



**CUMBERLAND  
CITY COUNCIL**

## **Engagement Report**

NSW Government's Transport Oriented  
Development Program at Berala and Lidcombe



## Executive Summary



The NSW Government's Transport Oriented Development Program seeks to increase housing at Berala and Lidcombe by allowing development up to 6 storeys to be located within 400m of these train stations in areas currently zones for low and medium density development. Cumberland City Council developed an engagement program to provide the opportunity for the community to hear from Council on our understanding of the NSW Government's Transport Oriented Development Program in Berala and Lidcombe and hear feedback from the community. Two engagement sessions have been held:



The engagement session at the Berala Community Centre had **68 registrations.**



The engagement session at the Lidcombe Community Centre had **25 registrations.**



Council, through all channels, collected a total of **33 responses.**



Feedback came through online submissions.



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## Methodology

### Have Your Say

Council staff created a landing page specifically for the NSW Government's Transport Oriented Development Program in Berala and Lidcombe on Council's community engagement platform – Cumberland Conversations – as the main point of information for the community. The page was set up as a 'Consultation' project, and included:

- Information on the purpose of the consultation.
- A document library
- An online survey.

### Face-to-face consultation

Council hosted two face-to-face consultations inviting the community to an information session with representatives from Cumberland City Council regarding the NSW Government's Transport Oriented Development Program. These were held at:

- 27 February 2024  
4 pm – 5pm  
Lidcombe Community Centre
- 27 February 2024  
6pm – 7pm  
Berala Community Centre

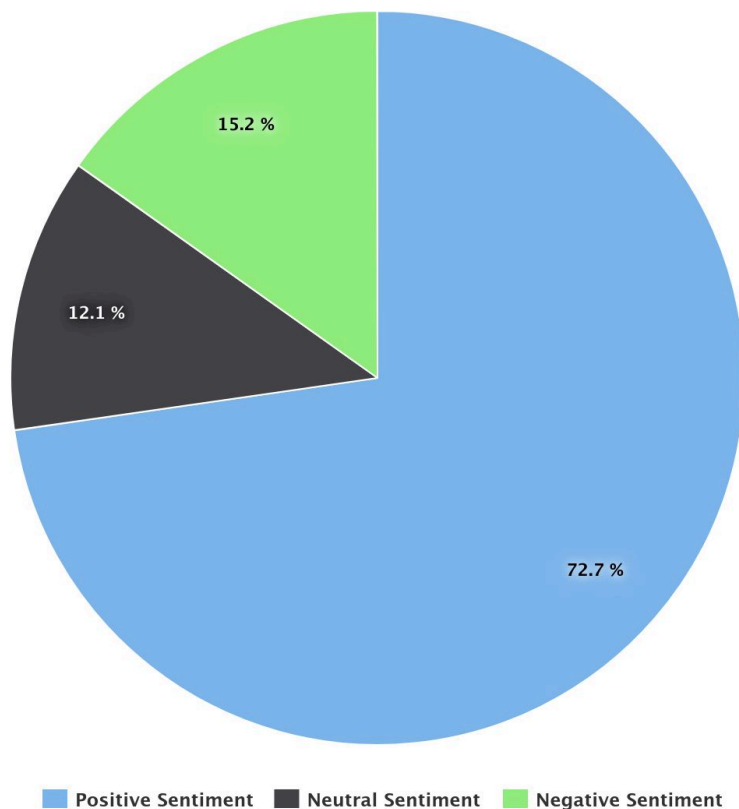


## Online engagement

An online survey was made available on the Have Your Say platform. It commenced on Tuesday 27 February 2024 and concluded on Tuesday 2 April 2024.

There were 33 online submissions received, with overall sentiment showing positive support (72.7%) in favour of the proposal. There were a number of neutral submissions (15.2%) with the main focus being that more information is required. Of those who opposed the proposal (12.1%), the majority were concerned about the lack of existing infrastructure, and the impact on traffic in already congested streets.

Key Topics – Tags Report





## Letter box drop

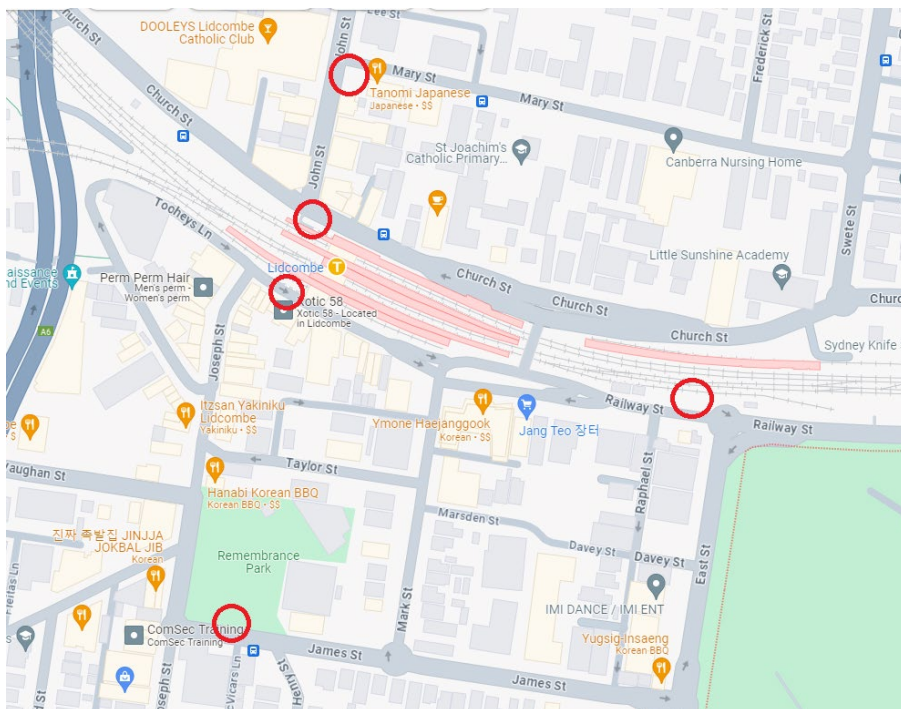
A letter box drop with flyers inviting the community to the face to face sessions was conducted on Wednesday 21 February. Flyers were letterbox drop at residential properties in a 800m radius of Berala and Lidcombe train stations.

Post Code & Suburb	No. of Residential Letterboxes
2141 BERALA, Cumberland Area	1745
2141 LIDCOMBE, Cumberland Area	5592

## Corflute signage

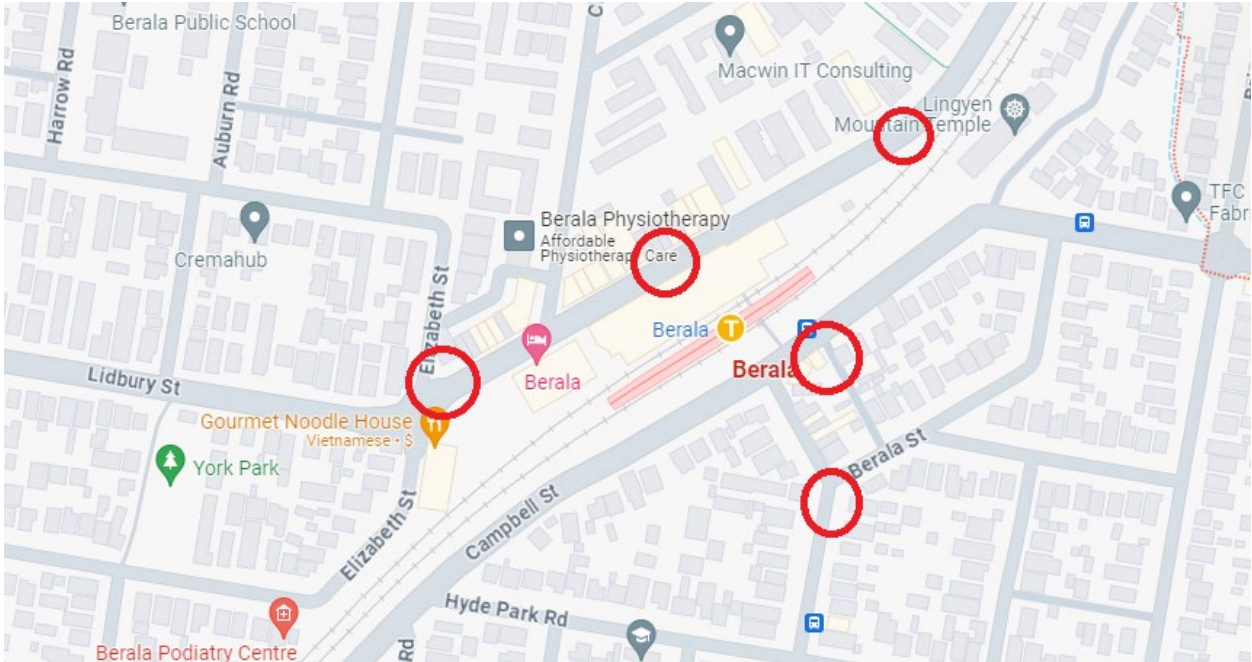
Five corflute signs informing and inviting the community to the information sessions were placed in both Berala and Lidcombe town centres. These corflute signs provided information on the session as well the opportunity to scan QR to translate the document.

Lidcombe:






## Berala:



## Social media

 Cumberland City Council 3d · 🌐

**YOU'RE INVITED!!**

Council is holding community information sessions regarding the NSW Government's Transport Oriented Development Program at Berala and Lidcombe.

The Program seeks to increase housing at Berala and Lidcombe in areas currently zoned for low and medium density development.

Information sessions will be held:

- 📍 Lidcombe: Tuesday 27 February 2024, 4pm - 5pm
- 📍 Berala: Tuesday 27 February 2024, 6pm - 7pm

For more information or to register, visit:  
<https://haveyoursay.cumberland.nsw.gov.au/transport...>

Targeted social media via Council's Facebook page was utilised to inform the community of the consultation. The social media notice was posted on the following dates:

- 22 February 2024
- 25 February 2024







## What we heard

### Lidcombe

- There is a lack of infrastructure to support the large amount of housing in Lidcombe.
- The train service and other public transport services don't meet the current need of the community and won't be able to support the growth.
- There are concerns around parking, with the large number of proposed units there will be no spaces for cars to park.
- There is a lack of shops and supermarkets to cater to the current community, this would be a concern for population growth.
- There are not enough schools to service the area, particularly high schools.
- There is a need for road infrastructure improvements.
- There is a lack of aged care facilities to cater to a growing population.
- Open spaces are limited in the area and need to be upgraded to include elements including exercise equipment.

### Berala

- There is some support for development in Berala to grow the suburb.
- This is an opportunity for Berala to grow with the rest of Western Sydney.
- There is interest in whether affordable housing packages will allow for additional three storeys in developments.
- There is limited understanding if the decision for the Transport Oriented Development is final.
- With the increase in housing, there is limited understanding if Council will collect more rates to improve services in the Berala community.
- There are concerns around access to hospitals.
- There are concerns around developments changing the 'village' feel of Berala.
- There are concerns around parking, with the large number of proposed units there will be no spaces for cars to park.
- There is a lack of shops and supermarkets to cater to the current community, this would be a concern for population growth.

END OF REPORT.





## Attachment 1

### **NSW Government's Transport Oriented Development Program in Berala and Lidcombe: Summarised Submissions**

The following pages contain anonymised summaries of the submissions received from members of the community.

**Summarised Submissions**  
**NSW Government's Transport Orientated Development Program**

Submission	Submit Your Feedback : What is your residential status?	Submission Summary
Submission 1	I live and own a property in Lidcombe or Berala	Support for the proposal, as concerned about lack of affordable housing options for young people. Also raised proposal that developers of multi story buildings should create street level areas for waste management as part of the building conditions so that bins are not left on streets. (Map provided with impacted area noted)
Submission 2	I live and own a property in Lidcombe or Berala	Support for the proposal from long term resident who is concerned about lack housing opportunities for children.
Submission 3	I live and own a property in Lidcombe or Berala	Support for the proposal, but with concern regarding transport when extra residents are added to the Berala area. Believes an area close to the station should be suitable for higher development (blue area on map provided), up to double the proposed limits, as it backs onto the railway and there is nothing on the other side so has least impact on surrounding residents.
Submission 4	I live and own a property in Lidcombe or Berala	Support for the proposal.
Submission 5	I do not live in or own a property in Lidcombe or Berala	Support for the proposal from a business owner, because of the increased footprint for business and more affordable housing.
Submission 6	I live and own a property in Lidcombe or Berala	The NSW government should invest more in existing infrastructure in Berala and Lidcombe (including health, energy, education, open spaces, transport etc) to adequately support the rezonings. Also, Berala needs a library on its own if more residents move in.
Submission 7	I live and own a property in Lidcombe or Berala	Support for the proposal from a local business owner, to improve local business, to increase supply of affordable housing and create a liveable self sufficient neighbourhood.
Submission 8	I live and rent a property in Lidcombe or Berala	Support for the proposal as a young person who is concerned about lack of housing options.
Submission 9	I live and own a property in Lidcombe or Berala	Support for more housing closer to the train station, conditional with need better transport connections and infrastructure in the suburb.
Submission 10	I live and own a property in Lidcombe or Berala	Opposition to the proposal, as Berala is a very small suburb, not a transport hub now or in the near future. Car parking is currently filled up. The suburb will not cope with the proposed changes, bringing an influx of people.
Submission 11	I live and own a property in Lidcombe or Berala	Support for the proposal from a business owner in Berala.

**Summarised Submissions**  
**NSW Government's Transport Orientated Development Program**

Submission 12	I own a property in Lidcombe or Berala that I don't live in	Support for the proposal.
Submission 13	I own a property in Lidcombe or Berala that I don't live in	Support for the NSW Government's Transport Oriented Development Program At Berala and Lidcombe because this will provide more of the affordable housing for the future population growth, and create more opportunities for employment /businesses. Berala has many ageing residents who need suitable housing options in the area, and young people who would like to stay in the area after growing up there.
Submission 14	I own a property in Lidcombe or Berala that I don't live in	Support for the proposal at Berala And Lidcombe because these areas need to improve with better housing for the future population growth, and the CBD need to upgrade for a better economy to generate good incomes for all people.
Submission 15	I live and own a property in Lidcombe or Berala	Opposition to the proposal, they chose to move to Berala as it is quiet and high rise building is currently not permitted.
Submission 16	I own a property in Lidcombe or Berala that I don't live in	Support for the proposal to help grow and improve the Berala community, which has dwindled since the 1990s. Support to advance both business & residential facilities for the current & future communities.
Submission 17	I live and own a property in Lidcombe or Berala	Support for the proposal, to improve housing opportunities for young people and support local businesses. It will also increase revenue for local council. Berala has missed out on a lot of previous initiatives and this should be considered.
Submission 18	I live and rent a property in Lidcombe or Berala	Support for the proposal.
Submission 19	I live and own a property in Lidcombe or Berala	Support for the proposal and the opportunity for affordable housing.
Submission 20	I live and own a property in Lidcombe or Berala	There is a lack of information for both Council and residents to make an informed conclusion regarding the impacts of the NSW Government's housing policy changes at this time. Request that Council seek further information from the NSW Government in relation to: current and future population estimates and dwelling targets within the Berala and Lidcombe station areas and in the subject sites being rezoned, reports created for the TOD Program, Housing and Productivity Contribution amounts to be received by Council for the next 5 years, travel survey / data results for Lidcombe, Berala and Cumberland LGA, future plans for Berala Station and more.
Submission 21	I live and rent a property in Lidcombe or Berala	Support for the proposal, including high density near stations and suggestion for commercial spaces on the ground floors of residential buildings to accommodate community needs.
Submission 22	I live and own a property in Lidcombe or Berala	Support for the proposal, to improve housing opportunities for young people and support local businesses.

**Summarised Submissions**  
**NSW Government's Transport Orientated Development Program**

Submission 23	I do not live in or own a property in Lidcombe or Berala	Support for the proposal from a business owner in Berala.
Submission 24	I live and own a property in Lidcombe or Berala	Support for the proposal.
Submission 25	I live and own a property in Lidcombe or Berala	Support for the proposal from a young person who grew up in the area and would like affordable housing options to continue living in the area.
Submission 26	I live and own a property in Lidcombe or Berala	Support for more affordable housing in areas with existing infrastructure. The close proximity of Berala to two neighbouring cities Sydney and Parramatta CBD is ideal.
Submission 27	I live and own a property in Lidcombe or Berala	Support for the proposal to provide affordable housing for young people. This also creates a great and lively neighbourhood where all types of amenities will be within reach.
Submission 28	I live and own a property in Lidcombe or Berala	Support for the proposal to increase opportunity to obtain affordable housing.
Submission 29	I live and own a property in Lidcombe or Berala	Opposition to the proposal, Berala is not a walkable community and doesn't have regular buses to major centres such as Strathfield, City etc. More infrastructure is needed for the proposal to work, otherwise the streets will be choked with non-stop cars and trucks.
Submission 30	I live and own a property in Lidcombe or Berala	Qualified support for the proposal, however concern raised that Berala does not have pre-existing infrastructure to support the proposal. Schools are full, limited healthcare options, limited grocery shopping options, parking in both Lidcombe and Berala is already extremely limited, and Berala train station is set to close by mid 2024. While Berala will reconnect to the Liverpool line in the future, there is no guarantee that it will be permanent.
Submission 31	N/A	Berala can't handle further development of 6 storey high buildings that the State Government is proposing without further infrastructure. More infrastructure is required such as better train transport, another school and hospital, traffic is already very busy during peak on Park Road. Many houses in the area are town houses, duplexes and granny flats which are unauthorised boarding houses, and this is adding to the parking issues and congestion which already exist.
Submission 32	N/A	Support for the proposal, to improve housing opportunities for young people and support local businesses.
Submission 33	N/A	Support for the proposal in Berala, as there has been no development for more than 20 years. Large size lots South West of the station are perfect for higher density rezoning.