resources of Council that will be used to satisfy performance obligations in the future and
- the costs are expected to be recovered.

The capitalised costs are recognised in the Income statement on a systematic basis consistent with the timing of revenue recognition.

Refer to B3-4 for the accounting policy for impairment of contract cost assets.

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C1-6 Infrastructure, property, plant and equipment

By aggregated asset class	At 1 July 2022			Asset movements during the reporting period								At 30 June 2023		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Adjustments and transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000														
Capital work in progress	1,582	–	1,582	1,248	3,257	(237)	–	(454)	–	–	–	5,396	–	5,396
Plant and equipment	11,526	(6,174)	5,352	882	–	(15)	(893)	–	–	–	–	11,961	(6,635)	5,326
Office equipment	3,261	(1,805)	1,456	181	–	(3)	(402)	–	–	–	–	3,415	(2,183)	1,232
Furniture and fittings	16,552	(4,517)	12,035	218	–	(33)	(961)	–	–	–	–	16,730	(5,471)	11,259
Land:														
– Operational land	143,613	–	143,613	–	–	–	–	–	–	(10,832)	–	132,781	–	132,781
– Community land	43,781	–	43,781	–	–	–	–	–	–	–	9,514	53,295	–	53,295
Land improvements – non-depreciable	208	–	208	–	–	–	–	–	–	–	–	208	–	208
Land improvements – depreciable	5,279	(1,452)	3,827	74	–	(22)	(74)	–	–	–	–	5,299	(1,494)	3,805
Infrastructure:														
– Buildings – non-specialised	5,404	(3,756)	1,648	–	–	–	(104)	–	–	(648)	–	5,918	(5,022)	896
– Buildings – specialised	125,166	(19,769)	105,397	533	–	(303)	(2,290)	–	1,683	–	5,261	135,691	(25,410)	110,281
– Other structures	3,741	(737)	3,004	–	–	–	(107)	–	(53)	–	329	4,087	(914)	3,173
– Roads	229,765	(112,212)	117,553	3,658	35	(428)	(2,370)	169	–	–	13,721	256,447	(124,109)	132,338
– Footpaths	79,263	(41,133)	38,130	2,124	211	(388)	(995)	–	–	–	3,209	87,182	(44,891)	42,291
– Other road assets (including bulk earthworks)	13,472	(2,885)	10,587	74	320	(55)	(387)	–	–	–	1,220	15,406	(3,647)	11,759
– Stormwater drainage	88,164	(53,836)	34,328	133	507	(9)	(766)	122	–	–	2,426	95,194	(58,453)	36,741
– Swimming pools	8,908	(3,525)	5,383	–	–	–	(178)	–	(1,630)	–	347	6,100	(2,178)	3,922
– Other open space/recreational assets	16,479	(1,971)	14,508	94	965	(45)	(576)	163	–	–	1,448	19,322	(2,765)	16,557
Other assets:														
– Library books	2,149	(1,769)	380	–	155	–	(132)	–	–	–	–	2,304	(1,901)	403
– Other	954	(257)	697	62	98	–	(120)	–	–	–	–	1,114	(377)	737
Total infrastructure, property, plant and equipment ²	799,267	(255,798)	543,469	9,281	5,548	(1,538)	(10,355)	–	–	(11,480)	37,475	857,850	(285,450)	572,400

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

(2) Infrastructure Assets (Roads, Footpaths and Drainage) includes disposal costs as part of the costs when valuing the assets.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

C1-6 Infrastructure, property, plant and equipment (continued)

By aggregated asset class	At 1 July 2021			Asset movements during the reporting period							At 30 June 2022		
	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount	Additions renewals ¹	Additions new assets	Carrying value of disposals	Depreciation expense	WIP transfers	Revaluation decrements to equity (ARR)	Revaluation increments to equity (ARR)	Gross carrying amount	Accumulated depreciation and impairment	Net carrying amount
\$ '000													
Capital work in progress	2,213	–	2,213	–	1,317	(53)	–	(1,895)	–	–	1,582	–	1,582
Plant and equipment	11,131	(5,791)	5,340	1,015	35	(127)	(911)	–	–	–	11,526	(6,174)	5,352
Office equipment	3,160	(1,431)	1,729	–	110	(5)	(394)	16	–	–	3,261	(1,805)	1,456
Furniture and fittings	16,238	(3,562)	12,676	–	314	–	(955)	–	–	–	16,552	(4,517)	12,035
Land:													
– Operational land	121,430	–	121,430	–	811	–	–	–	–	21,372	143,613	–	143,613
– Community land	39,821	–	39,821	–	–	–	–	–	–	3,960	43,781	–	43,781
Land improvements – non-depreciable	208	–	208	–	–	–	–	–	–	–	208	–	208
Land improvements – depreciable	5,973	(1,361)	4,612	141	–	(71)	(75)	–	(780)	–	5,279	(1,452)	3,827
Infrastructure:													
– Buildings – non-specialised	4,915	(3,311)	1,604	–	–	–	(105)	–	–	149	5,404	(3,756)	1,648
– Buildings – specialised	113,129	(15,723)	97,406	513	198	–	(2,258)	–	–	9,538	125,166	(19,769)	105,397
– Other structures	4,412	(952)	3,460	18	–	(31)	(120)	–	(323)	–	3,741	(737)	3,004
– Roads	219,785	(107,395)	112,390	2,492	207	(314)	(2,440)	–	–	5,218	229,765	(112,212)	117,553
– Footpaths	74,879	(39,175)	35,704	1,982	59	(481)	(950)	122	–	1,694	79,263	(41,133)	38,130
– Other road assets (including bulk earthworks)	11,330	(2,427)	8,903	275	1,079	(1)	(330)	191	–	471	13,472	(2,885)	10,587
– Stormwater drainage	82,892	(50,909)	31,983	15	574	(90)	(723)	1,044	–	1,525	88,164	(53,836)	34,328
– Swimming pools	8,105	(3,065)	5,040	123	–	(111)	(162)	6	–	487	8,908	(3,525)	5,383
– Other open space/recreational assets	13,417	(1,527)	11,890	722	1,787	(205)	(481)	516	–	279	16,479	(1,971)	14,508
Other assets:													
– Library books	2,017	(1,632)	385	–	132	–	(137)	–	–	–	2,149	(1,769)	380
– Other	913	(153)	760	–	41	–	(104)	–	–	–	954	(257)	697
Total infrastructure, property, plant and equipment	735,968	(238,414)	497,554	7,296	6,664	(1,489)	(10,145)	–	(1,103)	44,693	799,267	(255,798)	543,469

(1) Renewals are defined as the replacement of existing assets (as opposed to the acquisition of new assets).

C1-6 Infrastructure, property, plant and equipment (continued)

Accounting policy

Infrastructure, property, plant and equipment are held at fair value. Independent valuations are performed at least every five years, however the carrying amount of assets is assessed at each reporting date to confirm that it is not materially different from current fair value.

Community Land was indexed based on Valuer General valuations as at 1 July 2022.

The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Assetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount. Council has adopted this guidance.

Increases in the carrying amounts arising on revaluation are credited to the asset revaluation reserve. To the extent that the increase reverses a decrease previously recognising profit or loss relating to that asset class, the increase is first recognised as profit or loss. Decreases that reverse previous increases of assets in the same class are first charged against revaluation reserves directly in equity to the extent of the remaining reserve attributable to the class; all other decreases are charged to the Income Statement.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to Council and the cost of the item can be measured reliably. All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight line method to allocate their cost over their estimated useful lives as follows:

Plant and equipment	Years	Other equipment	Years
Office equipment	5 to 10	Playground equipment	15 to 25
Office furniture	5 to 20	Benches, seats etc.	10 to 20
Computer equipment	5		
Vehicles	5	Buildings	
Heavy plant/road making equipment	8 to 10	Buildings: masonry	50 to 100
Other plant and equipment	5 to 20	Buildings: other	20 to 40
Transportation assets		Other infrastructure assets	
Sealed roads: surface	20 to 30	Bulk earthworks	Infinite
Sealed roads: structure	Infinite	Swimming pools	60
Unsealed roads	20	Unsealed roads	20
Bridge: concrete	100	Other open space/recreational assets	15 to 80
Bridge: other	50	Other infrastructure	10 to 80
Road pavements	75 to 225	Stormwater assets	100 to 200
Kerb, gutter and footpaths	50 to 90		

Gains and losses on disposals are determined by comparing proceeds with carrying amount. These are included in the Income Statement.

Land under roads

Land under roads is land under roadways and road reserves including land under footpaths, nature strips and median strips.

Council has elected not to recognise land under roads acquired before 1 July 2008. Land under roads acquired after 1 July 2008 is recognised in accordance with the IPPE accounting policy.

C1-6 Infrastructure, property, plant and equipment (continued)

Crown reserves

Crown reserves under Council's care and control are recognised as assets of the council. While ownership of the reserves remains with the Crown, Council retains operational control of the reserves and is responsible for their maintenance and use in accordance with the specific purposes to which the reserves are dedicated.

Improvements on Crown reserves are also recorded as assets, while maintenance costs incurred by Council and revenues relating to the reserves are recognised within Council's Income Statement.

Infrastructure, property, plant and equipment – current year impairments

Council has recognised no impairment losses during the reporting period nor reversed any prior period losses.

C1-7 Investment properties

\$ '000	2023	2022
Owned investment property		
Investment property on hand at fair value	5,000	4,975
Total owned investment property	5,000	4,975
Owned investment property		
At fair value		
Opening balance at 1 July	4,975	4,700
Net gain/(loss) from fair value adjustments	25	275
Closing balance at 30 June	5,000	4,975

Accounting policy

Investment property, principally comprising freehold office buildings, is held for long-term rental yields and is not occupied by the Council. Changes in fair values are recorded in the Income Statement as part of other income and other expenses.

C1-8 Intangible assets

Intangible assets are as follows:

\$ '000	2023	2022
Software		
Opening values at 1 July		
Gross book value	2,600	2,511
Accumulated amortisation	(2,305)	(2,132)
Net book value – opening balance	295	379
Movements for the year		
Other movements	1	(46)
Purchases	52	134
Amortisation charges	(137)	(172)
Closing values at 30 June		
Gross book value	2,652	2,600
Accumulated amortisation	(2,441)	(2,305)
Total software – net book value	211	295
Total intangible assets – net book value	211	295

Accounting policy

IT development and software

Software development costs include only those costs directly attributable to the development phase (including external direct costs of materials and services, direct payroll, and payroll-related costs of employees' time spent on the project) and are only recognised following completion of technical feasibility, and where the Council has an intention and ability to use the asset. Amortisation is calculated on a straight-line basis over periods generally ranging from three to five years.

C1-9 Other

Other assets

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Prepayments	652	–	1,025	–
Total other assets	652	–	1,025	–

C2 Leasing activities

C2-1 Council as a lessee

Council has leases over a range of assets including land and buildings, vehicles, machinery and IT equipment. Information relating to the leases in place and associated balances and transactions is provided below.

Terms and conditions of leases

Vehicles

Council has entered into a Domestic Waste contract for the service of the collection of Residential waste throughout the Burwood Local Government area. As part of the Domestic Waste collection service, four (4) vehicles are leased with lease terms of seven (7) years; the lease payments are fixed during the lease term and there is generally no renewal option.

Office and IT equipment

Council leases office and IT equipment which are generally for low value assets, except for significant items such as photocopiers. Council currently leases a Folding Machine, the lease expires on 30 April 2023 with no renewal option, the payments are fixed.

(a) Right of use assets

\$ '000	Plant & Equipment	Office Equipment	Total
2023			
Opening balance at 1 July	857	3	860
Depreciation charge	(248)	(3)	(251)
Other movement	134	–	134
Balance at 30 June	743	–	743
2022			
Opening balance at 1 July	1,072	6	1,078
Depreciation charge	(215)	(3)	(218)
Balance at 30 June	857	3	860

(b) Lease liabilities

\$ '000	2023 Current	2023 Non-current	2022 Current	2022 Non-current
Lease liabilities	253	527	214	681
Total lease liabilities	253	527	214	681

(c) (i) The maturity analysis

The maturity analysis of lease liabilities based on contractual undiscounted cash flows is shown in the table below:

\$ '000	< 1 year	1 – 5 years	> 5 years	Total	Total per Statement of Financial Position
2023					
Cash flows	253	527	–	780	780
2022					
Cash flows	212	683	–	895	895

C2-1 Council as a lessee (continued)

(d) Income Statement

The amounts recognised in the Income Statement relating to leases where Council is a lessee are shown below:

\$ '000	2023	2022
Interest on lease liabilities	25	27
Depreciation of right of use assets	251	218
Expenses relating to low-value leases	110	83
	386	328

(e) Statement of Cash Flows

Total cash outflow for leases	274	240
	274	240

Accounting policy

At inception of a contract, Council assesses whether a lease exists – i.e. does the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration?

Council has elected not to separate non-lease components from lease components for any class of asset and has accounted for payments as a single component.

At the lease commencement, Council recognises a right-of-use asset and associated lease liability for the lease term. The lease term includes extension periods where Council believes it is reasonably certain that the option will be exercised.

The right-of-use asset is measured using the cost model where cost on initial recognition comprises: the lease liability, initial direct costs, prepaid lease payments, estimated cost of removal and restoration, less any lease incentives received. The right-of-use asset is depreciated over the lease term on a straight-line basis and assessed for impairment in accordance with the impairment of asset accounting policy.

The lease liability is initially recognised at the present value of the remaining lease payments at the commencement of the lease. The discount rate is the rate implicit in the lease, however where this cannot be readily determined then the Council's incremental borrowing rate for a similar term with similar security is used.

Subsequent to initial recognition, the lease liability is measured at amortised cost using the effective interest rate method. The lease liability is re-measured when there is a lease modification, or change in estimate of the lease term or index upon which the lease payments are based (e.g. CPI).

Where the lease liability is re-measured, the right-of-use asset is adjusted to reflect the re-measurement.

Exceptions to lease accounting

Council has applied the exceptions to lease accounting for both short-term leases (i.e. leases with a term of less than or equal to 12 months) and leases of low-value assets. Council recognises the payments associated with these leases as an expense on a straight-line basis over the lease term.

C2-1 Council as a lessee (continued)

Leases at significantly below market value / Concessionary leases

Council has elected to measure the right of use asset arising from the concessionary leases at cost which is based on the associated lease liability at initial recognition.

C2-2 Council as a lessor

Operating leases

Council leases out a number of properties to tenants under long-term leases with rentals payable monthly; these leases have been classified as operating leases for financial reporting purposes and the assets are included as investment property (refer note C1-7).

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below:

\$ '000	2023	2022
---------	------	------

(i) Assets held as investment property

The amounts recognised in the Income Statement relating to operating leases where Council is a lessor are shown below

Lease income relating to variable lease payments not dependent on an index or a rate	357	337
Total income relating to operating leases for investment property assets	357	337

Operating lease expenses**Investment properties**

Direct operating expenses that generated rental income	77	69
Total expenses relating to operating leases	77	69

(ii) Assets held as property, plant and equipment

Lease income (excluding variable lease payments not dependent on an index or rate)	1,170	1,038
Total income relating to operating leases for Council assets	1,170	1,038

(iii) Maturity analysis of undiscounted lease payments to be received after reporting date for all operating leases:

Maturity analysis of future lease income receivable showing the undiscounted lease payments to be received after reporting date for operating leases:

< 1 year	2,114	1,421
1–2 years	2,056	1,489
2–3 years	2,115	1,561
3–4 years	2,151	1,395
4–5 years	1,666	47
> 5 years	521	211
Total undiscounted lease payments to be received	10,623	6,124

C2-2 Council as a lessor (continued)

Accounting policy

When Council is a lessor, the lease is classified as either an operating or finance lease at inception date, based on whether substantially all of the risks and rewards incidental to ownership of the asset have been transferred to the lessee. If the risks and rewards have been transferred then the lease is classified as a finance lease, otherwise it is an operating lease.

When Council has a sub-lease over an asset and is the intermediate lessor then the head lease and sub-lease are accounted for separately. The classification of the sub-lease is based on the right-of-use asset which arises from the head lease rather than the useful life of the underlying asset.

If the lease contains lease and non-lease components, the non-lease components are accounted for in accordance with AASB 15 *Revenue from Contracts with Customers*.

The lease income is recognised on a straight-line basis over the lease term for an operating lease and as finance income over amortised cost basis for finance leases.

C3 Liabilities of Council

C3-1 Payables

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Goods and services – operating expenditure	1,725	–	1,953	–
Goods and services – capital expenditure	1,661	–	862	–
Prepaid rates	386	–	323	–
Accrued expenses:				
– Borrowings	20	–	23	–
– Salaries and wages	329	–	212	–
– Other expenditure accruals	855	–	386	–
Security bonds, deposits and retentions	5,252	–	4,967	–
Other	181	–	27	–
Total payables	10,409	–	8,753	–

Current payables not anticipated to be settled within the next twelve months

\$ '000	2023	2022
The following liabilities, even though classified as current, are not expected to be settled in the next 12 months.		
Payables – security bonds, deposits and retentions	3,882	3,438
Total payables	3,882	3,438

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Payables

Payables represent liabilities for goods and services provided to Council prior to the end of financial year that are unpaid. The amounts are unsecured and are usually paid within 30 days of recognition.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

C3-2 Contract Liabilities

\$ '000	Notes	2023 Current	2023 Non-current	2022 Current	2022 Non-current
Grants and contributions received in advance:					
Unexpended capital grants (to construct Council controlled assets)	(i)	3,623	-	5,908	-
Unexpended operating grants (received prior to performance obligation being satisfied)	(ii)	650	-	575	-
Total grants received in advance		4,273	-	6,483	-
User fees and charges received in advance:					
Other		946	-	804	-
Total user fees and charges received in advance		946	-	804	-
Total contract liabilities		5,219	-	7,287	-

Notes

(i) Council has received funding to construct and improve assets including sporting facilities and road infrastructure. The funds received are under an enforceable contract which require Council to construct an identified asset which will be under Council's control on completion. The revenue is recognised as Council constructs the asset and the contract liability reflects the funding received which cannot yet be recognised as revenue. The revenue is expected to be recognised in the next 12 months.

(ii) The contract liability relates to grants received prior to the revenue recognition criteria in AASB 15 being satisfied since the performance obligations are ongoing.

Revenue recognised that was included in the contract liability balance at the beginning of the period

\$ '000	2023	2022
Grants and contributions received in advance:		
Capital grants (to construct Council controlled assets)	3,658	1,331
Operating grants (received prior to performance obligation being satisfied)	1,248	11
Total revenue recognised that was included in the contract liability balance at the beginning of the period	4,906	1,342

Significant changes in contract liabilities

The significant movements in contract liabilities related to several Capital Grants received in prior years which were brought to account through the performance obligations of meeting the required milestones of the individual contracts.

Accounting policy

Contract liabilities are recorded when consideration is received from a customer / fund provider prior to Council transferring a good or service to the customer, Council presents the funds which exceed revenue recognised as a contract liability.

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

C3-3 Borrowings

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Loans – secured ¹	691	4,385	727	5,076
Total borrowings	691	4,385	727	5,076

(1) Loans are secured over the general rating income of Council.
Disclosures on liability interest rate risk exposures, fair value disclosures and security can be found in Note E1-1.

(a) Changes in liabilities arising from financing activities

\$ '000	2022		2023
	Opening Balance	Cash flows	Closing balance
Loans – secured	5,803	(727)	5,076
Lease liability (Note C2-1b)	895	(115)	780
Total liabilities from financing activities	6,698	(842)	5,856

\$ '000	2021		2022
	Opening Balance	Cash flows	Closing balance
Loans – secured	5,486	317	5,803
Lease liability (Note C2-1b)	1,107	(212)	895
Total liabilities from financing activities	6,593	105	6,698

C3-3 Borrowings (continued)

(b) Financing arrangements

\$ '000	2023	2022
Total facilities		
Credit cards/purchase cards	120	50
Total financing arrangements	120	50
Drawn facilities		
– Credit cards/purchase cards	14	21
Total drawn financing arrangements	14	21
Undrawn facilities		
– Credit cards/purchase cards	106	29
Total undrawn financing arrangements	106	29

Accounting policy

Council measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down.

Borrowings are removed from the Statement of Financial Position when the obligation specified in the contract is discharged, cancelled or expired. The difference between the carrying amount of a financial liability that has been extinguished or transferred to another party and the consideration paid, including any non-cash assets transferred or liabilities assumed, is recognised in other income or borrowing costs.

Council during 2022/23 financial year obtained a Commonwealth Bank virtual corporate card with a limit of \$70k to assist with paying large amounts of costs which require immediate payments (ie, fleet registration renewals).

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Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

C3-4 Employee benefit provisions

\$ '000	2023		2022	
	Current	Non-current	Current	Non-current
Annual leave	1,601	-	1,553	-
Long service leave	3,518	128	3,768	137
Rostered Day Off	125	-	82	-
Time in lieu	90	-	80	-
Employee Leave Entitlement on-costs	248	6	182	5
Total employee benefit provisions	5,582	134	5,665	142

Current employee benefit provisions not anticipated to be settled within the next twelve months

\$ '000	2023	2022
The following provisions, even though classified as current, are not expected to be settled in the next 12 months.		
Provisions – employees benefits	3,592	3,426
	3,592	3,426

Description of and movements in provisions

\$ '000	Employee provisions				Total
	Annual leave	Long service leave	ELE on-costs	Other employee benefits	
2023					
At beginning of year	1,553	3,905	187	162	5,807
Other	48	(259)	67	53	(91)
Total provisions at end of year	1,601	3,646	254	215	5,716
2022					
At beginning of year	1,881	5,160	184	176	7,401
Other	(328)	(1,255)	3	(14)	(1,594)
Total provisions at end of year	1,553	3,905	187	162	5,807

Accounting policy

Employee benefit provisions are presented as current liabilities in the Statement of Financial Position if Council does not have an unconditional right to defer settlement for at least 12 months after the reporting date, regardless of when the actual settlement is expected to occur and therefore all annual leave and vested long service leave (or that which vests within 12 months) is presented as current.

Short-term obligations

Liabilities for wages and salaries (including non-monetary benefits, annual leave and accumulating sick leave expected to be wholly settled within 12 months after the end of the period in which the employees render the related service) are recognised in respect of employees' services up to the end of the reporting period and are measured at the amounts expected to be paid when the liabilities are settled. The liability for annual leave and accumulating sick leave is recognised in the provision for employee benefits. All other short-term employee benefit obligations are presented as payables.

Other long-term employee benefit obligations

The liability for long-service leave and annual leave that is not expected to be wholly settled within 12 months after the end of the period in which the employees render the related service is recognised in the provision for employee benefits and measured as the present value of expected future payments to be made in respect of services provided by employees up to the end of the reporting period using the projected unit credit method. Consideration is given to expected future wage and salary levels, experience of employee departures, and periods of service. Expected future payments are discounted using market yields at the end of the reporting period on national government bonds with terms to maturity and currency that match, as closely as possible, the estimated future cash outflows.

C3-4 Employee benefit provisions (continued)

On-costs

The employee benefit provisions include the aggregate on-cost liabilities that will arise when payment of current employee benefits is made in future periods.

These amounts include superannuation, payroll tax and worker's compensation expenses which will be payable upon the future payment of certain leave liabilities which employees are entitled to at the reporting period.

C4 Reserves

C4-1 Nature and purpose of reserves

IPPE Revaluation reserve

The infrastructure, property, plant and equipment (IPPE) revaluation reserve is used to record increments and decrements in the revaluation of infrastructure, property, plant and equipment.

D Council structure

D1 Results by fund

Council only has one General fund, this fund refers to all of Council activities

E Risks and accounting uncertainties

E1-1 Risks relating to financial instruments held

Council's overall risk management program focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the financial performance of the Council.

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital. The finance team manages the cash and Investments portfolio with the assistance of independent advisors. Council has an investment policy which complies with the s 625 of the Act and the Ministerial Investment Order. The policy is regularly reviewed by Council and a monthly investment report is provided to Council setting out the make-up performance of the portfolio as required by local government regulations.

Council does not engage in transactions expressed in foreign currencies and is therefore not subject to foreign currency risk.

Financial risk management is carried out by the finance team under policies approved by the Councillors.

A comparison by category of the carrying amounts and fair values of Council's financial assets and financial liabilities recognised in the financial statements is presented below.

\$ '000	Carrying value 2023	Carrying value 2022	Fair value 2023	Fair value 2022
Financial assets				
Measured at amortised cost				
Cash and cash equivalents	10,056	15,198	10,117	18,198
Receivables	5,540	5,799	5,540	5,250
Fair value through profit and loss				
Investments	42,550	30,396	42,827	27,360
Total financial assets	58,146	51,393	58,484	50,808
Financial liabilities				
Payables	10,409	8,753	10,409	8,753
Loans/advances	5,076	5,803	5,076	5,803
Leases	780	895	780	895
Total financial liabilities	16,265	15,451	16,265	15,451

Council's objective is to maximise its return on cash and investments whilst maintaining an adequate level of liquidity and preserving capital.

Council's finance area manages the cash and Investments portfolio with the assistance of independent advisors (Imperium Markets).

Council has an investment policy which complies with the Local Government Act 1993 and Minister's investment order 625. This policy is regularly reviewed by Council and staff and an investment report is tabled before Council on a monthly basis setting out the portfolio breakup and its performance as required by Local Government regulations.

E1-1 Risks relating to financial instruments held (continued)

The risks associated with the instruments held are:

- **Price risk** – the risk that the capital value of Investments may fluctuate due to changes in market prices, whether the changes are caused by factors specific to individual financial instruments or their issuers or are caused by factors affecting similar instruments traded in a market.
- **Interest rate risk** – the risk that movements in interest rates could affect returns and income.
- **Liquidity risk** – the risk that Council will not be able to pay its debts as and when they fall due.
- **Credit risk** – the risk that the investment counterparty will not complete their obligations particular to a financial instrument, resulting in a financial loss to Council – be it of a capital or income nature.

Council manages these risks (amongst other measures) by diversifying its portfolio and only purchasing investments with high credit ratings or capital guarantees.

Council also seeks advice from independent advisers before placing any funds in cash equivalents and investments.

(a) Market risk – interest rate and price risk

\$ '000	2023	2022
The impact on result for the year and equity of a reasonably possible movement in the price of investments held and interest rates is shown below. The reasonably possible movements were determined based on historical movements and economic conditions in place at the reporting date.		
Impact of a 1% movement in interest rates		
– Equity / Income Statement	526	456

(b) Credit risk

Council's major receivables comprise (i) rates and annual charges and (ii) user charges and fees.

Council manages the credit risk associated with these receivables by monitoring outstanding debt and employing stringent debt recovery procedures. Council also encourages ratepayers to pay their rates by the due date through incentives.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

There are no significant concentrations of credit risk, whether through exposure to individual customers, specific industry sectors and/or regions.

Council makes suitable provision for doubtful receivables as required and carries out credit checks on most non-rate debtors.

There are no material receivables that have been subjected to a re-negotiation of repayment terms.

Credit risk profile

Receivables – rates and annual charges

Credit risk on rates and annual charges is minimised by the ability of Council to secure a charge over the land relating to the debts – that is, the land can be sold to recover the debt. Council is also able to charge interest on overdue rates and annual charges at higher than market rates which further encourages the payment of debt.

\$ '000	Not yet overdue	overdue rates and annual charges		Total
		< 5 years	≥ 5 years	
2023				
Gross carrying amount	(2,174)	2,003	171	–
2022				
Gross carrying amount	–	1,788	103	1,891

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E1-1 Risks relating to financial instruments held (continued)

Receivables - non-rates and annual charges and contract assets

Council applies the simplified approach for non-rates and annual charges debtors to provide for expected credit losses prescribed by AASB 9, which permits the use of the lifetime expected loss provision. To measure the expected credit losses, non-rates and annual charges debtors have been grouped based on shared credit risk characteristics and the days past due.

The loss allowance provision as at 30 June 2023 is determined as follows. The expected credit losses incorporate forward-looking information.

\$ '000	Not yet overdue	Overdue debts				Total
		0 - 30 days	31 - 60 days	61 - 90 days	> 91 days	
2023						
Gross carrying amount	1,844	731	307	236	769	3,887
Expected loss rate (%)	0.00%	0.00%	0.00%	0.00%	57.20%	11.32%
ECL provision	-	-	-	-	440	440
2022						
Gross carrying amount	2,666	1,118	138	54	352	4,328
Expected loss rate (%)	0.00%	0.00%	22.99%	0.00%	52.10%	4.97%
ECL provision	-	-	32	-	183	215

(c) Liquidity risk

Payables, lease liabilities and borrowings are both subject to liquidity risk; that is, the risk that insufficient funds may be on hand to meet payment obligations as and when they fall due.

Council manages this risk by monitoring its cash flow requirements and liquidity levels, and by maintaining an adequate cash buffer. Payment terms can be extended, and overdraft facilities drawn upon in extenuating circumstances.

Borrowings are also subject to interest rate risk: the risk that movements in interest rates could adversely affect funding costs. Council manages this risk through diversification of borrowing types, maturities and interest rate structures.

The finance team regularly reviews interest rate movements to determine if it would be advantageous to refinance or renegotiate part or all of the loan portfolio.

The timing of cash flows presented in the table below to settle financial liabilities reflects the earliest contractual settlement dates. The timing of expected outflows is not expected to be materially different from contracted cashflows.

The amounts disclosed in the table are the undiscounted contracted cash flows for non-lease liabilities (refer to Note C2-1(b) for lease liabilities) and therefore the balances in the table may not equal the balances in the Statement of Financial Position due to the effect of discounting.

\$ '000	Weighted average interest rate	Subject to no maturity	payable in:			Total cash outflows	Actual carrying values
			≤ 1 Year	1 - 5 Years	> 5 Years		
2023							
Payables	0.00%	5,252	5,157	-	-	10,409	10,409
Borrowings	3.85%	-	1,034	3,980	62	5,076	5,076
Total financial liabilities		5,252	6,191	3,980	62	15,485	15,485
2022							
Payables	0.00%	4,967	3,787	-	-	8,754	8,753
Borrowings	3.91%	-	1,033	3,797	973	5,803	5,803
Total financial liabilities		4,967	4,820	3,797	973	14,557	14,556

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E2-1 Fair value measurement

The Council measures the following asset and liability classes at fair value on a recurring basis:

- Infrastructure, property, plant and equipment
- Investment property

The fair value of assets and liabilities must be estimated in accordance with various accounting standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

\$ '000	Notes	Fair value measurement hierarchy							
		Date of latest valuation		Level 2 Significant observable inputs		Level 3 Significant unobservable inputs		Total	
		2023	2022	2023	2022	2023	2022	2023	2022
Recurring fair value measurements									
Investment property C1-7									
Investment Property		30/06/2023	30/06/22	5,000	4,975	–	–	5,000	4,975
Total investment property				5,000	4,975	–	–	5,000	4,975
Infrastructure, property, plant and equipment C1-6									
Operational land		30/06/23	30/06/18	132,781	143,613	–	–	132,781	143,613
Community land		30/06/23	30/06/22	–	–	53,295	43,781	53,295	43,781
Land Improvements Non-depreciable		30/06/23	30/06/21	–	–	208	208	208	208
Land improvements – depreciable		30/06/22	30/06/22	–	–	3,805	3,827	3,805	3,827
Buildings – non-specialised		30/06/23	30/06/18	896	1,648	–	–	896	1,648
Buildings – specialised		30/06/23	02/06/18	–	–	110,281	105,397	110,281	105,397
Other structures		30/06/22	30/06/22	–	–	3,173	3,004	3,173	3,004
Roads		30/06/20	30/06/20	–	–	132,338	117,553	132,338	117,553
Footpaths and kerb and gutter		30/06/20	30/06/20	–	–	42,291	38,130	42,291	38,130
Drainage infrastructure		30/06/20	30/06/20	–	–	36,741	34,328	36,741	34,328
Swimming pools		30/06/23	30/06/18	–	–	3,922	5,383	3,922	5,383
Other assets		30/06/23	30/06/14	–	–	737	697	737	697
Open space/Recreational		30/06/21	30/06/21	–	–	16,557	14,508	16,557	14,508
Other Road Assets		30/06/21	30/06/21	–	–	11,759	10,587	11,759	10,587
Total infrastructure, property, plant and equipment				133,677	145,261	415,107	377,403	548,784	522,664

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E2-1 Fair value measurement (continued)

Valuation techniques

Where Council is unable to derive fair valuations using quoted market prices of identical assets (ie. level 1 inputs) Council instead utilises a spread of both observable inputs (level 2 inputs) and unobservable inputs (level 3 inputs).

The fair valuation techniques Council has employed while utilising level 2 and level 3 inputs are as follows:

Investment property

Council obtains independent valuations of its investment property on an annual basis and at the end of each reporting period to ensure the financial statements reflect the most up-to-date valuation. The best evidence of fair value is the current price in an active market for similar assets. The investment property valuation is included in level 2 of the hierarchy. The key unobservable input to the valuation is the price per square metre.

The fair value of the investment property is determined by an independent, qualified valuer on an annual basis who has experience in the location of the property. The Council reviews the valuation report and discusses significant movements with the valuer. As at 30 June 2023 the valuation of the investment property was performed by Scott Fullarton Valuations Pty Ltd, Director, Scott Fullarton FAPI CPP, Certified Practising Valuer (API Membership No. 67557).

Infrastructure, property, plant and equipment (IPPE)

Operational Land

This asset class comprises all of Council's land classified as Operational Land under the NSW Local Government Act 1993. The key unobservable input to the valuation is the price per square metre. A comprehensive valuation was undertaken as at 30 June 2023 by Scott Fullarton Valuations Pty Ltd, Director, Scott Fullarton FAPI CPP, Certified Practising Valuer (API Membership No. 67557).

Generally, fair value is the most advantageous price reasonably obtainable by the seller and the most advantageous price reasonably obtained by the buyer. This is not necessarily the market selling price of the asset, rather, it is regarded as the maximum value that Council would rationally pay to acquire the asset if it did not hold it, taking into account quoted market price in an active and liquid market, the current market price of the same or similar asset, if management intend to replace the asset, the remaining useful life and condition of the asset; and cash flows from the future use and disposal.

Buildings Non-Specialised

A comprehensive valuation was undertaken as at 30 June 2023 by Scott Fullarton Valuations Pty Ltd, Director, Scott Fullarton FAPI CPP, Certified Practising Valuer (API Membership No. 67557).

The approach estimated the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. While all buildings were physically inspected inputs such as estimates of residual value and pattern of consumption required extensive professional judgement and impacted significantly on the final determination of fair value. Non-Specialised buildings were classified as having been valued using Level 2 valuation inputs.

Plant & Equipment, Office Equipment and Furniture & Fittings

Plant & Equipment, Office Equipment and Furniture & Fittings are valued at cost but disclosed at fair value in the notes. The carrying amount of these assets is assumed to approximate fair value due to the nature of the items. Examples of assets within these classes are as follows:

- Plant and Equipment – trucks, tractors, ride-on mowers, street sweepers, earthmoving equipment, mini vans and motor vehicles
- Office Equipment – computer equipment, flat screen monitors, whiteboards, refrigerators etc
- Furniture & Fittings – chairs, desks and display systems

The key unobservable inputs to the valuation are the remaining useful life and the residual value.

Community Land

Valuations of all Council's Community Land and Council managed land were based on either the land values provided by the Valuer-General or an average unit rate based on the land values for similar properties where the Valuer-General did not provide a land value having regard to the highest and best use for this land. As these rates were not considered to be observable market evidence they have been classified as Level 3.

E2-1 Fair value measurement (continued)

Land Improvements – Depreciable and non-depreciable

This asset class comprises land improvements such as gardens, mulched areas, wetlands, streetscaping and landscaping. These assets may be located on parks, reserves and also within road reserves. These assets were valued by Assetic Pty Ltd during 2021-22 using the cost approach method utilising inputs such as estimated asset condition and useful life requiring extensive professional judgement.

The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimates of pattern of consumption, residual value, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were all classified as having been valued using Level 3 valuation inputs.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Assetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

Buildings - Specialised

A comprehensive valuation was undertaken as at 30 June 2023 by Scott Fullarton Valuations Pty Ltd, Director, Scott Fullarton FAPI CPP, Certified Practising Valuer (API Membership No. 67557).

The approach estimated the replacement cost for each building by componentising the buildings into significant parts with different useful lives and taking into account a range of factors. While all buildings were physically inspected inputs such as estimates of residual value and pattern of consumption required extensive professional judgement and impacted significantly on the final determination of fair value. Specialised buildings were classified as having been valued using Level 3 valuation inputs.

Other Structures

This asset class comprises retaining walls, shade structures and filtration system and shed. These assets were valued by Assetic Pty Ltd during 2022 using the cost approach method utilising inputs such as estimated asset condition and useful life requiring extensive professional judgement which impacted significantly on the final determination of fair value.

The cost approach has been utilised whereby the replacement cost was estimated for each asset by taking into account a range of factors. Inputs such as estimates of pattern of consumption, residual value, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. As such these assets were all classified as having been valued using Level 3 valuation inputs.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Assetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

E2-1 Fair value measurement (continued)

Roads

This asset class comprises the Road Carriageway and Suburb Markers. The road carriageway is defined as the trafficable portion of a road, between but not including the kerb and gutter. The 'Cost Approach' using Level 3 inputs was used to value the road carriageway and other road infrastructure. Valuations for the road carriageway, comprising surface, pavement and formation were based on calculations carried out by JRA, Jeff Roorda Associates during 2020, utilising the detailed pavement information residing in Council's Asset Management System - "Asstetic System".

The cost approach was utilised with inputs such as estimates pattern of consumption, asset condition and useful life requiring extensive professional judgement which impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there some uncertainty regarding the actual design, specifications and dimensions of some assets.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Asstetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

Footpaths and Kerb & Gutter

Footpaths were valued by JRA, Jeff Roorda Associates during 2020 using the cost approach. Footpaths and Kerb & Gutter were segmented to match the adjacent road segment where possible and no further componentisation was undertaken. Footpaths and Kerb & Gutter were originally mapped and condition assessed using a combination of video condition assessment and physical inspection. Condition information is updated as changes in the network are observed through regular inspections.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Asstetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

Other Road assets

This asset class comprises Roundabouts, Speed humps, Traffic calming devices, Street Furniture, Bus Shelters and Fencing.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Asstetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

E2-1 Fair value measurement (continued)

Drainage Infrastructure

These assets within this class comprise pits, pipes, open channels, headwalls and various types of water quality devices. The 'Cost Approach' estimated the replacement cost for each asset by componentising the assets into significant parts with different useful lives and taking into account a range of factors. The Level of componentisation adopted by Council is in accordance with OLG Circular 09-09 and the Institute of Public Works Engineers Australia's International Infrastructure Management Manual (IIMM). Inputs such as estimates of the pattern of consumption, asset condition and useful life required extensive professional judgement and impacted significantly on the final determination of fair value. Additionally due to limitations in the historical records of very long lived assets there is uncertainty regarding the actual design, specifications and dimensions of some assets. The Drainage system was valued by JRA, Jeff Roorda Associates during 2020 using the cost approach.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Assetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

Swimming Pools

Assets within this class comprise Council's Enfield Aquatic Centre. A comprehensive valuation was undertaken as at 30 June 2023 by Scott Fullarton Valuations Pty Ltd, Director, Scott Fullarton FAPI CPP, Certified Practising Valuer (API Membership No. 67557). The approach estimated the replacement cost for each pool by componentising its significant parts.

Inputs such as estimates of the pattern of consumption, asset condition and useful life required extensive professional judgement which impacted significantly on the final determination of fair value. There has been no change to the valuation process during the reporting period.

Other Open Space/Recreational Assets

Assets within this class comprise tennis courts and fencing, synthetic turf surfaces, barbeques, playground equipment, shade structures and soft fall, park furniture, park lighting, fitness equipment, bocce courts, gazebos and signage which were valued by Assetic Pty Ltd during 2021 using the cost approach method.

Inputs such as estimates of the pattern of consumption, asset condition and useful life required extensive professional judgement which impacted significantly on the final determination of fair value.

However, during 2022/23 there has been a pronounced change in construction costs across the government and infrastructure sectors. The Office of Local Government in the appendices to the Local Government Code of Accounting 2022/23 - Section 5 at "Appendix E Guidance for determining fair value of infrastructure, property, plant and equipment" draws councils attention to NSW Treasury guidance (TPP21-09) Valuation of Physical Non-Current Assets at Fair Value that states in years when no comprehensive revaluation is performed, an "interim management revaluation" should be undertaken when cumulative increases / decreases in indicators / indices are generally less than or equal to 10%. Based on management's assessment and guided by council's Asset Management Service provider (Assetic Pty Ltd) expertise applied Rawlinson's Australian Construction Handbook rates with the relevant indexation factors to the carrying amount.

As a result this asset class was revalued as an "interim management revaluation" to reflect the fair value of the asset classes carrying value.

E2-1 Fair value measurement (continued)

Other Assets

This asset class comprises all other assets which do not fall into the above asset classes ie, planter boxes, hanging baskets, public art and are valued at cost but are disclosed at fair value in the notes. The carrying amount of these assets is assumed to approximate fair value due to the nature of the items.

Non-current assets classified as 'held for sale'

Council does not have assets classified as "held for sale".

Fair value measurements using significant unobservable inputs (level 3)

The valuation process for level 3 fair value measurements

Valuation process has been incorporated within 3 above.

Significant unobservable valuation inputs used (for level 3 asset classes) and their relationship to fair value.

The following table summarises the quantitative information relating to the significant unobservable inputs used in deriving the various level 3 asset class fair values.

	Valuation technique/s	Unobservable inputs
Investment properties		
Commercial Office and Retail	Qualified Valuer	<ul style="list-style-type: none"> • Estimated rental value (rate per square metre) • Rental Yield
Infrastructure, property, plant and equipment		
Operational Land	Qualified Valuer	<ul style="list-style-type: none"> • Price per square metre
Buildings – Non Specialised	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life • Residual value
Plant & Equipment, Office Equipment and Furniture & Fittings	Cost approach	<ul style="list-style-type: none"> • Gross Replacement Cost • Remaining useful life • Residual value
Community Land	Land values obtained from the NSW Valuer General	<ul style="list-style-type: none"> • Unimproved Capital Value (price per square metre)
Land Improvements – non-depreciable and depreciable	Independent valuation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life • Residual value
Buildings - Specialised	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life • Residual value
Other Structures	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Roads	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Footpaths	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Other Road Assets	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Drainage Infrastructure	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Swimming Pools	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life

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E2-1 Fair value measurement (continued)

	Valuation technique/s	Unobservable inputs
Library Books	Cost approach	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Other - Open Space / Recreational	Independent valuation - Indexation	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life
Other Assets	Cost approach	<ul style="list-style-type: none"> • Gross Replacement Cost • Asset Condition • Remaining useful life • Residual value

A reconciliation of the movements in recurring fair value measurements allocated to Level 3 of the hierarchy is provided below:

\$ '000	Investment property		Operational Land		Community Land		Land Improvement – depreciable and non-depreciable	
	2023	2022	2023	2022	2023	2022	2023	2022
Opening balance	4,975	4,700	143,613	121,430	43,781	39,821	4,035	4,820
Total gains or losses for the period								
Other movements								
Purchases (GBV)	–	–	–	811	–	–	–	141
Disposals (WDV)	–	–	–	–	–	–	74	(71)
Depreciation and impairment	–	–	–	–	–	–	(22)	(75)
Fair value adjustment	25	275	(10,832)	21,372	9,514	3,960	(74)	(780)
Closing balance	5,000	4,975	132,781	143,613	53,295	43,781	4,013	4,035

\$ '000	Buildings		Other structures		Other road assets		Open Space / Recreational	
	2023	2022	2023	2022	2023	2022	2023	2022
Opening balance	107,045	99,010	3,004	3,461	10,587	8,903	14,508	11,890
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	1,683	–	(53)	–	–	–	–	–
Purchases (GBV)	533	711	–	18	394	1,545	1,223	3,025
Disposals (WDV)	(303)	–	–	(31)	(55)	(2)	(45)	(205)
Depreciation and impairment	(2,394)	(2,363)	(108)	(120)	(387)	(330)	(576)	(481)
Fair value adjustment	4,613	9,687	330	(324)	1,220	471	1,447	279
Closing balance	111,177	107,045	3,173	3,004	11,759	10,587	16,557	14,508

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E2-1 Fair value measurement (continued)

\$ '000	Roads		Footpaths		Drainage		Swimming pool	
	2023	2022	2023	2022	2023	2022	2023	2022
Opening balance	117,553	112,389	38,130	35,704	34,328	31,983	5,383	5,040
Total gains or losses for the period								
Other movements								
Transfers from/(to) another asset class	-	-	-	-	-	-	(1,630)	-
Purchases (GBV)	3,862	2,699	2,335	2,163	762	1,633	-	129
Disposals (WDV)	(428)	(314)	(388)	(481)	(9)	(90)	-	(111)
Depreciation and impairment	(2,370)	(2,440)	(995)	(950)	(766)	(723)	(178)	(162)
Fair value adjustment	13,721	5,219	3,209	1,694	2,426	1,525	347	487
Closing balance	132,338	117,553	42,291	38,130	36,741	34,328	3,922	5,383

\$ '000	Other Assets		Total	
	2023	2022	2023	2022
Opening balance	697	760	527,639	479,911
Purchases (GBV)	160	41	9,269	12,916
Disposals (WDV)	-	-	(1,154)	(1,305)
Depreciation and impairment	(120)	(104)	(7,916)	(7,748)
Fair value adjustment	-	-	25,946	43,865
Closing balance	737	697	553,784	527,639

Information relating to the transfers into and out of the level 3 fair valuation hierarchy includes:

There are no transfers identified in the above table.

Highest and best use

All of Council's non-financial assets are considered as being utilised for their highest and best use.

E3-1 Contingencies

CONTINGENT LIABILITIES

(i) Defined benefit plans

Council is party to an Industry Defined Benefit Plan under the Local Government Superannuation Scheme, named The Local Government Superannuation Scheme – Pool B (the Scheme) which is a defined benefit plan that has been deemed to be a ‘multi-employer fund’ for purposes of AASB119 Employee Benefits for the following reasons:

- Assets are not segregated within the sub-group according to the employees of each sponsoring employer.
- The contribution rates have been the same for all sponsoring employers. That is, contribution rates have not varied for each sponsoring employer according to the experience relating to the employees of that sponsoring employer.
- Benefits for employees of all sponsoring employers are determined according to the same formulae and without regard to the sponsoring employer.
- The same actuarial assumptions are currently used in respect of the employees of each sponsoring employer.

Given the factors above, each sponsoring employer is exposed to the actuarial risks associated with current and former employees of other sponsoring employers, and hence shares in the associated gains and losses (to the extent that they are not borne by members).

Description of the funding arrangements.

Pooled employers are required to pay standard employer contributions and additional lump sum contributions to the fund.

The standard employer contributions were determined using the new entrant rate method under which a contribution rate sufficient to fund the total benefits over the working life-time of a typical new entrant is calculated. The current standard employer contribution rates are:

Division B	1.9 times employee contributions for non-180 Point Members; Nil for 180 Point Members
Division C	2.5% salaries
Division D	1.64 times employee contributions

- For 180 Point Members, Employers are required to contribute 8% of salaries for the year ending 30 June 2023 (increasing to 8.5% in line with the increase in the Superannuation Guarantee) to these members' accumulation accounts, which are paid in addition to members' defined benefits.

The past service contribution for each Pooled Employer is a share of the total past service contributions of \$20 million per annum from 1 July 2022 to 31 December 2024, apportioned according to each employer's share of the accrued liabilities as at 30 June 2022. The past service contributions are used to maintain the adequacy of the funding position for the accrued liabilities.

The adequacy of contributions is assessed at each triennial actuarial investigation and monitored annually between triennials.

Description of the extent to which Council can be liable to the plan for other Council's obligations under the terms and conditions of the multi-employer plan

As stated above, each sponsoring employer (Council) is exposed to the actuarial risks associated with current and former employees of other sponsoring employers and hence shares in the associated gains and losses.

However, there is no relief under the Fund's trust deed for employers to walk away from their defined benefit obligations. Under limited circumstances, an employer may withdraw from the plan when there are no active members, on full payment of outstanding additional contributions. There is no provision for allocation of any surplus which may be present at the date of withdrawal of the Entity.

There are no specific provisions under the Fund's trust deed dealing with deficits or surplus on wind-up.

The amount of Council employer contributions to the defined benefit section of the Local Government Superannuation Scheme and recognised as an expense for the year ending 30 June 2023 was \$222,081.66. The last formal valuation of the Fund was undertaken by the Fund Actuary, Richard Boyfield FIAA as at 30 June 2022.

Council's expected contribution to the plan for the next annual reporting period is \$139,084.20.

E3-1 Contingencies (continued)

The estimated employer reserves financial position for the Pooled Employers at 30 June 2023 is:

Employer reserves only *	\$millions	Asset Coverage
Assets	2,290.9	
Past Service Liabilities	2,236.1	102.4%
Vested Benefits	2,253.6	101.7%

* excluding member accounts and reserves in both assets and liabilities.

The share of this deficit that is broadly attributed to Council is estimated to be in the order of \$87,7754.44 as at 30 June 2023.

Council's share of that deficiency cannot be accurately calculated as the Scheme is a mutual arrangement where assets and liabilities are pooled together for all member councils. For this reason, no liability for the deficiency has been recognised in Council's accounts. Council has a possible obligation that may arise should the Scheme require immediate payment to correct the deficiency.

The key economic long term assumptions used to calculate the present value of accrued benefits are:

Investment return	6% per annum
Salary inflation *	3.5% per annum
Increase in CPI	6.0% per annum for FY 22/23
	2.5% per annum thereafter

* Plus promotional increases

The contribution requirements may vary from the current rates if the overall sub-group experience is not in line with the actuarial assumptions in determining the funding program; however, any adjustment to the funding program would be the same for all sponsoring employers in the Pooled Employers group.

(ii) StateCover Limited

Council is a member of StateCover Mutual Limited and holds a partly paid share in the entity.

StateCover is a company providing workers compensation insurance cover to the NSW local government industry and specifically Council.

Council has a contingent liability to contribute further equity in the event of the erosion of the company's capital base as a result of the company's past performance and/or claims experience or as a result of any increased prudential requirements from APRA.

These future equity contributions would be required to maintain the company's minimum level of net assets in accordance with its licence requirements.

(iii) Third party claims

The Council is involved from time to time in various claims incidental to the ordinary course of business including claims for damages relating to its services.

Council believes that it is appropriately covered for all claims through its insurance coverage and does not expect any material liabilities to eventuate.

(iv) Potential land acquisitions due to planning restrictions imposed by Council

Council has classified a number of privately owned land parcels as local open space or bushland.

As a result, where notified in writing by the various owners, Council will be required to purchase these land parcels.

At reporting date, reliable estimates as to the value of any potential liability (and subsequent land asset) from such potential acquisitions has not been possible.

CONTINGENT ASSETS**(ii) Infringement notices/fines**

Fines and penalty income, the result of Council issuing infringement notices is followed up and collected by the Infringement Processing Bureau.

Council's revenue recognition policy for such income is to account for it as revenue on receipt.

Accordingly, at year end, there is a potential asset due to Council representing issued but unpaid infringement notices.

Due to the limited information available on the status, value and duration of outstanding notices, Council is unable to determine the value of outstanding income.

F People and relationships

F1 Related party disclosures

F1-1 Key management personnel (KMP)

Key management personnel (KMP) of the council are those persons having the authority and responsibility for planning, directing and controlling the activities of the council, directly or indirectly.

The aggregate amount of KMP compensation included in the Income Statement is:

\$ '000	2023	2022
Compensation:		
Short-term benefits	1,527	1,435
Post-employment benefits	157	112
Other long-term benefits	194	71
Total	1,878	1,618

Other transactions with KMP and their related parties

Council has determined that transactions at arm's length between KMP and Council as part of Council delivering a public service objective (e.g. access to library or Council swimming pool by KMP) will not be disclosed.

There have been no transactions identified through the related party disclosure process indicating to be any significant disclosures from Key Management Persons during the year ended 30 June 2023.

F1-2 Councillor and Mayoral fees and associated expenses

\$ '000	2023	2022
The aggregate amount of Councillor and Mayoral fees and associated expenses included in materials and services expenses in the Income Statement are:		
Mayoral fee	46	45
Councillors' fees	148	138
Other Councillors' expenses (including Mayor)	111	92
Total	305	275

F1-3 Other related parties

There were no other related party transactions identified through the related party disclosure process during the year ended 30 June 2023.

ITEM NUMBER 77/23 - ATTACHMENT 1
Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

F2 Other relationships

F2-1 Audit fees

\$ '000	2023	2022
During the year, the following fees were incurred for services provided by the auditor of Council, related practices and non-related audit firms		
Auditors of the Council - NSW Auditor-General:		
(i) Audit and other assurance services		
Audit and review of financial statements	95	90
Remuneration for audit and other assurance services	95	90
Total Auditor-General remuneration	95	90
Non NSW Auditor-General audit firms		
(ii) Non-assurance services		
Other audit and assurance services	17	65
Remuneration for non-assurance services	17	65
Total remuneration of non NSW Auditor-General audit firms	17	65
Total audit fees	112	155

G Other matters

G1-1 Statement of Cash Flows information

Reconciliation of net operating result to cash provided from operating activities

\$ '000	2023	2022
Net operating result from Income Statement	10,391	(226)
Add / (less) non-cash items:		
Depreciation and amortisation	10,743	10,535
(Gain) / loss on disposal of assets	1,398	1,081
Losses/(gains) recognised on fair value re-measurements through the P&L:		
– Investments	(154)	(45)
– Investment property	(25)	(275)
Movements in operating assets and liabilities and other cash items:		
(Increase) / decrease of receivables	64	(1,715)
Increase / (decrease) in provision for impairment of receivables	195	91
(Increase) / decrease of other current assets	373	(269)
(Increase) / decrease of contract asset	94	437
Increase / (decrease) in payables	(228)	344
Increase / (decrease) in accrued interest payable	(3)	(1)
Increase / (decrease) in other accrued expenses payable	586	195
Increase / (decrease) in other liabilities	502	96
Increase / (decrease) in contract liabilities	(2,068)	4,872
Increase / (decrease) in employee benefit provision	(91)	(1,594)
Net cash flows from operating activities	21,777	13,526

G2-1 Commitments

Capital commitments (exclusive of GST)

\$ '000	2023	2022
---------	------	------

Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:

Property, plant and equipment

Plant and equipment	680	603
Other – Structures	–	793
Other – Infrastructure	2,806	1,254
Other	2,659	235
Road infrastructure	–	211
Total commitments	6,145	3,096

These expenditures are payable as follows:

Within the next year	6,145	3,096
Total payable	6,145	3,096

Sources for funding of capital commitments:

Future grants and contributions	4,644	2,047
Section 7.12 funds/reserves	–	122
Internally restricted reserves	1,136	927
New loans (to be raised)	365	–
Total sources of funding	6,145	3,096

Details of capital commitments

Open Space / Recreational - Burwood Urban Park Arts and Cultural Centre and Burwood Park playspace, sensory garden and pond

Plant & Equipment - trucks and mower

Infrastructure - civil works George Street and Victoria Street and Jackson Park drainage

Buildings - Operations Centre demountables

G3-1 Events occurring after the reporting date

Council is unaware of any material or significant 'non-adjusting events' that should be disclosed.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

G4 Statement of developer contributions as at 30 June 2023

G4-1 Summary of developer contributions

\$ '000	Opening balance at 1 July 2022	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2023	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
Burwood town centre	1,848	3,192	-	-	89	(1,764)	-	3,365	-
Burwood LGA	373	1,681	-	-	18	(309)	-	1,763	-
Total S7.12 revenue under plans	2,221	4,873	-	-	107	(2,073)	-	5,128	-
S7.4 planning agreements	6,495	4,372	-	-	184	(883)	-	10,168	-
Total contributions	8,716	9,245	-	-	291	(2,956)	-	15,296	-

Under the *Environmental Planning and Assessment Act 1979*, Council has significant obligations to provide Section 7.11 (contributions towards provision or improvement of amenities or services) infrastructure in new release areas. It is possible that the funds contributed may be less than the cost of this infrastructure, requiring Council to borrow or use general revenue to fund the difference.

G4-2 Developer contributions by plan

\$ '000	Opening balance at 1 July 2022	Contributions received during the year			Interest and investment income earned	Amounts expended	Internal borrowings	Held as restricted asset at 30 June 2023	Cumulative balance of internal borrowings (to)/from
		Cash	Non-cash Land	Non-cash Other					
CONTRIBUTION PLAN NUMBER - 94A New LEP									
Burwood town centre	1,848	3,192	-	-	89	(1,764)	-	3,365	-
Burwood LGA	373	1,681	-	-	18	(309)	-	1,763	-
Total	2,221	4,873	-	-	107	(2,073)	-	5,128	-

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

G5 Statement of performance measures

G5-1 Statement of performance measures – consolidated results

\$ '000	Amounts 2023	Indicator 2023	2022	Indicators 2021	2020	Benchmark
1. Operating performance ratio						
Total continuing operating revenue excluding capital grants and contributions less operating expenses ^{1,2}	(2,537)	(4.26)%	(7.22)%	(7.97)%	(9.41)%	> 0.00%
Total continuing operating revenue excluding capital grants and contributions ¹	59,623					
2. Own source operating revenue ratio						
Total continuing operating revenue excluding all grants and contributions ¹	54,147	73.02%	85.12%	81.89%	54.93%	> 60.00%
Total continuing operating revenue	74,158					
3. Unrestricted current ratio						
Current assets less all external restrictions	27,854	1.91x	2.29x	3.18x	2.96x	> 1.50x
Current liabilities less specific purpose liabilities	14,563					
4. Debt service cover ratio						
Operating result before capital excluding interest and depreciation/impairment/amortisation ¹	8,543	6.51x	5.89x	4.99x	2.95x	> 2.00x
Principal repayments (Statement of Cash Flows) plus borrowing costs (Income Statement)	1,313					
5. Rates and annual charges outstanding percentage						
Rates and annual charges outstanding	2,342	6.19%	5.64%	4.53%	4.16%	< 5.00%
Rates and annual charges collectable	37,847					
6. Cash expense cover ratio						
Current year's cash and cash equivalents plus all term deposits	19,056	4.01	6.09	6.58	8.34	> 3.00
Monthly payments from cash flow of operating and financing activities	4,753	months	months	months	months	months

(1) Excludes fair value increments on investment properties, reversal of revaluation decrements, reversal of impairment losses on receivables, net gain on sale of assets and net share of interests in joint ventures and associates using the equity method and includes pensioner rate subsidies

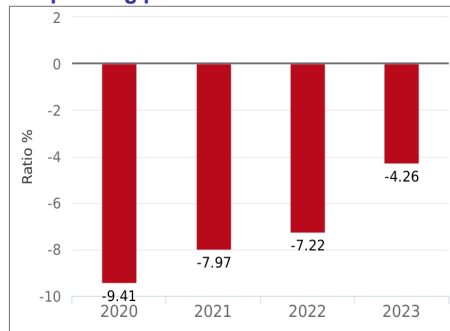
(2) Excludes impairment/revaluation decrements of IPPE, fair value decrements on investment properties, net loss on disposal of assets and net loss on share of interests in joint ventures and associates using the equity method

End of the audited financial statements

H Unaudited additional Council disclosures (unaudited)

H1-1 Statement of performance measures – consolidated results (graphs)

1. Operating performance ratio



Purpose of operating performance ratio

This ratio measures Council's achievement of containing operating expenditure within operating revenue.

Commentary on 2022/23 result

2022/23 ratio (4.26)%

There has been an improvement on this ratio from past years attributed to improvement in Council's income streams since Covid-19.

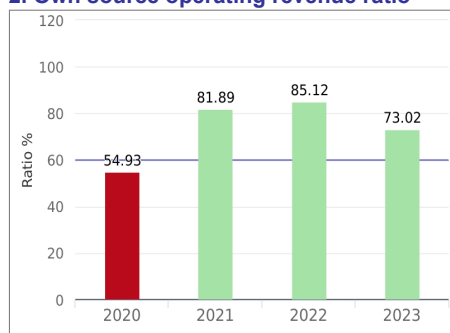
Benchmark: — > 0.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

2. Own source operating revenue ratio



Purpose of own source operating revenue ratio

This ratio measures fiscal flexibility. It is the degree of reliance on external funding sources such as operating grants and contributions.

Commentary on 2022/23 result

2022/23 ratio 73.02%

The ratio is above the 60% benchmark. This can be attributed to the increase in rating base and the final year of the special rate variation.

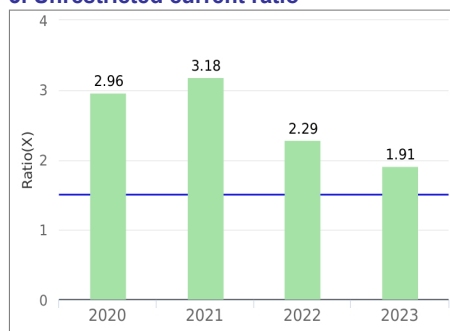
Benchmark: — > 60.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

3. Unrestricted current ratio



Purpose of unrestricted current ratio

To assess the adequacy of working capital and its ability to satisfy obligations in the short term for the unrestricted activities of Council.

Commentary on 2022/23 result

2022/23 ratio 1.91x

Council's liquidity remains strong and above the 1.50x benchmark.

Benchmark: — > 1.50x

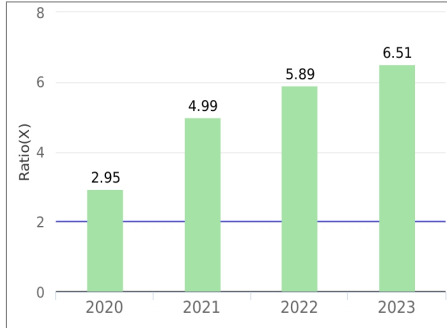
Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

H1-1 Statement of performance measures – consolidated results (graphs) (continued)

4. Debt service cover ratio



Purpose of debt service cover ratio

This ratio measures the availability of operating cash to service debt including interest, principal and lease payments

Commentary on 2022/23 result

2022/23 ratio 6.51x

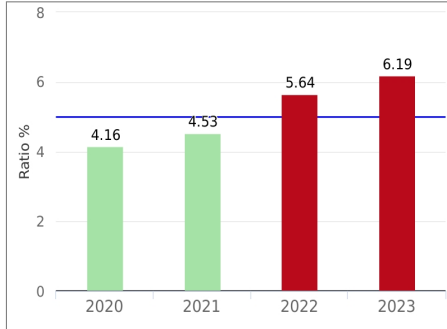
Council's Debt Service Ratio has continued to increase due to the better than expected Operating Result, coming from increased Grant funding and Developer Contributions.

Benchmark: — > 2.00x

Source of benchmark: Code of Accounting Practice and Financial Reporting

- Ratio achieves benchmark
- Ratio is outside benchmark

5. Rates and annual charges outstanding percentage



Purpose of rates and annual charges outstanding percentage

To assess the impact of uncollected rates and annual charges on Council's liquidity and the adequacy of recovery efforts.

Commentary on 2022/23 result

2022/23 ratio 6.19%

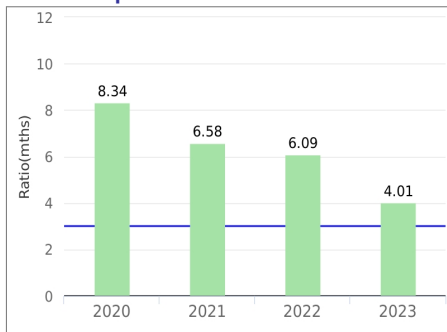
Council has in past years actively pursued the recovery of Rates and Extra Charges, however over the past few years due to Covid-19 Council wound back rates recovery action. During 2023-24 financial year Council will actively commence debt recovery action with the aim to be below the OLG benchmark.

Benchmark: — < 5.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

- Ratio achieves benchmark
- Ratio is outside benchmark

6. Cash expense cover ratio



Purpose of cash expense cover ratio

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow.

Commentary on 2022/23 result

2022/23 ratio 4.01 months

The ratio remains in excess of the three month benchmark.

Benchmark: — > 3.00months

Source of benchmark: Code of Accounting Practice and Financial Reporting

- Ratio achieves benchmark
- Ratio is outside benchmark

ITEM NUMBER 77/23 - ATTACHMENT 1
Annual Financial Statements for year ended 30 June 2023

Burwood Council | Notes to the Financial Statements 30 June 2023

H1-2 Financial review

Key financial figures of Council over the past 5 years

\$ '000	2023	2022	2021	2020	2019
Inflows:					
Rates and annual charges revenue	35,712	34,039	32,400	30,448	28,600
User charges revenue	9,544	6,806	8,245	8,453	11,151
Interest and investment revenue (losses)	1,910	506	549	1,398	1,828
Grants income – operating and capital	10,841	7,910	7,345	6,863	6,949
Total income from continuing operations	74,337	56,314	58,587	85,182	60,681
Sale proceeds from IPPE	140	411	200	401	2,293
New loan borrowings and advances	–	1,000	–	–	1,000
Outflows:					
Employee benefits and on-cost expenses	20,828	19,816	20,376	20,403	19,649
Borrowing costs	337	314	344	378	345
Materials and contracts expenses	29,205	23,773	22,271	24,883	12,943
Total expenses from continuing operations	63,946	56,540	56,112	56,245	49,312
Total cash purchases of IPPE	14,030	16,307	19,627	24,180	13,550
Total loan repayments (incl. finance leases)	978	895	928	891	596
Operating surplus/(deficit) (excl. capital income)	(4,144)	(4,578)	(5,293)	(6,043)	1,367
Financial position figures					
Current assets	28,329	36,447	53,344	62,711	67,176
Current liabilities	22,154	22,646	20,990	22,643	17,791
Net current assets	6,175	13,801	32,354	40,068	49,385
Available working capital (Unrestricted net current assets)	(2,614)	(3,289)	(89)	(1,915)	1,012
Cash and investments – unrestricted	1,847	1,126	2,004	3,173	5,908
Cash and investments – internal restrictions	31,939	31,732	31,821	34,479	33,588
Cash and investments – total	52,606	45,594	47,902	58,031	65,191
Total borrowings outstanding (loans, advances and finance leases)	5,076	5,803	5,486	6,208	6,898
Total value of IPPE (excl. land and earthworks)	671,566	611,665	574,509	568,573	466,495
Total accumulated depreciation	285,450	255,798	238,414	236,891	163,794
Indicative remaining useful life (as a % of GBV)	57%	58%	59%	58%	65%

Source: published audited financial statements of Council (current year and prior year)

H1-3 Council information and contact details

Principal place of business:

2 Conder Street
Burwood NSW 2134

Mailing address:

PO Box 240
Burwood NSW 1805

Telephone: 02 9911 9911

Facsimile: 02 9911 9900

Opening hours:

8:30am to 4:45pm
Monday to Friday

Internet: www.burwood.nsw.gov.au

Email: council@burwood.nsw.gov.au

Officers

Tommaso Briscese
General Manager

Sarah Seaman

Responsible Accounting Officer

Tanya Whitmarsh

Public Officer

Auditors

Audit Office of New South Wales
Level 19, Darling Park Tower 2
201 Sussex Street
Sydney NSW 2000

Elected members

Mayor

John Faker

Deputy Mayor

George Mannah

Councillors

Heather Crichton
Pascale Esber
Hugo Robinson
David Hull
Ned Cutcher

Other information

ABN: 84 362 114 428

Burwood Council

SPECIAL SCHEDULES
for the year ended 30 June 2023

*A well connected, sustainable and safe community that
embraces and celebrates its culture and diversity.*



Burwood Council

Special Schedules

for the year ended 30 June 2023

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Report on infrastructure assets as at 30 June 2023	4

ITEM NUMBER 77/23 - ATTACHMENT 1
Annual Financial Statements for year ended 30 June 2023

Burwood Council | Permissible income for general rates | for the year ended 30 June 2023

Burwood Council

Permissible income for general rates

\$ '000	Notes	Calculation 2022/23	Calculation 2023/24
Notional general income calculation ¹			
Last year notional general income yield	a	27,287	28,867
Plus or minus adjustments ²	b	339	60
Notional general income	c = a + b	27,626	28,927
Permissible income calculation			
Special variation percentage ³	d	4.50%	0.00%
Or rate peg percentage	e	0.00%	3.70%
Plus special variation amount	h = d x (c + g)	1,243	-
Or plus rate peg amount	i = e x (c + g)	-	1,070
Sub-total	k = (c + g + h + i + j)	28,869	29,997
Plus (or minus) last year's carry forward total	l	21	23
Sub-total	n = (l + m)	21	23
Total permissible income	o = k + n	28,890	30,020
Less notional general income yield	p	28,867	29,996
Catch-up or (excess) result	q = o - p	23	24
Carry forward to next year ⁶	t = q + r + s	23	24

Notes

- (1) The notional general income will not reconcile with rate income in the financial statements in the corresponding year. The statements are reported on an accrual accounting basis which include amounts that relate to prior years' rates income.
- (2) Adjustments account for changes in the number of assessments and any increase or decrease in land value occurring during the year. The adjustments are called 'supplementary valuations' as defined in the *Valuation of Land Act 1916 (NSW)*.
- (3) The 'special variation percentage' is inclusive of the rate peg percentage and where applicable, the Crown land adjustment.
- (6) Carry-forward amounts which are in excess (an amount that exceeds the permissible income) require Ministerial approval by order published in the *NSW Government Gazette* in accordance with section 512 of the Act. The OLG will extract these amounts from Council's Permissible income for general rates Statement in the financial data return (FDR) to administer this process.

ITEM NUMBER 77/23 - ATTACHMENT 1

Annual Financial Statements for year ended 30 June 2023

Burwood Council | Report on infrastructure assets as at 30 June 2023 | for the year ended 30 June 2023

Burwood Council

Report on infrastructure assets as at 30 June 2023

Asset Class	Asset Category	Estimated cost		2022/23 Required maintenance ^a	2022/23 Actual maintenance	Net carrying amount	Gross replacement cost (GRC)	Assets in condition as a percentage of gross replacement cost					
		Estimated cost to bring assets to satisfactory standard	to bring to the agreed level of service set by Council					1	2	3	4	5	
		\$ '000	\$ '000	\$ '000	\$ '000	\$ '000	\$ '000						
Buildings	Buildings – non-specialised	1,409	1,409	190	102	896	5,918	6.0%	14.0%	35.0%	38.0%	7.0%	
	Buildings – specialised	3,710	3,710	1,293	1,862	110,281	135,691	43.0%	34.0%	18.0%	4.0%	1.0%	
	Sub-total	5,119	5,119	1,483	1,964	111,177	141,609	41.5%	33.2%	18.7%	5.4%	1.2%	
Other structures	Other structures	97	97	31	1,015	3,173	4,087	77.0%	15.0%	3.0%	4.0%	1.0%	
	Sub-total	97	97	31	1,015	3,173	4,087	77.0%	15.0%	3.0%	4.0%	1.0%	
Roads	Roads	55	55	1,554	671	132,338	256,447	25.0%	66.0%	9.0%	0.0%	0.0%	
	Other road assets	7	7	86	352	11,759	15,406	77.0%	17.0%	6.0%	0.0%	0.0%	
	Footpaths	70	70	836	725	42,291	87,182	12.0%	43.0%	45.0%	0.0%	0.0%	
	Sub-total	132	132	2,476	1,748	186,388	359,035	24.1%	58.3%	17.6%	0.0%	0.0%	
Stormwater drainage	Stormwater drainage	8,980	8,980	2,793	284	36,741	95,194	11.0%	40.0%	7.0%	33.0%	9.0%	
	Sub-total	8,980	8,980	2,793	284	36,741	95,194	11.0%	40.0%	7.0%	33.0%	9.0%	
Open space / recreational assets	Swimming pools	505	505	123	768	3,922	6,100	0.0%	7.0%	76.0%	17.0%	0.0%	
	Open space / Recreational	145	145	124	3,047	16,557	19,322	61.0%	31.0%	7.0%	1.0%	0.0%	
	Sub-total	650	650	247	3,815	20,479	25,422	46.4%	25.2%	23.6%	4.8%	0.0%	
Total – all assets		14,978	14,978	7,030	8,826	357,958	625,347	27.3%	48.2%	16.4%	6.5%	1.6%	

(a) Required maintenance is the amount identified in Council's asset management plans.

Infrastructure asset condition assessment 'key'

#	Condition	Integrated planning and reporting (IP&R) description
1	Excellent/very good	No work required (normal maintenance)
2	Good	Only minor maintenance work required
3	Satisfactory	Maintenance work required
4	Poor	Renewal required
5	Very poor	Urgent renewal/upgrading required

ITEM NUMBER 77/23 - ATTACHMENT 1
Annual Financial Statements for year ended 30 June 2023

Burwood Council | Report on infrastructure assets as at 30 June 2023 | for the year ended 30 June 2023

Burwood Council

Report on infrastructure assets as at 30 June 2023

Infrastructure asset performance indicators (consolidated) *

\$ '000	Amounts 2023	Indicator 2023	2022	Indicators 2021	2020	Benchmark
Buildings and infrastructure renewals ratio						
Asset renewals ¹	<u>7,864</u>					
Depreciation, amortisation and impairment	<u>7,773</u>	101.17%	81.12%	102.15%	122.55%	> 100.00%
Infrastructure backlog ratio						
Estimated cost to bring assets to a satisfactory standard	<u>14,978</u>					
Net carrying amount of infrastructure assets	<u>363,354</u>	4.12%	6.15%	9.43%	9.63%	< 2.00%
Asset maintenance ratio						
Actual asset maintenance	<u>8,826</u>					
Required asset maintenance	<u>7,030</u>	125.55%	96.33%	104.56%	139.53%	> 100.00%
Cost to bring assets to agreed service level						
Estimated cost to bring assets to an agreed service level set by Council	<u>14,978</u>					
Gross replacement cost	<u>625,347</u>	2.40%	3.58%	5.50%	5.59%	

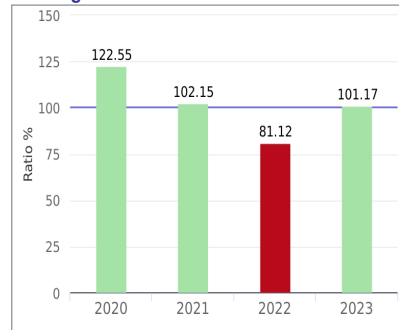
(*) All asset performance indicators are calculated using classes identified in the previous table.

(1) Asset renewals represent the replacement and/or refurbishment of existing assets to an equivalent capacity/performance as opposed to the acquisition of new assets (or the refurbishment of old assets) that increases capacity/performance.

Burwood Council

Report on infrastructure assets as at 30 June 2023

Buildings and infrastructure renewals ratio



Buildings and infrastructure renewals ratio

To assess the rate at which these assets are being renewed relative to the rate at which they are depreciating.

Commentary on result

22/23 ratio 101.17%

Council during the year continued to embark on an extensive asset management programme and the renewals ratio is slightly higher than 100% as there were some large renewal upgrades.

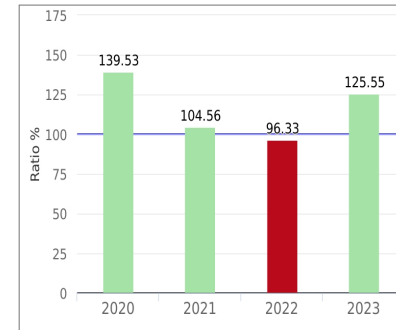
Benchmark: — > 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

Asset maintenance ratio



Asset maintenance ratio

Compares actual vs. required annual asset maintenance. A ratio above 100 indicates Council is investing enough funds to stop the infrastructure backlog growing.

Commentary on result

22/23 ratio 125.55%

Council has shown a positive result for the year expending maintenance funds to manage its assets effectively. Maintenance cycles can vary from time to time which will cause variations in the percentages.

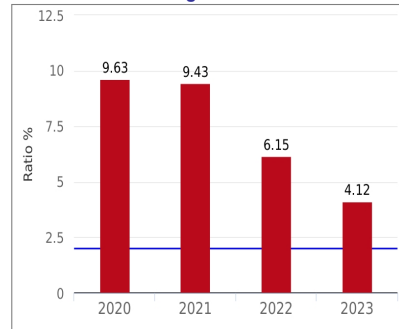
Benchmark: — > 100.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

Infrastructure backlog ratio



Infrastructure backlog ratio

This ratio shows what proportion the backlog is against the total value of a Council's infrastructure.

Commentary on result

22/23 ratio 4.12%

Council has again reduced its backlog with the use of its asset management platform, providing an improved reporting tool in conjunction with Council's strategic asset renewal programme.

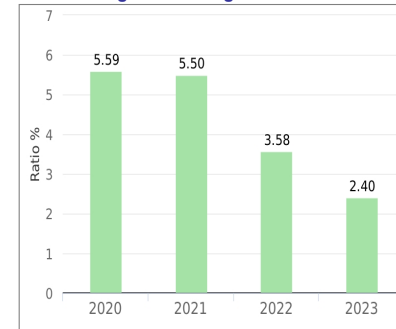
Benchmark: — < 2.00%

Source of benchmark: Code of Accounting Practice and Financial Reporting

Ratio achieves benchmark

Ratio is outside benchmark

Cost to bring assets to agreed service level



Cost to bring assets to agreed service level

This ratio provides a snapshot of the proportion of outstanding renewal works compared to the total value of assets under Council's care and stewardship.

Commentary on result

22/23 ratio 2.40%

Council continues with its strategic asset management programme effectively managing its assets.

ITEM NUMBER 77/23 - ATTACHMENT 2

Statement by Councillors and Management for the year ended 30 June 2023

Burwood Council

General Purpose Financial Statements

for the year ended 30 June 2023

Statement by Councillors and Management

Statement by Councillors and Management made pursuant to Section 413 (2c) of the *Local Government Act 1993* (NSW)

The attached general purpose financial statements have been prepared in accordance with:

- the *Local Government Act 1993* and the regulations made thereunder,
- the Australian Accounting Standards and other pronouncements of the Australian Accounting Standards Board
- the Local Government Code of Accounting Practice and Financial Reporting.

To the best of our knowledge and belief, these statements:

- present fairly the Council's operating result and financial position for the year
- accord with Council's accounting and other records.

We are not aware of any matter that would render these statements false or misleading in any way.

Signed in accordance with a resolution of Council made on 24 October 2023.

John Faker
Mayor
24 October 2023

George Mannah
Deputy Mayor
24 October 2023

Tommaso Briscese
General Manager
24 October 2023

Sarah Seaman
Responsible Accounting Officer
24 October 2023